

# MAINE STATE LEGISLATURE

The following document is provided by the  
**LAW AND LEGISLATIVE DIGITAL LIBRARY**  
at the Maine State Law and Legislative Reference Library  
<http://legislature.maine.gov/lawlib>



Reproduced from scanned originals with text recognition applied  
(searchable text may contain some errors and/or omissions)

EXECUTIVE SUMMARY  
FINAL REPORT

---

PLANNING AND PROGRAMMING  
for the new  
**SUPREME JUDICIAL COURT BUILDING**  
with STATE LAW LIBRARY OPTION

AUGUSTA, MAINE



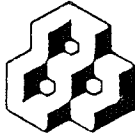
---

**SPACE MANAGEMENT CONSULTANTS, INC.**

418 VINE STREET, SEATTLE, WASHINGTON 98121

PH: (206) 448-1775 FAX: (206) 448-5045





SPACE MANAGEMENT CONSULTANTS, INC.

F. MICHAEL WONG Ph.D. (Arch. SC.), B. Arch. (Hons.), Dip T.C.P., FRAIA, AIA, ARIBA, MRAP, NCARB PRESIDENT

February 28, 1990

The Honorable Ruth S. Foster  
Chairperson  
Supreme Judicial Court Plan & Design Commission  
State House Station #3  
95 Main Street  
Augusta, Maine 04333

Re: Supreme Judicial Court Building  
SMC Project I.D. No: ME/AUG 8825-I

Dear Ms. Foster:


Space Management Consultants, Inc. is pleased to submit our final report for the planning and programming phase of the Supreme Judicial Court Building.

We would like to thank you, the members of the Supreme Judicial Court Plan and Design Commission, David Silsby, and Nathaniel Salfas for this rare opportunity of planning and programming the first Supreme Judicial Court Building for the State of Maine.

We are looking forward to assisting your commission during the next phase of this project, which will include the design competition to select the best design for this building on the chosen site.

Terry Berggren and I will be in Augusta to meet with you and the commission on March 5, 1990 to discuss the contents of this final report.

Cordially,  
SPACE MANAGEMENT CONSULTANTS, INC.

  
F. Michael Wong  
President

Enclosures

cc: Nathaniel Salfas, AIA



**SECTION ES:**

---

**Executive Summary**



## EXECUTIVE SUMMARY

### SECTION 1: INTRODUCTION

#### Project Background

In his February 6, 1985 "State of the Judiciary" report to the 112th Legislature, Chief Justice Vincent L. McKusick stated that the Supreme Judicial Court had concluded that it should be located in Augusta along with the Administrative Office of the Courts and the Chief Justice and Chief Judge of the Superior and District Courts, respectively. During that Legislature, LD1395, "An Act to Study the Location of the Supreme Judicial Court in the City of Augusta", created the Supreme Judicial Court Relocation Commission which subsequently became the Supreme Judicial Court Plan and Design Commission (hereafter referred to as the Commission). It is this Commission that selected Space Management Consultants, Inc. (SMC) to conduct the planning, programming and site evaluation effort for the new Supreme Judicial Court Building.

In November, 1986, the Supreme Judicial Court made a statement favoring the construction of a centralized Supreme Judicial Court Building. This statement includes the following:

"Bringing the Supreme Judicial Court together in one courthouse on a permanent basis with chambers, conference rooms, a library, a courtroom, and related facilities will provide more effective and collegial working conditions, better communication among the justices, and a more efficient use of resources. It will make possible face-to-face conferences of the justices promptly as the need arises, rather than waiting until the justices are assembled for a term of the Court or depending upon telephone conference calls or exchanges of memoranda by mail. By enhancing the efficiency of the Supreme Judicial Court, this move may well postpone indefinitely or eliminate any need to consider the creation of an intermediate appellate court to handle the growing caseload, a costly addition that has become necessary in other states.

Permanently locating the Court in its own facility, together with the establishment of an administrative headquarters of the Judicial Department, will insure a close working relationship among the Court as the governing body of the Judicial Department, the Chief Justice of the Supreme Judicial Court as the chief executive officer, and the Department's administrative components, the chief judges of the trial courts and the State Court Administration."

#### Project Objective

The primary objective of this project has been to develop the optimal and most efficient functional facility program for the planning and design of the new State of Maine Supreme Judicial Court Building in Augusta. It is the intent of the court to produce a new judicial building to house the Maine Supreme Judicial Court and its support departments that will be the most functional, aesthetic and technologically advanced appellate court facility in this country -- one that will adequately and suitably satisfy the court's specific needs in the capital city of Augusta. In addition to the Supreme Judicial Court, the new



judicial building will accommodate the Administrative Office of the Courts, the Clerk of the Law Court, the Law Library, the Chief Justice of the Superior Court, the Chief Judge of the District Court, and support functions.

After the completion of the draft report for the Supreme Judicial Court Building, the Supreme Judicial Court Plan and Design Commission requested that SMC study the needs of the Law and Legislative Reference Library (hereafter referred to as the State Law Library) and the possibility of its incorporation into the Supreme Judicial Court Building. The results of this study are included in Appendix A.

### Project Tasks Performed

To accomplish the above-stated project objective in an efficient and professional manner, SMC's project team performed the following tasks and tasks:

- Task 1: Project planning and review of available information and reports.
- Task 2: Data compilation and existing facilities and personnel inventory.
- Task 3: Data analysis and personnel needs projections.
- Task 4: Established facility standards, operational criteria and design guidelines.
- Task 5: Prepared comprehensive and detailed facility program.
- Task 6: Site evaluation and selection.
- Task 7: Definition and evaluation of alternative concepts.
- Task 8: Recommended plan and preliminary cost analysis.
- Task 9: Prepared and submitted draft report.

At its meeting on September 29, 1989, the Legislative Council approved additional funds which enabled SMC to develop a facility program for the State Law Library and to prepare a preliminary budgetary cost estimate for incorporating the State Law Library as a planning option for the Supreme Judicial Court Building in SMC's final planning report. Appendix A contains existing space use analysis, the departmental analysis of the major functions of the State Law Library (administration, public services and technical services); design guidelines for the library's spaces; the detail facility program including staffing and spatial projections for the next 20 years; a spatial relationship, accessibility and circulation (SRAC) diagram for the State Law Library, a comprehensive SRAC diagram showing how the State Law Library is incorporated and integrated into the overall facility program of the Supreme Judicial Court Building; a preliminary budgetary cost estimate of the Supreme Judicial Court Building with the inclusion of the State Law Library; and an analysis of the advantages and disadvantages of including the State Law Library in the proposed Supreme Judicial Court Building.

