

NEVADA COUNTY

New Nevada City Courthouse Planning Study

JUNE 9, 2022



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Reference Documents

AVAILABLE ON REQUEST

Soils Investigation, dated April 1980

Countywide Court Facility Master Plan, dated March 2003

California Court Building Seismic Assessment Program Volume 1, dated July 2003

California Court Building Seismic Assessment Program Volume 2, dated July 2003

New Nevada City Courthouse Draft Environmental Impact Report Volume 1, dated July 2011

New Nevada City Courthouse Draft Environmental Impact Report Volume 2, dated July 2011

Nevada City Courthouse Phase II Facility Feasibility Study, dated July 2015

Seismic Risk Rating of California Superior Court Buildings Volumes 1 and 2, dated October 2017

Accessibility Report, dated May 2018

Facility Condition Assessment 29-A1, dated October 2019

Facility Condition Assessment 29-A2, dated October 2019

SECTION 1

Introduction

1.1 EXECUTIVE SUMMARY

The Nevada County - New Nevada City Courthouse Planning Study provides the Superior Court of Nevada County with a facility plan that achieves the requirements of the 2020 California Trial Court Facility Standards, provides for the required security and space needs of the Court, and is responsive to the concerns of Nevada County residents. The Study analyzes the feasibility and compares the advantages and disadvantages of three (3) options for the Nevada County Superior Court in Nevada City. The first option (1) analyzes the feasibility of renovating the existing Nevada City Courthouse; the second option (2) analyzes replacing all or part of the Courthouse on the existing site; and the third option (3) analyzes building a new Courthouse in a new location. For the third option, three distinct sites were analyzed to determine the feasibility of new construction in a new location.

Option 1: Renovation of Existing Courthouse

This option will renovate the existing courthouse and annex building into a contemporary six-courtroom courthouse of approximately 79,756 square feet on the existing downtown Nevada City courthouse site. The estimated total project cost is \$219,780,230. The project also includes secured parking for judicial officers. For staff/public parking the project includes construction of one (1) new two-level parking structure and flat work on Washington street to accommodate pedestrian circulation for non-able-bodied persons.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Greatly improves the existing courthouse for safety, security, and functionality • Fulfills all Courts space needs • Meets the local community goals of keeping the vibrancy of a courthouse in downtown Nevada City • Will update to a code compliant, seismically safe building 	<ul style="list-style-type: none"> • High Cost • Courthouse has inherent, unresolved functional issues • The site has inherent, unresolved security, access, and functional issues • Will not meet all the California Court Facilities Standards criteria • Major disruptions during construction for the community and courthouse visitors and staff

Option 2: New Construction on Existing Site

This option will demolish the existing courthouse and annex building and construct a new, contemporary six-courtroom courthouse of approximately 77,223 square feet on the existing downtown Nevada City courthouse site. The estimated total project cost is \$246,682,542. The project also includes secured parking for judicial officers. For staff/public parking the project includes construction of one (1) new two-level parking structure and flat work on Washington street to accommodate pedestrian circulation for non-able-bodied persons.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Constructs a highly functional courthouse • Fulfills all Courts space needs • Meets the local community goals of keeping the vibrancy of a courthouse in downtown Nevada City • Meets the Judicial Council long-range goals 	<ul style="list-style-type: none"> • Higher Cost • The site still has safety and security issues • Major disruptions during construction for the community and courthouse visitors and staff • Longest construction schedule

Option 3: New Construction on New Site

This option will have the courthouse function move out of the existing courthouse and annex building to a newly constructed, contemporary six-courtroom courthouse of approximately 77,223 square feet on a new site near the Nevada City County Government Center. The estimated total project cost is \$176,823,060. The project also includes secured parking for judicial officers and staff/public parking adjacent to the new building.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Lowest cost option • Constructs a highly functional, safe and secure courthouse and site • Fulfills all Courts space needs • Meets the Judicial Council long range goals 	<ul style="list-style-type: none"> • Disregards the Nevada City community's desire to keep courthouse downtown • Likely, new courthouse site will not be as desirable a location to work or visit as downtown site

Finding and Conclusions

There was a significant divide between the scoring of the three options. Option 1 has major issues with accommodating a well-functioning courthouse in the existing building footprint and on an undersized site. Although Option 1 scored comparatively low, it scored very well for the Local Community Goals criteria. Since Option 2 proposes the construction of a new building on the existing site, it has a greater advantage over Option 1 and the functional scores reflect this. However, Option 2 is comparatively expensive and has significant logistical issues. Option 3 scores substantially higher than either Options 1 and 2 due to its high functionality and low cost, which are the main goals of the project. Court function, site function, and Project Delivery all played important roles in scoring disparities.

FINAL EVALUATION

WEIGHT (%)	ITEM	OPTION 1 Renovate Existing		OPTION 2 Rebuild On-Site		OPTION 3 Build on New Site	
Weight	Item	Score	Weight	Score	Weight	Score	Weight
70.0%	Criteria Evaluation Weighted Score	64	45	86	60	87	61
30.0%	Cost Weighted Score	80	24	72	22	100	30
100.0%	Final Score	69		82		91	

SECTION 1

CRITERIA EVALUATION SCORING MATRIX

WEIGHT (%)		OPTION 1 Renovate Existing		OPTION 2 Rebuild On-Site		OPTION 3 Build on New Site	
Weight	Item	Score	Weight	Score	Weight	Score	Weight
35.0%	Court Function	58	20	99	34	100	35
20.0%	Site Function	45	9	70	14	90	18
15.0%	Local Community Goals	96	14	92	14	32	5
15.0%	Judicial Council Goals	70	11	94	14	99	15
15.0%	Project Delivery	64	10	64	10	91	14
100.0%	Final Criteria Score	64		86		87	

COST MODEL

ITEM	OPTION 1 Renovate Existing	OPTION 2 Rebuild On-Site	OPTION 3 Build on New Site
Construction Costs	\$133,820,000	\$148,816,000	\$112,798,000
Project Soft Costs	\$36,131,400	\$40,180,320	\$30,455,460
Property Acquisition Costs	\$5,005,000	\$4,997,500	\$4,550,000
Escalation Costs (May 2022 to midpoint)	\$44,823,830	\$52,688,722	\$29,028,600
Total Cost	\$219,780,230	\$246,682,542	\$176,832,060
Score	80	72	100

Cost Summary

See Appendix (3.6 Cost Estimates) for detailed cost analysis.

1.2 ACKNOWLEDGMENTS

The Judicial Council of California acknowledges the contributions of the following individuals and groups for their input and guidance during the creation of the New Nevada City Courthouse Planning Study.

The Judicial Council of California:

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1.3 PURPOSE OF STUDY

The purpose of this Study is to analyze the feasibility and compare the merits and disadvantages of three (3) options for the Nevada County Superior Court in Nevada City. The first option analyzes renovating the existing Nevada City Courthouse; the second option analyzes replacing all or part of the Courthouse on the existing site; and the third option analyzes building a new Courthouse in a new location.

The goal of the study is to provide the Superior Court of Nevada County with a facility plan that achieves the requirements of the 2020 California Trial Court Facility Standards, provides for the required security and space needs of the Court, and is responsive to the concerns of Nevada County residents.

1.4 PROJECT BACKGROUND

PROJECT DESCRIPTION

The existing Courthouse is located at 201 Church Street, Nevada City on a 0.98-acre hillside site in the Nevada City downtown and historic districts. The Courthouse is a three-story, six-courtroom facility. It serves approximately two-thirds of the Nevada County population and accommodates criminal, misdemeanor, traffic, family law, juvenile, and civil calendars. The courts have continually provided justice services from this site for over 150 years.

The Courthouse was constructed in 1864 and was remodeled and expanded in 1900 and 1937. The expansion included an interconnected Annex constructed in 1964. The Courthouse and Annex function as a single, County-owned and managed building. Together, these buildings total 79,756 gross square feet, of which 24,057 component square feet is exclusively occupied by the court and the remaining balance of spaces is occupied by various county functions.

The Court's current space is considered unsafe, undersized, substandard, overcrowded, and functionally deficient. Challenges to court operations include severe safety concerns associated with seismic deficiencies, non-compliance with the Americans with Disabilities Act (ADA) standards, and no sprinkler system. The lack of secure circulation and separate paths of travel risks the safety of judges, court staff, the public, and in-custody defendants.

PROJECT HISTORY

The earliest Capital Project need for the Nevada City Courthouse was determined in the 2001 Judicial Council Facilities Assessment and the 2002/03 Master Plan. In 2008, the Courthouse was ranked in the Critical Need priority group of the Trial Court Capital-Outlay Plan adopted by the Judicial Council. It was only during the 2009-10 Fiscal Year that initial funding for a New Nevada City Courthouse project was released based on a Feasibility Study. In April 2012, alternate renovation options were explored due to Branch budget reductions.

Due to cumulative and ongoing redirection of SB 1407 funds to the General Fund and trial court operations, projects were indefinitely delayed by the Judicial Court at its October 26, 2021 and January 17, 2013 Meetings. The act stopped work and ceased funding on all projects indefinitely, including the Nevada City Courthouse project.

In 2015, RossDrulisCusenbery Architecture, Inc. prepared a Phase II Facility Feasibility Study that examined the feasibility for the potential reuse, renovation, and expansion of the existing Nevada City Courthouse at its existing location. The Study provided a program-responsive renovation/expansion concept and compared the total project cost of renovating and expanding the current court facility with that of building a new six-courtroom courthouse elsewhere in Nevada City or Nevada County.

In 2019, under SB 847, which revised Government Code section 70371.9, the Judicial Council reassessed projects identified in its update to Trial Court Capital-Outlay Plan and Prioritization Methodology adopted on October 24, 2008. In October 2019, the project was evaluated by the Judicial Council's Court Facilities Advisory Committee (CFAC) with support from Judicial Council planning team and in collaboration with the courts. The CFAC submitted its report to the Judicial Council, which approved the New Nevada City Courthouse as an "Immediate Need" project on the Statewide List of Trial Court Capital-Outlay Projects on November 14, 2019 with a placeholder-budget of \$91.8 million for a new six-courtroom facility to replace the existing Nevada City Courthouse and Annex buildings. The report was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget.

In 2020, the Judicial Council submitted a Capital Outlay Budget Change Proposal (COBCP) to initiate a Planning Study for the Nevada County – New Nevada City Courthouse. The Planning Study is included in the Trial Court Five-Year Infrastructure Plan. Furthermore, the Courthouse is ranked third in the Immediate Need priority group and consequently is one of the highest priority trial court capital-outlay requests for the judicial branch.

The project's Planning Study phase addresses three options: (1) Renovation of the existing Courthouse (Courthouse/Annex buildings); (2) Replace the buildings in whole or in part on the existing site; and (3) Build a new courthouse at a new site to be determined.

The Judicial Council commissioned Hellmuth, Obata & Kassabaum, Inc. (HOK) and its Consultant Team (The Team) to provide Criteria Architect services to conduct this Planning Study for the Nevada City Courthouse. The Planning Study defines the project scope, budget, swing space, and timeline for each of the options as well as provide an analysis of impacts on the court and community. This Study has leaned on the Phase II Feasibility Study and developed it further with a functional analysis of the site and court, and provides a weighted scoring of the essential project criteria.

EXISTING BUILDING FINDINGS

The Team prepared a Preliminary Historic Findings Report of the Nevada County Courthouse to inform the feasibility study for the potential renovation and/or relocation of the Nevada County Courthouse. This document, included as Appendix 3.3, does not constitute a full existing resource evaluation for the purposes of the California Environmental Quality Act (CEQA): rather, it is intended to provide sufficient research to make a preliminary finding as to the potential existing significance of the property and develop a list of character-defining features that may warrant preservation under a potential rehabilitation scheme. Research indicated that, contrary to statements in prior reports, the Nevada County Courthouse is not currently listed in or formally determined eligible for listing in the California Register of Historical Resources or the local Nevada City register of historical resources. However, all portions of the building were constructed more than fifty years in the past and as such are age-eligible for historic resource status under CEQA.

The Nevada County Courthouse was constructed in phases over a hundred-year period from 1864 to 1964. Following original construction in 1864, the courthouse underwent several additions and alterations between 1868 and 1913 before it was thoroughly remodeled by the architect George C. Sellon in 1937, with funding from the Works Progress Administration (WPA). The annex was designed by the architecture firm Mau & Barnum and constructed in 1964 to provide additional space for County offices and the jail. During a site visit in February 2022, the Team confirmed that the courthouse does not convey its exterior or interior pre-1937 appearance, but does retain the vast majority of exterior materials, many interior features, and some spatial arrangement from the 1937 remodel. At the Annex, exterior building materials appear largely unchanged from the 1964 construction, and the interior, including more commonplace materials and finishes in line with its office use, has undergone some alterations but retains some spatial arrangement and features from its original construction.

The Team's preliminary finding indicates that the Courthouse portion of the building appears eligible for the California Register under Criterion 1 (Association with historic events or patterns of events) as the locus of Nevada County legislative activity since shortly after the founding of Nevada County in 1851, with a period of significance of 1937-1971, reflecting the earliest year to which the courthouse retains integrity through the end of the historic period (fifty years in the past). Both the Courthouse portion of the building and the Annex appear eligible for the California Register under Criterion 3 (Architecture), because they embody the distinctive characteristics of Art Moderne style architecture and Mid-Century Modern style architecture, respectively; the Courthouse portion of the building is also the work of a master architect, George C. Sellon. The period of significance for this finding is 1937 for the Courthouse portion of the building and 1964 for the Annex. The building's character-defining features are those features which were installed during the period(s) of significance and that enable the building to convey its historic appearance. Character-defining features of the Nevada County Courthouse, including the Annex, broadly include footprint, massing, cladding, pattern and material of fenestration, façade ornament, spatial arrangement of publicly accessible interior spaces, and decorative interior features. A full list of character-defining features, sub categorized into those of primary, secondary, and non-contributing significance, is included in the Preliminary Historic Findings Report (see Appendix 3.3)

1.5 STUDY METHODOLOGY

The Study Methodology included the following processes and deliverables:

The Study began by reviewing existing work performed relevant to the Study. This included Facility Condition Assessments, Structural Assessments, ADA Assessments, the Nevada City Master Plan, the Nevada Court Facility Plan, the Nevada City Courthouse Phase II Facility Feasibility Study (2015 by RossDrulisCusenbery Architecture, Inc.), meeting notes, potential parking areas, original courthouse as-built plans, and other documents.

Following this review, the Team identified and defined the three options to be considered. Following the option definition and prior to developing and analyzing the options, the team defined the substantive criteria by which each option would be evaluated. The Team developed the process by which each option would be evaluated and provided a corresponding weight for each criterion. The approach was presented and approved by the Project Advisory Group. Concurrent to developing the substantive criteria, the architectural program of spaces was defined, which was used to develop the concept designs.

The next step was to examine each option, develop each option to demonstrate feasibility, describe the project at a high level with diagrams and narrations, and develop an approximate order of magnitude cost estimate.

Following the development of each option, the Team reviewed the options from each of the substantive criterion's lens and provided a relative score for each criterion. This score was weighted and then combined with the Rough Order of Magnitude (ROM) cost estimate to develop an overall score for each option.

PARTICIPATION

This Study was conducted by the HOK and its Consultant Team in consultation with the Judicial Council Steering Committee (Steering Committee) and the Project Advisory Group (PAG).

The Team developed the framework, scoring criteria, and options for the Study independently and presented the methodology, progress, and findings to the Steering Committee and the PAG to solicit feedback with the intent of improving the quality of the Study.

The goal of the Study is to provide the Superior Court of Nevada County with a facility plan that meets the operational, security and space needs of the Court, while being responsive to the needs and concerns of Nevada County residents. The Team developed the options presented in this Study independently to meet the established scoring criteria to the highest degree possible. Furthermore, The Team conducted an independent evaluation of the feasibility of each option, the results of which are presented in this Study.

At the outset of the Study, the Team reviewed information provided by the Judicial Council and the PAG. The Team also reviewed standards and guidelines for contemporary court operations and found that the existing Courthouse falls short of these standards. The community has called for the courthouse function to continue in its current location and provided input regarding the existing courthouse building.

OPTION DESCRIPTIONS

The Study analyzed the feasibility and compared the merits and disadvantages of three (3) options for the Nevada County Superior Court. The first option (1) analyzed the feasibility of renovating the existing Nevada City Courthouse; the second option (2) analyzed replacing the entire Courthouse on the existing site; and the third option (3) analyzed building a new Courthouse in a new location. For the third option, three (3) distinct sites were identified as potential locations for the new courthouse. However, this Study is using a “generic” site as the basis of evaluation. The generic site is located near all three potential locations and essentially averages the evaluation of the three potential sites.

CRITERIA

The Criteria implemented in this Study was developed in consultation with the Steering Committee and the PAG to provide the Superior Court of Nevada County with a facility plan that achieves the requirements of the 2020 California Trial Court Facility Standards, provides for the required security and space needs of the Court, and is responsive to the concerns of Nevada County residents.

The three (3) options were evaluated based on the following Criteria to determine the recommended solution:

1. Court Function
2. Site Function
3. Community Goals
4. Judicial Council Goals
5. Project Delivery

Each of these criterion were then broken down into smaller components, as shown in the following descriptions.



Court Function

The purpose of the new Nevada City Courthouse is to provide a usable and functional space for court operations. The Study defines Court Functionality to include the following:

Safety and Security – The Courthouse must provide a safe and secure environment for Judicial Staff, the general public, and those in custody. Safety provisions include, but are not limited to, providing separate and secure paths of circulation to ensure that the only point of interaction between judges, staff, people in custody, and the public is within the courtroom; providing dedicated holding areas for in-custody defendants; and a secure, interior vehicular sallyport for in-custody transfer.

Program Requirements – The Study developed and implemented a single program to describe and meet the needs of the Court. This single program was applied to all three options.

Overall Court Functionality – The layout of a courthouse is complex and must respond to unique and efficient circulation patterns. The Study developed the most efficient plan for each option to include circulation paths, functional adjacencies, and building maintenance efficiencies.

The functionality will be reviewed from three (3) categories: (1) Circulation patterns, which evaluates the overall circulation within the building; (2) Functional Adjacencies, which evaluates the ability of departments to be located in proximity to other departments where there is a need; and (3) Building Efficiencies, which evaluates the building from an operational and maintenance perspective.



Site Function

The Study evaluated the feasibility of a new Courthouse on two distinct sites. Option 1 and 2 are located on the original Nevada City Courthouse site in downtown Nevada City. Option 3 is located on a generic site close to the Nevada County Government Center.

Safety and Security – The Study evaluated site elements in their ability to meet the safety and security requirements of the facility. For example, the Judicial Council Facility Standards require a 25-foot standoff to mitigate vehicular collision and similar threats to a building.

Site Program at Location – Similar to the building's program requirements, the Study developed space and circulation requirements for the two sites.

Access to site – The Study conducted a traffic analysis to determine the degree of site access for Courthouse users, including vehicular access, public transportation, and pedestrian circulation from adjacent parking locations to the building entry. The analysis also included an evaluation of site access for different Judicial Partners such as the Sheriff's Department, attorneys, and the general public.

Site functionality – The Study evaluated the efficiency and ease of access for Courthouse users and Judicial Partners.

Accessibility – The Study evaluated the ability and ease of access for non-able-bodied users and visitors (disabled access) to the Courthouse.



Local Community Goals

As a civic building, the Courthouse must support the goals of the City and County of Nevada. The Study evaluated the capacity and role of each option in supporting these goals.

Public Image of the Building – The Study evaluated the end-use of the original Courthouse building for each option after project completion. The Study also evaluated the public image of the original Courthouse building after project completion and the community impact thereof.

Economic Impact – The Study conducted an economic impact assessment of the new Courthouse on the local downtown Nevada city businesses, including retailers, food and beverage establishments, hotels, and Judicial Partner services.

Historic Aspects / Ordinance 338 – The Study conducted historic building assessments to evaluate the impact on the historic preservation requirements of the original Courthouse building for each option.

Useful life of Existing Building – The Study evaluated and compared the remaining useful life of the original Courthouse building for each option after project completion based on high-level assessments of building systems, existing conditions, and other factors.

Broader Regional Goals – The Nevada City Courthouse is the primary courthouse for most civil and criminal trials and serves approximately two-thirds of the County’s population. The Study evaluated the capacity and role of each option in supporting broader community goals beyond Nevada City, including the western portion of Nevada County.



Judicial Council Goals

Similar to local community goals, the Judicial Council has set goals that apply to its statewide courthouse portfolio. The Study evaluated the capacity and role of each option in supporting the priority elements of these goals, including the following:

County Title/Divestment – The current Courthouse site has shared ownership between Nevada County and the Judicial Council. The Study evaluated the feasibility of divestment by Nevada County to facilitate change of ownership of the current Courthouse site to the Judicial Council for Options 1 and 2. Furthermore, the Study evaluated the feasibility of procuring a new site in proximity to the Nevada County Government Center in line with Option 3.

Long-range goals – The Study evaluated the long-term functionality of the Courthouse for each option.

Meets Judicial Council Facility Standards – The Judicial Council has developed an extensive document detailing the needs and functions of a Judicial Council courthouse. The Study evaluated the ability of each option to meet these standards.

Remaining Useful Life of Renovated/New Building – The Study evaluated and compared the remaining useful life of the new Courthouse building for each option.



Project Delivery

The Study evaluated the level of complexity in the design and construction of each option.

Schedule – The Study evaluated the length of time for each option to achieve project completion. This includes the duration anticipated for funding approval; site selection, acquisition and due diligence; design; swing space procurement and completion; moving court functions to swing space; and construction

Disruption of Services – The Court must remain operational during the design and construction of the new Courthouse. The Study evaluated the impact of the construction process on courthouse functions and operations for each option. For example, with Option 1 and 2, the Court must transfer its operations to a temporary location (swing space) during construction.

Community Impacts – The Study evaluated the impact of the construction process on the community for each option. This includes disruption to services, road closures, impact on parking, etc.

Cost Evaluation

The Team conducted a comparative cost analysis for the three (3) options under consideration using the following categories of total project cost:

- Building construction
- Sitework construction
- Project soft costs
- Land acquisition costs (provided by JCC)
- Swing space costs – temporary construction and ground lease
- Escalation for future cost increases in labor and / or materials based on proposed project schedule for design and construction

Building costs are further broken down into sub-categories for both new construction and existing building renovation / preservation / system and code related upgrades and temporary construction / phasing (where applicable), in order to show the major cost differences and drivers between the Options. Similarly, site costs are also broken down into major cost categories for both onsite and offsite elements.

For each Option, a total recommended project budget has been established based on the above criteria.

In addition, the Team has provided comparative analysis of the cost data using a set of standardized metrics as follows:

- Building GFA efficiency (SF per court room)
- Total project cost per GFA
- Cost per program area (ASF)
- Building only cost per Court
- Building only cost per GFA
- Building cost per cubic foot (CF)

These metrics allow for detailed analysis of the Option specific scope and design, as well as providing data points for overall value of investment between the Options.

Scoring Process

The Study implemented a weighted scoring framework to evaluate each option. The Criteria were scored on a scale of 0 to 100, with each item's score weighted according to its priority to the project.

The team considered many different options to develop the Cost Evaluation Score. The selected methodology had two important elements. The most important is that the Cost scoring would be consistent with the Criteria scoring. This consistency supports the desired 70/30 priority of Criteria to Cost. Additionally, the selected methodology is an established methodology for the Judicial Council with a successful precedent.

CRITERIA EVALUATION SCORING MATRIX

ITEM	WEIGHT (%)
Court Function	35.0%
Site Function	20.0%
Local Community Goals	15.0%
Judicial Council Goals	15.0%
Project Delivery	15.0%
Final Criteria Score	100.0%

The Criteria Evaluation Scoring Matrix illustrates the breakdown of each criterion in relationship to its weighted equivalent

SCORING EXAMPLE

ITEM	OPTION 1 Renovate Existing	OPTION 2 Rebuild On-Site	OPTION 3 Build on New Site
Total Cost	\$10,000,000	\$12,000,000	\$30,000,000
Score	100	83	33

Scoring Calculations

Option 1

Line 1. Enter Maximum number of cost points	100
Line 2. Enter the dollar amount of the lowest bid	\$10,000,000
Line 3. Enter the dollar amount of the bid you are evaluating	\$10,000,000
Line 4. Divide the number in line 2 by the number in line 3	1.00
Line 5. Multiply the number in line 1 by the number in line 4	100
Line 6. Round the number in line 6 to the nearest whole number	100

Option 2

Line 1. Enter Maximum number of cost points	100
Line 2. Enter the dollar amount of the lowest bid	\$10,000,000
Line 3. Enter the dollar amount of the bid you are evaluating	\$12,000,000
Line 4. Divide the number in line 2 by the number in line 3	0.83
Line 5. Multiply the number in line 1 by the number in line 4	83
Line 6. Round the number in line 6 to the nearest whole number	83

Scoring Calculations, *continued*

Option 2

Line 1. Enter Maximum number of cost points	100
Line 2. Enter the dollar amount of the lowest bid	\$10,000,000
Line 3. Enter the dollar amount of the bid you are evaluating	\$30,000,000
Line 4. Divide the number in line 2 by the number in line 3	0.33
Line 5. Multiply the number in line 1 by the number in line 4	33
Line 6. Round the number in line 5 to the nearest whole number	33

The Final Score for each option is the sum of the Criteria Weighted Score and the Cost Weighted Score, which are both weighted a second time according to their priority to the project.

FINAL EVALUATION SCORING MATRIX	
ITEM	WEIGHT (%)
Criteria Evaluation Weighted Score	70.0%
Cost Evaluation Weighted Score	30.0%
Final Score	100.0%

The Final Evaluation Scoring Matrix illustrates the breakdown of each criterion in relationship to its weighted equivalent

SECTION 2.0

Courthouse Options

2.1 OPTION 1 — RENOVATION OF EXISTING COURTHOUSE FACILITY

EXISTING CONDITIONS

Architecture

Site Conditions

The Courthouse is located at 201 Church Street and is flanked by North Pine Street to the west and Main Street to the east. Washington Street flanks the north side of the building.



Nevada County Courthouse

The Courthouse is located on a steep terrain, which negatively impacts site access for able and non-able-bodied persons.



The site's steep terrain creates accessibility challenges



There is insufficient parking adjacent to or on-site for Courthouse users.



Surface parking lot adjacent to the site

Both the original Courthouse building and Annex line the northern, eastern, and southern edge of the site and fail to meet the required 25-foot stand-off distance per the Judicial Council Standards.

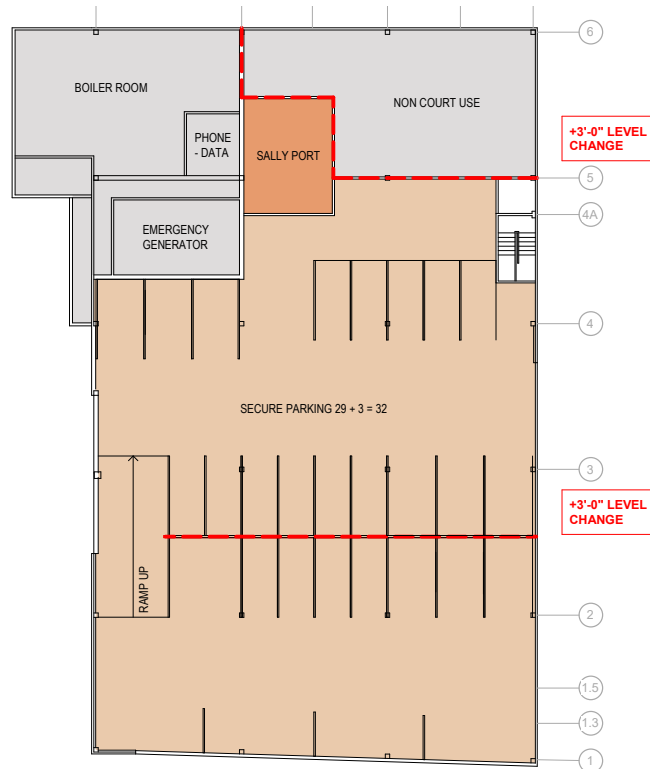


View of Annex from Church Street

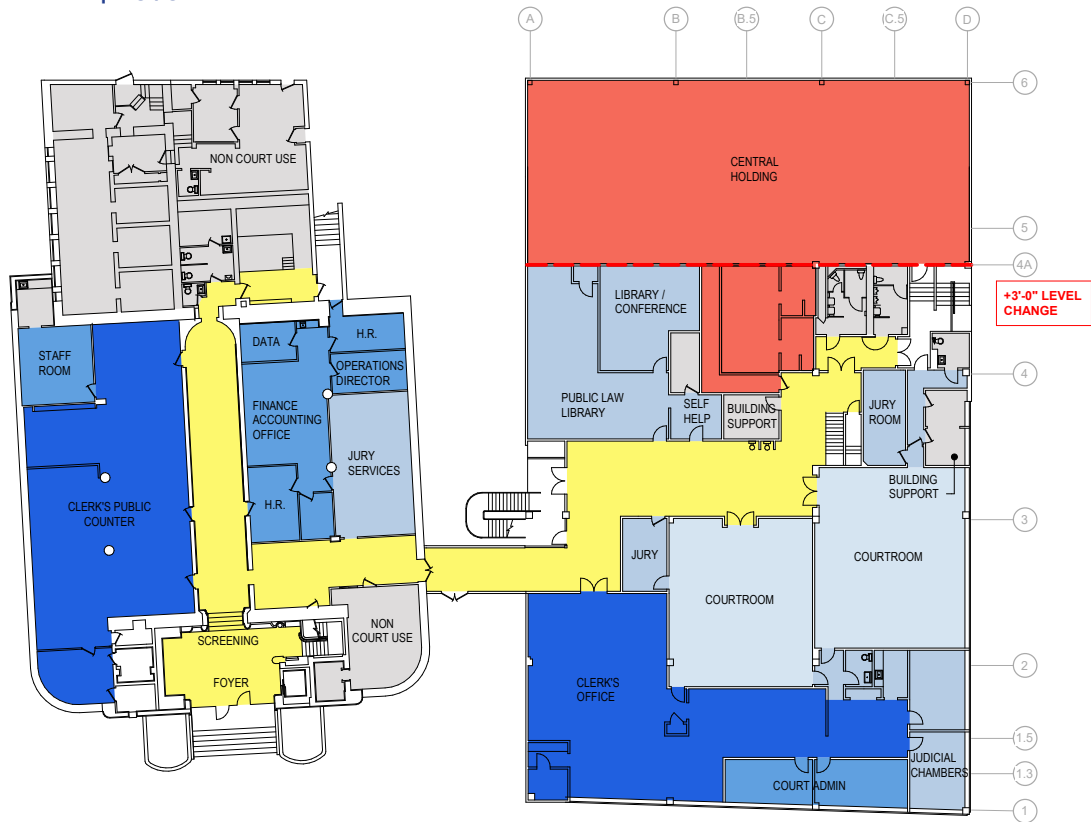
Building Conditions

The courthouse and annex are comprised of three stories and two stories, respectively. Level 1 includes the clerk's offices, two courtrooms, judicial chambers, administration spaces, law library, and a central holding area. Level 2 houses three courtrooms, judicial chambers, mediation and facilitation, conference rooms, offices, and the I.T. Department. Level 3 includes one courtroom, judicial chambers, and offices. The court occupies a little over a third of the space in existing buildings, with the balance being underutilized or shared by Nevada County programs.

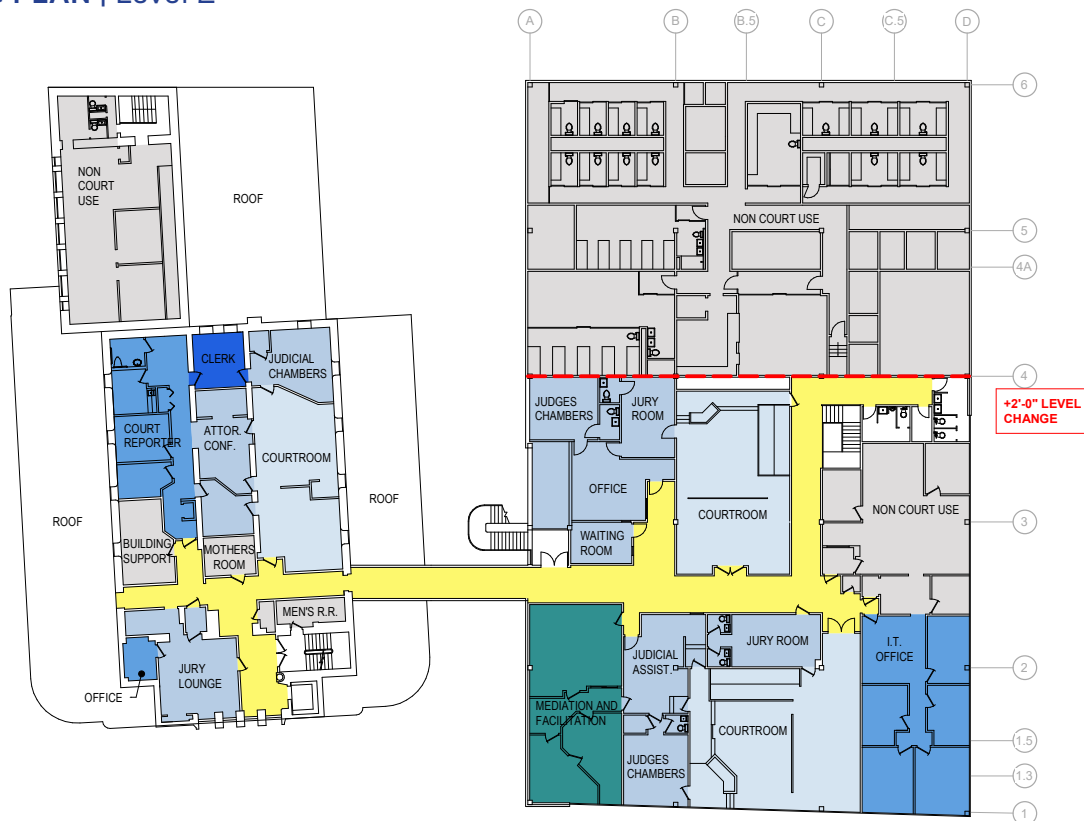
EXISTING PLAN | Lower Level



EXISTING PLAN | Level 1



EXISTING PLAN | Level 2



EXISTING PLAN | Level 3



The Court's current space is considered unsafe, undersized, substandard, overcrowded, and functionally deficient. Challenges to court operations include severe safety concerns associated with seismic deficiencies, non-compliance with ADA standards, and no sprinkler system. Currently, in-custody defendants are escorted to the courtrooms on all floors through non-secure public corridors and stairwells. The lack of secure circulation and separate paths of travel risks the safety of judges, court staff, the public, and in-custody defendants. The holding area does not adequately provide secure access to all courtrooms.