### SECTION 2: EXISTING SPACE USE ANALYSIS

This section outlines the locations and amount of space occupied by the Supreme Judicial Court in various cities throughout the State of Maine, and some of the problems and deficiencies of the existing facilities.

### SECTION 3: ANALYSES OF COURTS AND DEPARTMENTS

This section contains an overview of the Maine Judicial System and presents an analysis of each court and department to be included in the Supreme Judicial

Court Building. The following format was developed for grouping planning and analytical information under specific categories:

- . Jurisdiction of court or department;
- . Organization and projected growth;
- . Duties and responsibilities of each staff position;
- . Operations and work flow of each court or department; and
- . Space use and existing inadequacies.

Following each court or department analysis is an organizational chart showing in parenthesis both existing and projected staff members for the two phases (years 2000 and 2010).

#### SECTION 4: PROJECTIONS

This section projects the number of justices and support staff likely to be employed in the Supreme Judicial Court and its related departments. For this project, it was determined that projection methods based on assumptions regarding the number of staff positions required to adequately discharge the responsibilities implied by projected service population and/or workloads was the most responsive to the design to continue to provide high levels of justice-related services in Maine. This is not a purely statistical methodology, but instead combines a statistical approach with SMC's experience and base of information regarding general trends and changes in the justice system, court operations, and emerging and developing technologies.

To dispose of projected increasing caseload, the following strategies are preferred by the court, in their order of preference:

1. The addition of more law clerks (two per Associate Justice and three for the Chief Justice by the year 2000).
2. The formation of a group of central staff attorneys under the Clerk's Office by the year 2000.
3. The addition of two more justices to the Supreme Judicial Court, if needed, by 2010.
4. The establishment of an intermediate Court of Appeals beyond 2010.

The first strategy would increase the capacity of each justice to handle more cases. The second strategy would allow the Clerk's Office to screen more cases, disposing of some before they consume much judicial time. The third strategy would increase overall judicial capacity, although not efficiency in disposing cases as the court grows beyond seven justices. The fourth strategy should be considered as a long-term solution.

#### SECTION 5: DESIGN GUIDELINES

The design guidelines contained in this section have been prepared to provide pertinent functional information regarding the design of individual spaces and groups of spaces, which are either peculiar to the court facilities to be housed in the courts building (e.g., courtrooms and robing rooms) or are used repeatedly (e.g., private offices and staff conference rooms). This information is intended to serve two purposes: firstly, to guide architects and planners, who may be unfamiliar with the design of court facilities, in arriving at a design solution that will provide a high degree of functional adequacy; and

secondly, to aid administrators and court personnel in understanding the constraints affecting the design, as a means of allowing them to participate in the development of the solution.

The materials in this section are presented in two groups of articles. The first group deals with general information regarding courtroom acoustics, lighting, barrier-free accessibility, and security planning. The second group of articles addresses specific types of spaces that will be found in the courts building, with an article each for: Courtrooms, robing room, justices' conference rooms, attorney conference rooms, attorney lounge, chief justice's suite, justice's suite, justices' chambers, executive offices, private offices, semi-private work areas, clerical work areas, staff conference/training rooms, media/press room, reception/waiting areas, public counters, photocopy areas, records/exhibits storage areas and law library.

For each type of space, guide information consists of users, functions/activities, accessibility, group size, space size, elements needed, lighting, and acoustics, and special considerations, if applicable.

#### SECTION 6: FACILITY PROGRAM

This section contains the facility program summary table and the detailed court/departmental facility program tables. These tables contain projections of the anticipated growth in personnel and spatial requirements for the courts and court-related departments and agencies to be included in the Supreme Judicial Court Building. The information in these tables is presented in two increments or planning phases for the proposed building, with the phases relating to projected requirements for approximately the years 2000 and 2010.

The Summary Table ES.1 shows that the number of personnel is likely to increase from 56.5 in January, 1990 to 83 by the year 2000 and 106 by the year 2010. The net area requirement for Phase I is 48,960 NSF, and for Phase II is 57,500 NSF. By using a net to gross building area ratio of 70 percent, these net areas are translated to 69,940 GSF and 82,140 GSF, respectively. The next areas for Phases I and II are broken down into individual space categories for Chief Justice's Suite, Associate Justices' Suites, Supreme Judicial Court staff attorneys, Supreme Judicial Court courtrooms and ancillary facilities, Clerk of the Law Court, Administrative Office of the Courts, Supreme Judicial Court law library, and building services. The detail facility program information for each of these categories is contained in subsequent facility program tables contained in this section.

#### SECTION 7: SPATIAL RELATIONSHIPS, ACCESSIBILITY AND CIRCULATION DIAGRAM

Figure ES.1: Spatial relationships, accessibility and circulation (SRAC) diagram graphically represents idealized arrangement of various required space types, principal circulation patterns, and access points. This diagram is inclusive of all court and departments anticipated for inclusion within the Supreme Judicial Court Building, and shows the spaces required for the 2010 phase of the building's facility program.