The building's entrance can only accommodate one security screening station, which is not enough to keep up with the large volume of people entering the building each day. It can take up to 15 minutes to clear security screening at peak times. There is no lobby at this entrance, forcing visitors to queue up outside regardless of weather conditions. Lastly, the building lacks a dedicated jury assembly room, which results in jurors assembling in the undersized courtrooms and overflowing into hallways.

While parking is secure for judges, it is not secure for staff, litigants, jurors, and other constituents.

Site/Civil Engineering

Site Topography

The existing Courthouse and Annex building are located on a full city block, with North Pine Street west of the building, Washington Street to the north, Main Street to the east, and Church Street to the south. The site is located on moderately steep terrain, generally sloping from north to south.

Based on an aerial topographic survey provided by the Nevada City Engineering Department, the high point of Washington Street is approximately an elevation of 2,546 feet above mean sea level, located near the midpoint of the Courthouse site. Washington Street drains east and west towards Main and North Pine Streets.

North Pine Street slopes north to south, dropping approximately 21 feet to an elevation of approximately 2,520 feet near the southwest corner of the site.

Main Street slopes north to south with an elevation drop of approximately 24 feet to an elevation of 2,519 feet, near the southeast corner of the site.

Church Street drains east and west, with a high point at elevation 2,529 feet located near the Courthouse entry. The street drops approximately 10 feet from the high point to the adjacent intersections.



Site Topography for Existing Nevada City Courthouse

Existing Site Access

Site access includes two secured vehicular entrances located along Main Street, accessing the Annex Building. An access for trash and maintenance vehicles is located on Washington Street. A second vehicular access is located on Washington, providing access to a few accessible parking spaces.

Pedestrian sidewalks are located along each of the adjacent streets. The main entrances to the Courthouse and Annex Buildings are located on Church Street. Pedestrian access for authorized personnel is located on Main Street and Washington Street.

Compliant accessible access to the existing buildings is not provided, and some of the existing public sidewalks appear substandard from an accessibility and local building code standpoint.

Existing Utilities

All utilities shall comply with the applicable Authority Having Jurisdiction (AHJ) within the City of Nevada City or the County of Nevada.

All proposed utility systems, any necessary design calculations and applicable County or City permits shall be designed by the Design-Build entity. All proposed utilities connections to existing infrastructure, verification of existing utilities, survey of existing underground utility locations, sizes and inverts shall be the responsibility of the approved Design-Build entity.

The existing Courthouse is connected to water, sewer, and drainage infrastructure. The figure below shows the size and approximate location of the Nevada City's sewer and water infrastructure near the Courthouse site.

Based on information provided in studies previously prepared for the site, the existing utilities serving the site are believed to have adequate capacity for the building.

Existing Sanitary Sewerage System

Nevada City provides sanitary sewer collection for the Courthouse site. Infrastructure adjacent to the site consists of gravity mains owned and operated by the City. Sewer laterals serving buildings are the responsibility of the property owner to maintain.

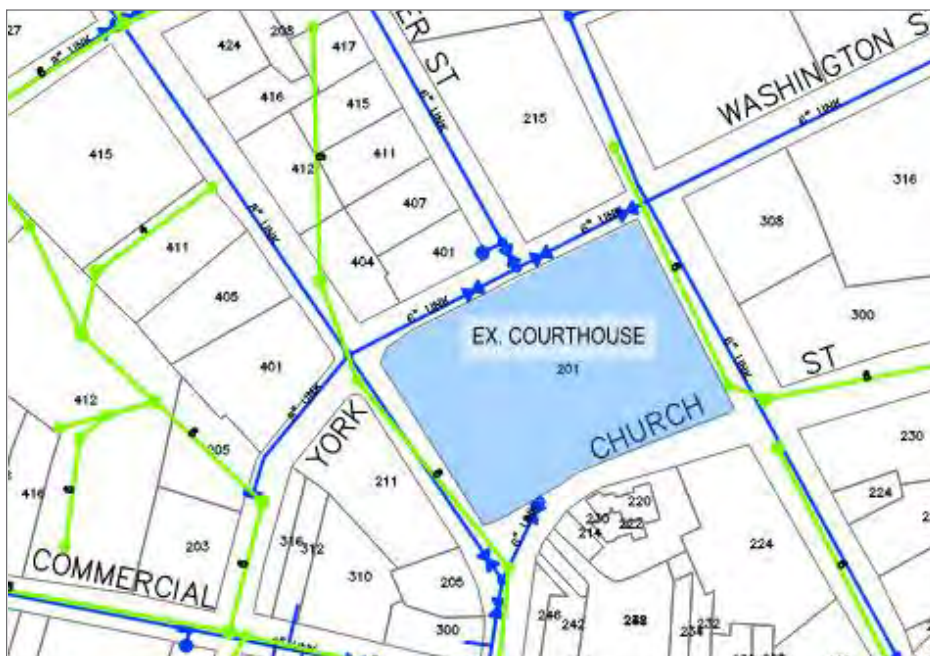
Existing sewer manholes are located at the intersections of Church and North Pine Streets, and Church and Main Streets.

Existing Storm Drainage System

Nevada City uses Caltrans standard specifications for roads, drainage, and sidewalks. Publicly maintained storm drainage is located within the vicinity of the site.

The public storm drain system does not include any treatment system prior to draining into local waterways.

Based on a site visit performed by the team, underground storm drainage appears to exist within North Pine Street, as evident by existing manholes marked as storm drain.



Existing Sewer and Water Infrastructure Map – Existing Courthouse Site

Existing Domestic Water and Fire Distribution System

According to a utility map provided by Nevada City, 6-inch water mains exist in Washington and Main Streets, and an 8-inch main runs alongside the site in North Pine Street. A 6-inch water line feeding an existing fire hydrant from the main in North Pine is located in a portion of Church Street. The static pressure of the existing public water system is believed to range from 65 to 80 pounds per square inch (psi) based on previous studies done for the site. Since these studies were performed several years ago, the current pressure should be verified.

The Courthouse and Annex buildings have separate, metered domestic water connections. These services connect to the existing main in Washington Street.

A public fire hydrant exists near the Courthouse entrance on Church Street and is the sole hydrant immediately adjacent to the site. Two other hydrants are within proximity to the site, across the street from the site on Washington and Main streets.

The existing buildings do not have a fire suppression sprinkler system.

Existing Gas Distribution System

Natural gas is currently provided by Pacific Gas & Electric (PG&E). Gas service is served from Washington Street into the areaway between the buildings entering the Annex. Natural gas is then piped to the existing Courthouse.

Structural Engineering

The existing Nevada County Courthouse consists of an assembly of six interconnected or abutting structures on a sloped city block site. The original Courthouse was constructed circa 1864. The other primary building, the Annex building, was constructed circa 1964. The structures utilize a variety of construction materials and have undergone numerous improvements, alterations, and additions over their history.

Based on available soil reports, excavation at the site is anticipated to be difficult due to weathered rock and boulders which will likely be encountered and require removal. Additionally, some moderately compressible soils near the surface will require over excavation and re-compaction to reduce the magnitude of anticipated settlements.

Existing Courthouse

The existing Courthouse is a three-story rectangular building constructed of the following:

- Its sheet metal roof is supported by gable steel trusses spanning to the perimeter 16-in thick unreinforced brick masonry walls
- Second and third floors are 4-1/4-inch-thick concrete slabs supported by steel beams spanning to the perimeter unreinforced brick masonry walls as well as interior brick corridor bearing walls.
- Perimeter walls at the second level are 20 inches thick.
- Perimeter walls at the first level are 3-foot-thick granite block. Much of the longitudinal perimeter walls were removed during the construction of the 1937 addition (see below)
- First level floors are concrete slab on grade
- Original foundations are granite block
- Seismic bracing of the unreinforced brick masonry parapets was added at some point.

Existing Courthouse Jail Addition

The Jail Addition was added prior to 1900 and was originally a 2-story structure. Sometime later a third story was added. The building is rectangular in plan. Floor levels in this addition do not align with the floor levels in the Original Courthouse. Its construction includes:

- A sheet metal roof supported by sawn lumber joists
- Roof joists are supported by interior wood stud partitions and perimeter 13-inch thick unreinforced brick masonry walls
- Diagonal board sheathing supported by sawn lumber joists at the third floor
- The third floor joists are supported by steel beams and pipe columns and perimeter 13-inch thick unreinforced brick masonry walls
- The second floor consists of a 3-inch thick concrete slab supported on steel beams supported on a longitudinal interior unreinforced masonry bearing wall and perimeter granite block walls
- Foundations are granite block founded approximately 24 inches below grade

Existing Courthouse 1937 Addition

The 1937 Addition to the original courthouse includes one-story east and west wings along the length of the original building and a four-story front façade/entry structure. The east and west wings of this addition removed significant portions of the first level perimeter walls of the original courthouse and re-supported them on the addition framing. Its construction includes:

- Concrete slab roofs and floors supported by steel beam framing encased in concrete
- Steel beams are supported through riveted connections to steel columns
- Steel columns are supported by shallow concrete foundations, some of which are unreinforced
- Perimeter walls of the addition are lightly reinforced concrete. Where walls abut the existing structure, grouted dowels were installed
- Floor slab at grade is reinforced concrete

Existing Courthouse Mechanical Room and Office Addition

The Mechanical Room and the Office Addition are one-story structures that sit to the east of the Jail Addition. The construction of these buildings includes:

- Reinforced concrete slab roofs
- Reinforced concrete walls bearing on shallow concrete foundations
- Floor slab at grade is reinforced concrete

Existing Courthouse Stair Addition to the Jail Addition

The Stair Addition to the north end of the Jail Addition is a three-story rectangular concrete building. This addition has three walls and its east and west walls and floors are presumably connected to the Jail Addition. The construction of this building includes:

- Reinforced concrete slab roofs
- Reinforced concrete walls bearing on shallow concrete foundations
- Floor slab at grade is reinforced concrete
- Internal stairs are reinforced concrete

Annex Building (1964)

The Court Annex is a three-story rectangular building with a penthouse. The construction of this building includes:

- Reinforced concrete waffle slabs at roof and floor supported by concrete columns.
- Portion of roof structure at the original penthouse has a 6-inch-thick reinforced concrete slab with #4 bars each way top and bottom supported by reinforced concrete beams
- Concrete columns are rectangular and supported on shallow reinforced concrete foundations
- The original penthouse and the enclosed rooftop exercise yard are steel framed with a 3-inch deep, 18-gauge metal deck roof diaphragm and steel tension rod lateral resisting elements
- The security viewing enclosure adjacent to the exercise yard relies on concrete masonry units
- The ground level has a 5-inch thick concrete slab on grade with #4 reinforcing bars at 15 inches on centers each way

Identified Deficiencies with Existing Buildings

Prior studies and reports have identified the following structural issues for each of the courthouse complex structures. These structures do not comply with 2020 building codes and the current California Trial Court Facilities Standards. They also have significant structural deficiencies and are constructed using brittle and weak structural materials that have performed poorly during past earthquakes.

Existing Courthouse (1864)

Structural deficiencies identified in prior studies include:

- Building lacks vertical resisting elements at the first level for North-South seismic loads
- Removal of large portions of the transverse wall at the north end of the building
- Incomplete load path from diaphragms to perimeter walls
- Lack of diaphragm chords for transverse seismic loads
- Lack of collectors for longitudinal seismic loads at diaphragm steps and recesses
- Weak diaphragms
- Unreinforced perimeter and interior walls; at these walls, the brick pilaster support for the roof hip steel truss has cracks and is detaching from the remainder of the wall; there are also cracks reported at the tops of the brick piers at the north side of the building
- Unreinforced brick masonry chimney: large cracks were previously identified
- Unbraced suspended lath and plaster ceilings at courtrooms

Existing Courthouse Jail Addition (1890's)

Structural deficiencies identified in prior studies include:

- Lack of wall anchors or shear transfer between the diaphragms and the masonry walls
- Adjacent buildings may pound against the Jail Addition

Existing Courthouse 1937 Addition

Structural deficiencies identified in prior studies include:

- Diaphragms do not provide a complete load path to the shear walls due to lack of chords and collectors at steps and recesses in diaphragm
- The end concrete wall of the addition may pound against the Jail Addition

Existing Courthouse Mechanical Room and Office Addition (1960's)

Structural deficiencies identified in prior studies include:

- The building does not have its own gravity and lateral system; it lacks walls on two sides; one side relies on the granite wall of court building for gravity and lateral
- It has no shear wall along the north and west sides
- The shear transfer into the granite wall of the court building on the south is assumed inadequate
- The free-standing CMU wall at the east side is a falling hazard
- The office addition wood roof is anticipated to lack wall anchorage and shear transfer connections

Existing Courthouse Stair Addition to the Jail Addition (1960's)

Structural deficiencies were not specifically identified in prior studies; however, deficiencies likely include:

- Poor interconnection between this building and the 1890's Jail Addition at both the walls and the floors

Annex Building (1964)

Structural deficiencies identified in prior studies include:

- Deficient concrete frame detailing, particularly at the columns, for seismic force resistance
- Parking Garage short column configuration
- Courthouse Walkway: interaction effects from the two adjacent buildings
- Unknown attachment of the CMU Security Viewing Enclosure, blocks may be a falling hazard, detailing of attachments are unknown
- Tilt-up Panels on the building perimeter do not meet story drift and attachment requirements
- Insufficiently braced and supported lath and plaster ceilings

Transportation Engineering

Pedestrian Accessibility

Located in Downtown Nevada City, the current site is impacted by aging infrastructure, including sidewalks. This is exacerbated by the sidewalk slopes and in many cases the narrow concrete sidewalks are raised above the roadways with handrails. Many intersections near the existing site lack adequate ADA accessible provisions, including curb ramps and truncated domes that provide physical warnings to people with visual disabilities.

As documented in the ADA Accessibility Survey Report for Nevada County Courthouse and Annex (2015), there are numerous onsite deficiencies for pedestrian accessibility in regards to ADA Accessible Parking stalls, walkways, ramps, stairwells, and elevators.

Despite the infrastructure barriers, Downtown Nevada City has many pedestrian destinations within a short distance of the courthouse. This allows employees, jurors, and visitors to frequent coffee shops or restaurants nearby, and many people without physical impairments are able to get to these destinations without driving. Both the existing infrastructure barriers and pedestrian destinations are maintained in Option 1.

Bicycle Accessibility

Bicycle accessibility is limited. There are currently no dedicated bicycle facilities in Downtown Nevada City. In addition, the steep topography downtown hinders comfortable bicycle riding when taking the lane for those who are not very confident riders.

Transit Accessibility

The courthouse is currently accessible via transit and located less than 500 feet from stops at City Hall serving routes 1 and 7. Route 1 serves Grass Valley to Nevada City with 1-hour headways. Route 7 serves regional travel from North San Juan to Grass Valley with 5- to 6-hour headways.

Vehicle Circulation

Currently, there are many deficiencies related to vehicle circulation, including pick-up and drop-off operations. Today, Church Street is most frequently utilized for pick-up and drop-off. This would be maintained in Option 1, but improved through bollards or other security measures to improve vehicular stand off to courts.

Sustainability

The original Courthouse building and Annex is not certified under the United States Green Building Council LEED Rating System.

Concept Design

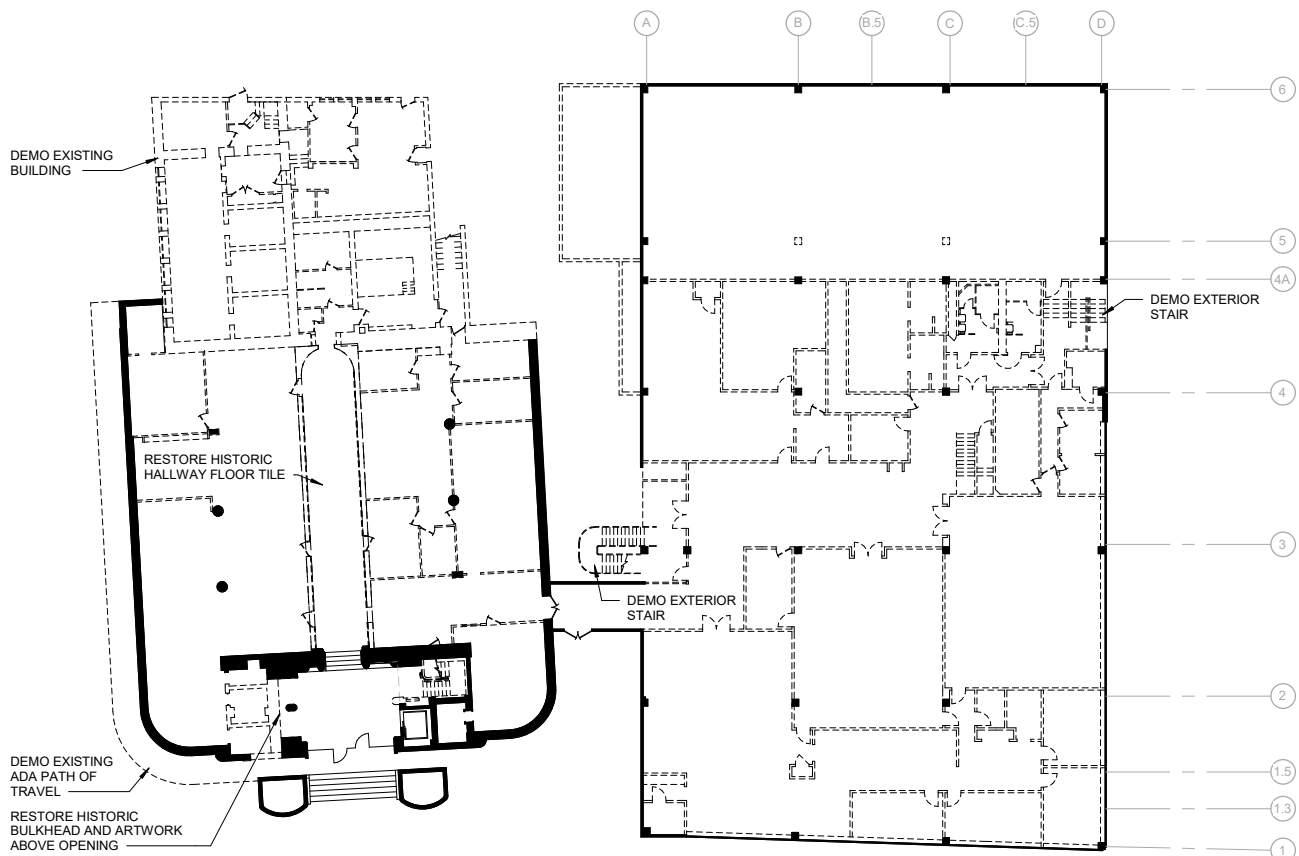
Architecture

APPROACH

The approach to Option 1 involves the renovation of the existing Courthouse with the intent of keeping the original building as intact as reasonably possible. Option 1 provides the Superior Court of Nevada County with a facility that meets the operational, security, and space needs of the Court within the constraints of the original building footprint.

After exploring various alternatives, the Team determined that a complete renovation of both the existing Courthouse building and Annex is the most viable approach for this option. The original structural system and floor-to-floor heights for both buildings will mostly remain intact with changes to the structure to accommodate courthouse functions and meet current standards. Existing Courthouse preservation activities are primarily focused on the main entrance and interior entry lobby space. The structural system and building envelope will be retained. The remaining spaces within both buildings will be demolished and replaced, including interior walls and buildings systems. Due to the irregular layout and sub-optimal functionality of the northern-most portion of the existing Courthouse building, the Team determined that the most cost-effective and functional solution is to demolish that portion of the building and replace it with new construction.

OPTION 1 | Demolition Plan



CONCEPT DESIGN

Site

The site for Option 1 improves upon the existing Courthouse conditions. Washington Street will be closed off to vehicular traffic and open to emergency vehicles. Street parking will be removed on both North Pine Street and Main Street to achieve the required 25-foot stand-off. Bollards are offset 10 feet from the curb and line the east and south-east portion of the site. However, these strategies still fall short of the 25-foot standoff requirement to the east and southeast of the site.

The Judicial Council will seek additional land to provide dedicated parking spaces for the Court. This study assumes the project will acquire an approximate 2,000-square foot lot on which a two-level parking structure would be built.

The path of travel for non-able-bodied persons is indicated along the west of the site along North Pine Street. Vehicular access to Secure Parking and the Secure Vehicular Sallyport is to the east of the site on Main Street, with vehicles passing through a security gate and a secure gate to enter the building.

OPTION 1 | Site Diagram



CONCEPT DESIGN

Building Massing

The building massing for Option 1 is nearly identical to the existing Courthouse conditions with the exception of the northern-most portion of the existing Courthouse building, which is a hybrid 1-level/3-level building. Option 1 replaces this portion of the existing Courthouse building with a new 3-level building of a similar footprint.

OPTION 1 | Axonometric Massing Diagram



Option 1 | Massing Diagram - View from Main Street



OPTION 1 | Massing Diagram – View from North Pine Street



OPTION 1 | Massing Diagram – View from Winter Street



Floor Plans

Option 1 provides the Superior Court of Nevada County with a six-court facility that includes two Large Courtrooms and dedicated spaces for Judicial Services. Courtrooms and Judicial Chambers are located at the eastern portion of the Courthouse (Annex), while Judicial Services and Administration spaces are located at the western portion (existing Courthouse building). The Courthouse's existing Central Holding Area is relocated to the basement level on the western portion of the existing Courthouse building. Each building has one stair with rooftop access to meet Fire and Life Safety Code compliance requirements.

OPTION 1 Floor Plan | Basement

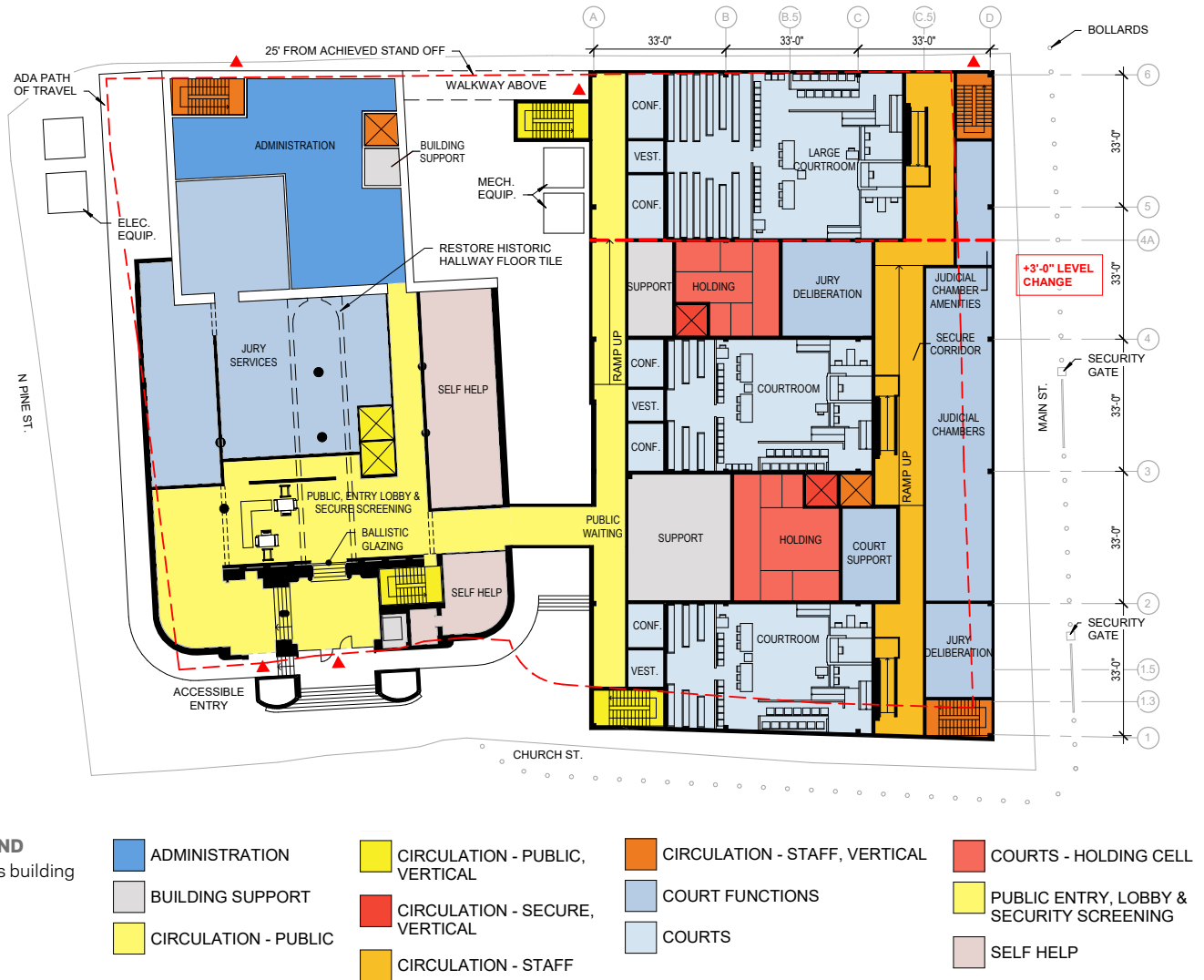


Option 1 relocates the Courthouse's existing Central Holding Area to the Basement Level and includes Secure Parking for Judicial Staff, a secure Vehicular Sally Port, Sheriff's Office, and Building Support. The existing Parking footprint is significantly reduced to accommodate the new Sheriff's Office, in-custody, and building support spaces.

Option 1 adds two secure gates for vehicular access to Secure Parking and the Secure Vehicular Sallyport on the east of the site and includes public street access to the Sheriff's Office to the south. Vertical Circulation accessible from the parking area is provided for Judicial Staff and leads to the Judicial Chambers on Levels 1 and 2. Secure Vertical Circulation at both the Vehicular Sally Port and Central Holding Area leads to two separate Holding Areas on Levels 1 and 2, which are adjacent to the Courtrooms. This ensures that the transportation of individuals in custody is secure and separated from Public and Judicial spaces.

Ramps are included at both the Secure Parking and Secure Vehicular Sallyport to improve accessibility and compensate for two 3-foot level changes.

OPTION 1 Floor Plan | Level 1

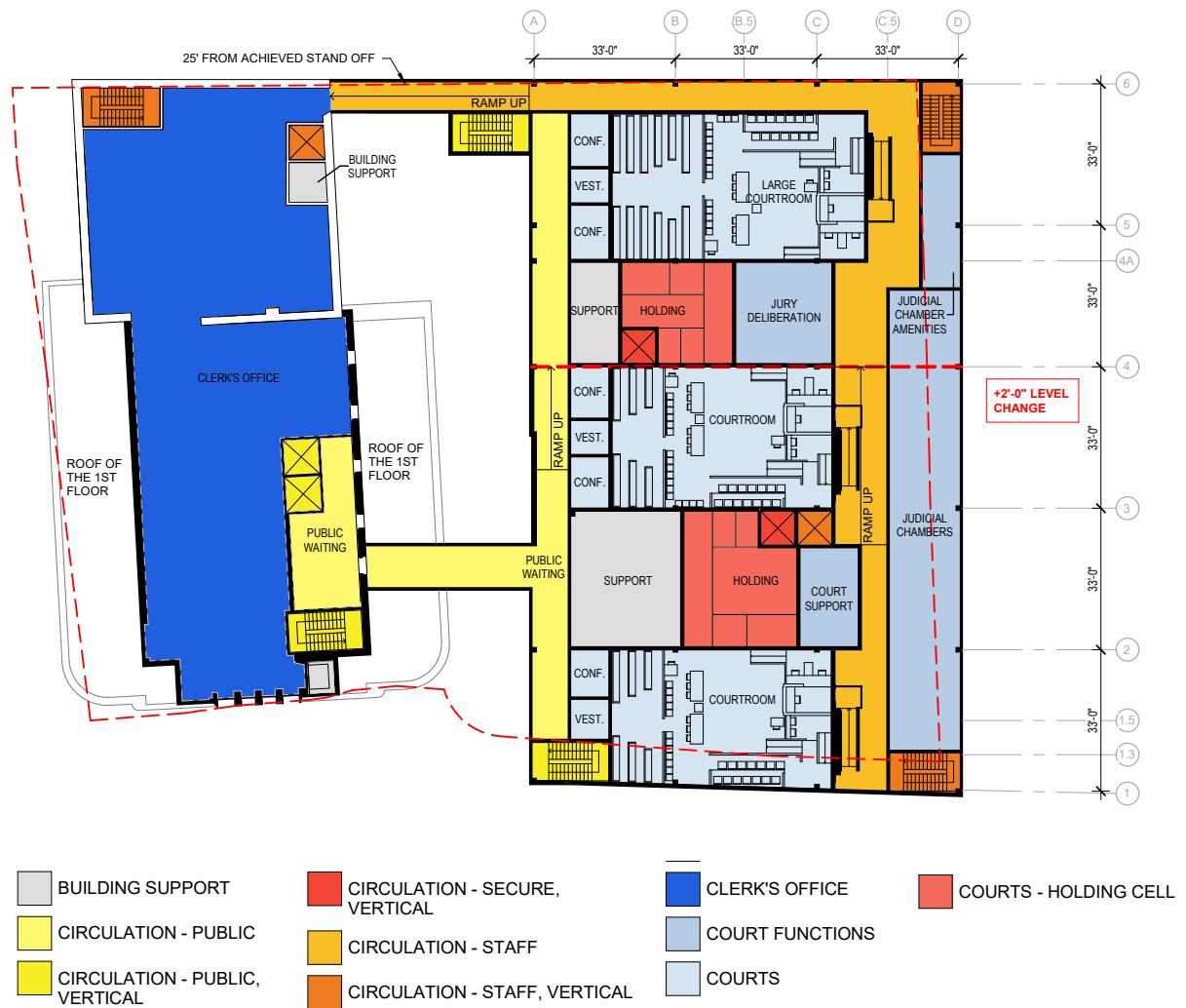


Option 1 retains the main entrance of the existing Courthouse building and relocates the Public Entry Lobby and Security Screening behind the vestibule to provide adequate space for security screening. The path of travel for non-able-bodied persons is indicated along the west of the site and leads to an additional entryway parallel to the main entrance. Jury Services, Administration and Self-Help spaces, and Public Vertical Circulation to all three levels are located beyond the Security Screening area. Both the Administration space and a portion of the Jury Services space are located at the new, northern-most segment of the existing Courthouse building, which includes Secure Vertical Circulation to all three levels. The existing Courthouse building is linked to the annex via the existing corridor.

The Level 1 Annex is organized into a horizontal layer of program and circulation spaces. The Public Waiting Area lines the western edge of the floorplate. Three Courtrooms (including one Large Courtroom) are located at the center of the floorplate, each separated by a secure Holding Area, Jury Deliberation Room and Building Support spaces. A Restricted Corridor for Judicial Staff serves as a buffer between the Courtrooms and the Judicial Chambers and Jury Deliberation Room at the eastern edge of the floorplate. Both the Public Waiting Area and Restricted Staff Corridor include an incline to accommodate the 3-foot grade change to ensure accessibility for non-able-bodied users.

This configuration enables the efficient organization of program spaces and establishes clear separation between public and restricted spaces. This also allows for opportunities to integrate strategies to improve daylighting and views to the outdoors within the Public Waiting Area, the southern-most Courtroom, Judicial Chambers, and Jury Deliberation Room.

OPTION 1 FLOOR PLAN | Level 2



On Level 2, the Clerk's Office occupies the majority of existing Courthouse building floorplate and has a direct restricted Vertical Circulation path to the Judicial Chambers. The Public Waiting Area is located adjacent to Public Vertical Circulation and the existing 2nd-level corridor that links to the Annex. The Level 1 roof of the existing Courthouse building will be replaced and allows for the opportunity to include rooftop amenities and/or a green roof on Level 2. To maintain consistency among all three options and for cost considerations, this rooftop strategy is not included in this option.

The layout for the Level 2 annex is nearly identical to Level 1. The Restricted Corridor at the northern-most portion of the annex is extended to link to the new segment of the existing Courthouse building. Both the Public Waiting Area and Restricted Corridor include an incline to accommodate the 2-foot grade change to ensure accessibility for non-able-bodied users.

OPTION 1 FLOOR PLAN | Level 3



LEGEND

Courts building

 ADMINISTRATION	 CIRCULATION - PUBLIC	 CIRCULATION - STAFF, VERTICAL
 BUILDING SUPPORT	 CIRCULATION - PUBLIC, VERTICAL	 FAMILY COURT, CIVIC AND ADR

On Level 3, the Family Court, Civil and Alternative Dispute Resolution spaces occupy the majority of the existing Courthouse building floorplate, with Administration space located at the new, northern-most segment of the existing Courthouse building.

OPTION 1 FLOOR PLAN | Roof Plan

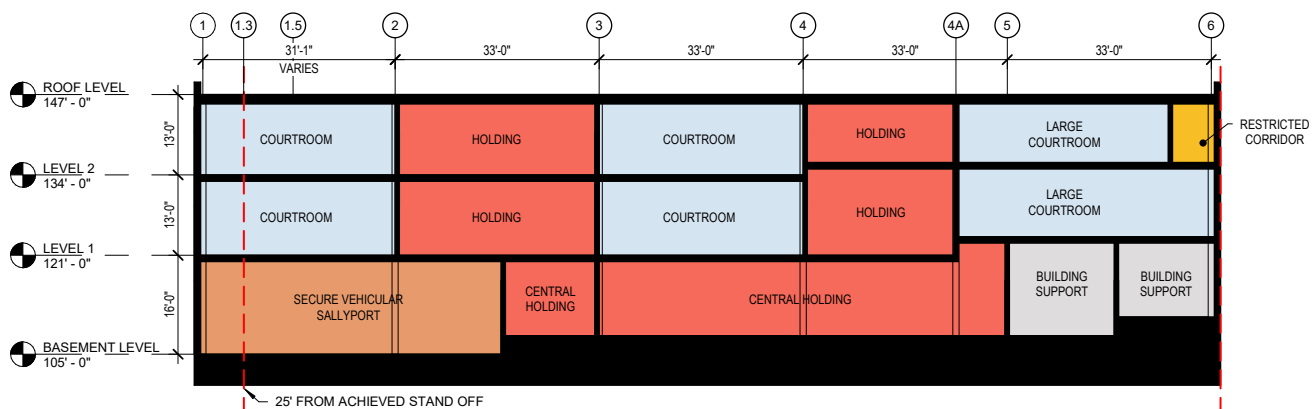


Option 1 replaces the roofs on both the existing Courthouse building and Annex, including building systems equipment and the demolition of the existing penthouse on the annex roof.

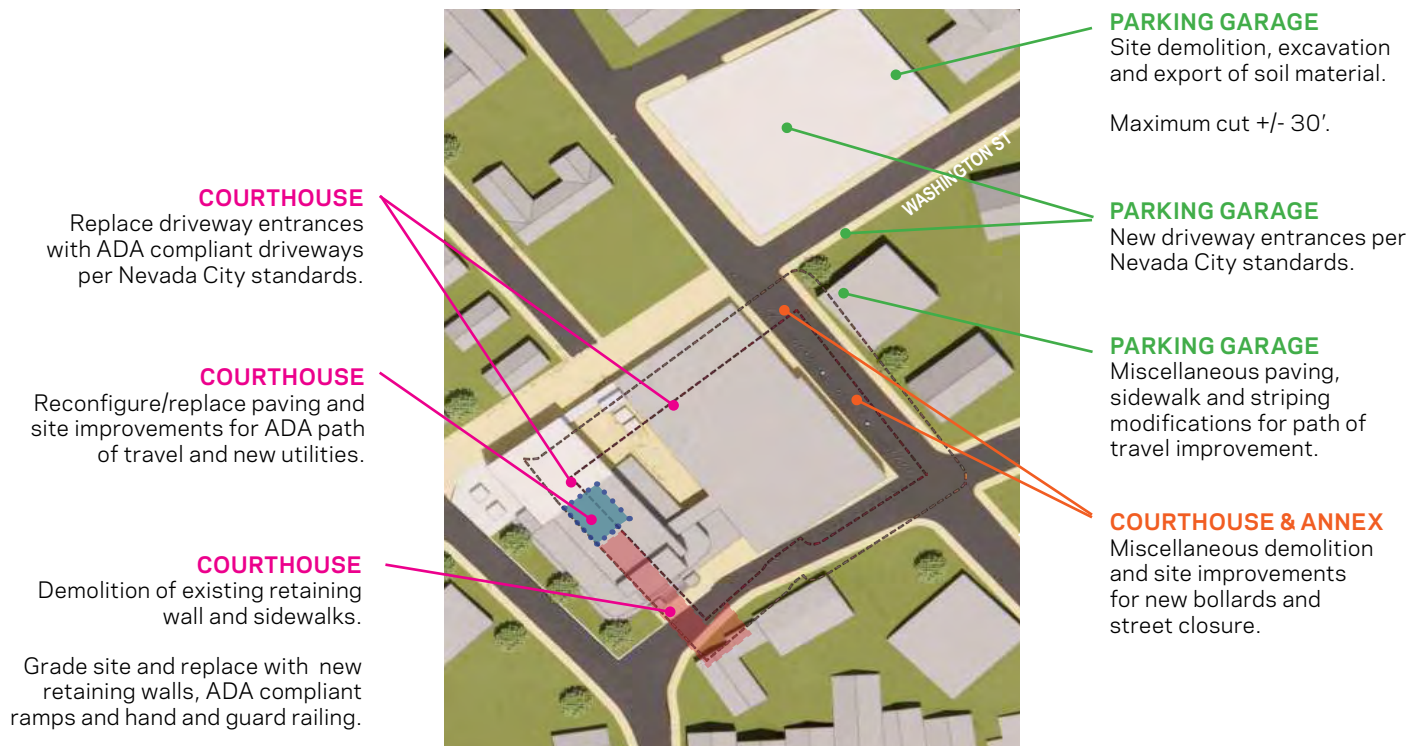
Building Section

Option 1 encompasses the renovation of the existing Courthouse. As a result, this option includes several level changes on all floors of the Annex building. Ramping is included in Level 1 to improve accessibility and compensate for two 3-foot level changes. Ramping is included in Level 2 to improve accessibility and compensate for two 2-foot level changes.

OPTION 1 | Building Section



OPTION 1 | Site Improvements Concept



Site / Civil Engineering

Site Access, Parking and Site Improvements

New accessible paths will be required for the Courthouse and Annex buildings, per California Building Code. Improvements shall meet applicable State and Federal requirements.

Because of the site's terrain, new accessible ramps and handrails, and reconfiguration of existing stairs and hardscape are anticipated to be required.

The existing buildings contain several exterior doors accessing the adjacent public sidewalk. Some modifications to the existing sidewalk may be needed to adjust grades and slopes to comply with current codes.

The existing public sidewalk and driveway aprons adjacent to the buildings do not comply with current standards in some locations. Upgrades to provide compliant dimensions for sidewalks and bring driveway entrances up to current standards may be required.

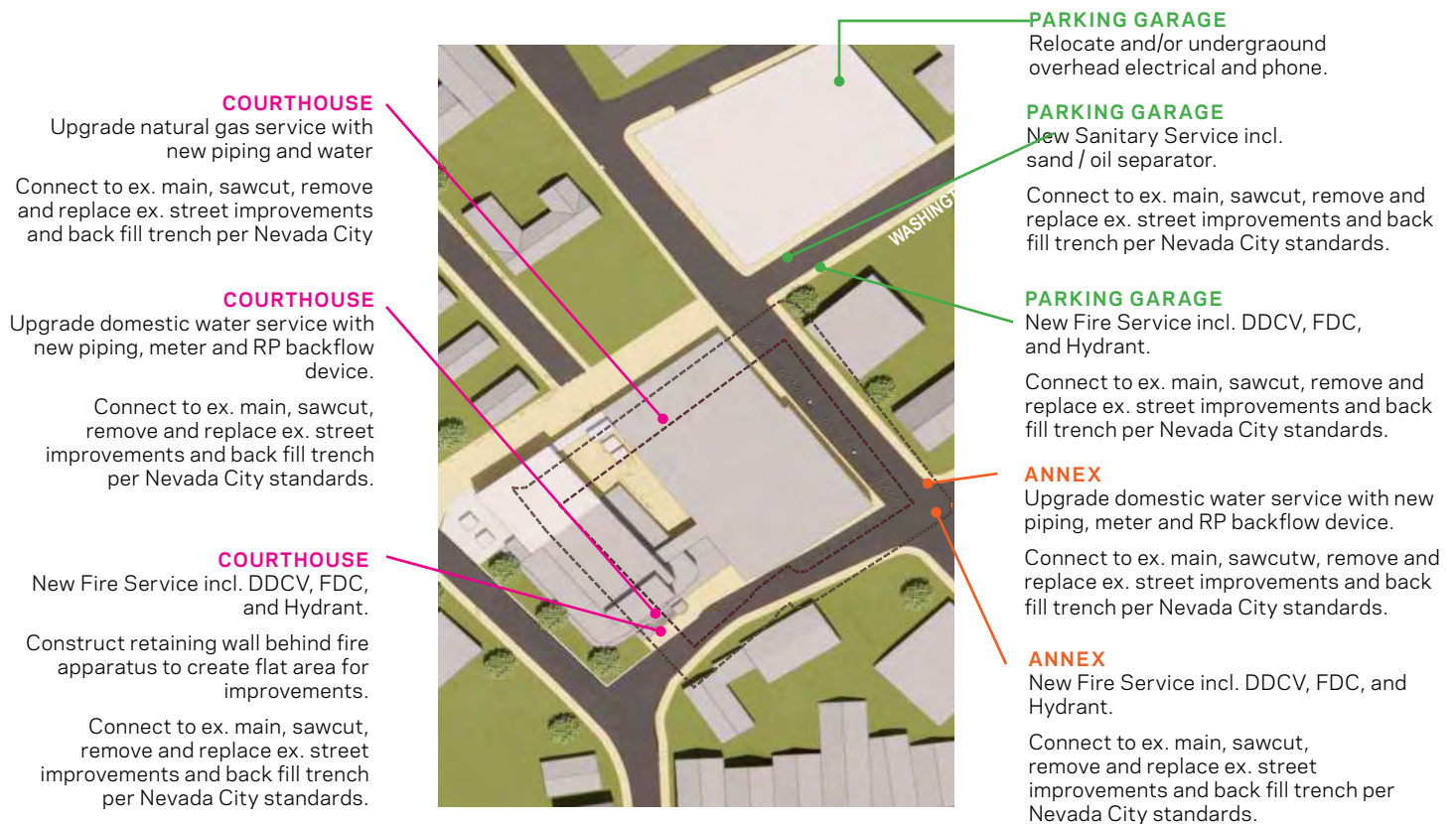
A new parking garage will provide new parking including accessible stalls for the facility, located on an adjacent property north of the existing courthouse site. The parking is expected to be provided on a multi-story garage with access to each level provided by two separate entrances. Significant excavation will be required to construct the garage, and the new facility will retain soil depths of approximately 20 to 25 feet.

Based on an existing geotechnical report prepared for the courthouse site, weathered rock and boulders are expected to be encountered during excavation.

An ADA access route connecting the parking garage to the courthouse facility will be provided. Washington Street will be closed to vehicular traffic adjacent to the site. Removable bollards or other improvements will be placed on either end of the street that can be removed for fire access.

New bollards offset 10' from the face of curb along Main Street will be required.

OPTION 1 | Site Utilities Concept



Proposed Utilities

Sanitary Sewer

It is anticipated that the new sanitary piping related to building renovations would connect into the existing laterals from the buildings to the adjacent streets or Main Street and North Pine Street. The existing sanitary sewer laterals connecting the building to the public mains drain by gravity.

The new parking garage will require a sewer connection serving garage drainage, connecting to public mains. The system will include a sand/oil separator.

Storm Drainage

Storm drainage requirements are prescribed by Nevada County Land Use and Development Code.

Projects in the City are typically required to install detention and treatment facilities to mitigate peak increases in stormwater runoff. Per Nevada County Code, where determined necessary, retention/detention facilities shall be designed to protect downstream users and ensure that the water surface returns to its base elevation within 24 hours after the storm event.

Stormwater treatment and detention shall be provided to meet Nevada City stormwater requirements.

Judicial Council of California (JCC) California Trial Court Facilities Standards has a design objective for projects to achieve LEED Silver or greater. Additional stormwater treatment goals may be necessary, up to treatment of the 98th Percentile storm runoff in order to achieve Rainwater Management (SS C4) LEED points.

If the site improvements result in an acre or more of disturbed area, the project will require a Stormwater Pollution Prevention Plan (SWPPP) be processed with the State of California to obtain coverage under the Construction General Permit prior to construction.

Domestic Water and Fire

The Courthouse and Annex buildings will require a new fire suppression sprinkler system. The new system shall conform with the Nevada City Code of Ordinances, California Fire Code, and NFPA 13.

Private fire service mains shall conform with NFPA 24, capable of supplying the required fire flow for fire protection.

The fire service will require a new fire department connection (FDC). FDC's shall be installed in accordance with the NFPA standard applicable to the system design, and shall be located unobstructed from a fire lane. A fire hydrant shall be located near the FDC per Nevada City Fire and California Fire Code requirements.

Additional fire hydrants will be required in order to provide coverage around the building per Nevada City Fire and California Fire Code.

Gas Distribution

The existing gas service will be upgraded for the Courthouse and Annex buildings, including replacing piping and meters adequately sized for the buildings.

Structural Engineering

APPROACH

The approach for Option 1 includes removing the additions from the north end of the existing Courthouse as well as removing partitions and rooftop spaces from the Courthouse Annex to allow for the reconfiguration of the spaces. This option requires substantial repair, retrofit and strengthening of the remaining existing structures. The new improvements and structures are used to help support and strengthen the existing structures as much as possible toward meeting the 2020 California Trial Court Facilities Standards. The primary challenge for this concept is providing sufficient lateral resistance for the existing heavy and weak/brittle structures.

CONCEPT DESIGN

Existing Courthouse

Option 1 removes the sheet metal roof diaphragm of the existing Courthouse and replaces it with a modern metal deck supported by the existing steel trusses. The steel trusses require strengthening including welding of additional angles onto the chords and webs of each truss. Additional steel diagonal angle bracing is also required at the bottom chord to serve as an additional structural diaphragm. Continuous channels are bolted through the walls along the perimeter of the roof and additional structural steel drags are required extending from the corners of the front concrete tower façade all the way to the new administration building. Truss modifications and re-framing may also be necessary at the new elevator shafts if overrun height is necessary.

This option also removes the brick north wall of the existing Courthouse including the brick chimney from corner to corner. The remaining walls require temporary shoring and bracing until the replacement administration building is constructed. This wall is replaced with a wall from the Administration Addition.

The remaining perimeter walls of the Existing Courthouse are retrofitted using the CenterCore technique having full height vertical cores drilled down the walls and subsequently reinforced and grouted. These cores are required at approximately 5 feet on center along all of the perimeter walls. The reinforcing from these cores continues down into new reinforced concrete shear walls at the first level. The CenterCore reinforcing are welded at its base to the built-up beam that currently supports the upper-level masonry. The first-level concrete walls are approximately 16 inches thick and installed between the existing steel columns. The walls extend from the north to the south end of the building

but will have openings for the walkways shown on the architectural exhibits. These walls extend vertically from their approximately 6-foot-wide reinforced concrete foundation grade beams up to the existing built-up steel girder at Level 2. The wall reinforcing is welded to both the existing built-up girder and to the existing columns.

The existing interior face of the front wall of the Existing Courthouse requires 12 inches of shotcrete from floor to floor through the height of the building. Hooked reinforcing dowels are epoxied diagonally into the existing unreinforced brick masonry at 2 feet on center across the face of the wall and embedded at least three quarters through the thickness. A 4-foot-wide reinforced concrete foundation is required along this wall length also doweled into the existing foundation materials.

Steel angles are installed continuously along the perimeter of each floor level to strengthen the connection of the diaphragms to the perimeter walls. These angles are bolted through the exterior wall and through the floor slab. Additionally, the floors require new steel angle cross ties across the entire width of the building at approximately 20 feet on center maximum and at each floor level.

Where the central brick corridor partitions are removed, they are replaced with structural steel beams. These beams will likely consist of W18 beams supported by 6-inch square HSS posts at 20 feet on center. The HSS posts carry the floor loads down to grade where they are supported on new concrete spread footings beneath the new concrete slab on grade floor.

Additional W16 steel framing is required around the new elevators at each floor level. This framing requires support from the replaced corridor columns and also HSS columns at the corners of the elevator shafts as well as the perimeter brick masonry walls. Similarly, the new stairway includes new perimeter steel framing to HSS columns at the stair corners and at the landing edges. The stair consists of structural steel framing supporting concrete filled metal deck landings and concrete filled metal pan stairs.

All hollow clay tile and unreinforced masonry partitions within the building are removed and replaced with metal stud partitions.

Administration Replacement Addition

The Administration Replacement Addition requires removal of the assembly of structures to the north of the existing Courthouse. These include the 1890's Jail Addition and the 1960's Jail Addition Stair, Mechanical Room and Office Addition. The new structure has reinforced concrete walls and a concrete filled metal deck with structural steel framed floor system. If at least two interior columns are allowed down the center of the space, the floor framing may consist of W30 girders spanning approximately 30 feet from the outside walls to the interior columns with W18 beams likely spaced at 10 feet on center maximum and spanning between the girders and to the exterior walls. Additional framing is needed at the perimeters of the stair and elevator penetrations as well as at drag connections from the existing Courthouse. Typical floors have 4½-inch thick concrete fill over 3-inch metal deck for a total slab thickness of 7½-inches. Level 1 consists of a 5-inch-thick concrete slab on grade.

The roof assembly is comprised of concrete over metal deck, rigid insulation and surface roofing material. The steel framing slopes to the roof drains to minimize crickets and tapered insulation. The roof deck is comprised of 4-inch normal weight reinforced concrete fill over 2-inch metal deck (total slab thickness of 6-inches) spanning a maximum of 8 feet to composite steel wide-flange beams. This provides a 1½-hour fire rating without any sprayed-applied fireproofing at the underside of the metal deck. Typical roof beams are W18 members spanning approximately 30 feet. Framing specifically supporting the perimeter of the rooftop AHU are required and are similar to the W18 beams at the remainder of the roof. Roof girders are W24 members spanning approximately 30 feet. Beams, girders, and columns are fireproofed throughout the building.

The perimeter walls of the Administration Replacement Addition are typically approximately 10 inches thick reinforced concrete, but the wall replacing the north wall of the Existing Courthouse must be 12 inches thick and doweled into each of the Existing Court floor levels as well as have connections at the roof level. These walls are founded on approximately 4-foot-wide concrete foundations.

Existing Courthouse 1932 Addition

This addition requires structural steel drag members to the lobby shotcrete wall of the Existing Courthouse as well as to the new south wall of the Administration Addition. Additional concrete shear walls are required at the partition separations at Jury Services and at the Self-Help area to help reduce the existing diaphragm spans.

Annex Building

At the roof level, the existing mechanical penthouse and the exercise yard are removed. In preparation for mechanical units at the roof level, strengthening of the concrete slab and beam system as well as the waffle slab in the area of the units is required. This can be accomplished with bonded carbon fiber strips longitudinally along the bottom of the existing beams along with carbon fiber stirrup wraps along the lengths of the existing beams. This strengthening is required for all beams bounded by Grids 4, 5, B and C. Ideally, the mechanical unit to the south of Grid 3 can be moved to land on the slab and beam system roof where strengthening for its support will match the north unit.

Additionally, on Grids B and C between Grids 4A and 6, strengthening of the waffle slabs is required to install transfer beams in the roof structure to allow removal of columns from Courtroom 2A. Similar to the mechanical unit strengthening, this entails application of bonded carbon fiber strips longitudinally along the bottom of the existing beams along with carbon fiber stirrup wraps along the lengths of the existing beams for their entire length. It is also necessary to increase the depths of these two beams by creating doweled beam curbs above the roof. The doweled beam curbs are approximately 2 feet tall and 12 inches wide. These members should be installed prior to the fiber wrap so that the fiber can be doweled through the roof slab to engage these curbs.

On Grids B and C, between Grids 4A and 6, strengthening of the waffle slab is required to install transfer beams in the floor to allow removal of columns from Courtroom 2A. This strengthening entails application of bonded carbon fiber strips longitudinally along the bottom of the existing beams along with carbon fiber stirrup wraps along the lengths of the existing beams for their entire length similar to the level above.

Strengthening of the columns is also required at Grids B/6 and C/6. This strengthening likely entails wrapping the columns with carbon fiber and doweling those wraps through the back side of the column where it abuts the wall so that the wraps can be continued around the entire column. This strengthening is at the Levels 2 and 3.

Where new columns are installed at Grids B/4A and C/4A, those columns are likely 18 inches square reinforced concrete with bars doweled through the floors to the levels below and down to new column reinforced concrete column spread footings on grade.

At the new stairs in the corners of the Annex, the concrete waffle slab floor framing must be strengthened for each of the penetrations. The stairs shafts are constructed of reinforced concrete to allow for additional lateral force resistance at the stair shafts as well as support for the interrupted waffle slab framing. Along the edges of the stair openings, new concrete beams are cast with dowels into the adjacent framing. These stairwells require substantial foundations at their base since they will serve for lateral resistance as well.

Additional 8-inch-thick concrete shear walls are required at the parking level of the annex. These must be aligned with the 3-foot grade change between the Secure Vehicular Sallyport and the Central Holding. This wall must be considered full length on this line, with the exception of an opening at the pedestrian ramp that will be provided. This wall requires a reinforced concrete foundation for its full length. The pedestrian ramp is likely constructed of concrete walls and a 4-inch-thick concrete ramp slab.

Strengthening of the waffle slab is also required at the overbuild corridor ramps. The overbuild ramps is constructed of 4-inch-thick concrete slabs with 4-inch wide turn down ribs over foam waste-forms.

At the roof level and the floor levels, out of plane anchors between the perimeter walls and the waffle slab diaphragms are needed. This anchorage consists of threaded rods drilled through the exterior walls and into the waffle slab edge beam. These ties are spaced no greater than 8 feet on center along the entire perimeter.

Existing concrete columns that are not a part of the perimeter walls require carbon fiber confinement wrapping for their full heights at each level.

Concrete retaining walls are required at the new parking level elevation changes and elevator pits. These retaining walls are likely 8 inches thick with two layers of reinforcing doweled into the concrete slabs.

New Elevated Walkway to the Annex Building

The New Elevated Walkway between the Annex and the Administrative Office Addition is framed with structural steel. The roof of the walkway likely has W18 longitudinal steel beams along the north and south sides of the walkway and W8 transverse beams spaced at approximately 8 feet on center supporting a metal deck roof. The floor consists of W30 longitudinal beams and W10 transverse beams supporting a concrete filled metal deck floor. The longitudinal beams are supported by three pairs of 8-inch square HSS columns. These occur where the walkway abuts the Administrative Office, at the end of the North Exterior Access Stair and at the face of the Annex Building. The Walkway has a longitudinal seismic separation from the Administration Building but connects rigidly to the Annex building using bolted connections anchored into the floor slab of the Annex. The Walkway has seismic restraint provided by both the Administrative Addition and the Annex for forces in the north south direction.

New North Exterior Access Stair

This stair is constructed of reinforced and solid grouted 8-inch CMU masonry walls along its perimeter. These walls extend down to shallow reinforced concrete foundations, which are a single 12-inch-thick mat under the entire stair that extends out beyond the stair walls by 1-foot minimum on the three sides where there is not a conflict with the existing Annex. The stairs inside the tower are concrete-filled treads supported by steel stair stringers with concrete-filled metal deck landings. The roof of the stair is framed with metal deck spanning across the stair and supported by perimeter ledger angles bolted into the perimeter walls.

Mechanical and Plumbing Engineering

CONCEPT DESIGN

Central Utility Plant

The buildings will be served from a new central utility plant with indoor water-cooled chillers, two (2) 150-ton units anticipated, and gas-fired boilers, three (3) 1,000 MBH output units anticipated. The utility plant will be located similar to the current units. The cooling towers will be located outdoors in a similar location to the existing one.

Air-Handling Systems

The Courthouse building will be served from a new (approx. 25,000 cfm) air-handling unit located on the roof of the re-constructed north addition. The Annex building will be served from two (2) new (approx. 25,000 cfm) air-handling units located on the roof.

HVAC Distribution

Duct distribution will be via vertical shafts to terminal vav boxes. Hot water reheat will be provided for perimeter boxes. The annex building has multiple level changes that will require distribution ductwork to be configured to avoid crossing where there is no space. This results in additional shafts vs. other options. Ductwork will be lined downstream of fans and vav boxes for noise control. No smoke control systems are anticipated to be required. Hydronic heating hot water and chilled water system piping will be steel or copper piping and designed for low-pressure loss.

HVAC Controls

A new HVAC Building Management System (BMS) control system will be provided to serve all mechanical systems. The system will be compliant with the JCC BMS specification requirements with all points graphically displayed on the front-end computer system.

Central Plumbing Equipment

A central gas water heater and circulation pump will distribute domestic hot water to the fixtures at both buildings.

Plumbing Fixtures

Low-flow, wall-hung commercial grade fixtures will be used with 1.28 gallons per flush for water closets, 0.125 gallons per flush urinals. All toilet room fixtures will be sensor operated. Hold Room areas will be provided with stainless steel institutional combination toilet / lavatory fixtures.

Piping systems

The existing roof drainage system is anticipated to be re-used. New domestic water piping will be provided to all fixtures and sized in accordance with CPC and ASPE requirements. New water piping will be extended to site main connection points. A new natural gas service connection is anticipated to be required. Gas piping will be extended to serve the boilers and domestic water heaters in the basement. New fire sprinkler piping will be extended from the site water main. It is anticipated that two risers will be required, one for each building. All areas of the building and attached overhangs will be fully protected with an automatic wet fire sprinkler system in accordance with NFPA-13 requirements. Sprinkler heads will be semi-recessed or concealed type. Hold Room areas will be provided with institutional heads.

Comparison to Other Options

- Each of the options uses similar mechanical systems and equipment.
- Option 1 reuses the existing building shell, which is likely not to be as energy efficient as the other options with new construction.
- Option 1 will require three (3) main air-handling units which will result in increased costs with additional points of connection and additional maintenance with the additional equipment.
- Option 1 has existing level changes at the annex building that will result in additional ductwork and duct shafts to reach the various areas, and difficulty routing ductwork in tight ceiling space areas.
- Option 1 has chillers in the basement that may require an additional area way for future chiller removal.
- Option 1 is two buildings requiring two fire risers and associated site backflow preventors, riser room spaces, fire alarm connections and riser appurtenances.
- Option 1 will have all new fire sprinkler piping which will be difficult to route with the existing building level changes, possibly resulting in exposed piping at certain locations.
- Option 1 has an existing roof drainage system that can possibly be re-used.

OPTION 1 MECHANICAL AND PLUMBING PLAN | Roof Level



Electrical Engineering

The California Trial Court Facilities Standards (CTCFS) are referenced throughout this narrative and should be utilized as a basis of design.

APPROACH

Demolition

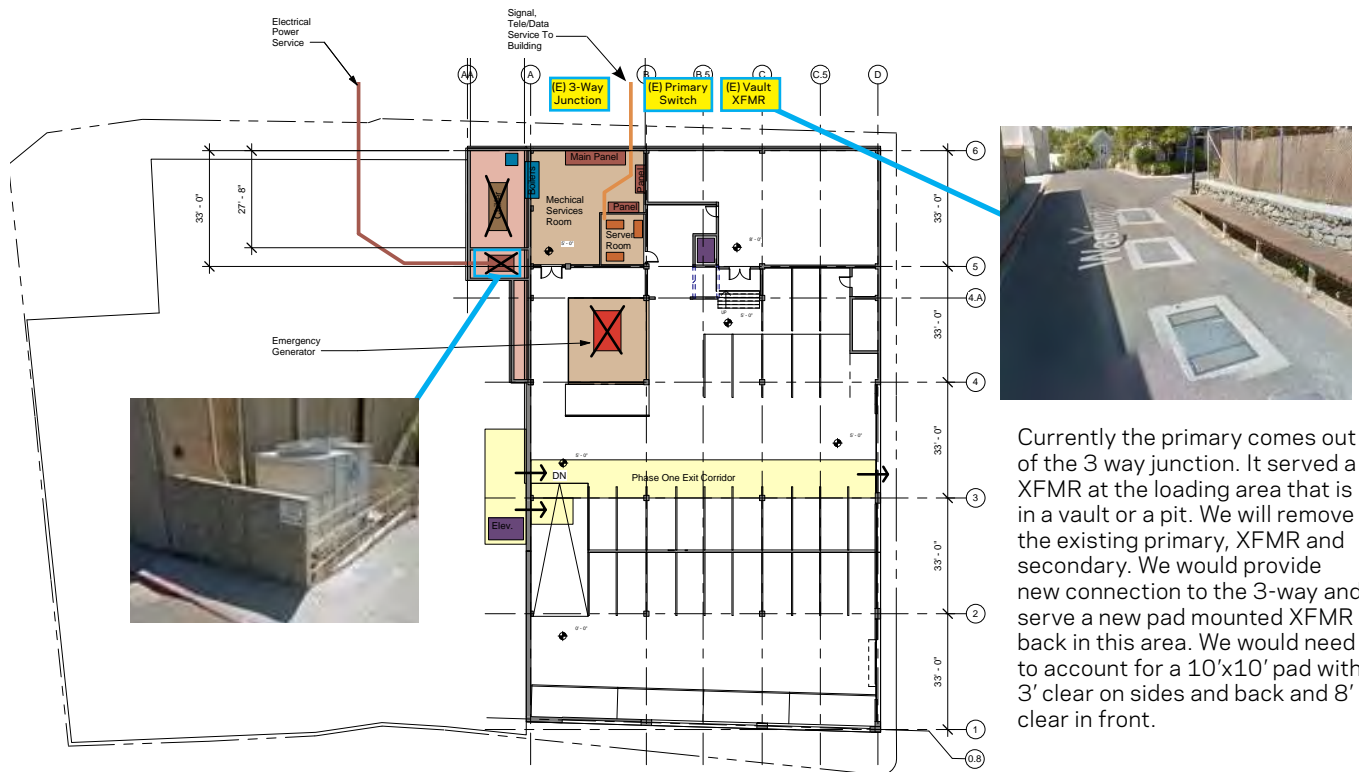
The entire electrical system shall be demolished. This includes incoming power service, switchgear, panels, conduit and wire, devices, light fixtures, etc.

SITE

Power

Provide utility power to the building by Pacific Gas and Electric Company (PG&E) via a new pad mounted utility transformer. Currently, the primary power comes out of the underground 3-way junction switch on Washington Street. It serves a pad mounted transformer in the loading area vault/pit. This transformer and its feeder will be demolished. A new connection shall be provided from the existing 3-way junction to the new PG&E transformer, which shall be located outside the building on the Northwest corner. Transformer shall be provided by the PG&E and be installed per their standards. Provide duct structure (conduits, pullboxes, trenching, etc.) as required. The power shall step down to building voltage (277/480V) via the utility pad mounted transformer. From the transformer, provide five 5" feeder conduits into the 1600A, 277/480V, 3 phase, 4-wire main switchboard per PG&E Standards. Service feeder conductors will be provided by PG&E.

OPTION 1 | EXISTING PG&E INFRASTRUCTURE



Currently the primary comes out of the 3 way junction. It served a XFMR at the loading area that is in a vault or a pit. We will remove the existing primary, XFMR and secondary. We would provide new connection to the 3-way and serve a new pad mounted XFMR back in this area. We would need to account for a 10'x10' pad with 3' clear on sides and back and 8' clear in front.

Power Distribution

Normal Power

As described above, the building will have a 1600A, 277/480V, 3 phase 4 wire main switchboard (MSB), located in the basement main electrical room. The MSB will contain the PG&E meter, the main circuit breaker and the feeder circuit breakers.

Feeders will be provided from the MSB to the satellite electrical rooms, serving the lighting panels and the step-down transformers for the 120/208V panels.

Provide spare load and breaker capacity per the CTCFS.

Loads shall be segregated per Title 24 and the CTCFS. Each load category shall be metered per system and floor as described in CTCFS, Section 15B.

Standby/Emergency Power

Provide a generator to provide standby/emergency power to the building. Assume the generator is 100kW/125kVA. The following items shall be considered:

- Location: The CTCFS requires that the generator be located at least 50 feet from the power source. In this scheme, this will be very difficult. We anticipate the generator will be located near the PG&E transformer, which violates this requirement. Alternatively, the area between the buildings could be assessed for the generator location.
- Based on the location and proximity to residences, the generator shall be provided with sound attenuated enclosure.
- Provide a permanent load bank.

UPS Power

The building will not be provided with a central system.
Provide UPS power per the CTCFS, utilizing in-rack UPS units.

BMS Interface

Provide BMS interface per CTCFS and as described below:

- Electrical / power meters
- Emergency / standby generator
- UPS
- Fire alarm
- Lighting controls

Lighting and Lighting Controls**Lighting Illumination Levels:**

The lighting system will provide illumination levels in accordance with CTCFS Table 16.1.

Light Fixtures:

Provide interior light fixtures per CTCFS , Section 16.C.

Typical Exterior light fixtures per CTCFS , Section 16.C.

Consider utilizing the protective bollards on the East side of the building as a light source.

Controls:

Provide lighting controls as described in the CTCFS, Section 16.D.

Fire Alarm

The fire alarm and notification system shall be UL listed, California State Fire Marshal approved, and manufactured by firms regularly engaged in manufacturing fire detection, alarm, and communications systems; of types, sizes, and electrical characteristics required; and whose products have been in satisfactory use in similar service for not less than five years. The fire alarm system shall be a fully addressable system. The system shall include voice notification, with automatic voice messaging.

Refer to CTCFS, Section 20 for additional information.

OPTION 1 | New PG&E Infrastructure

Transportation Engineering

CONCEPT DESIGN

Transit Accessibility

Existing transit would be maintained as described in the existing conditions. The Team recommends adding a bus stop that coordinates with the improved accessible path of travel.

Vehicle Travel

Parking

In addition to best practices for parking management and design, we have taken into account considerations unique to courthouses. For example, there are limited options for underground parking onsite, due to the potential for bomb threats or other security breaches.

Nevada City is currently evaluating the following parking strategies to improve parking provisions for Options 1:

Main Street

- Close street on parking both sides of street
- Keep two-way traffic intact
- Install security measures (i.e. bollards) to improve vehicular stand off to courts

Church Street:

- One-way traffic from Main Street to North Pine Street
- Install security measures (i.e. bollards) to improve vehicular stand off to courts

North Pine Street:

- Close on-street parking
- Keep two-way traffic intact
- Install security measures (e.g. bollards) to improve vehicular stand off to courts

Commercial Street Lot:

- 76 spaces will be dedicated during Courthouse hours

Veterans Lot:

- 14 spaces will be dedicated during Courthouse hours

Washington Street:

- Close street to vehicular traffic (except emergency vehicles)
- Regrade and repave to meet accessibility requirements

Future Parking Lot (location to be determined):

- JCC purchase properties
- Demolish existing structure
- Build new 2-level parking structure

Main Washington Lot:

- Build new 2 level parking structure

With the options provided, there is the potential for substantially improved parking access over existing conditions. As documented in the Nevada City Courthouse Phase II Facility Feasibility Study (2015), the original new courthouse project identified secured parking for judges as well as 210 parking spaces for staff, visitors, and jurors.