TABLE ES.1  
 FACILITY PROGRAM SUMMARY TABLE  
 SUPREME JUDICIAL COURT BUILDING

COURT/DEPARTMENT/AGENCY	NUMBER OF PERSONNEL, BY PHASE:			PERSONNEL SPACES, NSF:		DEPARTMENTAL SPACES, NSF:		TOTAL PROGRAMMED AREA, NSF:	
	EXISTING	PHASE I	PHASE II	PHASE I	PHASE II	PHASE I	PHASE II	PHASE I	PHASE II
Chief Justice's Suite	4.00	7.00	7.00	1380	1380	485	515	2240	2270
Associate Justices' Suites	21.00	25.00	33.00	4810	6390	3010	3810	9380	12240
Supreme Jud Ct Staff Attorneys	0.00	3.00	4.00	390	540	410	410	740	920
Supreme Judicial Ct Courtrooms & Ancillary Facilities						8920	8920	10700	10700
Chief Trial Court Judges' Suites	5.00	5.00	6.00	1020	1140	380	410	1950	2130
Clerk of the Law Court	4.00	6.00	8.00	715	915	1775	2915	2810	3740
Admin Office of the Courts	21.50	34.00	44.00	4460	5510	3480	3960	9530	11360
Supreme Judicial Court Law Library	1.00	2.00	3.00	310	430	4545	5835	5830	7520
Building Services	0.00	1.00	1.00	100	100	4720	5420	5780	6620
TOTAL:	56.50	83.00	106.00	13185	16405	27725	32195	48960	57500
TOTAL GROSS AREA (Using a Net-To-Gross Ratio of 70%)								69940	82140

ES. 5

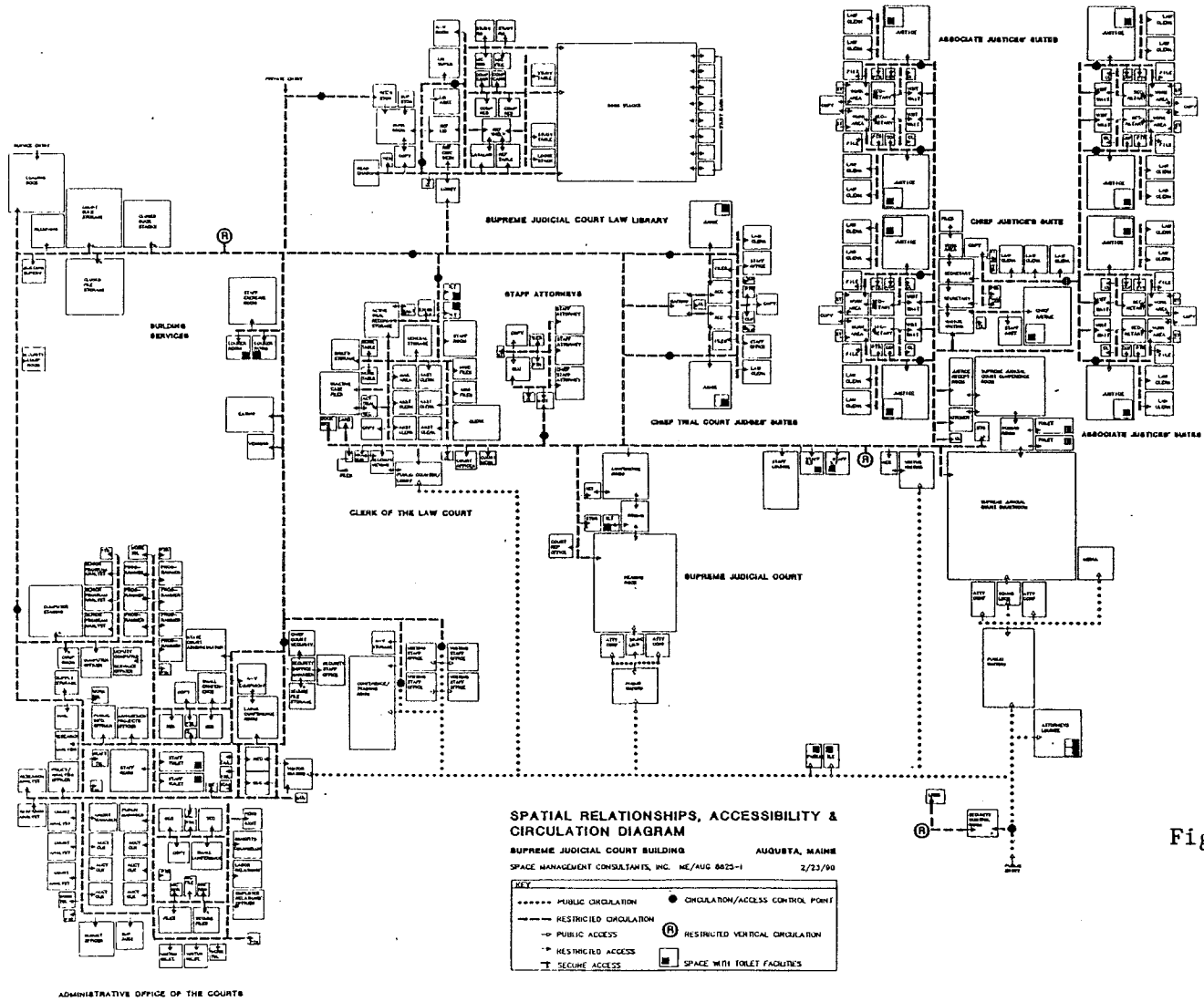


Figure ES.1

## SECTION 8: PLANNING AND DESIGN ASSUMPTIONS

The following planning and design assumptions have formed the basis of the preliminary planning concepts contained in the next section, and begins to establish parameters for conceptual architectural design:

1. The proposed Supreme Judicial Court Building must provide adequate facilities for the court to meet the space needs of the program for the year 2010.
2. Essential specialized court and court-related facilities not currently available in the existing court facility will be provided for in the proposed Supreme Judicial Court Building.
3. The anticipated changing needs of the Supreme Judicial Court and its facilities over the next two decades require that space use flexibility be planned in the court's new facility.
4. All public traffic generators, such as the Clerk's Office, should be located on, or as close as possible to, the main public entry level.
5. Special functional and spatial relationships must be adequately and suitably incorporated into the design of the Supreme Judicial Court Building.
6. The Hearing Room will eventually, (in the long-term to the year 2030) become the courtroom for an intermediate Court of Appeals.
7. Optimum courthouse security requires that complete separation between public and private circulation patterns be provided in the new judicial building.
8. Optimum Courthouse security requires achieving a fine balance between architectural solutions (e.g., separation of circulation patterns), assignment of security manpower (e.g., security search and patrol of courtrooms and public spaces), and installation of security equipment (e.g., magnetometers and security control stations).
9. Adequate staff and public parking will be provided in close proximity to the proposed Supreme Judicial Court Building.
10. The Supreme Judicial Court Building will be placed prominently on its site and any neighboring structures will be designed in deference to it.