Vehicle Circulation

Currently, there are many deficiencies related to vehicle circulation, including pick-up and drop-off operations. Today, Church Street is most frequently utilized for pick-up and drop-off. This would be maintained in Option 1 but improved through bollards or other security measures to improve vehicular stand off to courts.

The courthouse will continue to serve multiple different types of vehicles, including passenger vehicles for staff and jurors, and highly secure vehicles for incarcerated individuals on trial. As such, the parking and pick-up/drop-off must cater to these unique uses. Visitors, such as jurors, will have the option to pick-up and drop-off near the site but may be more willing to walk a further distance. Certain staff, such as judges, may require secure pick-up/drop-off close to or on-site. Secure vehicles for incarcerated individuals may require enhanced security and on-site pick-up and drop-off.

Vehicle Miles Traveled

On September 27, 2013, Governor Jerry Brown signed SB 743 into law and started a process intended to fundamentally change transportation impact analysis as part of CEQA compliance. These changes include elimination of auto delay, level of service (LOS), and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts. The California Natural Resources Agency has issued amendments and additions to the CEQA Guidelines reflecting these changes (<http://resources.ca.gov/ceqa/>). The changes eliminate auto delay for CEQA purposes and identify vehicle miles traveled (VMT) as the preferred CEQA transportation metric. Implementation strategies are provided for Nevada County in the report titled, Senate Bill 743 Vehicle Miles Traveled Implementation Prepared for Nevada County Transportation Commission (2020).

VMT accounts for the number of vehicle trips generated and the length or distance of those trips. For transportation impact analysis, VMT is commonly expressed as total VMT, total VMT per service population (residents and employees), home-based VMT per resident (or capita), and home-based work VMT per employee for a typical weekday. VMT can help identify how projects (land development and infrastructure) influence accessibility (i.e., lower VMT may indicate increased multimodal access to places and people) and emissions, so its selection is aligned with the objectives of SB 743.

In the absence of more detailed site and land use plans, VMT was reviewed at a qualitative level for each option. Under Options 1 there would likely be little to no change from existing baseline conditions. Many employees and visitors would still have the option to walk or ride transit to access nearby eateries or run other errands downtown. Staff and visitors that may be dropped off at the courthouse may benefit from drivers chaining trips, and potentially carpooling before going to their next destination.

Sustainability

APPROACH

Option 1 is considered a major renovation and the new construction scorecard version 4.1 is used in this scenario.

For this Option, the LEED “Energy and Atmosphere” category is most negatively impacted due to the reuse of the existing shell and windows. The “Optimize Energy Performance” credit is worth 18 points and it is anticipated that remodeling the existing courthouse will result in an overall improvement in energy performance of just 10%, which is only worth 2 points via Option 1, energy performance compliance (whole building energy simulation). Another negative result for selecting Option 1, in terms of the LEED scorecard, is that the original shell is reused, and no points are attained for daylighting and installing new solar tubes. The annex building may have an additional layer of ballistic glazing. Installing solar photovoltaic (PV) panels over the entire roof area of the annex will result in at least 3 points if the PV provides over 10% of the demand.

The LEED “Materials and Resources” category is positively impacted by Option 1 for the “Building Life-Cycle Impact” credit since the option to reuse materials will encourage adaptive reuse and optimize the environmental performance of products and materials. A total of 5 points can be attained for reusing 75% of the shell. Maintaining the existing building structure, envelope, and interior nonstructural elements is a large factor for Option 1 and results in lower embodied carbon (the emissions from manufacturing, transportation, and insulation of building materials). For existing buildings, portions deemed structurally unsound or hazardous can be excluded from the credit calculations.

The “LEED for Neighborhood Development Location” credit can be attained since the courthouse is located within the boundary of a development certified under LEED for Neighborhood Development (i.e. exhibit a wide range of sustainable features, such as walkability, transit access, sensitive land protection, connectivity, and shared infrastructure). The “High-Priority Site and Equitable Development” is a new LEED credit and it is highly recommended which would include an equity plan that addresses how social equity is taken into account. The Team anticipates that it will be likely that the “Surrounding Density and Diverse Uses” credit will be attainable given the location. This will support neighborhood and local economies, promote walkability and low or no carbon transportation, and reduce vehicle distance traveled for all. This will also improve public health by encouraging daily physical activity.

Conducting a life cycle assessment of the project’s structure and enclosure that demonstrates a minimum of 10% reduction, compared with a baseline building, in at least three of the six impact categories listed below, one of which must be global warming potential is worth 3 points alone.

1. Global warming potential (greenhouse gases)
2. Depletion of the stratospheric ozone layer
3. Acidification of land and water sources
4. Eutrophication
5. Formation of tropospheric ozone
6. Depletion of nonrenewable resources

The team recommends demonstrating the LEED “Building Life-Cycle Impact Reduction” credit by calculating the percentage of reusable area to attain up to 5 points.

In summary, it is anticipated that Option 1 requires additional funding for LEED credits as it falls short on points under the “Energy and Atmosphere” category, which offers the most weight towards LEED certification.

Historic Preservation

APPROACH

Option 1 will be evaluated per the Secretary of the Interior's Standards for Rehabilitation (the Standards). The Standards are a set of treatment guidelines developed by the National Park Service which aim to enable historic properties to continue to convey their historic significance while acknowledging the need for alterations or additions to meet continuing or changing uses. The Standards are used at the federal, state, and often the local level to provide guidance regarding the suitability of a proposed project that could affect a historic resource. A project that has been determined to conform with the Standards can generally be considered to be a project that will not cause a significant adverse impact to a historic resource for the purposes of the California Environmental Quality Act (CEQA) (14 CCR Section 15126.4(b)(1)).

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The rehabilitation of the Nevada City Courthouse would continue the current use of the property as a courthouse. As such, Option 1 complies with Standard 1.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

As currently designed, Option 1 retains a substantial proportion of the character-defining features of the Courthouse and Annex buildings. At the Courthouse, Option 1 retains most exterior features of primary importance, including the massing, fenestration, and façade detailing of the south and side elevations, as well as the granite and concrete retaining walls around the building. Likewise, Option 1 retains most exterior features of primary importance at the Annex, including the glazed corridor connecting the two buildings, and the Annex's distinctive continuous glazing and areas of composite rock cladding. New exterior construction included in Option 1 is generally located and scaled appropriately in a manner not to compete with or diminish the historic expression of the architecture of the Courthouse and Annex; however, the design of the new addition to the north side of the courthouse could be improved by the addition of a small setback or recessed hyphen on the east façade, between the massing of the original building and the massing of new construction. This change would enable the building to continue to convey its historic massing.

Option 1 will demolish one exterior feature of primary importance at the Courthouse, namely the one-story volume at the northeast portion of the building, constructed as part of the 1937 renovations to serve as the office for the sheriff and a jail tank. Option 1 also includes substantial changes to the interior of the primary entry foyer. This area includes the building's most dense concentration of features of primary importance, ranging from its spatial arrangement in relation to the central corridor and stairwell, to designed features and materials, including terrazzo flooring (foyer and stairwell); chrome door hardware, stair handrails, drinking fountains, lighting fixtures, and display cabinets; fluted engaged columns; vertical embellishments with vertically scored and horizontally ridged detail; circular portal openings at stair landings; and the courthouse progression mural. Alterations within the foyer and central first-floor circulation corridor of the Courthouse, and the removal of the building's original stairwell represent substantial changes to an area dense with primary character-defining features.

At the Annex, Option 1 does not remove historic materials or alter features and spaces that characterize the building. Option 1 includes substantial changes to interior features at the Annex; however, findings regarding the importance of interior features at the Annex are preliminary, and interior alterations are not likely to have a substantial impact on the ability of the Annex to convey its historic significance.

As currently designed, Option 1 does not comply with Standard 2. Revisions to Option 1 that incorporated differentiation between the massing of new and old construction at the north side of the east façade, and that retained a greater amount of historic fabric within the foyer and central corridor, could improve the project's ability to comply with Standard 2.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

Option 1 does not include the construction of any conjectural features or incorporate any architectural elements from other buildings. As such Option 1 complies with Standard 3.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

There have been no changes to the Nevada County Courthouse that have acquired historic significance outside of the period(s) of significance in their own right. As such, Option 1 complies with Standard 4.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved.*

As currently designed, Option 1 retains most of the distinctive features, finishes, and examples of craftsmanship that constitute features of primary importance of the exterior of the Courthouse, including the array of façade detailing of the south and side elevations which enable the building to convey its Art Moderne style architecture, as well as the south approach to the primary entrance, which also includes many Art Moderne style features, and the granite retaining walls around the building, which reflect craftsmanship dating to the building's earliest construction. Likewise, Option 1 retains the more reserved distinctive features, finishes, and examples of craftsmanship that constitute features of primary importance of the exterior of the Annex, including the distinctive continuous glazing and areas of composite rock cladding. New exterior construction included in Option 1 is generally located in a manner that retains the vast majority of the buildings' features, finishes, and examples of craftsmanship.

As previously introduced in the discussion of Standard 2, Option 1 includes substantial changes to the interior of the primary entry foyer. This area includes the building's most dense concentration of distinctive features, finishes, and examples of craftsmanship of primary importance, including designed features and materials such as terrazzo flooring (foyer and stairwell); chrome door hardware, stair handrails, drinking fountains, lighting fixtures, and display cabinets; fluted engaged columns; vertical embellishments with vertically scored and horizontally ridged detail; circular portal openings at stair landings; and the courthouse progression mural. Alterations within the primary entry foyer of the Courthouse, and the removal of the building's original stairwell, represent substantial changes to an area dense with primary distinctive features, finishes, and examples of craftsmanship.

At the Annex, Option 1 does not remove distinctive features, finishes, and examples of craftsmanship. Option 1 includes substantial changes to interior features at the Annex; however, findings regarding the importance of interior features at the Annex are preliminary, and interior alterations are not likely to have a substantial impact on the ability of the Annex to convey its historic significance.

As currently designed, Option 1 does not comply with Standard 5. Revisions to Option 1 that retained a greater amount of historic fabric within the primary entry foyer and stairwell could improve the project's ability to comply with Standard 5.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The Courthouse is in fair condition allowing most historic and character-defining features to be repaired rather than replaced. Where replacement of a historic feature is determined to be necessary, Option 1 will comply with Standard 6 presuming that new features match historic features in design, color, texture, and other visual qualities.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Option 1 may include surface cleaning of the Courthouse and Annex. When surface cleaning is determined to be necessary, Option 1 will comply with Standard 6 presuming no harsh chemical or physical treatments that may damage historic features of the building are used, and that the historic features of the building are cleaned using the gentlest means possible.

8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Option 1 may include excavation and as such may encounter archaeological resources. If any archaeological resources are discovered during the course of the project, Option 1 will comply with Standard 8 presuming work is halted and local, county, and state protocols regarding archaeological resources are followed.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

As currently designed, Option 1 includes new additions and exterior alterations that retain a substantial proportion of the historic materials that characterize the Courthouse and Annex. At the Courthouse, demolition is focused at the north portion of the building, including the one-story volume at the northeast portion of the building, which is considered a feature of primary importance, and the three-story volume which formerly housed the jail, which is considered a features of secondary importance due to extensive alterations. Construction of a new three-story volume at the north portion of the building will have a similar footprint as the demolished portions of the building, and is sited in a way to preserve most of the Courthouse's historic materials and its historic massing and appearance. At the primary (south) façade, insertion of a new entry door at the primary (south) façade is offset in a way to minimize its impact on the overall design of the primary façade.

The massing of new construction at the north side of the Courthouse building could be improved by the addition of a small setback or recessed hyphen on the east façade, between the massing of the original building and the massing of new construction. This change would enable the building to continue to convey its historic massing. Additionally, the design of the new addition should be compatible in style with the existing building, and its mass and shape should read as secondary to the historic structure.

As previously introduced, Option 1 includes demolition that will cause substantial changes to the interior of the primary entry foyer. This area includes the building's most dense concentration of features of primary importance, ranging from its spatial arrangement in relation to the central corridor and stairwell, to designed features and materials, including terrazzo flooring (foyer and stairwell); chrome door hardware, stair handrails, drinking fountains, lighting fixtures, and display cabinets; fluted engaged columns; vertical embellishments with vertically scored and horizontally ridged detail; circular portal openings at stair landings; and the courthouse progression mural. Alterations within the foyer and central first-floor circulation corridor of the Courthouse, and the removal of the building's original stairwell represent substantial changes to an area dense with primary character-defining features.

At the Annex, Option 1 does not include any new additions, exterior alterations, or related new construction that affect exterior features of primary importance, and planned changes will have limited impact to exterior features of secondary importance. Option 1 includes substantial changes to interior features at the Annex; however, findings regarding the importance of interior features at the Annex are preliminary, and interior alterations are not likely to have a substantial impact on the ability of the Annex to convey its historic significance.

As designed, Option 1 does not comply with Standard 9. Revisions to Option 1 that incorporated differentiation between the massing of new and old construction at the north side of the east façade, and that retained a greater amount of historic fabric within the foyer and central corridor, could improve the project's ability to comply with Standard 9.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Shall the construction of Option 1 be removed in the future, the essential form and integrity of the Courthouse building would be impaired, due to the demolition of one exterior feature of primary importance, namely the one-story volume at the northeast portion of the building, and the demolition of a dense concentration of interior features of primary importance at the entry foyer and the interior stairwell. While the one-story volume, located at the rear façade of the building and constructed largely of concrete, could potentially be satisfactorily reconstructed in the future if so desired, the historic material quality and skilled period workmanship reflected in the foyer and stairwell are essentially unreproducible.

General Recommendations for Rehabilitation

Original or historic building materials, also known as historic fabric, contribute to the significance of a building because they inform the degree of architectural integrity a building retains. Repairs should be visually consistent to retain character-defining features and physically compatible to minimize loss of and damage to historic building materials. All repairs should comply with The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (The Standards) and on the Code of Ethics of the American Institute for the Conservation of Historic and Artistic Works (AIC).

The Standards provide general information for stewards of historic resources to determine appropriate treatments. They are intentionally broad in scope to apply to a wide range of circumstances and are designed to enhance the understanding of basic preservation principles. The Standards are neither technical nor prescriptive but are intended to promote responsible preservation practices that ensure continued protection of historic resources.

Furthermore, the Code of the Ethics of AIC calls for treatments to be "suitable to the preservation of the aesthetic, conceptual, and physical characteristics of the cultural property." In some cases, non-intervention is the most appropriate treatment for the preservation of a feature or structure. The Code of Ethics also requires an "informed respect for the cultural property, its unique character and significance, and the people or person who created it." In the case of the Nevada City Courthouse, previous additions and alterations that complement the historic building should also be respected.

In general, any repair, restoration, rehabilitation, replication, or maintenance should have a minimal impact on the historic fabric of the Nevada City Courthouse. Deficiencies threatening life and safety, or that may cause further deterioration should be corrected immediately. The value of any other improvements should be weighed against potential impacts to the building's historic integrity.

Recommendations

- Clean surfaces using the gentlest means possible. Per the Secretary of the Interior's Standards for the Treatment of Historic Properties, a cleaning program should not strive to achieve completely clean surfaces or a "like new" appearance. A certain level of patina on a historic building is acceptable and the attempted removal of soiling and staining to a "like new" level tends to damage the substrate being cleaned. Typically, removing 85 percent or less of soiling or staining is recommended.
- Inspect exterior plaster surfaces by sounding in order to locate hollow spots indicating poor bonding to the substrate. Repair debonded plaster, cracks, and spalls.
- Rehabilitate historic doors to remain
- Rehabilitate historic windows
- Replace all building sealant
- Repaint building to match historic colors as determined by paint analysis.
- Restore historic finishes in primary character defining features to remain

Economic Impact

Option 1 would continue to support approximately 8.5 percent of downtown business activity (\$2.6 million).

By combining the preservation of the existing art-deco façade with a renewed institutional commitment to downtown Nevada City, Option One would have a net-neutral on downtown. This option retains the spatial relationship between the courthouse and downtown so that people could continue to easily move back and forth between the two. In addition, the building would retain its historic character, thus continuing to contribute to the existing historic district as well as providing a visual anchor to the Cultural District.

A complete Economic Impact Report is included in the Appendix (see Section 3.2).

OPTION 1 | Detailed Criteria Evaluation Matrix

CRITERIA	WEIGHT (%)	SCORE (0-100)	WEIGHTED SCORE (%)
Court Function			
Safety and Security	30%	60	18
Program Requirements	25%	55	14
Circulation Patterns	15%	60	9
Functional Adjacencies	15%	55	8
Building Efficiencies	15%	60	9
Score			58
Site Function			
Safety and Security	20%	35	7
Site at Program Location	20%	70	14
Access to Site	20%	50	10
Site Functionality	20%	50	10
Accessibility	20%	20	4
Score			45
Local Community Goals			
Public Image of Building	20%	100	20
Economic Impact	30%	100	30
Historic Aspects / 338	15%	100	15
Useful Life of Building	15%	90	14
Broader Regional Goals	20%	85	17
Score			96
Judicial Council Goals			
County Title / Divestment	25%	80	20
Long-range Goals	25%	60	15
Meets Judicial Council Facility Standards	25%	60	15
Remaining Useful Life	25%	80	20
Score			70
Project Delivery			
Schedule	25%	45	11
Disruption of Services	30%	60	18
Community Impacts / Construction	15%	60	9
Environmental Considerations	20%	79	16
Deed restrictions and Others	10%	100	10
Score			64

CRITERIA EVALUATION

Courthouse Function

The demolition of the interior walls and renovation of the existing Courthouse afforded the team the necessary flexibility to significantly improve the functionality of the Courthouse. However, since Option 1 is based on retaining the existing building as intact as reasonably possible, inherent challenges arise. The rational approach includes retaining the exterior enclosure, structure and floor plates mostly intact. The inherent challenges associated with Option 1 are generally resolved in Options 2 and 3. Many of the issues listed below are a result that courthouse is divided into two (20 buildings, creating major disruptions to the circulation flow.

Safety and Security – Score: 60

The proposed layout significantly improves the safety and security of the Courthouse compared to its current condition. The circulation paths are divided into three separate parts: public circulation, restricted staff circulation and secure in-custody circulation. The three paths are separate, safe, and secure and score high in this category.

However, the shortcomings of this option include the irregular organization of the floorplates, low floor-to-floor heights, lack of visibility from the Secure Lobby to the Main Entry and the need have two separate building entrances between the main entrance and entrance for disabled persons. The circuitous path of travel for staff and Judicial Staff Circulation can adversely impact the safety and security of the Courthouse. Some Safety and Security issues are caused by the courthouse needing to be divided into two buildings.

Program Requirements – Score: 55

Option 1 generally fulfills the program requirements and space needs for each department. However, the quality of program spaces is considered low and does not meet the Judicial Council standards for dimensions, volume, and other requirements. These include the lack of contiguous department space, low floor-to-floor heights, and major structural components obstructing program spaces. These challenges also impact the overall flexibility of the program for future expansion. It would be nearly impossible to expand the functional departments of the court within the existing footprint. Some Program Requirement issues are caused by the courthouse needing to be divided into two (2) buildings.

Overall Court Functionality : Circulation Patterns – Score: 60

Courthouse functionality is hindered by the original building's irregular floor plate footprint and the multiple floor level changes within the footprint. This results in circuitous paths of travel between the Judicial Chambers and Administration spaces across the two buildings. Judicial Staff must also access the Restricted Corridor on Level 2 to travel between buildings to avoid the Public areas. This impacts the safety and security of the Courthouse. Furthermore, the level changes within each floor of the Annex and between the two buildings require extensive ramping. These ramps occupy potential functional spaces and result in irregular floor surfaces.

Overall Court Functionality : Functional Adjacencies – Score: 55

Functional adjacencies are likewise hindered by the original building's irregular floor plate footprint and the multiple floor level changes within the footprint. The Administration Department is located on two different floors (Level 1 and Level 3). The ideal scenario is for the department to be in a single, contiguous space that is adjacent to the Judicial Chambers. Self-help is bisected by Public Circulation and Jury Services is divided into three different spaces by major structural components. The Overall Court Functionality is hindered by the courthouse needing to be divided into two (2) buildings.

Overall Court Functionality : Building Efficiencies – Score: 60

The functional adjacencies are likewise hindered by the irregular floor plate footprint and the multiple floor level changes within the footprint. This results in suboptimal equipment locations such as building support systems located in the Basement. The low floor-to-floor heights also create challenges for equipment maintenance. Furthermore, the generator is located 50-feet away from the building, which compromises safety and security. The Building Efficiencies are hindered by the courthouse needing to be divided into two buildings.

Site Function

The original downtown Nevada City site has two major functionality challenges. First, the site's 0.98-acre size is suboptimal compared to the approximately 4.5-acres necessary to achieve optimal site functionality. The second challenge is related to the steep topography of the site. Both issues can be improved by smart design, but the challenges cannot be eliminated. Option 1 scores low under the Site Function criteria.

Safety and Security – Score: 35

This option does not meet the Judicial Council's Safety and Security standards, which is the most significant issue with the site. In section 4.E Physical Security Planning Criteria of the California Trial Court Facilities Standards 2020, item 3. Site Selection and Design states: "The site must have a minimum 25' setback between unscreened vehicle threats and buildings, unless otherwise determined by the risk assessment,". While a formal risk assessment has not been completed, the current site arrangement, with vehicular access immediately adjacent to the existing building, is a clear security threat. Although major mitigation measures are incorporated, like closing Washington street to non-emergency vehicles, eliminating parking from the remaining adjacent streets, and the addition of security barriers to the streets, the security is still deficient. Additional mitigation measures are applied, like ballistic glazing, but the location of the Judicial Chambers has a direct sightline from nearby buildings and pedestrian circulation, which is unsafe. Despite the inclusion of ballistic glazing to improve the sightline conditions, it is not a desirable option.

Site at Program Location – Score: 70

The major consideration of the Site Program is parking. The first critical element is secure parking for Judicial Staff and secure transportation for those in-custody provided by the County Sheriff's Office. Option 1 adequately accommodates both functions. The second critical element is visitor, juror and non-secure staff parking. It is clear that a centralized parking lot will not be available for this option. The Judicial Council will seek to locate parking to match the programmatic needs of the Courthouse but since the complete parking needs have not yet been identified, there is risk involved with this. Additionally, the parking that has been confirmed is not located adjacent to the courthouse and is located in different locations. This approach allows the site to support the entire programmatic needs. However, the site does not accommodate the program holistically. It needs to be parsed out into pieces and provides suboptimal adjacencies.

Access to Site – Score: 50

Access to the building, site, and new parking is significantly improved compared to current conditions due to Nevada City's willingness to provide adjacent lots for parking. However, as noted above, these parking lots are disparately located and may result in a non-intuitive path of travel. Moreover, the location of the parking lots results in long and inconvenient paths of travel on steep sidewalks to the main Courthouse entrance for able and non-able-bodied persons. The courthouse is currently accessible via transit and located less than 500 feet from the transit stop. However, the Team recommends adding a bus stop that coordinates with the improved accessible path of travel. Furthermore, due to the steep terrain, pedestrian and bicycle access are poor. Although the Sheriff's office needs to transport in-custody from a remote location, other related functions, like the District Attorney's office and Juvenile Probation are located nearby.

Site Functionality – Score: 50

The site can accommodate some critical functions of the Court, including transfer of persons in-custody and secure judicial parking, and can accommodate operational and maintenance circulation needs. However, the site is not ideal for any of these functions. The Sheriff's Office must transport those in-custody from the County Jail to the Courthouse and the equipment used for these activities are exposed in public zones. Furthermore, building systems are located in areas that are difficult to access or are within public areas, resulting in maintenance challenges.

Closing Washington Street to vehicular circulation improves the 25-foot standoff and the path of travel for non-abled persons but creates challenges for emergency vehicle access and circulation. However, parking is disparately located adjacent to the site and results in long, non-intuitive and inconvenient paths of travel for able and non-abled persons.

Accessibility – Score: 20

The path of travel for disabled and able-bodied persons is long, circuitous and nonintuitive. The steep terrain and frequent inclement weather conditions pose challenges in navigating for this option.

Local Community Goals

Public Image of Building – Score: 100

Most, but not all, of the local community has a strong desire to keep the existing building intact. This option is developed around that desire and scores high in this criterion.

Economic Impact – Score: 100

As Courthouse functions increase, the number of visitors to the downtown area is anticipated to increase slightly. As a result, the downtown area should receive a small economic benefit.

Historic Aspects / Ordinance 338 – Score: 100

The local community has a strong desire to keep the existing Courthouse buildings intact. Option 1 retains as much of the original building as possible and preserves the historic fabric of downtown Nevada City. This option scores the maximum number of points in this criterion.

Useful Life of Existing Building – Score: 90

The useful life of the existing building will be vastly improved, supporting the local community goals. However, the renovated building will require additional maintenance.

Broader Regional Goals – Score: 85

The downtown Courthouse has significant value to Nevada City and slightly less value to Nevada County. However, its significance to the region is not as high and the cost premium required for this option would not be of value to some residents in the region.

Judicial Council Goals

County Title/Divestment - Score: 80

The Judicial Council has a strong desire to hold title of court properties. Currently the Courthouse title is held by Nevada County and the Judicial Council has equity interest in the property. The titles for the proposed parking spaces are either county owned or privately owned. Although it is very likely that the Judicial Council will be able to gain title to these properties, there is no guarantee that this will occur, leading to potential risk.

Long-range Goals – Score: 60

This option supports the Judicial Council's long-range goals to promote buildings that are functional, durable, maintainable and efficient and that provide long-term value to the public, the judicial branch, courthouse occupants, the community in which they reside, court users, and taxpayers of California. However, reusing the existing building impacts the overall flexibility of the program for future expansion and the historic elements will require special treatment.

Meets Judicial Council Facility Standards – Score: 60

This option does not meet the Judicial Council Facilities Standards in terms of Safety and Security, Program Requirements and other criteria listed earlier.

Remaining Useful Life of Renovated Building – Score: 80

Although most of the building is being replaced or significantly enhanced, there are inherent issues with the original building elements such as the irregular floor plates and floor-to-floor heights. The exterior will remain intact resulting in heightened maintenance.

Project Delivery**Schedule – Score: 45**

This project is the longest of the three options and will take 90 months to complete.

OPTION 1 | Project Delivery Schedule

90 MONTHS	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Q3 2026	Q4 2026	Q1 2027	Q2 2027	Q3 2027	Q4 2027	Q1 2028	Q2 2028	Q3 2028	Q4 2028	Q1 2029	Q1 2030	Q1 2031	Q1 2032
COBCP Process																														
Site Selection/Prelim. Due Diligence/ CCOA																														
Site Acquisition / Due Diligence/ CCOA																														
Performance Criteria / Select Design Builder																														
Initiate Design Build (Design/Permit)																														
Swing Space Procurement																														
Swing Space Completion																														
Move Court Functions to Swing Space																														
Construction																														

Disruption of Services – Score: 60

This option requires Judicial Staff to move and provide services at a temporary facility for a three and one-half year period and to move a second time into the new facility after project completion. This is not only disruptive to the courts and the community, but also to the courthouse visitors.

Community Impacts – Score: 60

This option will require significant disruption to the community during construction, including traffic, noise, and other construction-related issues. The community will also be required to access judicial services at a temporary location during construction.

SECTION 1

Environmental Considerations – Score: 79

The project will involve moderate environmental concerns and scores similarly to the other options.

Deed Restrictions and Others – Score: 100

There are no known deed restrictions for this option.

COST ESTIMATE

The estimated cost for Option 1 is \$219,780,230. See Appendix for a detailed Cost Evaluation (Section 3.6).

COST MODEL	OPTION 1
Construction Costs	\$133,820,000
Project Costs	\$36,131,400
Property Acquisition Costs	\$5,005,000
Escalation Costs (May 2022 to midpoint)	\$44,823,830
Total Cost	\$219,780,230
Score	80

2.2 OPTION 2 — RENOVATION OF EXISTING COURTHOUSE FACILITY

EXISTING CONDITIONS

Architecture

The Existing Conditions for Option 2 are identical to Option 1.

Site / Civil Engineering

The Existing Conditions for Option 2 are identical to Option 1.

Structural Engineering

For Option 2, the existing structures are removed from the site to allow for preparation of the existing city site for construction of the new facilities. Demolition and removal of existing facilities are required along with preparation of the site for construction of the new facility.

The existing site has substantial grade elevation differences across its area. The site elevations is partly mitigated by changes in floor elevation and partly by alignment of building levels with the uphill side of the site, as well as by site excavation and use of retaining walls to protect interior spaces and exterior improvements.

Based on available soil reports, excavation at the site is anticipated to be difficult due to weathered rock and boulders which will likely be encountered and require removal. Additionally, some moderately compressible soils near the surface require over excavation and recompaction to reduce the magnitude of anticipated settlements.

Protection of streets, utilities and other offsite improvements including shoring are required along the edge of the site as the excavation is performed and new perimeter site retaining walls are installed.

Mechanical and Plumbing Engineering

Yard Area

All available site area is anticipated to be used with little available space for a mechanical yard. It is anticipated that the outdoor cooling towers will need to be located on the roof.

Site Pressure

Site pressure is reported to be between 65 and 80 psi. It is assumed that a domestic water booster pump and fire pump will not be required.

Electrical Engineering

The Existing Conditions for Option 2 are identical to Option 1.

Transportation Engineering

The Existing Conditions for Option 2 are identical to Option 1.

Sustainability

The Existing Conditions for Option 2 are identical to Option 1.

CONCEPT DESIGN

Architecture

APPROACH

The approach to Option 2 involves the demolition and replacement of the existing Courthouse with a new building. Option 2 provides the Superior Court of Nevada County with a facility that meets the operational, security, and space needs of the Court within the constraints of the original site. Option 2 has the benefit of a completely new building footprint that enables the design to be customized to meet critical courthouse needs.

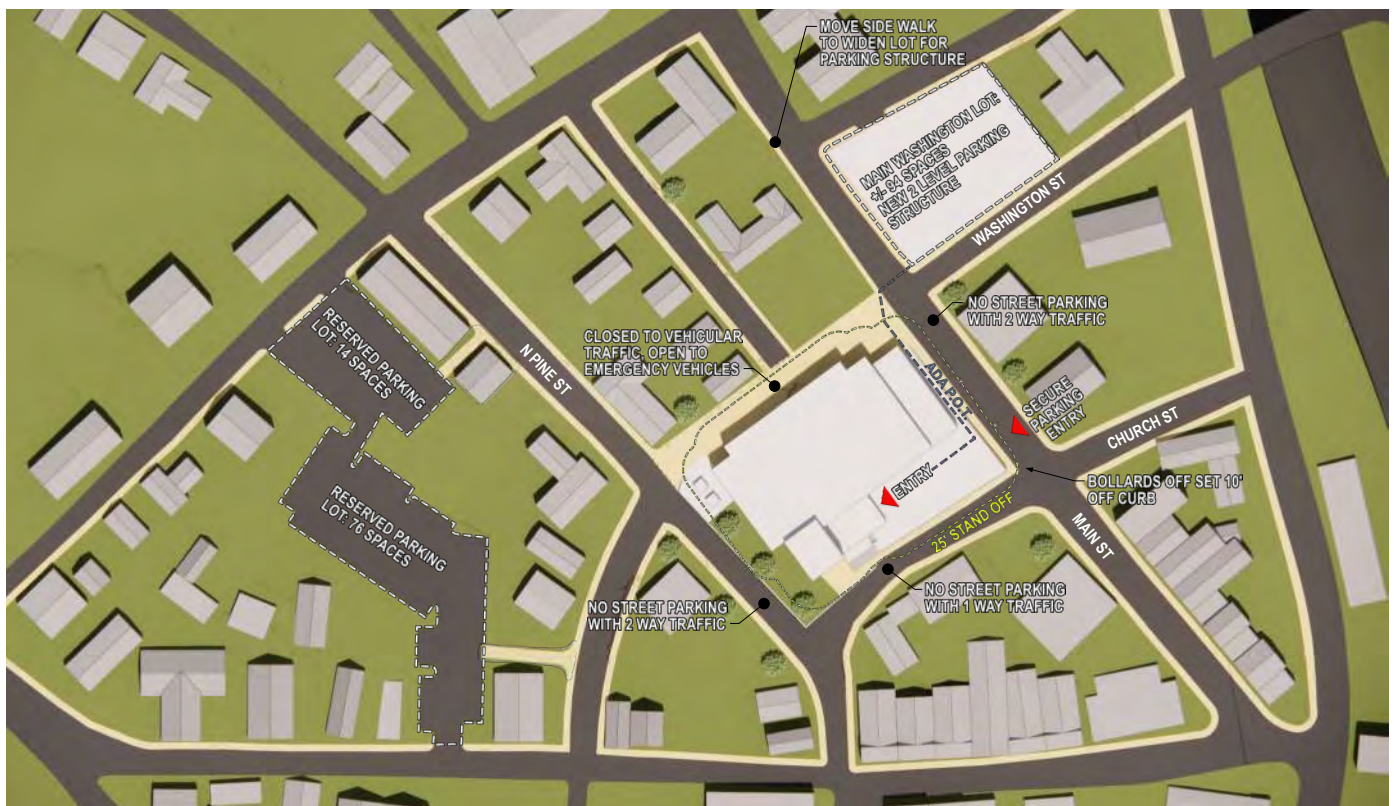
SITE

Option 2 mitigates some of the constraints of the original site to efficiently accommodate a new Courthouse building, including the various grade changes described in Option 1. Option 2 includes a raised Plaza on the ground level to improve overall site access and to accommodate access for non-able-bodied users. The Plaza also provides the opportunity to activate the space and install landscaping and/or public art. This opportunity is not included in Option 2.

Similar to Option 1, Washington Street will be closed off to vehicular traffic and street parking will be removed on both North Pine Street and Main Street to achieve the required 25-foot stand-off. Bollards are offset 10 feet from the curb and line the east and southeast portion of the site.