## SECTION 9: PRELIMINARY PLANNING CONCEPTS

A major determinant of the layout of the Supreme Judicial Court Building will be the particular site selected, but regardless of the site chosen, the court building is expected to have 2 to 4 levels. Table ES.2 shows six stacking alternatives (A to F) for the court building in net square feet.

TABLE ES.2  
PRELIMINARY PLANNING CONCEPTS

FLOOR	A		B		C		D		E		F	
	SPACE	NSF	SPACE	NSF	SPACE	NSF	SPACE	NSF	SPACE	NSF	SPACE	NSF
4											Chief Justice's Suite	2270
											Assoc Justices' Suites	12240
SUBTOTAL:		0		0		0		0		0		14510
3					Chief Justice's Suite	2270	Chief Justice's Suite	2270	Chief Justice's Suite	2270	Courtroom & Ancillary Fac	7260
					Assoc Justices' Suites	12240	Assoc Justices' Suites	12240	Assoc Justices' Suites	12240	Law Library	7520
					Courtroom & Ancillary Fac	7260	Law Library	7520	Courtroom & Ancillary Fac	7260		
SUBTOTAL:		0		0		21770		22030		21770		14780
2	Chief Justice's Suite	2270	Chief Justice's Suite	2270	Chief Trial Ct Judges	2130	Chief Trial Ct Judges	2130	Chief Trial Ct Judges	2130	Chief Trial Ct Judges	2130
	Assoc Justices' Suites	12240	Assoc Justices' Suites	12240	Hearing Room & Ancillary	3440	Courtroom & Ancillary Fac	7260	Hearing Room & Ancillary	3440	Hearing Room & Ancillary	3440
	Courtroom & Ancillary Fac	7260	Courtroom & Ancillary Fac	7260	Law Library	7520	Staff Attorneys	920	Admin Office of the Cts	11360	Clerk's Office	3740
	Law Library	7520	Staff Attorneys	920	Staff Attorneys	920	Clerk's Office	3740	Staff Attorneys	920	Staff Attorneys	920
			Clerk's Office	3740	Clerk's Office	3740						
SUBTOTAL:		29290		26430		17750		14050		16930		10230
1	Staff Attorneys	920	Law Library	7520	Admin Office of the Cts	11360	Hearing Room & Ancillary	3440	Staff Attorneys	920	Admin Office of the Cts	11360
	Clerk's Office	3740	Hearing Room & Ancillary	3440	Building Services	6620	Admin Office of the Cts	11360	Clerk's Office	3740	Building Services	6620
	Hearing Room & Ancillary	3440	Chief Trial Ct Judges	2130			Building Services	6620	Law Library	7520		
	Chief Trial Ct Judges	2130	Admin Office of the Cts	11360					Building Services	6620		
	Admin Office of the Cts	11360	Building Services	6620								
	Building Services	6620										
SUBTOTAL:		28210		31070		17980		21420		18800		17980
TOTAL:		57500		57500		57500		57500		57500		57500

ES. 2

Each of the concepts presented incorporate the following constant features:

1. The Supreme Judicial Court Justices would be located on the top floor.
2. The Administrative Office of the Courts and Building Services would generally be located on one of the lower levels.
3. The hearing room is located one level below the main courtroom in order to facilitate its eventual conversion to an intermediate Court of Appeals.

Based on a detailed evaluation of the six concepts, Concept E, which provides a three-story building with justices' suites and the large courtroom on the top floor; hearing room, trial court judges' and administrative office of the courts on the second floor, and the law library, Clerk's Office, staff attorney and building services on the entry floor, is preferred by SMC.

#### SECTION 10: SITE EVALUATION

As part of SMC's responsibility to assist the Commission in the site selection process, SMC's project staff made several visits to the eight sites originally evaluated by the Site Evaluation Committee in June, 1986. In the Commission's final report these eight sites were ranked as follows:

1. Master plan
2. Wade and Grove
3. Capitol Park
4. South parking lot
5. City park
6. DOT lot
7. Humane Services
8. West parking lot

A ninth site, across the Kennebec River on part of the more than 500 acres of state-owned land, was added. SMC used a 10 point scale for the evaluation of the nine sites as well as for weighing the relative significance of the evaluation criteria, which are as follows:

	Relative Weight
1. Prominence of site suitable for the Supreme Judicial Court Building	10
2. Adequacy of site for judicial building and its future expansion	7
3. Adequacy of site for parking and acres	7
4. Need for acquisition of site	6
5. Adequacy and accessibility to the State House, Law Library and other governmental agencies	5
6. Adequacy of surrounding streets to absorb traffic generated by the judicial building	5



7. Potential cost implications	5
8. Disruption to community and urban fabric: displacement of houses and other structures	4
9. Contribution to overall long-term plan for the capital complex	3
10. Noise level generated from surrounding traffic	3

Table ES.3 shows that the site across Kennebec River (Site 9) is by far the best site for the Supreme Judicial Court Building. It is by far the most symbolically significant site, particularly with the judicial building located along the east-west axis of the State House and at approximately the same ground level. SMC recommends that the Commission seriously consider Site 9 across the Kennebec River as the optimal site for the proposed Supreme Judicial Court Building.

#### SECTION 11: PRELIMINARY COST ESTIMATES

The preliminary budgetary cost estimates for the Supreme Judicial Court Building are summarized on Table ES.4, using the gross building area and the estimated unit construction cost for each category space. The estimated construction costs for Phases I and II are \$9,836,000 and \$11,275,250, respectively, using 1989 costs. These figures represent an average unit construction cost of between \$136.50 and \$138.99 per gross square foot.

In addition to the estimated construction cost, the overall project cost involves other cost factors such as site acquisition (if applicable) and development costs; financing costs; furniture, fixture and equipment (FF&E) costs; professional and technical fees; and contingency allowances, etc. The total estimated project costs for Phases I and II, exclusive of construction management fees and financial costs, are \$16,594,600 and \$18,989,530, respectively.

Beyond this planning and programming phase, the selection of the A/E design team will be by means of the design competition which will require a minimum time period of six to nine months. The design process, from schematic design to the completion of construction documents, will require a time period of approximately 12 months. A three-month period should be allowed for contractor's bids, and the construction period for this building is estimated to be about 24 months. The estimated project implementation time schedule is shown on Figure ES.2.