The Judicial Council will seek additional land to provide dedicated parking spaces for the Court. This study assumes the project will acquire an approximate 2,000-square foot lot on which a two-level parking structure would be built. The path of travel for non-able-bodied persons is indicated along the east of the site and is linked to the Plaza. Vehicular access to Secure Parking and the Secure Vehicular Sallyport is to the east of the site, with vehicles passing through a Security Gate and a Secure Gate to enter the building.

OPTION 2 | Site Diagram



Building Massing

The building massing for Option 2 is substantially different from the existing Courthouse. The new building rises three stories tall with one story below-grade and features a tower entry that is taller than the rest of the building. This tower emulates the existing entry of the original Courthouse, establishing a civic presence and welcoming entry experience, while retaining the historic fabric of the current conditions. The tower and single-story main entrance extend from the rest of the building to the south.

OPTION 2 | Axonometric Massing Diagram



OPTION 2 | Massing Diagram – View from Main Street



OPTION 2 | Massing Diagram – View from North Pine Street



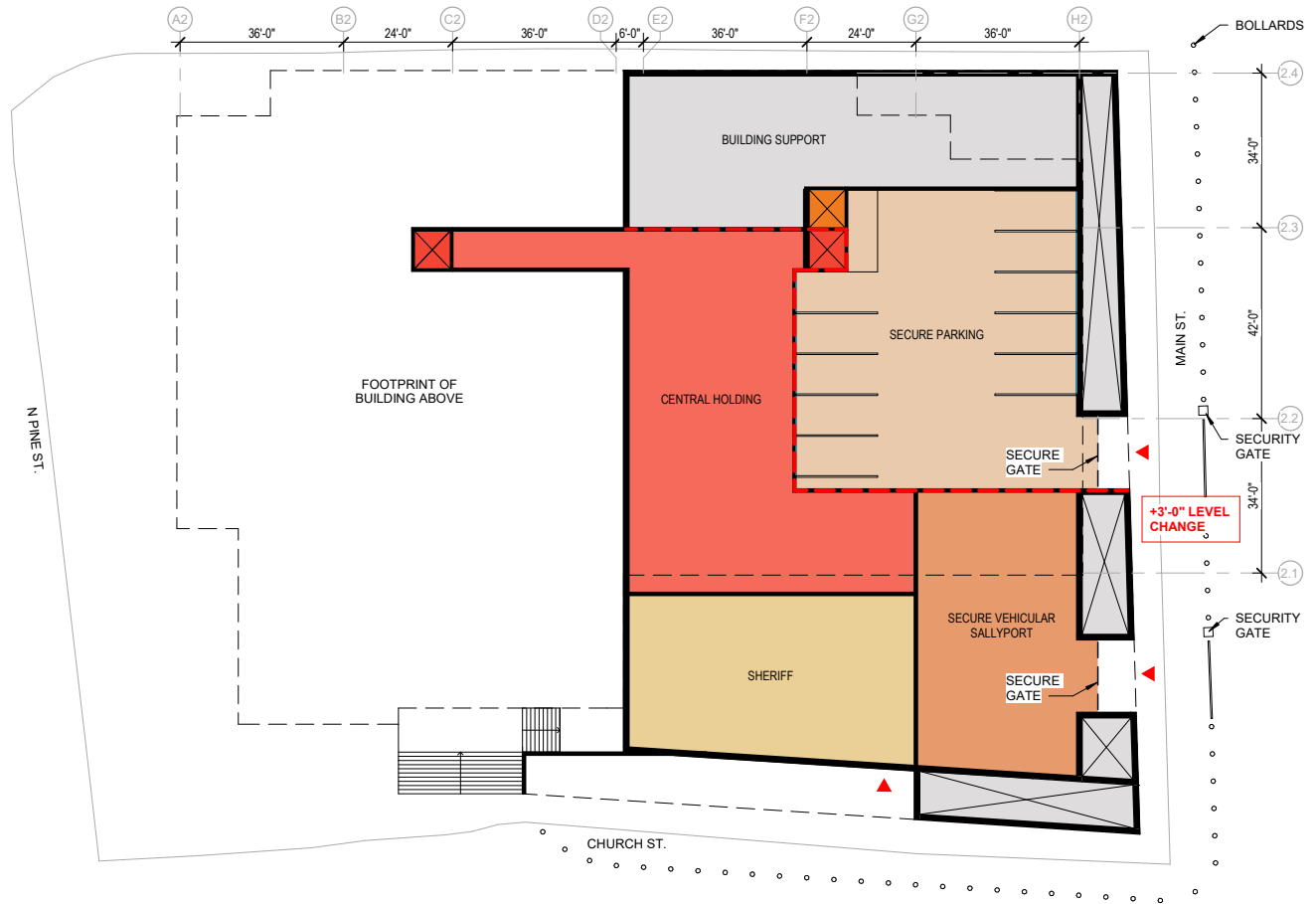
OPTION 2 | Massing Diagram – View from Winter Street



Floor Plans

Option 2 provides the Superior Court of Nevada County with a 6-Court facility that includes two Large Courtrooms and dedicated spaces for Judicial Services in a new building. Judicial Services and Administration spaces are located on Level 1. Courtrooms and Judicial Chambers are located on Levels 2 and 3. Large Courtrooms and additional Administration and Family Court, Civil and Alternative Dispute Resolution spaces are located on Level 3.

OPTION 2 FLOOR PLAN | Basement



LEGEND

Courts building

BUILDING SUPPORT

CENTRAL HOLDING

CIRCULATION - SECURE, VERTICAL

CIRCULATION - STAFF, VERTICAL

SECURE PARKING

SECURE SALLYPORT

SHERIFF'S OFFICE

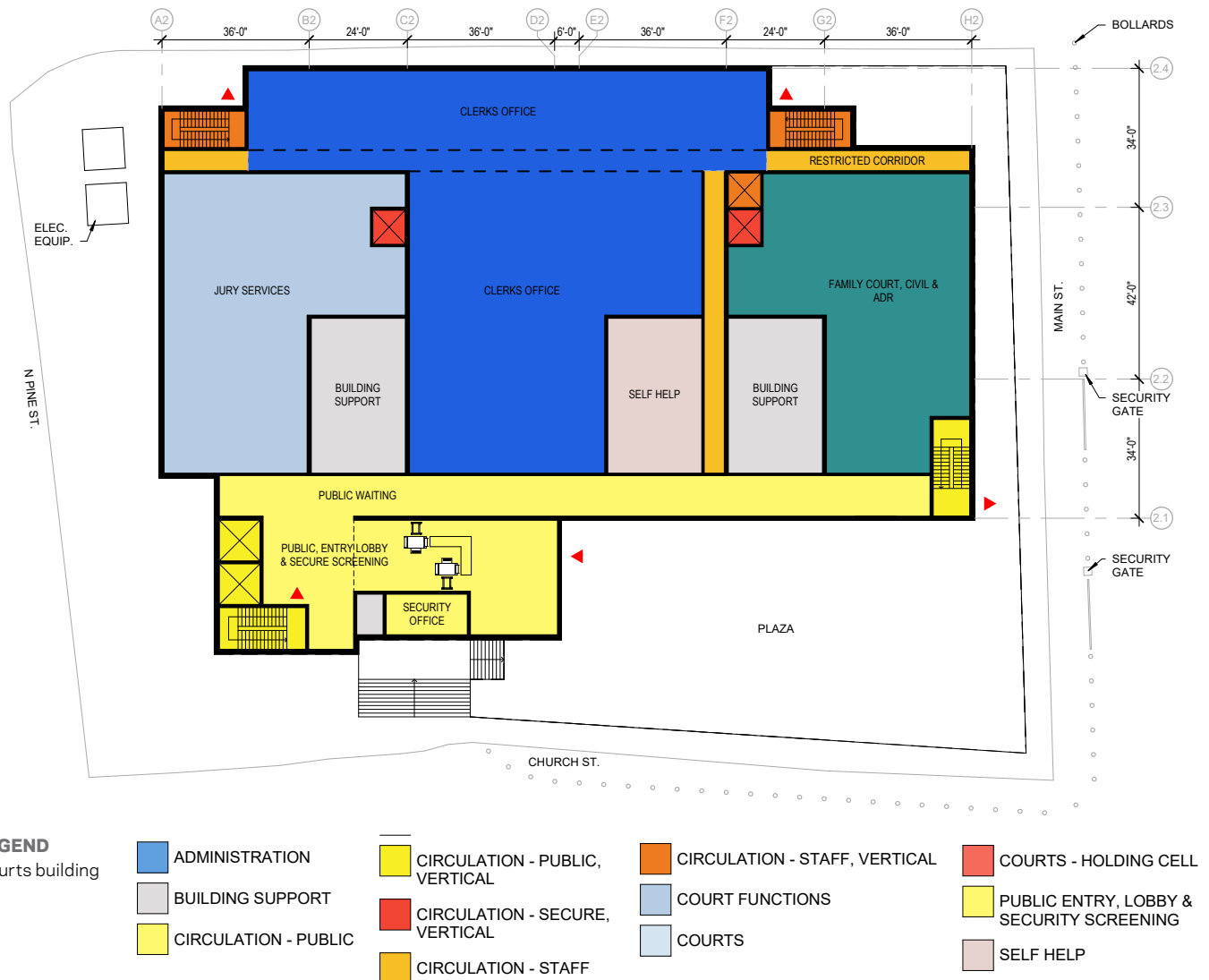
The Basement Level layout for Option 2 is similar to Option 1 and includes Secure Parking for Judicial Staff, a Central Holding Area, a Secure Vehicular Sally Port, Sheriff's Office, and Building Support. Option 2 retains two secure gates for vehicular access to Secure Parking and the Secure Vehicular Sallyport to the east of the building. Public street access to the Sheriff's Office is located to the south of the building.

Structural supporting walls line the east and southeast corner of the floorplate to achieve the required 25-foot standoff and enhance safety and security. These supporting walls may serve as potential holders for trees and other elements in the Plaza above.

Vertical Circulation accessible from the parking area is provided for Judicial Staff and leads to the Family Court, Civil and Alternative Dispute Resolution spaces on Level 1 and the Judicial Chambers on Levels 2 and 3. Secure Vertical Circulation at the Central Holding Area leads to two separate Holding Areas on Levels 2 and 3. This ensures that the transportation of individuals in custody is secure and separated from Public and Judicial spaces.

Option 2 reduces the grade changes at the Basement Level from two changes to one and eliminates all grade changes above-ground.

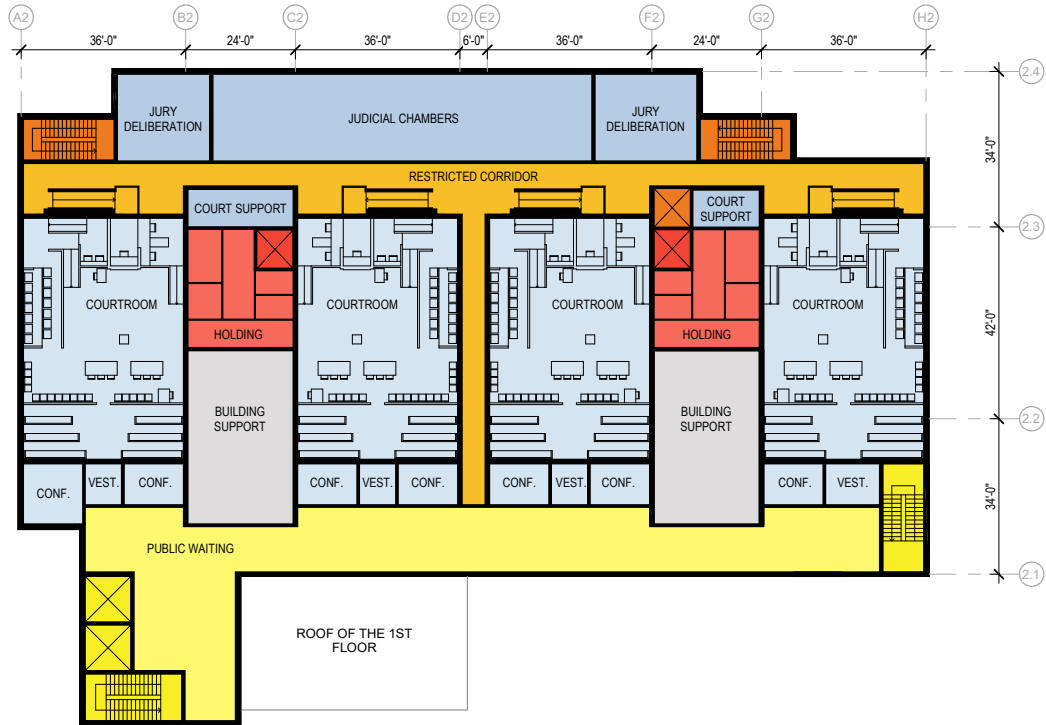
OPTION 2 FLOOR PLAN | Level 1



Level 1 is organized into a horizontal layer of program and circulation spaces. All Public Areas are located at the south of the building, including the single-story Public Entry Lobby and Secure Screening, the Public Waiting Area and Public Vertical Circulation. Courthouse users, including non-able-bodied individuals enter the building from the east via the main entrance. Judicial Services including Jury Services, Clerks Office, Self-Help, and Family Court, Civil and Alternative Dispute Resolution spaces are located at the center of the building together with Building Support spaces. A Restricted Corridor bisects the Clerks Office and Family Court, Civil and Alternative Dispute Resolution spaces to the east of the floorplate and links to the Public Waiting Area.

This configuration enables the efficient organization of program spaces and establishes clear separation between public, restricted, and secure spaces. This also allows for opportunities to integrate daylighting and views to the outdoors within the Public Waiting Area, Jury Services, and Family Court, Civil and Alternative Dispute Resolution spaces.

OPTION 2 FLOOR PLAN | Level 2



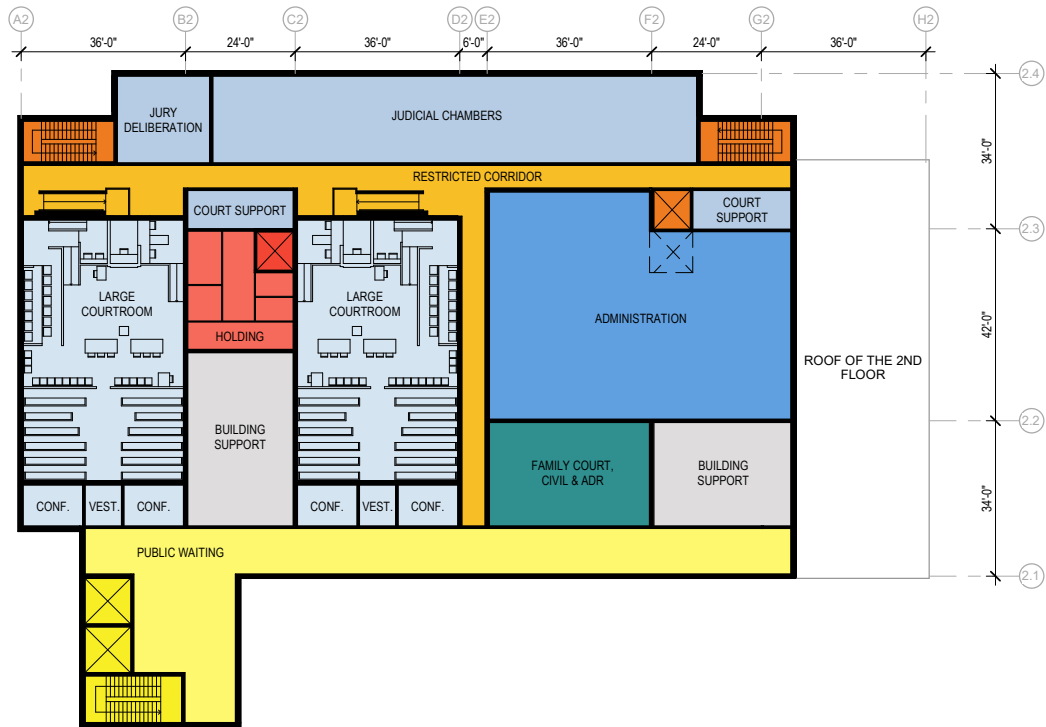
LEGEND

Courts building

BUILDING SUPPORT	CIRCULATION - PUBLIC, VERTICAL	CIRCULATION - STAFF, VERTICAL	COURTS - HOLDING CELL
CENTRAL HOLDING	CIRCULATION - SECURE, VERTICAL	COURT FUNCTIONS	
CIRCULATION - PUBLIC	CIRCULATION - STAFF	COURTS	

Similar to Level 1, Level 2 is organized into a horizontal layer of program and circulation spaces. Public Areas are located at the south of the floorplate, including the Public Waiting Area and Public Vertical Circulation. Four Courtrooms are located at the center of the floorplate, each separated by a Holding Area, Building Support, and Court Support Spaces. A Restricted Corridor bisects the Courtrooms and Judicial Chambers at the center of the floorplate and links to the Public Waiting Area. A second Restricted Corridor bisects the Judicial Chambers, Jury Deliberation spaces and Courtroom spaces to the north of the floorplate.

OPTION 2 FLOOR PLAN | Level 3



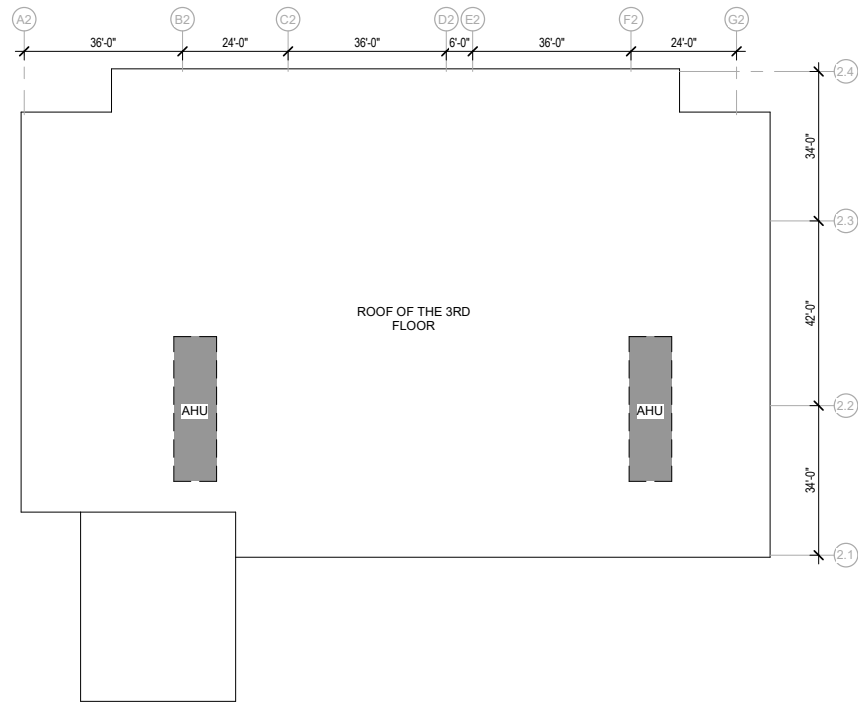
LEGEND

Courts building

 ADMINISTRATION	 CIRCULATION - PUBLIC, VERTICAL	 CIRCULATION - STAFF, VERTICAL	 COURTS - HOLDING CELL
 BUILDING SUPPORT	 CIRCULATION - SECURE, VERTICAL	 COURT FUNCTIONS	 FAMILY COURT, CIVIC AND ADR
 CIRCULATION - PUBLIC	 CIRCULATION - STAFF	 COURTS	

Similar to Levels 1 and 2, Level 3 is organized into a horizontal layer of program and circulation spaces. Public Areas are located at the south of the floorplate, including the Public Waiting Area and Public Vertical Circulation. Two Large Courtrooms are located to the west of the floorplate, each separated by a Holding Area, Building Support and Court Support Spaces. Administration, Family Court, Civil and Alternative Dispute Resolution and Building Support spaces are located to the west of the floorplate. A Restricted Corridor bisects the Courtrooms and Judicial Chambers to the east of the floorplate and links to the Public Waiting Area. A second Restricted Corridor bisects the Judicial Chambers, Jury Deliberation spaces and Courtroom spaces to the north of the floorplate.

OPTION 2 FLOOR PLAN | Roof Plan

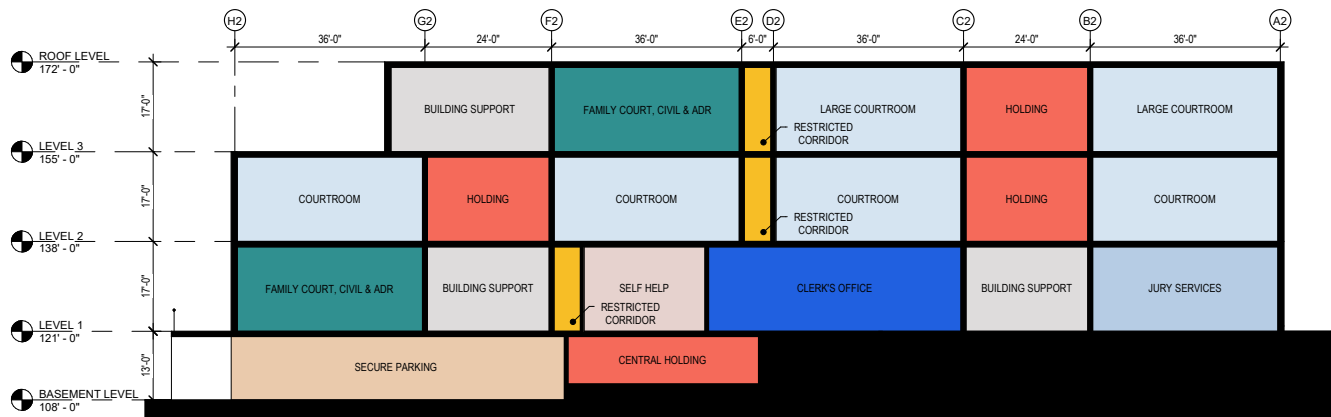


Building systems equipment are located on the roof.

Building Section

Option 2 encompasses the construction of a new Courthouse on the original site. As a result, there are no level changes on all floors above ground. This option reduces the grade changes on the Basement Level from two changes to one and eliminates all grade changes above-ground.

OPTION 2 | Building Section



Site / Civil Engineering

Site Access, Parking and Site Improvements

New accessible paths will be required for the Courthouse building, per California Building Code. Improvements shall meet applicable State and Federal requirements.

Because of the site's terrain, new accessible ramps and handrails are anticipated to be required.

An accessible path of travel from the new parking garage to the Courthouse will be located along Main Street. The path of travel will be raised above grade relative to Main Street, providing access to the main entry on Church Street. Existing sidewalks near the building will be replaced to allow for construction of the building.

The existing parking area near the Washington and Pine Street intersection will be converted into a utility yard for new electrical equipment. The accessible parking spaces within this area will be relocated into the new parking garage.

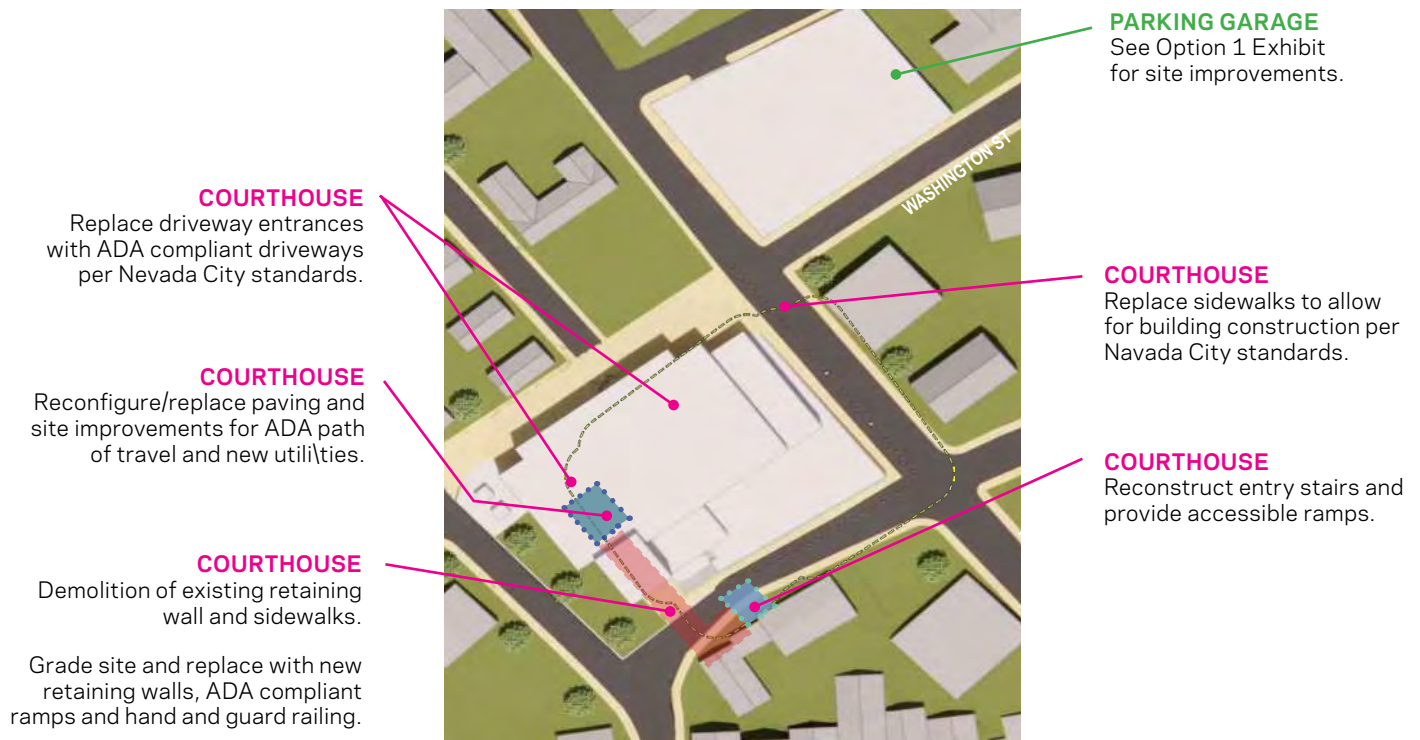
A new parking garage will provide new parking including accessible stalls for the facility in an yet to be determined location. The parking is expected to be provided on a multi-story garage with access to each level provided by two separate entrances. Significant excavation will be required to construct the garage, and the new facility will retain soil depths of approximately 20 to 25 feet.

Based on an existing geotechnical report prepared for the courthouse site, weathered rock and boulders are expected to be encountered during excavation.

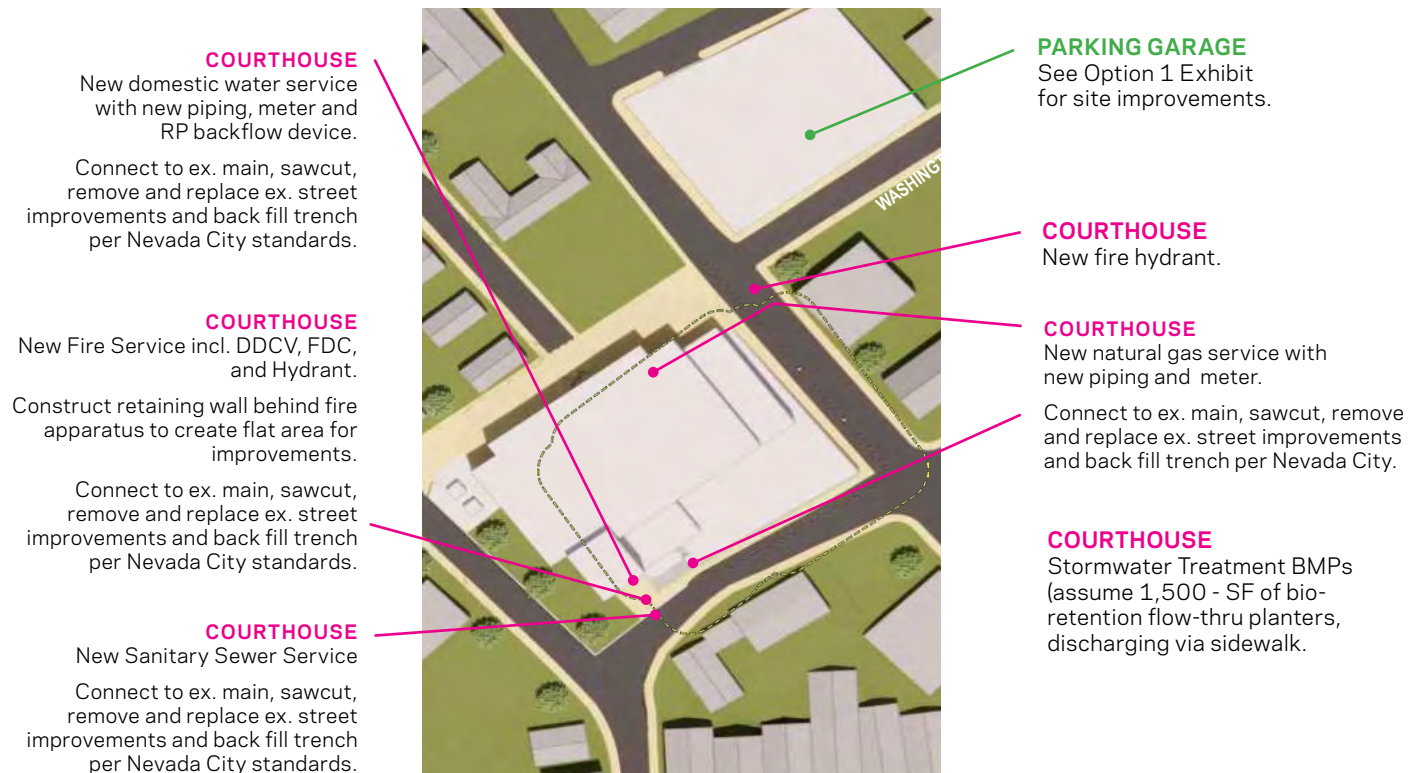
Washington Street will be closed to vehicular traffic adjacent to the site. Removable bollards or other improvements will be placed on either end of the street that can be removed for fire access.

New bollards offset 10 feet from the face of curb along Main Street will be required.

OPTION 2 | Site Improvements Concept



OPTION 2 | Site Utilities Concept



Proposed Utilities

Sanitary Sewer

The new Courthouse will require a sanitary sewer connection connecting to the existing public infrastructure in nearby streets. The system is anticipated to flow via gravity and will be sized to accommodate the sewer demands of the building in accordance with the California Plumbing Code.

The new parking garage will require a sewer connection serving garage drainage, connecting to public mains. The system will include a sand/oil separator.

Storm Drainage

Storm drainage requirements are prescribed by Nevada County Land Use and Development Code.

Projects in the City are typically required to install detention and treatment facilities to mitigate peak increases in stormwater runoff. Per Nevada County Code, where determined necessary, retention/detention facilities shall be designed to protect downstream users and ensure that the water surface returns to its base elevation within 24 hours after the storm event.

Stormwater treatment and detention shall be provided to meet Nevada City stormwater requirements.

Judicial Council of California (JCC) California Trial Court Facilities Standards has a design objective for projects to achieve LEED Silver or greater. Additional stormwater treatment goals may be necessary, up to treatment of the 98th Percentile storm runoff in order to achieve Rainwater Management (SS C4) LEED points.

If the site improvements result in an acre or more of disturbed area, the project will require a Stormwater Pollution Prevention Plan (SWPPP) be processed with the State of California to obtain coverage under the Construction General Permit prior to construction.

Domestic Water and Fire

The new Courthouse will require a new fire suppression sprinkler system. The new system shall conform with the Nevada City Code of Ordinances, California Fire Code, and NFPA 13.

Separate fire service connections will be required for the new Courthouse and parking garage. The connections will include a Double Detector Check Valve assembly at the connection to the public main and Fire Department Connection.

Private fire service mains shall conform with NFPA 24, capable of supplying the required fire flow for fire protection.

The fire service will require a new fire department connection (FDC). FDC's shall be installed in accordance with the NFPA standard applicable to the system design and shall be located unobstructed from a fire lane. A fire hydrant shall be located near the FDC per Nevada City Fire and California Fire Code requirements.

Additional fire hydrants will be required in order to provide coverage around the building and near Fire Department Connections per Nevada City Fire and California Fire Code.

The Courthouse building will require a new domestic water service connecting to the public water system within the street. The new service will include a meter and reduced pressure backflow assembly at the connection to the public main, adequately sized for the building. Meter and backflow locations should be coordinated with Nevada City.

Gas Distribution

A new gas service will be required for the new Courthouse building including piping and meters adequately sized for the buildings. The improvements shall be in accordance with PG&E standards. The meter location will require coordination with PG&E.

Structural Engineering

APPROACH

The structural approach for Option 2 is to maximize the site by installing perimeter retaining walls where needed to establish off site and on-site grades suitable for the improvements. These retaining walls are incorporated into the Plaza-level structural system. Above this level, the approach is to provide a straightforward and efficient structural system to meet the 2020 California Trial Court Facilities Standards and accommodate the needs of the other design disciplines in one building structure.

CONCEPT DESIGN

Option 2 utilizes reinforced concrete slabs, retaining walls and foundations at the Basement and the Plaza level and a steel moment resisting frame structure for the levels above.

The Basement Level includes 12-inch-thick reinforced concrete walls and retaining walls along the perimeter with integral concrete pilasters aligned with the steel frame columns above. Interior walls are 8-inch-thick reinforced concrete walls dividing the secure spaces. The floor at the ground level is a 5-inch-thick reinforced concrete slab on ground tied into necessary short retaining walls for the grade differences.

The Plaza-level slab over parking below has mild reinforcing and is approximately 10 to 12 inches thick. It has integral concrete beams to transfer out the gravity frame lines above to perimeter and interior walls below. Beams may also be necessary where planters or thickened seating areas occur at the plaza level above. The perimeter of the Plaza has an integral cast in place concrete guardrail / wall that is approximately 6 inches thick along its elevated edges. The west half of the plaza level is on-grade and consists of a concrete slab on grade installed over 4 inches of crushed rock over vapor retarder with shallow spread footings and grade beams at the framed resistance lines above. Some additional retaining walls may be required at the south stairways and at the elevator pits.

The three levels of structural system above the Plaza level are anticipated to consist of a structural steel framed system with Special Steel Moment-Resisting Frames (SSMRF) for resisting lateral forces. An advantage of this system is its flexibility from the architectural perspective while providing a high performance, ductile lateral force resisting system. The SSMRF system provides an open floor plate by not requiring interior structural walls and allows for the most flexibility future space planning. The SSMRF system also integrates optimally with mechanical, electrical, and telecommunications systems, allowing associated ductwork and conduits located above the ceilings to run more freely. All of the special requirements of a courthouse building, including progressive collapse prevention, are met with this open system.

To accommodate the long spans required due the geometry of the courtrooms, the steel framing option consists of reinforced composite concrete floor decks. Typical floors have 4½-inch-thick concrete fill over 3-inch metal deck for a total slab thickness of 7½ inches. This slab section spans to structural steel floor beams and provides the required two-hour fire rating without applying fireproofing to the underside of the deck. The slab system provides appropriate vibration characteristics due to the mass and stiffness of the composite metal deck and concrete. The beams are likely W18 beams spaced at 10 feet on center maximum and spanning about 30 feet. The girders are likely W27 or W30 members spanning approximately 22 feet to 39 feet.

Elevated Floors at Mechanical Equipment Rooms are likely comprised of 7-inch normal weight concrete fill over 3-inch metal deck (total slab thickness of 10 inches) spanning a maximum of 10 feet to composite steel wide-flange beams. This provides a three-hour fire rating without any sprayed-on fireproofing at the underside of the metal deck and satisfies the acoustical recommendations for mechanical equipment above and below occupied spaces. Beams, girders, and columns are fireproofed throughout the building.

The main roof assembly is likely comprised of concrete over metal deck, rigid insulation and surface roofing material. The steel framing slopes to the roof drains to minimize crickets and tapered insulation. The roof deck is likely comprised of 4-inch normal weight reinforced concrete fill over 2-inch metal deck (total slab thickness of 6 inches) spanning a maximum of 8 feet to composite steel wide-flange beams. This provides a 1½ hour fire rating without any sprayed-applied fireproofing at the underside of the metal deck. Typical roof beams are W16 or W18 members spanning approximately 30 feet. Roof girders are W21 or W24 members spanning approximately 22 feet to 39 feet. Beams, girders, and columns are fireproofed throughout the building.

The lateral force resisting frames are located along the building perimeter and at an interior building line near the mid-length of the building. Three frames are anticipated on each of the building sides with two frames at the center gridline in the transverse direction (Grid D3). The lateral resisting frames are likely comprised of W33 beams and W24 columns. Roof moment frame beams shall be no deeper than W30 members. The SSMRF members at the perimeter satisfy the progressive collapse requirements at the perimeter of the building. Steel beams and girders would be utilized as collector and chord members throughout the structure.

The structural system is designed to resist progressive collapse per the current California Trial Court Facilities Standards for structures greater than two stories tall. Alternate-path analysis methods for demonstrating a structure's resistance to progressive collapse shall conform to Unified Facilities Criteria (UFC) 4-023-03. These requirements will work efficiently with the ductile structural steel moment frames located around the perimeter of the structure as noted previously. Additional steel columns can be added around the perimeter to help mitigate the effects on the structure. In addition, a Threat Assessment study is provided that will inform whether a performance-based design is required for a direct blast load, the level of protection shall meet the Protective Design Center PDC-TR 06-08 Single Degree of Freedom Structural Response Limits for Antiterrorism Design requirements.

Mechanical and Plumbing Engineering

CONCEPT DESIGN

Central Utility Plant

The new building will be served by a new central utility plant with indoor water-cooled chillers, and gas-fired boilers, anticipated at a similar location to the current units in the basement. Equipment sizing is anticipated to be similar to Option 1.

Air-Handling Systems

The building will be served by two new (approx. 38,000 cfm) air-handling units located on the roof.

HVAC Distribution

Duct distribution will be via vertical shafts to terminal vav boxes. Hot water reheat will be provided for perimeter boxes. Ductwork will be lined downstream of fans and vav boxes for noise control. No smoke control systems are anticipated to be required. Hydronic heating hot water and chilled water system piping will be steel or copper piping and designed for low-pressure loss.

HVAC Controls

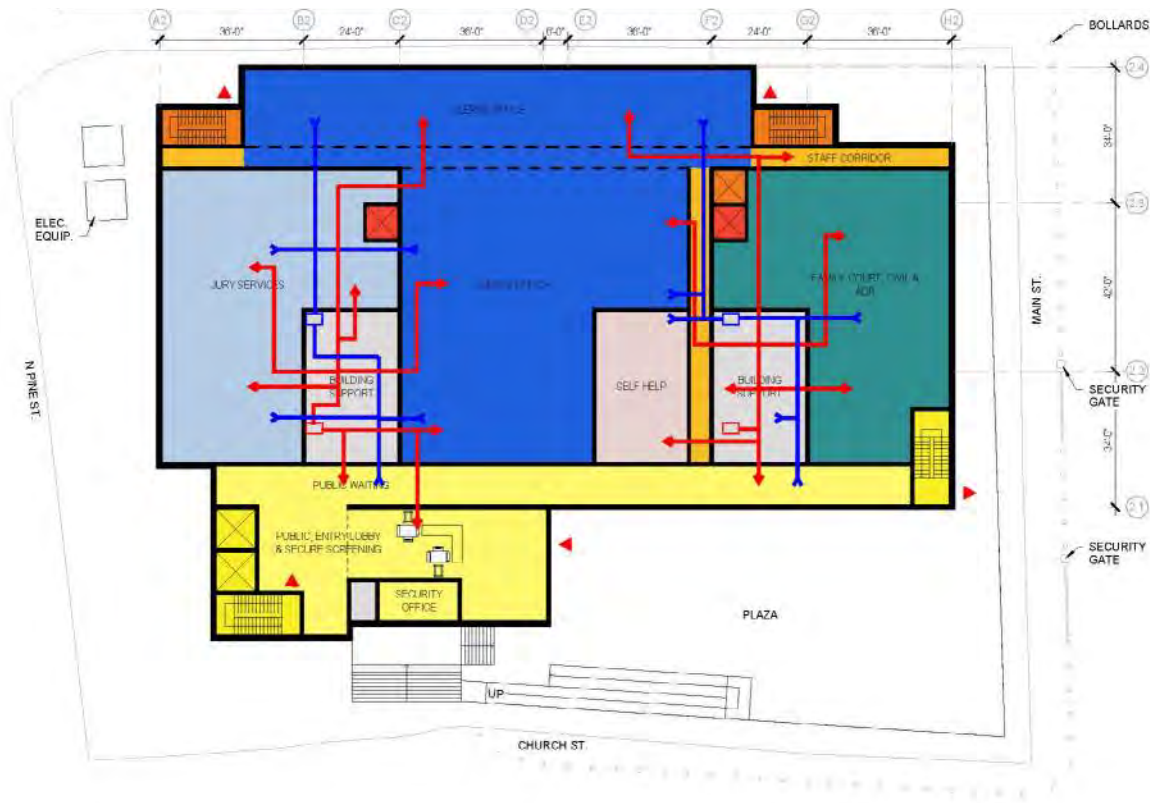
A new HVAC Building Management System (BMS) control system will be provided to serve all mechanical systems. The system will be compliant with the JCC BMS specification requirements with all points graphically displayed on the front-end computer system.

Central Plumbing Equipment

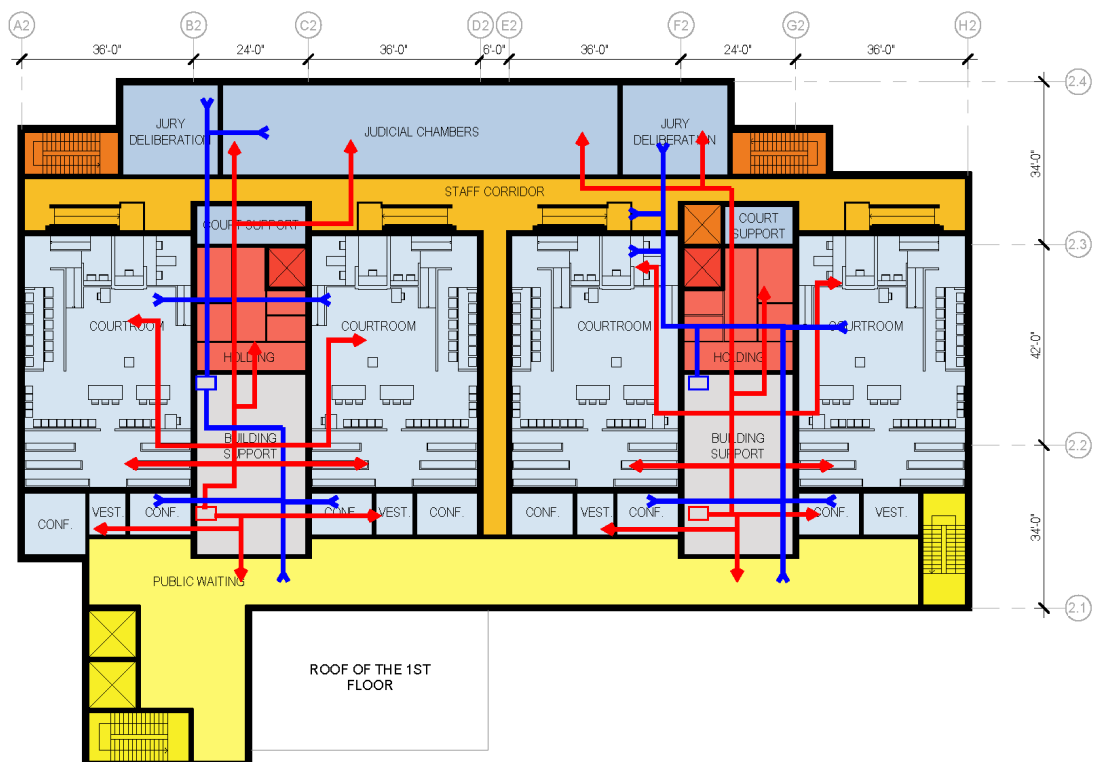
A central gas water heater and circulation pump distributes domestic hot water to the fixtures at both buildings.

SECTION 2 | Option 2

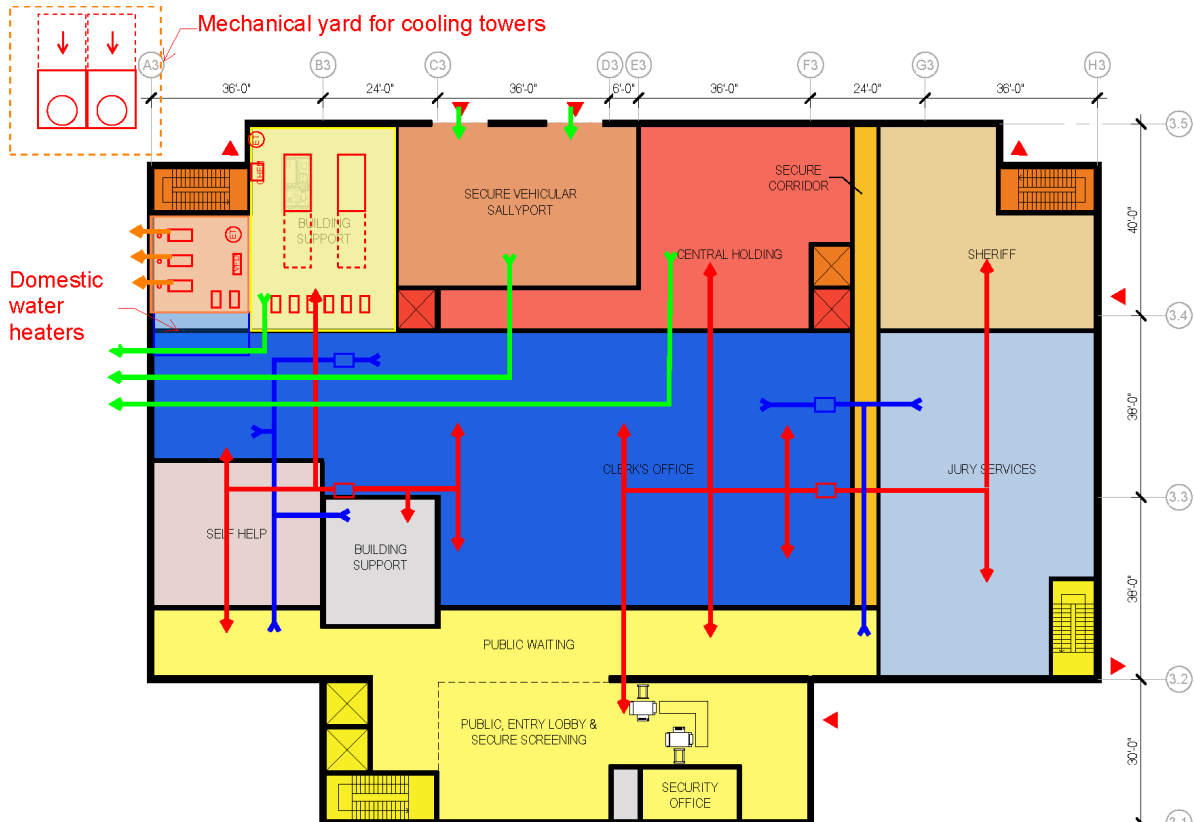
OPTION 2 MECHANICAL AND PLUMBING PLAN | Level 1



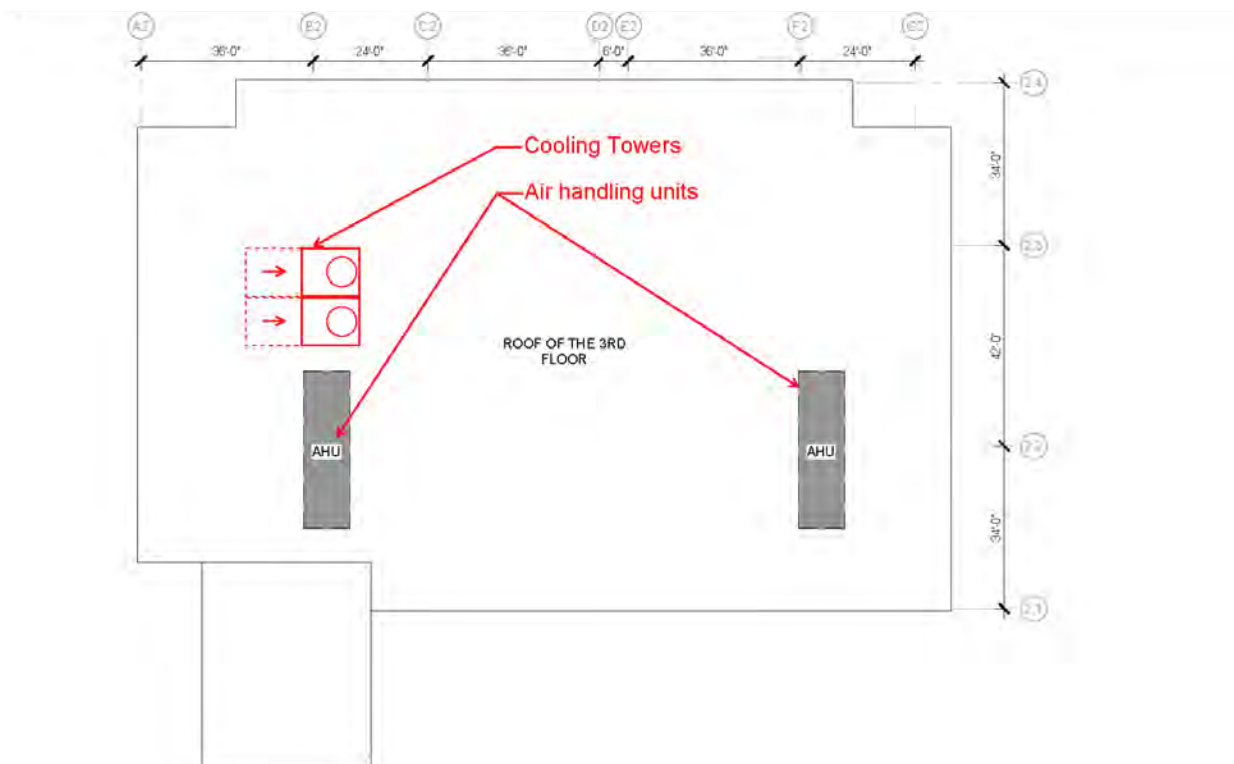
OPTION 2 MECHANICAL AND PLUMBING PLAN | Level 3



OPTION 2 MECHANICAL AND PLUMBING PLAN | Level 3



OPTION 2 MECHANICAL AND PLUMBING PLAN | Roof



Electrical Engineering

The California Trial Court Facilities Standards (CTCFS) are referenced throughout this narrative and should be utilized as a basis of design.

APPROACH

Demolition

The entire electrical system shall be demolished. This includes incoming power service, switchgear, panels, conduit and wire, devices, light fixtures, etc.

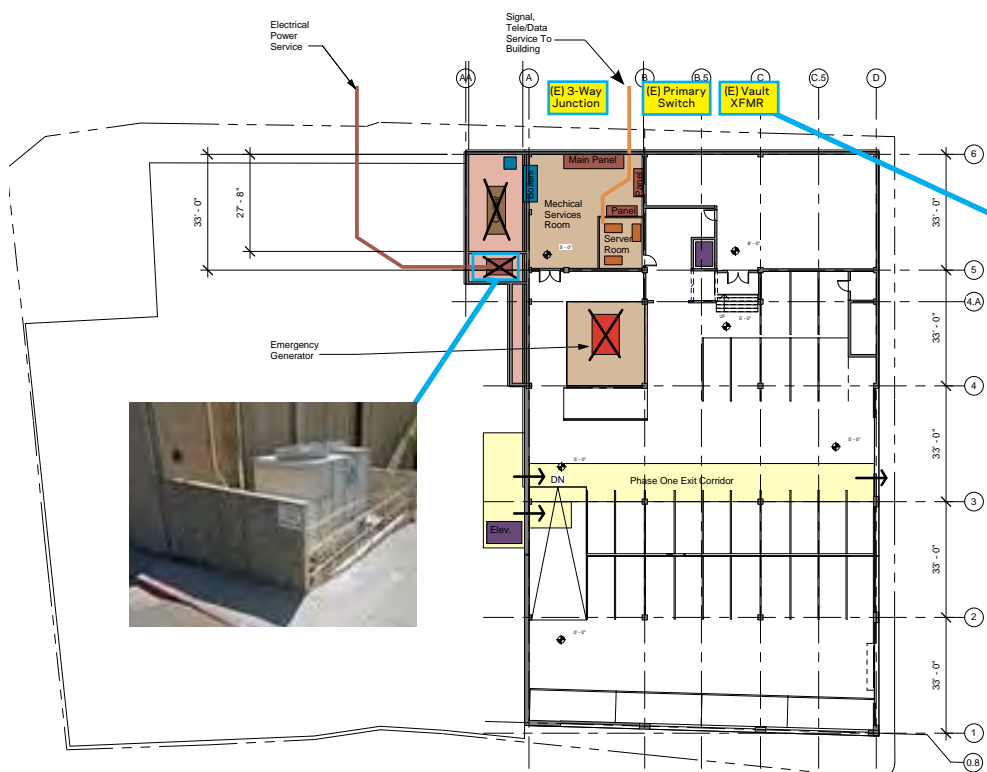
SITE

Power

Provide utility power to the building by Pacific Gas and Electric Company (PG&E) via a new pad mounted utility transformer. Currently, the primary power comes out of the underground 3-way junction switch on Washington Street. It serves a pad mounted transformer in the loading area vault/pit. This transformer and its feeder will be demolished.

A new connection shall be provided from the existing 3-way junction to the new PG&E transformer, which shall be located outside the building on the Northwest corner. Transformer shall be provided by the PG&E and be installed per their standards. Provide duct structure (conduits, pullboxes, trenching, etc.) as required. The power shall step down to building voltage (277/480V) via the utility pad mounted transformer. From the transformer, provide five 5" feeder conduits into the 1600A, 277/480V, 3 phase, 4-wire main switchboard per PG&E Standards. Service feeder conductors will be provided by PG&E.

OPTION 2 | Existing PG&E Infrastructure



Currently the primary comes out of the 3 way junction. It served a XFMR at the loading area that is in a vault or a pit. We will remove the existing primary, XFMR and secondary. We would provide new connection to the 3-way and serve a new pad mounted XFMR back in this area. We would need to account for a 10'x10' pad with 3' clear on sides and back and 8' clear in front.

Power Distribution

Normal Power

As described above, the building will have a 1600A, 277/480V, 3 phase 4 wire main switchboard (MSB), located in the basement main electrical room. The MSB will contain the PG&E meter, the main circuit breaker and the feeder circuit breakers.

Feeders will be provided from the MSB to the satellite electrical rooms, serving the lighting panels and the step-down transformers for the 120/208V panels.

Provide spare load and breaker capacity per the CTCFS.

Loads shall be desegregated per Title 24 and the CTCFS. Each load category shall be metered per system and floor as described in CTCFS, Section 15B.

Standby/Emergency Power

Provide a generator to provide standby/emergency power to the building. Assume the generator is 100kW/125kVA. The following items shall be considered:

- Location: The CTCFS requires that the generator be located at least 50 feet from the power source. In this scheme, this will be very difficult. We anticipate the generator will be located near the PG&E transformer, which violates this requirement. Alternatively, the area between the buildings could be assessed for the generator location.
- Based on the location and proximity to residences, the generator shall be provided with sound attenuated enclosure.
- Provide a permanent load bank.

UPS Power

The building will not be provided with a central system. Provide UPS power per the CTCFS, utilizing in-rack UPS units.

BMS Interface

Provide BMS interface per CTCFS and as described below:

- Electrical / power meters
- Emergency / standby generator
- UPS
- Fire alarm
- Lighting controls

Lighting and Lighting Controls

Lighting Illumination Levels:

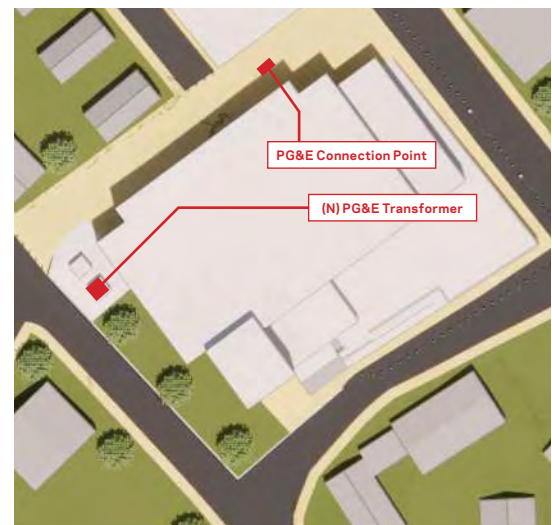
The lighting system will provide illumination levels in accordance with CTCFS Table 16.1.

Light Fixtures:

Provide interior light fixtures per CTCFS , Section 16.C.

Typical Exterior light fixtures per CTCFS , Section 16.C. Consider utilizing the protective bollards on the East side of the building as a light source.

OPTION 2 | New PG&E Infrastructure



Controls:

Provide lighting controls as described in the CTCFS, Section 16.D.

Fire Alarm

The fire alarm and notification system shall be UL listed, California State Fire Marshal approved, and manufactured by firms regularly engaged in manufacturing fire detection, alarm, and communications systems; of types, sizes, and electrical characteristics required; and whose products have been in satisfactory use in similar service for not less than five years. The fire alarm system shall be a fully addressable system. The system shall include voice notification, with automatic voice messaging.

Refer to CTCFS, Section 20 for additional information.

Transportation Engineering

Option 2 considers a scenario where the existing courthouse is demolished and reconstructed at its existing location at 201 Church Street.

Pedestrian Accessibility

As described under Option 1, the current site is impacted by aging infrastructure and physical barriers to people walking. Similar to Option 1, the existing pedestrian accessibility and pedestrian destinations are maintained in Option 2. However, by providing a new accessible path of travel along Main Street, the Courthouse' accessible path of travel is improved compared to Option 1.

Bicycle Accessibility

Bicycle accessibility is limited under Option 2. There are currently no dedicated bicycle facilities in Downtown Nevada City. In addition, the steep topography downtown hinders comfortable bicycle riding when taking the lane for those who are not very confident riders.

Transit Accessibility

The courthouse is currently accessible via transit and located less than 500 feet from stops at City Hall serving routes 1 and 7. Route 1 serves Grass Valley to Nevada City with 1-hour headways. Route 7 serves regional travel from North San Juan to Grass Valley with 5- to 6-hour headways. Under Option 2, existing transit would remain unchanged.

Vehicle Travel

Parking

As under Option 1, Nevada City is considering some changes to parking strategies to improve parking provisions under Options 2. With the options provided, there is the potential for substantially improved parking access over existing conditions.

Vehicle Circulation

Vehicle Circulation under Option 2 would be very similar to that under Option 1. Pick-up and drop-off procedures would likely be slightly improved through enhanced site plan considerations. Vehicle Miles Traveled Similar to Option 1, under Option 2 there would likely be little to no change from existing baseline conditions. Many employees and visitors would still have the option to walk or ride transit to access nearby eateries or run other errands downtown. Staff and visitors that may be dropped off at the courthouse may benefit from drivers chaining trips, and potentially carpooling before going to their next destination.

Sustainability

APPROACH

By building the new courthouse on previously developed land, the project attains LEED credits under the “Location and Transportation” category at no cost. Regarding the new courthouse electric vehicle (EV) charging stations, CALGreen requires designated parking for any combination of low-emitting, fuel efficient, or carpool/van pool vehicles as referenced in table A5.106.5.1.1. The Mandatory Tiers require designated parking for 10% (Tier 1) and 12% (Tier 2) of total parking as referenced in the table in the code. LEED requires 5% designated carpool parking above and beyond the parking reduction requirements for any off-street parking. LEED also gives options for EV Charging Stations, and Liquid, gas or battery facilities (one must be chosen) that CALGreen mandatory measures do not address.

The LEED categories that will differ the most for this Option are “Energy and Atmosphere”, “Water Efficiency”, and “Indoor Environmental Quality”. Installing all new systems for the new courthouse building in Option 2 is positively impacted under the LEED “Energy and Atmosphere” category “Optimize Energy Performance” credit (up to 18 points) and it is expected that the new courthouse will have a much higher overall improvement of energy performance compared to Option 1. Energy Performance Optimization is attained by demonstrating a Performance Cost Index (PCI) below the Performance Cost Index Target. For each energy source serving the building, the GHG emission factors must be identical for the Base-line and Proposed building models. For project percent improvement for the cost metric, on-site renewable energy may be subtracted from proposed energy cost prior to calculating proposed building performance per ASHRAE Standard 90.1. The new windows used for Option 2 have increased insulation that reduces the HVAC load by at least 5% and results in lower operational carbon (the emissions from a building’s energy consumption). California Energy Code requires a minimum wall insulation of R-19 or greater on new construction. As stated under Option 1, installing solar photovoltaic (PV) panels over the entire roof area of the annex results in at least 3 points if the PV provides over 10% of the demand.

To attain the LEED “Indoor Environmental Quality” category (16 points possible) “Enhanced Indoor Air Quality Strategies” credit, it is recommended that the team install permanent entryway systems at least 10 feet (3 meters) long in the primary direction of travel to capture dirt and particulates entering the building at regularly used exterior entrances. Acceptable entryway systems include permanently installed grates, grilles, slotted systems that allow for cleaning underneath, rollout mats, and any other materials manufactured as entryway systems with equivalent or better performance. Each ventilation system that supplies outdoor air to occupied spaces must have particle filters or air-cleaning devices with minimum efficiency reporting value (MERV) of 13 or higher, in accordance with ASHRAE Standards. The “Acoustical Performance” credit is costly to achieve since it requires an evaluation of the HVAC background noise levels, sound isolation, reverberation time, and sound reinforcement/masking systems.

The “Outdoor Water Use Reduction” credit under LEED “Water Efficiency” category (11 possible points), can be attained by saving an additional 20% of water to reach a total of 50% outdoor water reduction using smart scheduling technologies (EPA WaterSense Water Budget Tool). Additional points can be attained on the cooling tower and condensers by conducting a one-time potable water analysis.

Similar to Option 1, the “LEED for Neighborhood Development Location” credit can be attained since the courthouse is located within the boundary of a development certified under LEED for Neighborhood Development. The “High-Priority Site and Equitable Development” new LEED credit and “Surrounding Density and Diverse Uses” credit will also be attainable as in Option 1.

Historic Preservation

APPROACH

Option 2 intends to maintain the historic court functions on the downtown site in Nevada City while providing these functions in a new facility. This option proposes complete demolition of the Courthouse and Annex Buildings. The massing of the replacement building can mimic the existing building's massing (e.g. tower entry) to provide a reminder of the original building.

PROJECT COMPLIANCE

Option 2 will not retain the Courthouse or Annex buildings and will therefore result in complete loss of the original buildings.

GENERAL RECOMMENDATIONS FOR DOCUMENTATION

As Option 2 will remove the buildings and site as currently constructed, the structures should be documented before any changes that would cause a loss of integrity or loss of continued eligibility. The documentation shall adhere to the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation. The level of documentation shall be proportionate with the level of significance of the resource – possibly HABS Level II for Nevada City Courthouse. The documentation shall be made available for inclusion in the Historic American Building Survey (HABS) or the Historic American Engineering Record (HAER) Collections in the Library of Congress and the California Historical Resources Information System, as well as local libraries and historical societies.

Economic Impact

Option 2 would contribute approximately 8.5 percent of downtown business activity (\$2.6 million) and that any diminution in tourism activity due demolition of existing courthouse would be minimal.

The economic impact of replacing the existing courthouse with a new modern facility is unclear. This option retains the key spatial relationship between the courthouse and downtown, enabling people to continue to walk back and forth so it is assumed that there would be no change in the economic support that the courthouse related activities contribute to downtown businesses. However, some local stakeholders are concerned that removing the original facade would detract from the integrity of the historic district, and thus create a decline in tourism activity and related expenditures. There is no evidence in the literature or in the experience from other small California cities to suggest that such an impact could occur. In fact, the literature reinforces the benefit to retaining the primary use or a similar reuse at the site without reference to historic character or a related decline in tourism-related activity.

A complete Economic Impact Report is included in the Appendix (see Section 3.2).

OPTION 2 | Detailed Criteria Evaluation

CRITERIA	WEIGHT (%)	SCORE (0-100)	WEIGHTED SCORE (%)
Courthouse Function			
Safety and Security	30%	95	29
Program Requirements	25%	100	25
Circulation Patterns	15%	100	15
Functional Adjacencies	15%	100	15
Building Efficiencies	15%	100	15
Score			99
Site Function			
Safety and Security	20%	80	16
Site at Program Location	20%	70	14
Access to Site	20%	70	14
Site Functionality	20%	80	16
Accessibility	20%	50	10
Score			70
Local Community Goals			
Public Image of Building	20%	90	18
Economic Impact	30%	100	30
Historic Aspects / 338	15%	80	12
Useful Life of Building	15%	100	15
Broader Regional Goals	20%	85	17
Score			92
Judicial Council Goals			
County Title / Divestment	25%	80	20
Long-range Goals	25%	95	24
Meets Judicial Council Facility Standards	25%	100	25
Remaining Useful Life	25%	100	25
Score			94
Project Delivery			
Schedule	25%	50	13
Disruption of Services	30%	60	18
Community Impacts / Construction	15%	55	8
Environmental Considerations	20%	77	15
Deed restrictions and Others	10%	95	10
Score			64

CRITERIA EVALUATION

Courthouse Function

The shortcomings of Option 1 are completely addressed in Option 2 due in part to the flexibility of construction of a new building. This significant improvement is reflected in a high overall score for this option.

Safety and Security – Score: 95

This option mostly fulfills the Safety & Security criterion with the exception of the generator being located 50 feet away from the building. This impacts safety and security of the building.

Program Requirements – Score: 100

This option fully meets the Program Requirements.

Overall Court Functionality : Circulation Patterns – Score: 100

The circulation patterns meet all functionality requirements.

Overall Court Functionality : Functional Adjacencies – Score: 100

This option fulfills the Functional Adjacencies criterion.

Overall Court Functionality : Building Efficiencies – Score: 100

This option fulfills the Building Efficiencies criterion.

Site Function

Option 2 encompasses the construction of a new courthouse on the original site and shares similar attributes with Option 1. However, this option improves upon the shortcomings inherent to Option 1. Although Option 2 cannot address the inadequate size of the site or the lack of available parking within the site, it addresses the topographical challenges of the site and implements creative design measures to improve overall functionality.

Safety and Security – Score: 80

This option significantly improves the site's Safety and Security as compared to Option 1. The proposed layout meets the 25-foot standoff requirement and locates the Judicial Chambers at the north of the building resulting in increased privacy as compared to Option 1. However, there are security vulnerabilities identified with the street entrance to the Sheriff's Office at the basement level. Furthermore, the location of the Judicial Chambers to the north of the building enables an unhindered line of sight from the sidewalk and adjacent properties. The two-level security gates for the Secure Vehicular Circulation are not ideal.

Site at Program Location – Score: 70

Similar to Option 1, the major consideration of the Site Program is parking. The first critical element is secure parking for Judicial Staff and secure transportation for those in-custody provided by the County Sheriff's Office. Option 1 adequately accommodates both functions. The second critical element is visitor, juror and non-secure staff parking. It is clear that a centralized parking lot will not be available for this option. The Judicial Council will seek to locate parking to match the programmatic needs of the Courthouse but since the complete parking needs have not yet been identified, there is risk involved with this. Additionally, the parking that has been confirmed is not located adjacent to the courthouse and is located in different locations. This approach allows the site to support the entire programmatic needs. However, the site does not accommodate the program holistically. It needs to be parsed out into pieces and provides suboptimal adjacencies.