#### APPENDIX A: STATE LAW LIBRARY

In September, 1989, the Legislative Council approved funds for SMC to develop a detailed facility program for the State Law Library and to prepare a preliminary budgetary cost estimate for incorporating the State Law Library as a planning option for the Supreme Judicial Court Building.

The State Law Library occupies 9,142 square feet of usable space in the State House. In addition, the library has 7,300 square feet of storage space in a state-owned warehouse building Hallowell, approximately half a mile from the State House.

Table ES.3  
 SITE EVALUATION  
 Supreme Judicial Court Building

EVALUATION CRITERIA	RELATIVE WEIGHT	SITE 1	SITE 2	SITE 3	SITE 4	SITE 5	SITE 6	SITE 7	SITE 8	SITE 9
		MASTER PLAN	WADE ST. GROVE STS.	CAPITOL PARK (State)	S. PARKING LOT	CAPITOL PARK (City)	DOT PARKING LOT	DHS RENO-VATION	WEST LOT	ACROSS RIVER
1. Prominence of site suitable for the Supreme Judicial Court Building.	10	4:40	3:30	7:70	4:40	8:80	5:50	2:20	2:20	10:100
2. Adequacy of site for Judicial Building Building and its future expansion.	7	3:21	8:56	9:63	3:21	9:63	8:56	1:07	7:49	10:70
3. Adequacy of site for parking and access.	7	2:14	5:35	5:35	4:28	9:63	7:49	3:21	5:35	10:70
4. Need for acquisition of site.	6	3:18	1:06	5:30	7:42	5:30	7:42	7:42	5:30	10:60
5. Adjacency and accessibility to capitol and other governmental agencies.	5	7:35	9:45	5:25	9:45	6:30	7:35	8:40	9:45	3:15
6. Adequacy of surrounding streets to absorb traffic generated by the the Judicial Building.	5	1:05	1:05	3:15	1:05	3:15	3:15	1:05	1:05	10:50
7. Potential cost implications.	5	7:35	8:40	5:25	8:40	5:25	7:35	7:35	8:40	5:25
8. Disruption to community and urban fabric: displacement of houses and other structures.	4	1:04	1:04	5:20	3:12	8:32	5:20	1:04	3:12	10:40
9. Contribution to overall longterm plan of State Capitol Complex.	4	1:04	1:04	3:12	5:20	2:08	1:04	1:04	1:04	10:40
10. Noise level generated from surrounding traffic.	3	3:09	5:15	8:24	1:03	7:21	6:18	1:03	3:09	10:30
<b>TOTALS: SITE EVALUATION/RELATIVE WEIGHT</b>		<b>32:185</b>	<b>33:240</b>	<b>55:319</b>	<b>45:256</b>	<b>62:368</b>	<b>56:324</b>	<b>32:181</b>	<b>44:249</b>	<b>88:500</b>
<b>RANKING</b>		<b>8</b>	<b>7</b>	<b>4</b>	<b>6</b>	<b>2</b>	<b>3</b>	<b>9</b>	<b>5</b>	<b>1</b>

ES.11

TABLE ES.4  
PRELIMINARY BUDGETARY COST ESTIMATES  
SUPREME JUDICIAL COURT BUILDING

COURT/DEPARTMENT/AGENCY	2000					2010				
	NET	EFFICIENCY	CONSTRUCTION			NET	EFFICIENCY	CONSTRUCTION		
	PROGRAMMED AREA		GROSS AREA	COST PER SQ. FT.	CONSTRUCTION COST	PROGRAMMED AREA		GROSS AREA	COST PER SQ. FT.	CONSTRUCTION COST
Chief Justice's Suite	2,240	65.00%	3,450	\$150	\$517,500	2,270	65.00%	3,490	\$150	\$523,500
Associate Justices' Suites	9,380	65.00%	14,430	\$150	\$2,164,500	12,240	65.00%	18,830	\$150	\$2,824,500
Supreme Judicial Court Staff Attorneys	740	70.00%	1,060	\$100	\$106,000	920	70.00%	1,310	\$100	\$131,000
Courtrooms and Ancillary Facilities	10,700	60.00%	17,830	\$200	\$3,566,000	10,700	60.00%	17,830	\$200	\$3,566,000
Chief Trial Court Judges' Suites	1,950	70.00%	2,790	\$125	\$348,750	2,130	70.00%	3,040	\$125	\$380,000
Clerk of the Law Court	2,810	80.00%	3,510	\$100	\$351,000	3,740	80.00%	4,680	\$100	\$468,000
Administrative Office of the Courts	9,530	70.00%	13,610	\$100	\$1,361,000	11,360	70.00%	16,230	\$100	\$1,623,000
Supreme Judicial Court Law Library	5,830	80.00%	7,290	\$125	\$911,250	7,520	80.00%	9,400	\$125	\$1,175,000
Building Services	5,780	85.00%	6,800	\$75	\$510,000	6,620	85.00%	7,790	\$75	\$584,250
<b>TOTAL CONSTRUCTION COST:</b>	<b>48,960</b>	<b>69.18%</b>	<b>70,770</b>	<b>\$138.99</b>	<b>\$9,836,000</b>	<b>57,500</b>	<b>69.61%</b>	<b>82,600</b>	<b>\$136.50</b>	<b>\$11,275,250</b>
Site Development*	10%				\$983,600					\$1,127,530
Fixtures, Furniture, and Equipment**	10%				\$983,600					\$1,127,530
Art Allowance	1% or \$25,000 maximum				\$25,000					\$25,000
Professional Fees	8%				\$786,880					\$902,020
Administrative Costs					\$150,000					\$150,000
<b>Subtotal:</b>					<b>\$12,765,080</b>					<b>\$14,607,330</b>
Escalation - 3 years @ 5%	15%				\$1,914,760					\$2,191,100
Contingency - Design	10%				\$1,276,510					\$1,460,730
- Construction	5%				\$638,250					\$730,370
<b>TOTAL PROJECT COST (excluding financing):</b>					<b>\$16,594,600</b>					<b>\$18,989,530</b>

\*Including parking, 123 spaces @ \$1,000/space.