Access to Site – Score: 70

Access to the building, site and new parking is significantly improved compared to current conditions due to Nevada City's willingness to provide adjacent lots for parking. However, as noted above, these parking lots are disparately

located and may result in a non-intuitive path of travel. Moreover, the location of the parking lots results in long and inconvenient paths of travel on steep sidewalks to the main Courthouse entrance for able and non-able-bodied persons. The Courthouse is currently accessible via transit and located less than 500 feet from the transit stop. However, the Team recommends adding a bus stop that coordinates with the improved accessible path of travel. Furthermore, due to the steep terrain, pedestrian and bicycle access are poor. Although the Sheriff's office needs to transport in-custody from a remote location, other related functions, like the District Attorney's office and Juvenile Probation are located nearby.

Option 2 has one important advantage over Option 1: both the accessible and able-bodied paths of travel are provided on the plaza parallel to main street. This path of travel is shorter, more intuitive, and universal.

Site Functionality – Score: 80

Similar to Option 1, this option can accommodate the critical site needs of the Court, including transfer of persons in-custody and secure judicial parking, and can accommodate operational and maintenance circulation needs. However, the Sheriff's Office must transport those in-custody from the County Jail to the Courthouse.

The addition of the raised Plaza on the ground level creates a site amenity that can be activated for community use, landscaping and/or public art.

Accessibility – Score: 50

This option reduces the path of travel from the adjacent parking lots to the building entry. The path of travel for disabled and able-bodied persons is the same. The addition of the raised Plaza on the ground level aims to improve overall site access and to accommodate access for non-able-bodied users.

Local Community Goals

Public Image of Building – Score: 90

Although the original building is not a historically registered building and is slated for demolition in this option, the building will add to the diversity of Nevada City's historic district. The proposed option mimics the massing of the existing tower and integrates a raised plaza that enables accessible circulation to the main entrance and has the potential to improve upon the current building's relationship with the neighboring buildings and preserve the historic fabric of downtown Nevada City.

Economic Impact – Score: 100

As Courthouse functions increase, the number of visitors to the downtown area is anticipated to increase slightly. As a result, the downtown area should receive a small economic benefit.

The addition of the raised Plaza on the ground level creates a site amenity that can be activated for community use, landscaping and/or public art.

Historic Aspects / Ordinance 338 – Score: 80

This option meets the local community's historic goals. The proposed option mimics the massing of the existing tower and has the potential to improve upon the current building's relationship with the neighboring buildings and preserve the historic fabric of downtown Nevada City.

Useful Life of Existing Building – Score: 100

This option ensures that the new courthouse building will be built to meet this criterion.

Broader Regional Goals – Score: 85

The downtown Courthouse has significant value to Nevada City and slightly less value to Nevada County. However, its significance to the region is not as high and any cost premium required for this option would not be of value to some residents in the region.

Judicial Council Goals

County Title/Divestment - Score: 80

The Judicial Council has a strong desire to hold title of court properties. Currently the Courthouse title is shared between Nevada County and the Judicial Council. The titles for the proposed parking spaces are either county owned or privately owned. Although it is very likely that the Judicial Council will be able to gain title to these properties, there is no guarantee that this will occur, leading to potential risk associated with this.

Long-range Goals – Score: 95

This option supports the Judicial Council's long-range goals to promote buildings that are functional, durable, maintainable and efficient and that provide long-term value to the public, the judicial branch, courthouse occupants, the community in which they reside, court users, and taxpayers of California. The option is flexible enough to accommodate future program expansion.

Meets Judicial Council Facility Standards – Score: 100

This option meets the Judicial Council Facilities Standards with the intent of maximizing value to the State of California by balancing the aesthetic, functional and security requirements of courthouse design with the budget realities of initial construction costs and the long-term life cycle costs of owning and operating institutional buildings. However, the lack of on-site parking is not ideal.

Remaining Useful Life of New Building – Score: 100

This option ensures that the new courthouse building will be built to meet this criterion. The option is flexible enough to accommodate future program expansion.

Project Delivery

Schedule – Score: 50

This project will take 87 months to complete.

OPTION 2 | Project Delivery Schedule

87 Months	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Q3 2026	Q4 2026	Q1 2027	Q2 2027	Q3 2027	Q4 2027	Q1 2028	Q2 2028	Q3 2028	Q4 2028	Q1 2029	Q1 2030	Q1 2031
COBCP PROCESS																													
Site Selection/Prelim. Due Diligence/ CCOA																													
Site Acquisition / Due Diligence/ CCOA																													
Performance Criteria / Select Design Builder																													
Initiate Design Build (Design/Permit)																													
Swing Space Procurement																													
Swing Space Completion																													
Move Court Functions to Swing Space																													
Construction																													

Disruption of Services – Score: 60

This option requires Judicial Staff to move and provide services at a temporary facility for a three-year period and to move into the new facility a second time after project completion. This is not only disruptive to the courts and the community, but also to the courthouse visitors.

Community Impacts – Score: 55

This option will require significant disruption to the community during construction, including traffic, noise, and other demolition and construction-related issues. The community will also be required to access judicial services at a temporary location during construction.

Environmental Considerations – Score: 77

Construction for option is more extensive as compared to Option 1 and will involve slightly more CEQA risks.

Deed Restrictions and Others – Score: 95

The project will involve significant risk compared to the construction of a new courthouse at a different location.

COST ESTIMATE

The estimated cost for Option 2 is \$246,682,542. See Appendix for a detailed Cost Evaluation (Section 3.6).

COST MODEL	OPTION 2
Construction Costs	\$148,816,000
Project Costs	\$40,180,320
Property Acquisition Costs	\$4,997,500
Escalation Costs (May 2022 to midpoint)	\$52,688,722
Total Cost	\$246,682,542
Score	72

2.3 OPTION 3 — NEW CONSTRUCTION ON A NEW SITE

GENERIC SITE

For the purpose of this Study, Option 3 is located on a generic site. While there are reasonable sites under consideration, a generic site is used because the site selection process has not yet occurred. Furthermore, the use of a “proxy” site could potentially create more project specificity than reasonable that can skew the evaluation results.

As a result, Option 3 uses a generic site with plausible and average site elements and conditions. There are a few reasonable site options near the existing Nevada County Government Center on Highway 49, approximately 1.25 miles from the existing courthouse. The generic site uses the attributes of these locations without being specific. This allows for a fair evaluation and cost model that will result in a likely outcome. All site options off Highway 49 are large enough to meet the Courthouse needs. The site uses the minimum size required for the Courthouse—approximately 4.2 acres.

The different site options are discussed at the end of this section.

Site / Civil Engineering

Existing Site Topography

The actual site location for Option 3 has not been determined. The site is assumed to be a vacant site located along Highway 49. Generally, sites within Nevada City have moderately steep terrain, are undeveloped and contain large trees. Soil site conditions would be expected to contain rocks or larger boulders.

Existing Site Access

The site is assumed to be adjacent to Highway 49. Existing frontage improvements are assumed to consist of unimproved shoulder without driveway entrances or curb, gutter, and sidewalk.

Existing Utilities

It is assumed that utilities do not exist at the site and public mains would require extension to the site to serve the project. Water and sewer main extensions are expected, including a new sewer pumping station.

Structural Engineering

Existing Conditions

This site is proposed as a new development site. No structurally related existing conditions are significant for this option. The site is anticipated to be relatively level with no significant grade changes.

Option 3 assumes the following: (1) no specific site hazards or weaknesses such as liquefaction, weak soils, flooding, land sliding, or soil movement; (2) no site remediation of site soil conditions.

Mechanical and Plumbing Engineering

Yard Area

It is assumed that the proposed site will have adequate site area available to locate a mechanical yard to house the cooling towers.

Site Pressure

Site pressure is assumed to be low resulting in a fire pump and a domestic water booster pump being required. An approximately 50 HP fire pump with a small jockey pump is assumed. A triplex domestic water booster pump package is assumed to be required.

CONCEPT DESIGN

Architecture

APPROACH

The approach for Option 3 involves the construction of a new Courthouse at a new location in proximity to the Nevada County Government Center. Option 3 provides the Superior Court of Nevada County with a facility that meets the operational, security, and space needs of the Court without the constraints of the original site and building.

SITE

The new site can easily accommodate the 25-foot standoff requirement and includes a surface parking lot with 240 parking spaces. Vehicular access to Secure Parking and the Secure Vehicular Sallyport is located at the rear of the building.

OPTION 3 | Site Diagram



Building Massing

The building massing for Option 3 is a three-story building that aligns with an economically and functionally efficient Courthouse. Similar to Option 2, the new building features a tower entry that is taller than the rest of the building, establishing a civic presence and a welcoming entry experience. The tower and two-story main entrance extend from the rest of the building.

OPTION 3 | Axonometric Massing Diagram

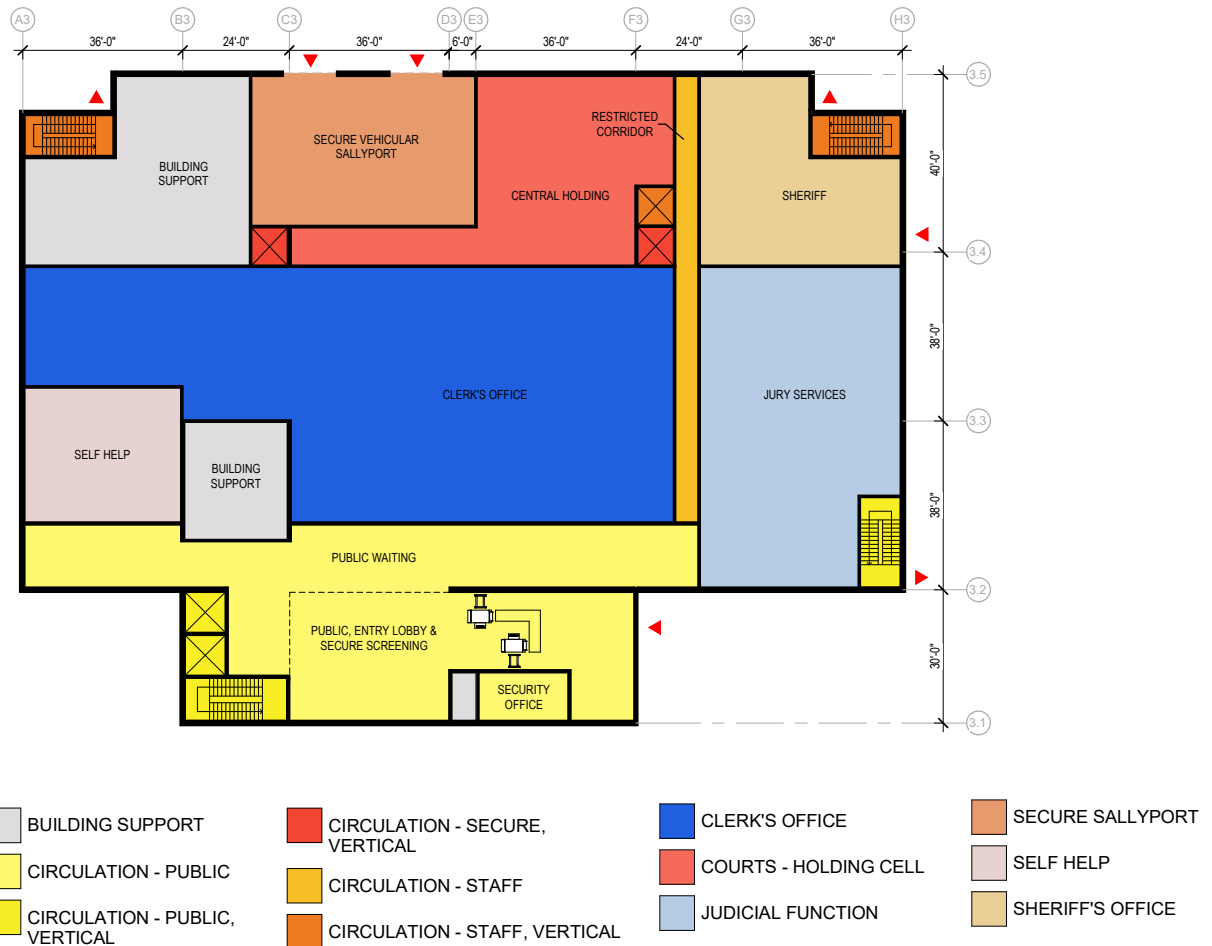


OPTION 3 | Massing Diagram



Floor Plans

OPTION 3 FLOOR PLAN | Level 1



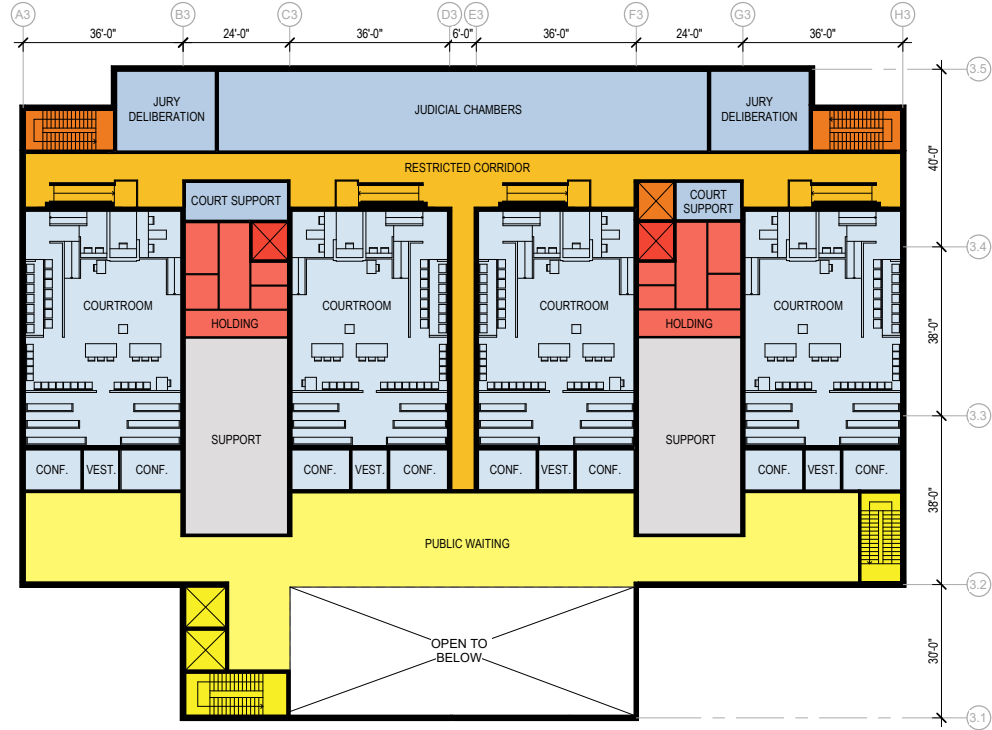
Level 1 is organized into a horizontal layer of program and circulation spaces. All Public Areas are located at the front of the building, including the two-story Public Entry Lobby and Secure Screening, the Public Waiting Area and Public Vertical Circulation. Courthouse users, including non-able-bodied individuals enter the building from the front via the main entrance. Jury Services, Clerks Office, Self-Help and Building Support spaces are located at the center of the building. The Secure Vehicular Sallyport, Central Holding, Sheriff's Office and additional Building Support spaces are located at the rear of the building.

This configuration enables the efficient organization of program spaces and established clear separation between public, restricted, and secure spaces. This also allows for opportunities to integrate daylighting and views to the outdoors within the Public Waiting Area, Jury Services, and Self-Help spaces.

Vehicular circulation to the Secure Vehicular Sallyport is located at the rear of the building.

Secure Vertical Circulation at the Central Holding leads to two separate Holding Areas on Level 2 and one Holding Area on Level 3. This ensures that the transportation of individuals in custody is secure and separated from Public and Judicial spaces. A Restricted Corridor along the right of the floorplate links to the Public Waiting Area and includes Staff Vertical Circulation to Restricted Corridors on Levels 2 and 3.

OPTION 3 FLOOR PLAN | Level 2



LEGEND

Courts building

- BUILDING SUPPORT
- CIRCULATION - PUBLIC
- CIRCULATION - PUBLIC, VERTICAL

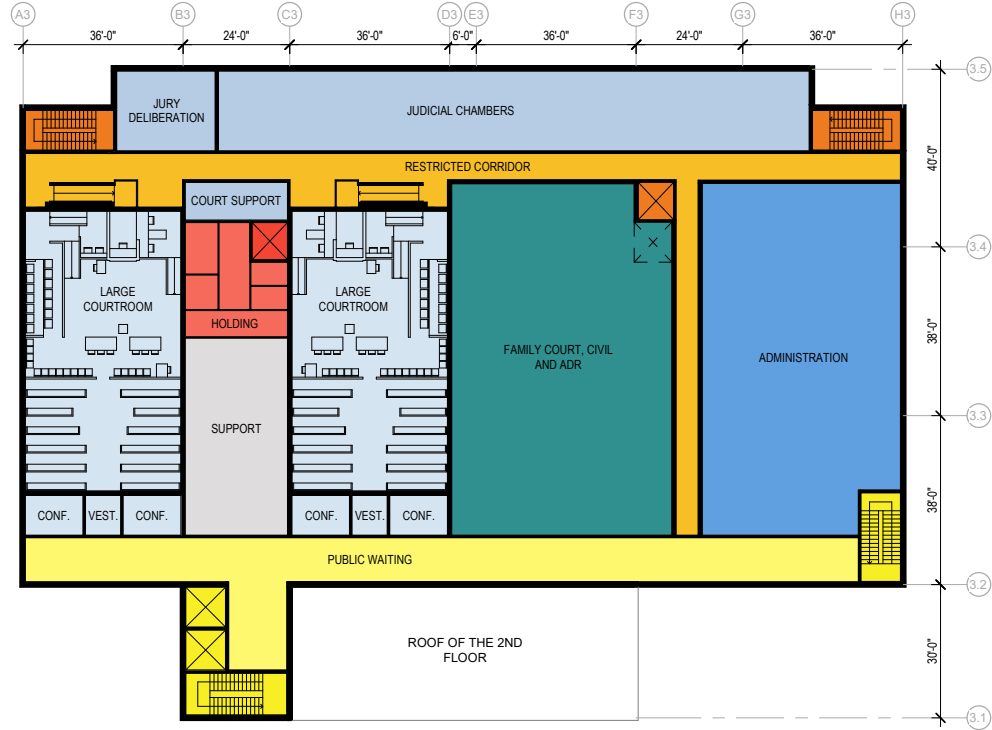
- CIRCULATION - SECURE, VERTICAL
- CIRCULATION - STAFF
- CIRCULATION - STAFF, VERTICAL

- COURT FUNCTIONS
- COURTS

- COURTS - HOLDING CELL
- JUDICIAL FUNCTION

Similar to Option 2, Level 2 is organized into a horizontal layers of program and circulation spaces. Public Areas are located at the front of the floorplate, including the Public Waiting Area and Public Vertical Circulation. Four Courtrooms are located at the center of the floorplate, each separated by a Holding Area, Building Support and Court Support Spaces. A Restricted Corridor bisects the Courtrooms and Judicial Chambers at the center of the floorplate and links to the Public Waiting Area. A second Restricted Corridor bisects the Judicial Chambers, Jury Deliberation spaces and Courtroom spaces to the rear of the floorplate.

OPTION 3 FLOOR PLAN | Level 3



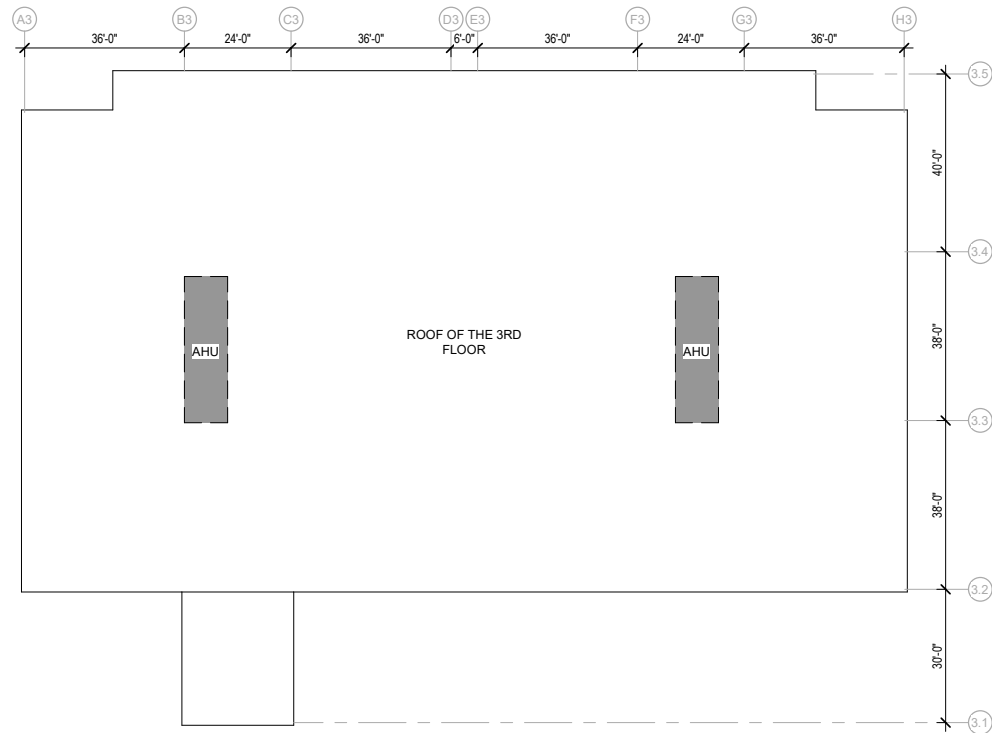
LEGEND

Courts building

■ ADMINISTRATION	■ CIRCULATION - PUBLIC, VERTICAL	■ CIRCULATION - STAFF	■ COURTS
■ BUILDING SUPPORT	■ CIRCULATION - SECURE, VERTICAL	■ CIRCULATION - STAFF, VERTICAL	■ COURTS - HOLDING CELL
■ CIRCULATION - PUBLIC		■ COURT FUNCTIONS	■ FAMILY COURT, CIVIC AND
			■ JUDICIAL FUNCTION

Similar to Option 2, Level 3 is organized into a horizontal layers of program and circulation spaces. Public Areas are located at the front of the floorplate, including the Public Waiting Area and Public Vertical Circulation. Two Large Courtrooms are located to the left of the floorplate, each separated by a Holding Area, Building Support and Court Support Spaces. Family Court, Civil and Alternative Dispute Resolution and Administration spaces are located to the right of the floorplate. A Restricted Corridor bisects the Courtrooms and Judicial Chambers to the right of the floorplate and links to the Public Waiting Area. A second Restricted Corridor bisects the Judicial Chambers, Jury Deliberation spaces and Courtroom spaces to the rear of the floorplate.

OPTION 3 FLOOR PLAN | Roof

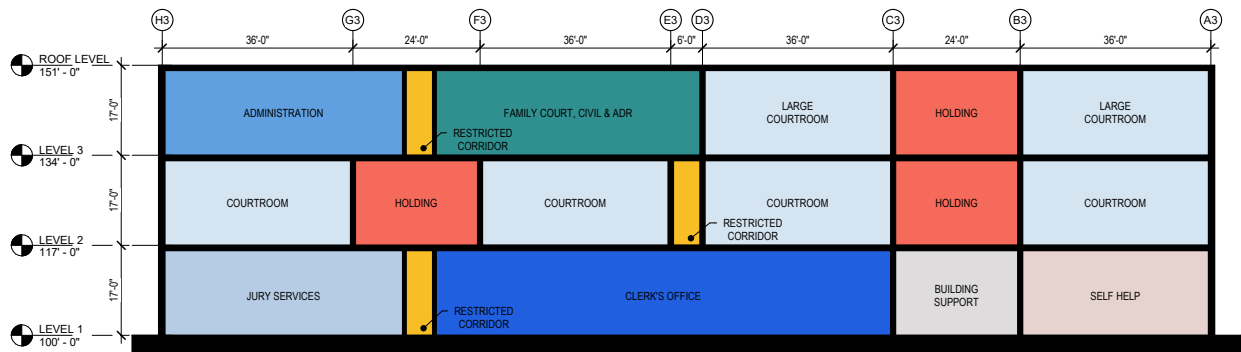


Building systems equipment are located on the roof.

Building Section

Option 3 encompasses the construction of a new Courthouse on a new site. As a result, there are no level changes on all the floors.

OPTION 3 | Building Section



Site / Civil Engineering

CONCEPT

Site Access, Parking and Site Improvements

The site improvements will consist of paved parking and drive lanes including parking spaces for approximately 240 vehicles. ADA parking shall be provided in accordance with California Building Code. Paving shall be designed based on recommendations by a geotechnical engineer.

Fire lanes shall be located near the building and fire apparatus, designed to support truck loading per local and State fire code.

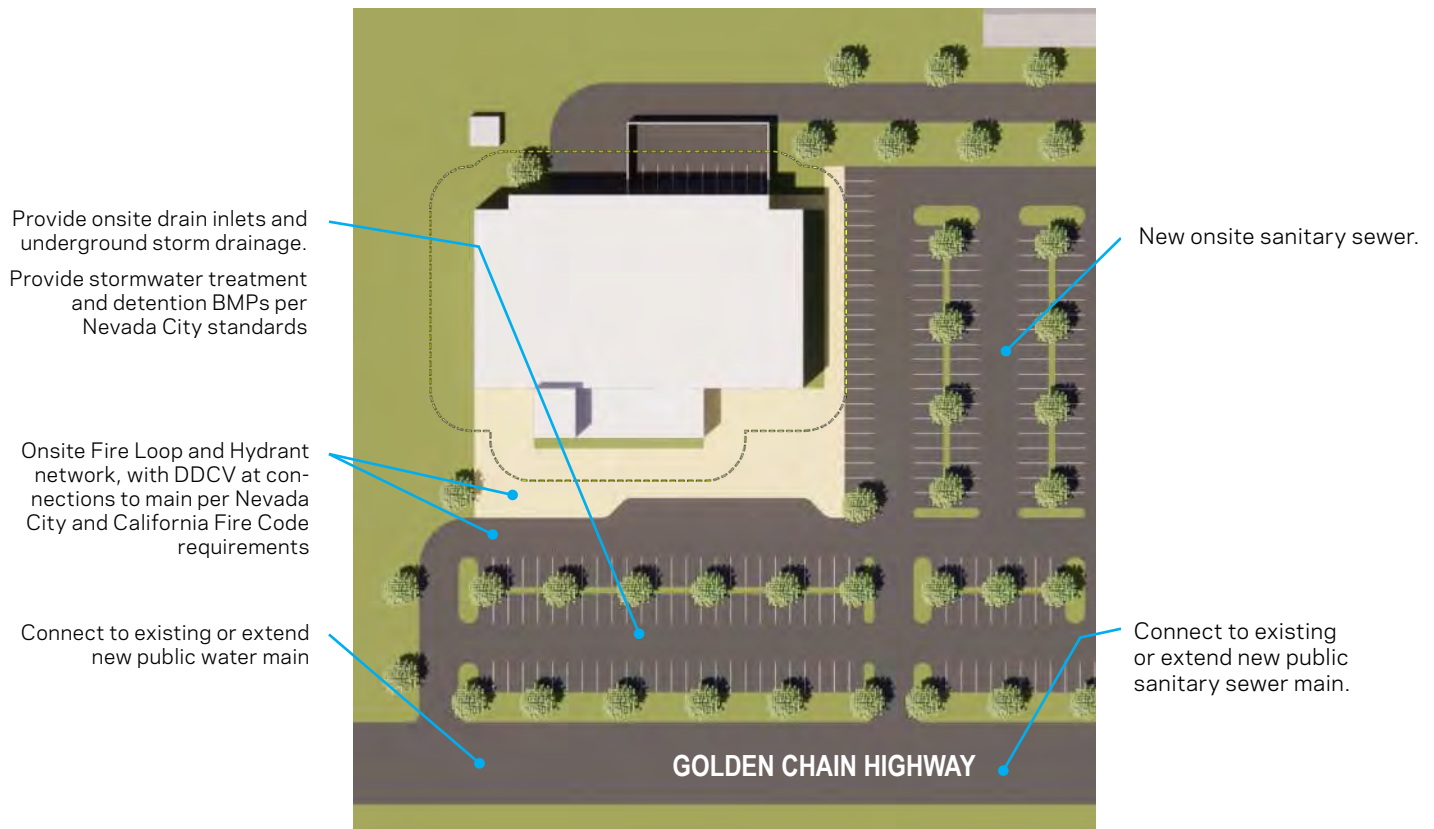
Frontage improvements will include two new driveway entrances connecting to Highway 49, and new public curb, gutter, and sidewalk along the project frontage.

New accessible paths to the building, accessible parking and public right-of-way will be required for the Courthouse building, per California Building Code. Improvements shall meet applicable State and Federal requirements.

Weathered rock and boulders are expected to be encountered during excavation.

Site grading shall direct stormwater runoff away from the building and provide overland release for the site. Grading slopes shall be sloped per geotechnical recommendations.

OPTION 3 | Site Utilities Concept



Proposed Utilities

Sanitary Sewer

The new Courthouse will require a sanitary sewer connection connecting to the existing public infrastructure in nearby streets. The system is anticipated to flow via gravity and will be sized to accommodate the sewer demands of the building in accordance with the California Plumbing Code.

Sewer manholes and cleanouts shall be provided per Nevada City and California Building Code requirements.

Storm Drainage

Storm drainage requirements are prescribed by Nevada County Land Use and Development Code.

Projects in the City are typically required to install detention and treatment facilities to mitigate peak increases in stormwater runoff. Per Nevada County Code, where determined necessary, retention/detention facilities shall be designed to protect downstream users and ensure that the water surface returns to its base elevation within 24 hours after the storm event.

Stormwater treatment and detention shall be provided to meet Nevada City stormwater requirements.

Judicial Council of California (JCC) California Trial Court Facilities Standards has a design objective for projects to achieve LEED Silver or greater. Additional stormwater treatment goals may be necessary, up to treatment of the 98th Percentile storm runoff in order to achieve Rainwater Management (SS C4) LEED points.

The site improvements will result in an acre or more of disturbed area, so the project will require a Stormwater Pollution Prevention Plan (SWPPP) be processed with the State of California to obtain coverage under the Construction General Permit prior to construction.

The onsite storm drainage will connect to the existing public system within the adjacent streets.

Domestic Water and Fire

The new Courthouse will require a new fire suppression sprinkler system. The new system shall conform with the Nevada City Code of Ordinances, California Fire Code, and NFPA 13.

The connections will include a Double Detector Check Valve assembly at the connection to the public main and Fire Department Connection. The system is anticipated to be a looped system with two connections to the public system. Flow data for the public system is unknown and should be verified.

Private fire service mains shall conform with NFPA 24, capable of supplying the required fire flow for fire protection.

The fire service will require a new fire department connection (FDC). FDC's shall be installed in accordance with the NFPA standard applicable to the system design and shall be located unobstructed from a fire lane. A fire hydrant shall be located near the FDC per Nevada City Fire and California Fire Code requirements.

Onsite fire hydrants will be required in order to provide coverage around the building and near Fire Department Connections per Nevada City Fire and California Fire Code.

The Courthouse building will require a new domestic water service connecting to the public water system within the street. The new service will include a meter and reduced pressure backflow assembly at the connection to the public main, adequately sized for the building. Meter and backflow locations should be coordinated with Nevada City.

Gas Distribution

A new gas service will be required for the new Courthouse building including piping and meters adequately sized for the buildings. The improvements shall be in accordance with PG&E standards. The meter location will require coordination with PG&E.

Structural Engineering

APPROACH

The structural approach for Option 3 is to provide a straightforward and efficient structural system to meet the current California Trial Court Facilities Standards and accommodate the needs of the other design disciplines in one building structure and without excessive site excavation or preparation.

CONCEPT DESIGN

Option 3 utilizes reinforced concrete shallow foundations using spread footings at the primary building columns. At the lateral load resisting frames, it is anticipated that steel wide flange members will be embedded and encased in concrete grade beams. The Level 1 floor is a concrete slab on grade installed over 4 inches of crushed rock over vapor retarder.

The selection of the structural system is primarily driven by the requirement for progressive collapse prevention. The above grade construction is anticipated to consist of a structural steel framed system with Special Steel Moment-Resisting Frames (SSMRF) for resisting lateral forces. An advantage of this system is its flexibility from the architectural perspective while providing a high performance, ductile lateral force resisting system. The SSMRF system provide an open floor plate by not requiring interior structural walls and allows for the most flexibility future space planning. The SSMRF system also integrates optimally with mechanical electrical, and telecommunications systems, allowing associated ductwork and conduits located above the ceilings to run more freely. All of the special requirements of a courthouse building, including progressive collapse prevention, are met with this open structural steel SMRF system.

To accommodate the long spans required due the geometry of the courtrooms, the steel framing option consists of reinforced composite concrete floor decks. Typical floors will have 4½-inch thick concrete fill over 3-inch metal deck for a total slab thickness of 7½ inches. This slab section spans to structural steel floor beams and provides the required two-hour fire rating without applying fireproofing to the underside of the deck. The slab system provides appropriate vibration characteristics due to the mass and stiffness of the composite metal deck and concrete. The beams are likely W18 beams spaced at 10 feet on center maximum and spanning about 30 feet. The girders are likely W27 or W30 members spanning approximately 22 feet to 39 feet.

Elevated Floors at Mechanical Equipment Rooms are likely comprised of 7-inch normal weight concrete fill over 3-inch metal deck (total slab thickness of 10 inches) spanning a maximum of 10 feet to composite steel wide-flange beams. This provides a three-hour fire rating without any sprayed-on fireproofing at the underside of the metal deck and satisfies the acoustical recommendations for mechanical equipment above and below occupied spaces. Beams, girders, and columns are fireproofed throughout the building.

The main roof assembly is likely comprised of concrete over metal deck, rigid insulation and surface roofing material. The steel framing slopes to the roof drains to minimize crickets and tapered insulation. The roof deck is likely comprised of 4-inch normal weight reinforced concrete fill over 2-inch metal deck (total slab thickness of 6 inches) spanning a maximum of 8 feet to composite steel wide-flange beams. This provides a 1½ hour fire rating without any sprayed-applied fireproofing at the underside of the metal deck. Typical roof beams are W16 or W18 members spanning approximately 30 feet. Roof girders are W21 or W24 members spanning approximately 22 feet to 39 feet. Beams, girders, and columns are fireproofed throughout the building.