\*\*Movable; fixed items included in construction cost.

Figure ES.2  
 ESTIMATED PROJECT TIME SCHEDULE  
 Supreme Judicial Court Building  
 Augusta, Maine

PHASE	SMC Programming	YEAR 1	YEAR 2	YEAR 3	YEAR 4
PLANNING AND DESIGN	11 months				
DESIGN COMPETITION	1-PHASE 2-PHASE	6 months 9 months			
ARCHITECTURAL ENGINEERING DESIGN WORK		12 months 12 months			
BIDDING			3 months 3 months		
CONSTRUCTION			24 months	24 months *	24 months *

\*MID-POINT OF CONSTRUCTION

ES.13

The departmental analysis of the State Law Library, the detailed design guidelines for all specialized spaces within the library, and the development of the facility program, the SRAC diagram, the preliminary planning concepts and the preliminary budgetary cost estimates followed the same methodology and format as those used for the planning and programming of the Supreme Judicial Court.

Table ES.5 is the facility program summary table for the Supreme Judicial Court Building with the incorporation of the State Law Library which absorbs the Supreme Judicial Court Law Library originally programmed for the Supreme Judicial Court. The number of personnel, including the projected staff of the State Law Library, is estimated to increase from 71.0 in 1989 to 104.0 by 2000 and 129.0 by 2010. The total programmed net areas for Phases I and II are 64,110 NSF and 75,360 NSF, respectively, and the total building gross areas; based on an average net to gross area ratio of 70 percent, are 91,590 GSF and 107,660 GSF, respectively.

Figure ES.3 presents the SRAC diagram of the Supreme Judicial Court Building, incorporating the State Law Library. This diagram replaces the Supreme Judicial Court Law Library, which was originally programmed for use primarily by court staff, with the State Law Library which, because of its use by the public and legislative and executive branch staff, requires direct public access in close proximity to the main public entry level.

Table ES.6 shows four preliminary planning concepts and stacking alternatives for the judicial building, including the State Law Library. A constant feature of all these alternative concepts is that the State Law Library would occupy the lowest level of the building to facilitate high-volume public and user access, after-hours access, and movement of library materials in and out of the building.

Table ES.7 shows that the estimated construction costs of the Supreme Judicial Court Building for Phases I and II are \$12,219,250 and \$14,080,750, respectively. These figures represent an average unit construction cost of \$136.04 and \$134.06 per gross square foot, respectively. The total estimated project costs for 2000 and 2010 exclusive of management fees and financing costs, are \$20,560,350 and \$23,657,890, respectively. Compared with the estimated project costs for the building with a smaller court library instead of the State Law Library, the increased project costs for Phases I and II are \$3,965,750 and \$4,668,360, respectively.

The estimated project time schedule for this increased scope Supreme Judicial Court Building is similar to that of the building with a smaller court library. Additional time will have to be added for the renovation of the space in the State House vacated by a portion of the State Law Library.

#### Locational Evaluation of the State Law Library

This section provides an evaluation on where the State Law Library should be located. Table ES.8 summarizes the advantages and disadvantages of retaining the State Law Library in its present location in the State House versus its relocation to the proposed Supreme Judicial Court Building. Based on the suggestion by the President of the Senate and the Speaker of the House, SMC conducted a survey of all the Legislators, using a single-page questionnaire

TABLE ES.5  
 FACILITY PROGRAM SUMMARY TABLE  
 SUPREME JUDICIAL COURT BUILDING (with STATE LAW LIBRARY)

COURT/DEPARTMENT/AGENCY	NUMBER OF PERSONNEL, BY PHASE:			PERSONNEL SPACES, NSF:		DEPARTMENTAL SPACES, NSF:		TOTAL PROGRAMMED AREA, NSF:	
	EXISTING	PHASE I	PHASE II	PHASE I	PHASE II	PHASE I	PHASE II	PHASE I	PHASE II
Chief Justice's Suite	4.00	7.00	7.00	1380	1380	485	515	2240	2270
Associate Justices' Suites	21.00	25.00	33.00	4810	6390	3210	4010	9620	12480
Supreme Jud Ct Staff Attorneys	0.00	3.00	4.00	390	540	410	410	740	920
Supreme Judicial Ct Courtrooms & Ancillary Facilities						8920	8920	10700	10700
Chief Trial Court Judges' Suites	5.00	5.00	6.00	1020	1140	380	410	1950	2130
Clerk of the Law Court	4.00	6.00	8.00	715	915	1775	2915	2810	3740
Admin Office of the Courts	22.50	35.00	45.00	4630	5680	3480	3960	9730	11570
State Law Library	14.50	22.00	25.00	2150	2390	14970	18385	20540	24930
Building Services	0.00	1.00	1.00	100	100	4720	5420	5780	6620
<b>TOTAL:</b>	<b>71.00</b>	<b>104.00</b>	<b>129.00</b>	<b>15195</b>	<b>18535</b>	<b>38350</b>	<b>44945</b>	<b>64110</b>	<b>75360</b>
<b>TOTAL GROSS AREA (Using a Net-To-Gross Ratio of 70%)</b>								<b>91590</b>	<b>107660</b>

ES.15

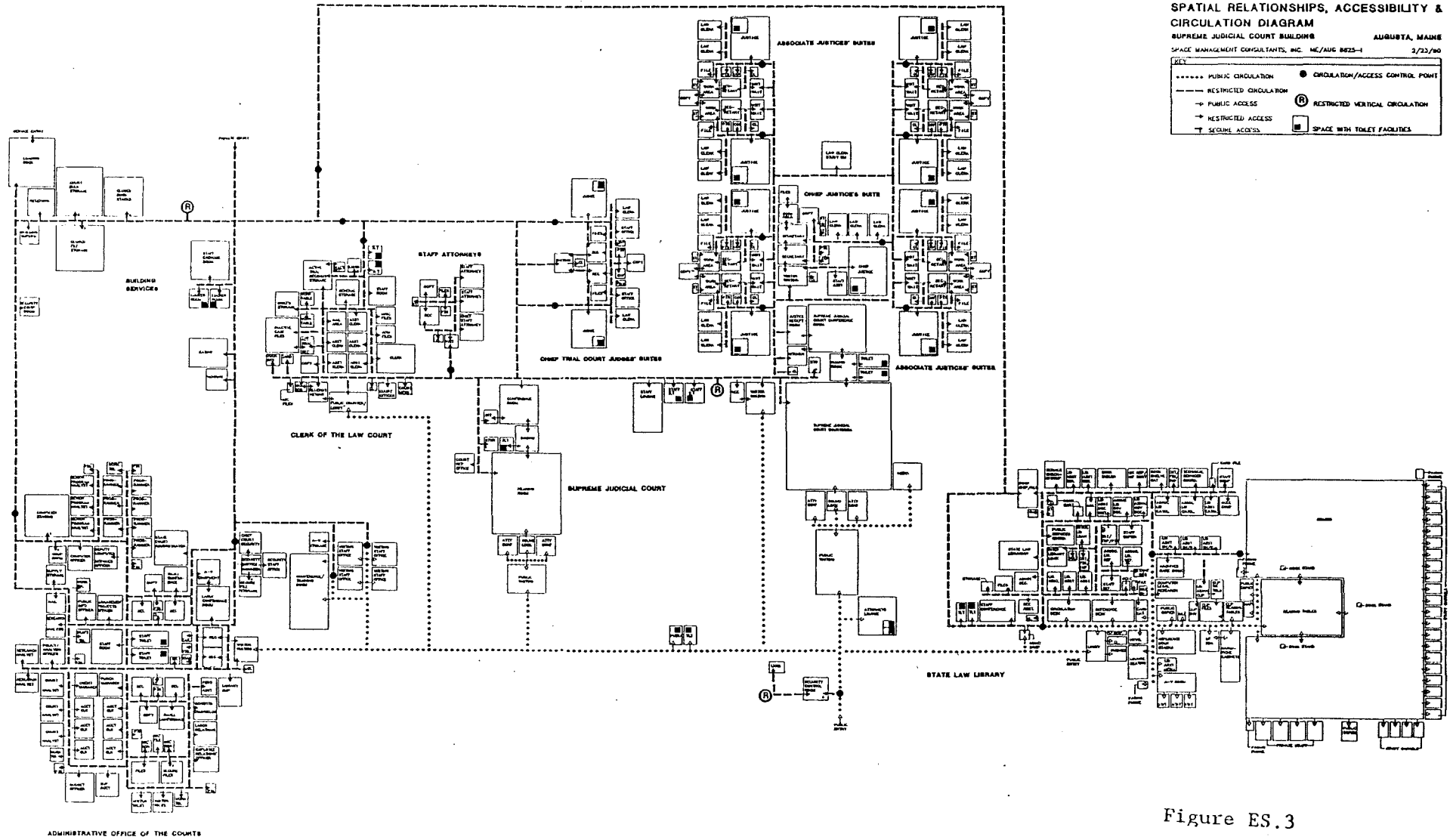


Figure ES.3

TABLE ES.6  
PRELIMINARY PLANNING CONCEPTS (with STATE LAW LIBRARY)

FLOOR	A		B		C		D	
	SPACE	NSF	SPACE	NSF	SPACE	NSF	SPACE	NSF
4								
SUBTOTAL:		0		0		0		0
3			Chief Justice's Suite	2270	Chief Justice's Suite	2270	Chief Justice's Suite	2270
			Assoc Justices' Suites	12480	Assoc Justices' Suites	12480	Assoc Justices' Suites	12480
			Courtroom & Ancillary Fac	7260	Courtroom & Ancillary Fac	7260	Courtroom & Ancillary Fac	7260
			Clerk's Office	3740				
SUBTOTAL:		0		25750		22010		22010
2	Chief Justice's Suite	2270	Chief Trial Ct Judges	2130	Chief Trial Ct Judges	2130	Chief Trial Ct Judges	2130
	Assoc Justices' Suites	12480	Hearing Room & Ancillary	3440	Hearing Room & Ancillary	3440	Hearing Room & Ancillary	3440
	Courtroom & Ancillary Fac	7260	Staff Attorneys	920	Staff Attorneys	920	Admin Office of the Cts	11570
	Staff Attorneys	920	Admin Office of the Cts	11570	Clerk's Office	3740		
	Clerk's Office	3740	Building Services	6620	Admin Office of the Cts	11570		
SUBTOTAL:		26670		24680		21800		17140
1	State Law Library	24930	State Law Library	24930	State Law Library	24930	Staff Attorneys	920
	Hearing Room & Ancillary	3440			Building Services	6620	Clerk's Office	3740
	Chief Trial Ct Judges	2130					State Law Library	24930
	Admin Office of the Cts	11570					Building Services	6620
	Building Services	6620						
SUBTOTAL:		48690		24930		31550		36210
TOTAL:		75360		75360		75360		75360

ES.17



TABLE ES.7  
 PRELIMINARY BUDGETARY COST ESTIMATES  
 SUPREME JUDICIAL COURT BUILDING (with STATE LAW LIBRARY)

COURT/DEPARTMENT/AGENCY	2000					2010				
	NET PROGRAMMED AREA	EFFICIENCY FACTOR	GROSS AREA	COST PER SQ. FT.	CONSTRUCTION COST	NET PROGRAMMED AREA	EFFICIENCY FACTOR	GROSS AREA	COST PER SQ. FT.	CONSTRUCTION COST
Chief Justice's Suite	2,240	65.00%	3,450	\$150	\$517,500	2,270	65.00%	3,490	\$150	\$523,500
Associate Justices' Suites	9,620	65.00%	14,800	\$150	\$2,220,000	12,480	65.00%	19,200	\$150	\$2,880,000
Supreme Judicial Court Staff Attorneys	740	70.00%	1,060	\$100	\$106,000	920	70.00%	1,310	\$100	\$131,000
Courtrooms and Ancillary Facilities	10,700	60.00%	17,830	\$200	\$3,566,000	10,700	60.00%	17,830	\$200	\$3,566,000
Chief Trial Court Judges' Suites	1,950	70.00%	2,790	\$125	\$348,750	2,130	70.00%	3,040	\$125	\$380,000
Clerk of the Law Court	2,810	80.00%	3,510	\$100	\$351,000	3,740	80.00%	4,680	\$100	\$468,000
Administrative Office of the Courts	9,730	70.00%	13,900	\$100	\$1,390,000	11,570	70.00%	16,530	\$100	\$1,653,000
State Law Library	20,540	80.00%	25,680	\$125	\$3,210,000	24,930	80.00%	31,160	\$125	\$3,895,000
Building Services	5,780	85.00%	6,800	\$75	\$510,000	6,620	85.00%	7,790	\$75	\$584,250
<b>TOTAL CONSTRUCTION COST:</b>	<b>64,110</b>	<b>71.38%</b>	<b>89,820</b>	<b>\$136.04</b>	<b>\$12,219,250</b>	<b>75,360</b>	<b>71.75%</b>	<b>105,030</b>	<b>\$134.06</b>	<b>\$14,080,750</b>
Site Development*	10%				\$1,221,930					\$1,408,080
Fixtures, Furniture, and Equipment**	10%				\$1,221,930					\$1,408,080
Art Allowance	1% or \$25,000 maximum				\$25,000					\$25,000
Professional Fees	8%				\$977,540					\$1,126,460
Administrative Costs					\$150,000					\$150,000
<b>Subtotal:</b>					<b>\$15,815,650</b>					<b>\$18,198,370</b>
Escalation - 3 years @ 5%	15%				\$2,372,350					\$2,729,760
Contingency - Design	10%				\$1,581,570					\$1,819,840
- Construction	5%				\$790,780					\$909,920
<b>TOTAL PROJECT COST (excluding financing):</b>					<b>\$20,560,350</b>					<b>\$23,657,890</b>

\*Including parking, 175 spaces @ \$1,000/space.

\*\*Movable; fixed items included in construction cost.

Table ES.8

LOCATIONAL EVALUATION SUMMARY FOR LAW AND LEGISLATIVE REFERENCE LIBRARY (State Law Library)

STATE LAW LIBRARY REMAINING IN STATE HOUSE

Advantages

1. The library would be centralized in one location with a single collection, staff, etc.
2. Provides optimal service to legislative staff offices at all times, even after-hours.
3. For a legislative library, funding support by the legislature would probably continue to be adequate.
4. Reorganization of existing facilities and the collection should provide adequate space for some time.
5. The nearby environmentally controlled off-site storage facility will provide adequate storage facilities for many years.
6. The library staff has oriented the collection and services toward legislative needs.
7. Encourages library use by visitors to State House.
8. Public convenience to all library resources, including state library, archives, museum, etc.
9. Least disruption to library operations and users.

Disadvantages

1. Long-term growth space in the State House for staff and collection is limited.
2. Limitations and inflexibility of existing facilities - fixed bookstacks, insufficient loading capacity for storage of microfiche, rewiring for automation, etc.
3. Inadequate parking facilities.
4. Lack of separate entrance to the law library for after-hours use.
5. Would require more State House space in the future.

STATE LAW LIBRARY IN NEW JUDICIAL BUILDING\*

Advantages

1. Adequate and suitable space would be provided for the law library for both short and long-range expansion; space specifically designed to house the impressive law library.
2. Provides a more substantial and impressive court building from the outset.
3. Adequate parking facilities.
4. Automated system - state-of-the-art design. Would be able to use electronic transfer of information and materials.
5. Would reduce amount of library space needed in the State House.
6. Adequate structural support for book stacks, microfiche and compact storage requirements.
7. Symbolic significance - legal research resource as part of the Supreme Judicial Court Facility.
8. Greater public use of judicial building.
9. Could provide a library resource for a future state complex on the east side of the river.

Disadvantages

1. Two law libraries would be required in two different buildings and locations. Some travel between the two libraries by staff.
2. Would require the library to reorder its priorities concerning service to the court; other court buildings with state law libraries have had libraries primarily court-related.
3. Costly duplication of legal resources that should be available at both locations. (25-30 percent duplication would be purchased at substantial cost.)
4. Increased response time and inefficiency in providing full services to the legislative staff and public when in two locations - materials may need to come from another location.
5. May become lower priority in the Judiciary's budget, and financial support may be reduced. County Court Libraries are now inadequately funded.
6. Less convenient for the public - may require two locations to do legal/legislative research.

\*Assumes site across the river.

containing ten questions on how the Legislators and their staff used the State Law Library, and on whether the State Law Library should be relocated to the Supreme Judicial Court Building if the building were to be located on a site across the Kennebec River, approximately a ten-minute drive from the State House.

The results of the survey clearly indicate that approximately two-thirds to three-quarters of the Legislators prefer keeping the library in its present location. Those who favor moving the library were often less frequent users of the library, or in some instances felt that the library's ties to the judiciary were stronger. The general conclusion is that the location across the river would be too far and inconvenient for frequent use of the library and that most of the legislators (72 percent) would prefer that it remain in the State House.

Having evaluated the many aspects of the State Law Library and its functional and symbolic relationships with the executive, legislative and judicial branches of government, SMC has arrived at the conclusion that the State Law Library should remain in its present location. This decision was reinforced by the Legislative survey and the opinion of the library consultant. With certain operational and facilities improvements of the present library and better utilization of the remote storage facilities, the present library facilities could be made adequate to accommodate the projected needs of the library over the next 10 to 20 years.

In regard to the Supreme Judicial Court Building, SMC recommends the incorporation of an adequate court reference library solely for the support of the judiciary and its related agencies. The planning of this reference library should take into consideration its future expansion needs beyond the next 20 years so that the programmed space could be horizontally or vertically expanded without incurring major renovation costs or disruption to the court's and library's efficient operation.

Although the present time is neither functionally nor politically suitable for relocating the State Law Library, the state may wish to retain the option of moving the State Law Library to the judicial building at some point in the distant future. Depending on the design of the judicial building it may be relatively easy to accomplish this by expanding the small court reference library. In order to exercise this option, the judicial building must be built on a site large enough to allow for building additions and expansion of parking. It would also be necessary for the Supreme Judicial Court Law Library to be located in the judicial building in such a way that convenient public access and a sizable addition could be added to it in the future, without compromising the architectural integrity of the building or the security of the court. It is expected that, even at a future time, a legislative reference library would still be needed in the vicinity of the State House, either within the building itself or accessible through a tunnel.