The lateral force resisting frames are located along the building perimeter and at an interior building line near the mid-length of the building. Three frames are anticipated on each of the building sides with two frames at the center gridline in the transverse direction (Grid D3). The lateral resisting frames are likely comprised of W33 beams and W24 columns. Roof moment frame beams shall be no deeper than W30 members. The SSMRF members at the perimeter satisfy the progressive collapse requirements at the perimeter of the building. Steel beams and girders would be utilized as collector and chord members throughout the structure.

The structural system is designed to resist progressive collapse per the current California Trial Court Facilities Standards for structures greater than two stories tall. Alternate-path analysis methods for demonstrating a structure's resistance to progressive collapse shall conform to Unified Facilities Criteria (UFC) 4-023-03. These requirements will work efficiently with the ductile structural steel moment frames located around the perimeter of the structure as noted previously. Additional steel columns can be added around the perimeter to help mitigate the effects on the structure. In addition, a Threat Assessment study is provided that will inform whether a performance-based design is required for a direct blast load, the level of protection shall meet the Protective Design Center PDC-TR 06-08 Single Degree of Freedom Structural Response Limits for Antiterrorism Design requirements.

Mechanical and Plumbing Engineering

CONCEPT DESIGN

Central Utility Plant

The new building is served by a new central utility plant with indoor water-cooled chillers and gas-fired boilers at a similar location to the current units in the basement. Equipment sizing is anticipated to be similar to the previous options.

Air-Handling Systems

The building is served by two (2) new (approximately 38,000 cfm) air-handling units located on the roof.

HVAC Distribution

Duct distribution will be via vertical shafts to terminal vav boxes. Hot water reheat will be provided for perimeter boxes. Ductwork will be lined downstream of fans and vav boxes for noise control. No smoke control systems are anticipated to be required. Hydronic heating hot water and chilled water system piping will be steel or copper piping and designed for low-pressure loss.

HVAC Controls

A new HVAC Building Management System (BMS) control system is provided to serve all mechanical systems. The system is compliant with the Judicial Council BMS specification requirements with all points graphically displayed on the front-end computer system.

Central Plumbing Equipment

A central gas water heater and circulation pump distribute domestic hot water to the fixtures at both buildings.

Plumbing Fixtures

Low-flow, wall-hung commercial grade fixtures are used with 1.28 gallons per flush for water closets, 0.125 gallons per flush urinals. All toilet room fixtures are sensor operated. Holdroom areas are provided with stainless steel institutional combination toilet / lavatory fixtures.

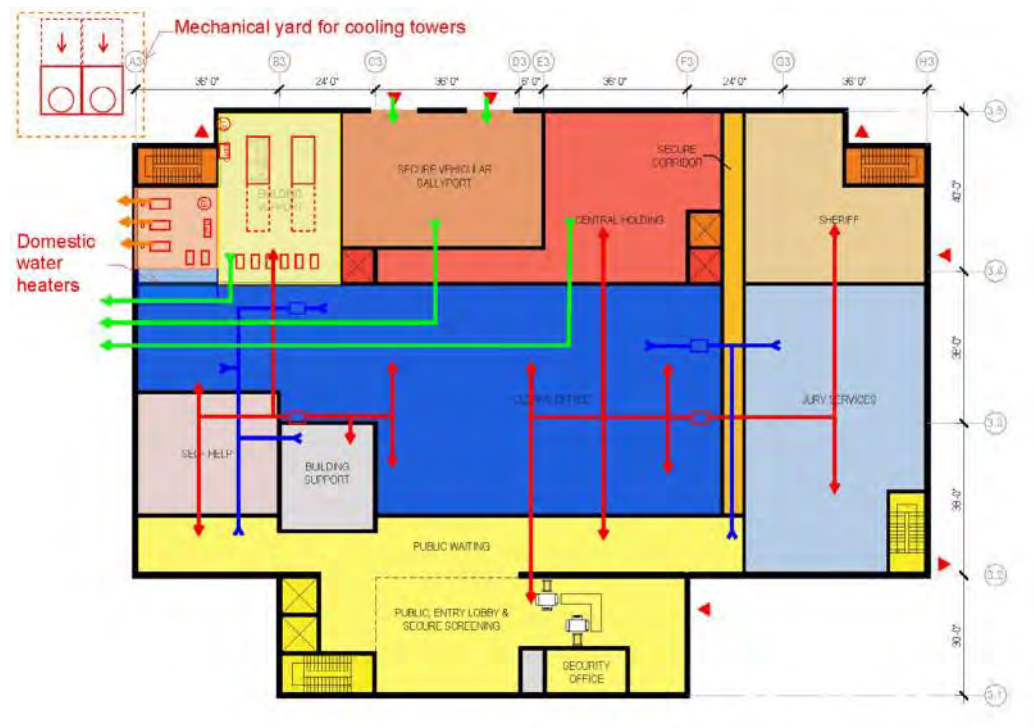
Piping systems

Roof drainage system designed for 2-inches per hour rainfall rate will be provided along with overflow piping. Domestic water piping will be provided to all fixtures and sized in accordance with CPC and ASPE requirements. Domestic water piping will be extended to site main connection points. Natural gas piping will be extended to serve the boilers and domestic water heater in the basement. Fire sprinkler piping will be extended from the site water main. All areas of the building and attached overhangs will be fully protected with an automatic wet fire sprinkler system in accordance with NFPA-13 requirements. Sprinkler heads will be semi-recessed or concealed type. Hold Room areas will be provided with institutional heads.

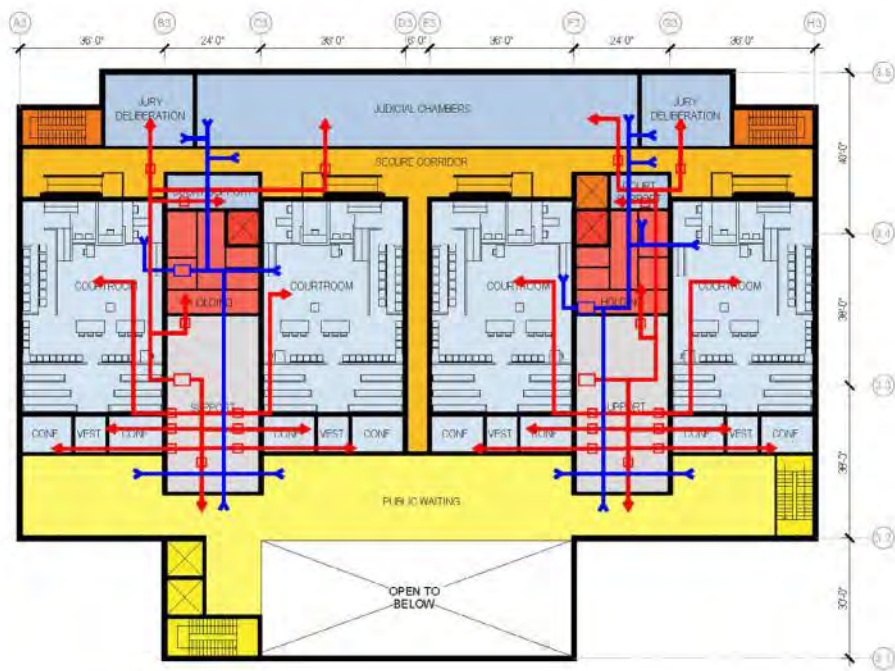
Comparison with Other Options

- Each of the options uses similar mechanical systems and equipment.
- Option 3 has a building shell that is new construction with an orientation that might be able to be optimized for energy efficiency and therefore likely to be the most energy efficient option.
- Option 3 will likely have site area available for a mechanical yard to house the cooling towers at grade.
- Option 3 has the secure parking located outside resulting in no exhaust fan and associated energy required to ventilate the space.
- It is anticipated that Option 3 will have low site water pressure, resulting in a building fire pump and domestic water booster system being required.

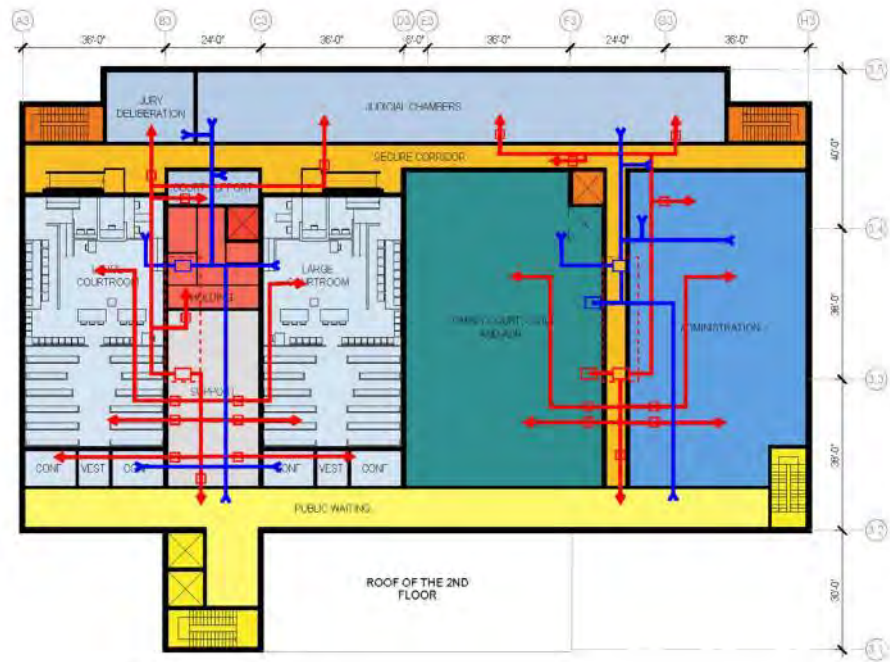
OPTION 3 MECHANICAL AND PLUMBING PLAN | Level 1



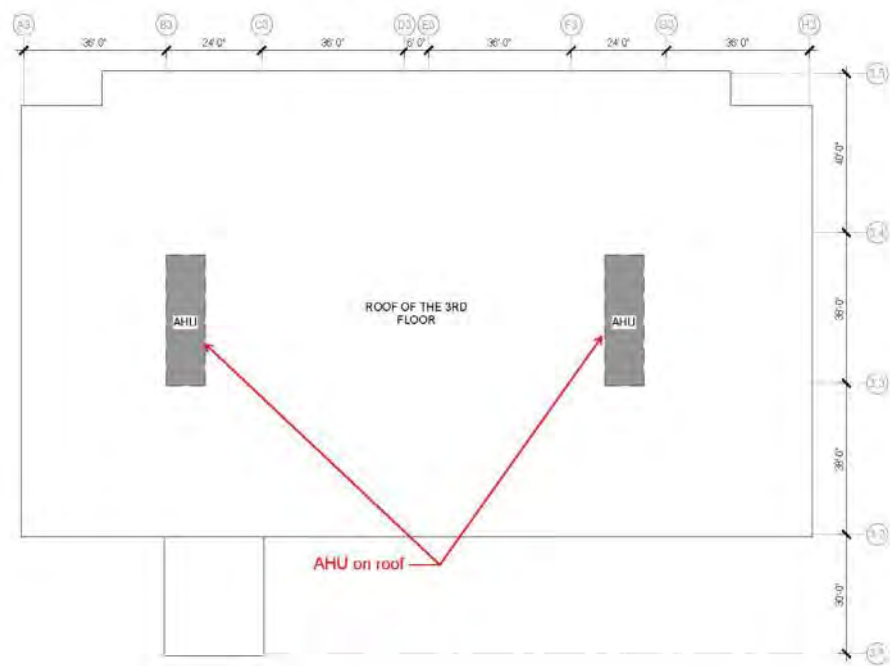
OPTION 3 MECHANICAL AND PLUMBING PLAN | Level 2



OPTION 3 MECHANICAL AND PLUMBING PLAN | Level 3



OPTION 3 MECHANICAL AND PLUMBING PLAN | Level 3



Electrical Engineering

Site

Power

Provide utility power to the building by Pacific Gas and Electric Company (PG&E) via a new pad mounted utility transformer. Provide a new primary connection from existing PG&E pullbox to a new PG&E transformer. Transformer shall be provided by the PG&E and be installed per their standards. Provide duct structure (conduits, pullboxes, trenching, etc.) as required. The power shall step down to building voltage (277/480V) via the utility pad mounted transformer. From the transformer, provide five 5-inch feeder conduits into the 1600A, 277/480V, 3 phase, 4-wire main switchboard per PG&E Standards. Service feeder conductors will be provided by PG&E.

Power Distribution

Normal Power

As described above, the building will have a 1600A, 277/480V, 3 phase 4 wire main switchboard (MSB), located in the level 1 main electrical room. The MSB will contain the PG&E meter, the main circuit breaker and the feeder circuit breakers.

Feeders will be provided from the MSB to the satellite electrical rooms, serving the lighting panels and the step down transformers for the 120/208V panels.

Provide spare load and breaker capacity per the CTCFS.

Loads shall be desegregated per Title 24 and the CTCFS. Each load category shall be metered per system and floor as described in CTCFS, Section 15B.

Standby/Emergency Power

Provide a generator to provide standby/emergency power to the building. Assume the generator is 100kW/125kVA.

The following items shall be considered:

- Location: The CTCFS requires that the generator be located at least 50 feet from the power source, which should not be an issue in this option.
- Provide a permanent load bank.

UPS Power

The building will not be provided with a central system. Provide UPS power per the CTCFS, utilizing in-rack UPS units.

BMS Interface

Provide BMS interface per CTCFS and as described below:

- Electrical / power meters
- Emergency / standby generator
- UPS
- Fire alarm
- Lighting controls

Lighting and Lighting Controls

Lighting Illumination Levels

The lighting system will provide illumination levels in accordance with CTCFS Table 16.1.

Light Fixtures

Provide interior light fixtures per CTCFS , Section 16.C.

Typical Exterior light fixtures per CTCFS , Section 16.C. Consider utilizing the protective bollards on the East side of the building as a light source.

Controls

Provide lighting controls as described in the CTCFS, Section 16.D.

Fire Alarm

The fire alarm and notification system shall be UL listed, California State Fire Marshal approved, and manufactured by firms regularly engaged in manufacturing fire detection, alarm, and communications systems; of types, sizes, and electrical characteristics required; and whose products have been in satisfactory use in similar service for not less than five years. The fire alarm system shall be a fully addressable system. The system shall include voice notification, with automatic voice messaging.

Refer to CTCFS, Section 20 for additional information.

Transportation Engineering

Option 3 considers a scenario where a new site is identified for construction of a new courthouse in Nevada City. For this discussion, a generic site was considered along SR 49.

Pedestrian Accessibility

Compared to Options 1 and 2, Option 3 would have improved pedestrian accessibility directly surrounding the site, however would have far fewer destinations accessible by walking. There are few eateries on Highway 49 under Option 3, and it is likely that employees, visitors, and jurors would drive into Downtown Nevada City for lunch.

Bicycle Accessibility

There are currently no dedicated bicycle facilities along Highway 49. There are recreational bicycle trails that might be utilized for access to the courthouse in Option 3. Hirschman Pond Trailhead connects directly to the County Jail and local parks via Helling Way.

Transit Accessibility

Limited transit options would be available under Option 3. Only Route 7 provides transit service to SR 49. Route 7 serves regional travel from North San Juan to Grass Valley with 5- to 6-hour headways. Option 3 provides less transit access than Options 1 and 2.

Vehicle Travel

Parking

In addition to best practices for parking management and design, we have taken into account considerations unique to courthouses. For example, there are limited options for underground parking onsite, due to the potential for bomb threats or other security breaches.

Vehicle Circulation

Option 3 provides the greatest flexibility for vehicle circulation and pick-up / drop-off procedures, and can be designed using the state of the practice ideas for courthouse operations.

Vehicle Miles Traveled

Option 3 presents the potential for increased VMT compared to the existing baseline, due to the distance between local destinations. This may require individuals to drive, rather than walk, to lunch spots, increasing total vehicle miles traveled. There is unlikely to be a benefit to VMT from locating the courthouse on Highway 49, due to the limited housing options west of the courthouse. On the contrary, employees may live in Downtown Nevada City that would need to commute a further distance to a relocated courthouse. More data would be needed to form a quantitative assessment.

Sustainability

APPROACH

For Option 3, the new courthouse will be built in a manner that is more energy efficient than Options 1 and 2. The “Energy and Atmosphere” category will score significantly higher for this Option. The LEED Credit “Optimize Energy Performance” will most likely get closer the maximum number of points since the design will be based on energy models maximizing performance. The “Renewable Energy Production Credit” will also be more cost-effective and score higher in this scenario since there is ample space for solar photovoltaic systems under this option. Additionally, the “Advanced Energy Metering” LEED credit will be more cost-effective in this scenario since this Option will include installation of energy metering and for end uses. Inherently, the “Demand Response” credit will be achieved with the smart meters.

Under the LEED “Indoor Environmental Quality” category, the Team will most likely be able to take advantage of the “Construction Indoor Air Quality Management Plan” by developing and implementing an indoor air quality (IAQ) management plan for the construction and pre-occupancy phases of the building. During construction the team will not be allowed to operate permanently installed air-handling equipment unless filtration media with a minimum efficiency reporting value (MERV) of 8, as determined by ASHRAE 52.2-2007, are installed at each return air grille and return or transfer duct inlet opening such that there is no bypass around the filtration media.

The “Sensitive Land Protection” credit can be attained by locating the development footprint on land that has been previously developed or that does not meet the following criteria for sensitive land: prime farmland, floodplains, habitat, water bodies, or wetlands.

Historic Preservation

APPROACH

Option 3 intends to relocate the courts facilities to a new site outside of downtown Nevada City. In this option, the downtown Courthouse and Annex Building will be vacated by the courts once the new facility is ready.

PROJECT COMPLIANCE

The new site for Option 3 is not determined to have any potentially historic resources within. Option 3 does not include a project at the historic downtown Courthouse site, therefore there is no evaluation against the Secretary of the Interior’s Standards.

GENERAL RECOMMENDATIONS FOR MOTHBALLING

When a building is vacated without a determined next productive use, it may be necessary to mothball the building until a new use is identified. Mothballing controls the long-term deterioration of a building while it is unoccupied. This process also stabilizes the building and protects the structure from fire, vandalism, and sudden loss. Mothballing requires periodic ongoing inspection and maintenance of waterproofing, ventilation, and exclusion/security systems.

Economic Impact

Option 3 could result in an approximately 6% (\$1.9 million) decline in downtown economic activity.

In the event of a courthouse relocation, it is expected that the majority of courthouse-related sales at many downtown businesses would be eliminated or significantly reduced because the new courthouse location is not close enough to downtown to facilitate the easy walking distance between the courthouse and downtown. Therefore, if jurors or others who use the courthouse have to get in their car and drive to someplace to shop or get lunch, they may either skip the trip, or could drive anywhere including Grass Valley to eat or shop. While this decline in weekday sales activity may appear relatively small as a percentage of total sales, according to local businesses, this amount is sufficient to provide a stabilizing presence to downtown businesses during seasons of slow tourism traffic. Due to the lack of commercial sites or zoning in proximity to the proposed new courthouse site, it is not expected that these downtown sales losses would be offset by economic gains in other parts of Nevada City.

A complete Economic Impact Report is included in the Appendix (see Section 3.2).

OPTION 3 | Detailed Criteria Evaluation

CRITERIA	WEIGHT (%)	SCORE (0-100)	WEIGHTED SCORE (%)
Court Function			
Safety and Security	30%	100	30
Program Requirements	25%	100	25
Circulation Patterns	15%	100	15
Functional Adjacencies	15%	100	15
Building Efficiencies	15%	100	15
Score			100
Site Function			
Safety and Security	20%	100	20
Site at Program Location	20%	95	19
Access to Site	20%	70	14
Site Functionality	20%	95	19
Accessibility	20%	90	18
Score			90
Local Community Goals			
Public Image of Building	20%	20	4
Economic Impact	30%	25	8
Historic Aspects / 338	15%	25	4
Useful Life of Building	15%	20	3
Broader Regional Goals	20%	70	14
Score			32
Judicial Council Goals			
County Title / Divestment	25%	95	24
Long-range Goals	25%	100	25
Meets Judicial Council Facility Standards	25%	100	25
Remaining Useful Life	25%	100	25
Score			99
Project Delivery			
Schedule	25%	100	25
Disruption of Services	30%	100	30
Community Impacts / Construction	15%	85	13
Environmental Considerations	20%	70	14
Deed restrictions and Others	10%	95	10
Score			91

CRITERIA EVALUATION

Courthouse Function

Option 3 encompasses the construction of a new building on an appropriately sized lot. As a result, the new Courthouse can be built exactly to specifications. This is reflected in its overall score.

Safety and Security – Score: 100

The proposed layout provides a safe and secure courthouse. The layout meets all safety and security requirements.

Program Requirements – Score: 100

This option fully meets the Program Requirements.

Overall Court Functionality : Circulation Patterns – Score: 100

The circulation patterns meet all functionality requirements.

Overall Court Functionality : Functional Adjacencies – Score: 100

This option fulfills the Functional Adjacencies criterion.

Overall Court Functionality : Building Efficiencies – Score: 100

This option fulfills the Building Efficiencies criterion.

Site Function

Option 3 encompasses the construction of a new courthouse building on an appropriately sized lot. This is reflected in its overall score.

Safety and Security – Score: 100

This option meets all Site Safety and Security requirements.

Site at Program Location – Score: 95

This option meets all Site Program requirements.

Access to Site – Score: 70

This option situates the new Courthouse building at a new, yet to be determined location in proximity to the Nevada County Government Center. The site is accessible by vehicle and public transportation.

Site Functionality – Score: 95

Similar to Options 1 and 2, this option can accommodate the critical site needs of the Court, including transfer of persons in-custody and secure judicial parking, and can accommodate operational and maintenance circulation needs. However, the Sheriff's Office will likely need to transport those in-custody from the County Jail to the Courthouse.

Accessibility – Score: 90

This option meets all Site Accessibility requirements.

Local Community Goals

Public Image of Building – Score: 20

The Courthouse will leave the downtown site and sell their interest in the building. The end-use of the existing buildings will not be under the Judicial Council's control. There is a high risk associated with this and therefore this criterion receives a very low score.

Economic Impact – Score: 25

With the Courthouse no longer in the downtown area, there will be a clear reduction in economic benefit. This will have a negative impact on the local business economy and therefore this criterion receives a very low score.

Historic Aspects / Ordinance 338 – Score: 25

Moving the court to a new location will likely create major challenges with the existing building. There is potential for the existing building to be adaptively reused with a new function. But this is far from certain and therefore this criterion receives a very low score.

Useful Life of Existing Building – Score: 20

The Courthouse will leave the downtown site and sell their interest in the building. The end-use of the existing buildings will not be under the Judicial Council's control. There is a high risk associated with this.

Broader Regional Goals – Score: 70

Although this option is detrimental to the local Nevada City goals, it has a less than significant impact to the broader region. However, there is still an impact to the region overall and therefore this criterion receives a low score.

Judicial Council Goals

County Title/Divestment - Score: 95

The Judicial Council has a strong desire to hold title of court properties. Currently the courthouse title is shared between the County and the Judicial Council. The title for the proposed sites are either county owned or privately owned. Although it is very likely that the Judicial Council will be able to gain title to these properties, there is still some risk associated with this.

Long-range Goals – Score: 100

This option supports the Judicial Council's long-range goals to promote buildings that are functional, durable, maintainable, and efficient and that provide long-term value to the public, the judicial branch, courthouse occupants, the community in which they reside, court users, and taxpayers of California.

Meets Judicial Council Facility Standards – Score: 100

This option meets the Judicial Council Facilities Standards with the intent of maximizing value to the State of California by balancing the aesthetic, functional, and security requirements of courthouse design with the budget realities of initial construction costs and the long-term life cycle costs of owning and operating institutional buildings.

Remaining Useful Life – Score: 100

This option ensures that the new courthouse building will be built to meet this criterion.

Project Delivery

Schedule- Score: 100

This project will take 66 months to complete, and is significantly quicker than the other two options.

OPTION 3 | Project Delivery Schedule

66 MONTHS	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	Q1 2026	Q2 2026	Q3 2026	Q4 2026	Q1 2027	Q2 2027	Q3 2027	Q4 2027
COBCP PROCESS																						
Site Selection/Prelim. Due Diligence/ CCOA																						
Site Acquisition / Due Diligence/ CEQA																						
Performance Criteria / Select Design Builder																						
Design Build (Design/Permit)																						
Construction																						

Disruption of Services – Score: 100

This option requires Judicial Staff to move into the new building after construction is completed. Courthouse functions will remain in the current downtown location until construction is completed. This is a best case scenario for a construction project.

Community Impacts – Score: 85

Disruption to traffic will be much easier to mitigate on any site near the County Government Center compared to the existing downtown site.

Environmental Considerations – Score: 70

Although there are no known major environmental concerns since the site has not yet been selected, there are risks associated with this. Therefore it scores slightly lower than the other options.

Deed Restrictions and Others – Score: 95

Although the project will not consider sites with prohibitive deed restrictions, there are some minor risks that the score acknowledges.

COST ESTIMATE

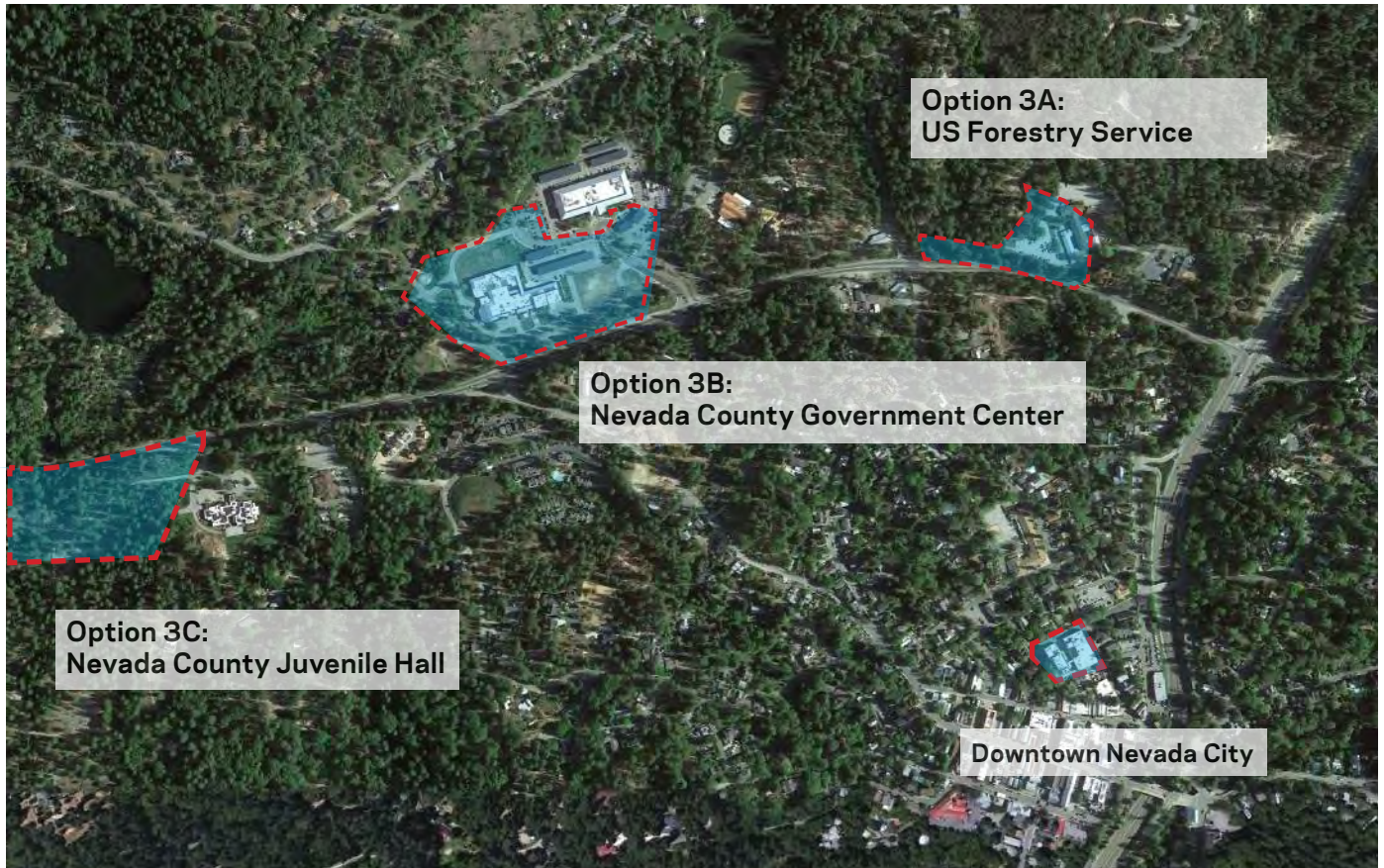
The estimated cost for Option 3 is \$176,832,060. See Appendix for a detailed Cost Evaluation (Section 3.6).

COST MODEL	OPTIONS
Construction Costs	\$112,798,000
Project Costs	\$30,455,460
Property Acquisition Costs	\$4,550,000
Escalation Costs (May 2022 to midpoint)	\$29,028,600
Total Cost	\$171,832,060
Score	100

Potential Sites

Option 3 makes the most efficient use of a new, undefined site situated along the Golden Chain Highway in proximity to the Nevada County Government Center. Three (3) potential sites have been identified for this Option: (3A) 631 Coyote Street in proximity to the United States Department of Agriculture Forest Service; (3B) 925 Maidu in proximity to the Nevada County Government Center and County Jail; and (3C) 15434 State Highway 49 in proximity to the Nevada County Juvenile Hall.

OPTION 3 - Option 3 Site Location Diagram

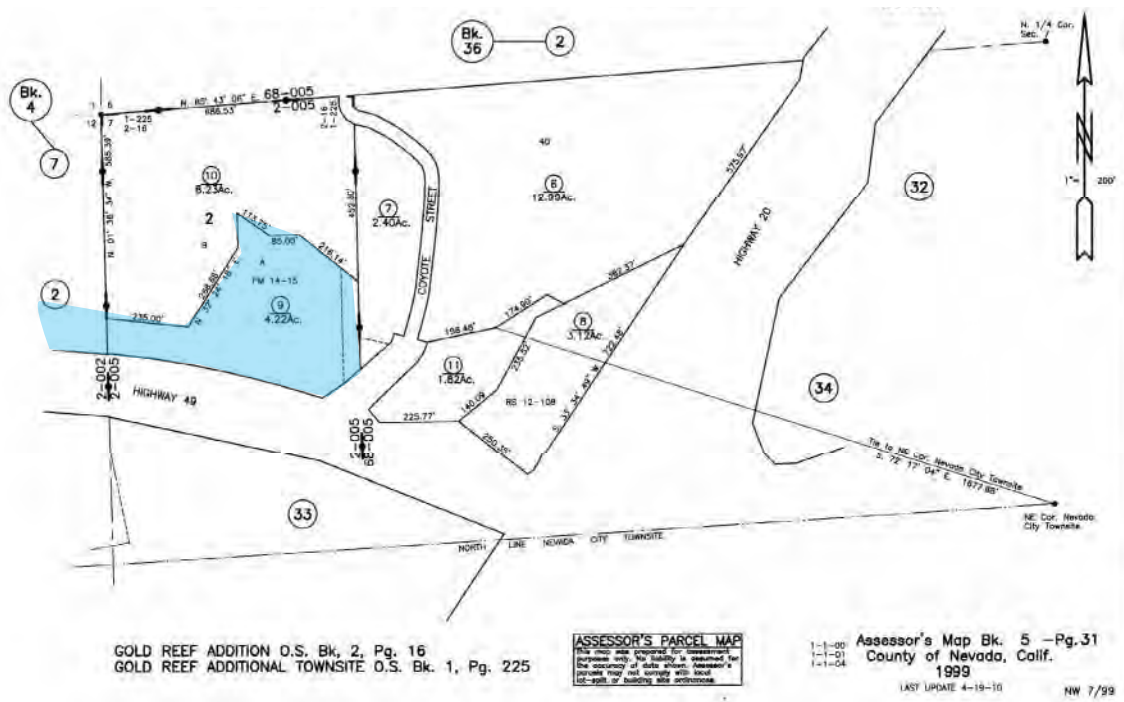


Option 3A US Forestry Service Site Location

OPTION 3A - 631 Coyote Street US Forestry Service Site Location



OPTION 3A - 631 Coyote Street US Forestry Service Parcel Map



EXISTING CONDITIONS

Existing Site Topography

The Option 3A site is a developed site adjacent to Highway 49 currently occupied by the US Forestry Service. The existing improvements include a building, paved parking and drive lanes, and driveway access to Coyote Street. The site is steeply sloped towards Highway 49 with elevations ranging roughly 50 feet across the site.

Site Topography for Option 3A Site



Existing Site Access

Site access is provided onto Coyote Street. The site is near Highway 49, and significant grading would be needed to create access to this street from the site.

Existing Utilities

All utilities shall comply with the applicable Authority Having Jurisdiction (AHJ) within the City of Nevada City or the County of Nevada.

All proposed utility systems, any necessary design calculations and applicable County or City permits shall be designed by the Design-Build entity. All proposed utilities connections to existing infrastructure, verification of existing utilities, survey of existing underground utility locations, sizes and inverts shall be the responsibility of the approved Design-Build entity.



The site is served by a gravity sanitary sewer system connecting to public infrastructure that runs towards the south across Highway 49.

The existing storm drain system at the site is unknown.

The site connects to an existing public water system near the southeast corner of the site. The public system runs towards the south across Highway 49.

The existing gas system at the site is unknown.

Option 3A will require the demolition of existing buildings on-site. There is the potential to reuse existing site infrastructure and sitework. However, additional sitework is required. Additional parking can be added that allows the building footprint to remain intact.

Site Access, Parking and Site Improvements

New paved parking and drive lanes will be necessary to provide adequate parking and circulation. Some parking is anticipated to be shared or adding to existing paving at the Forestry site. New paving shall be designed as specified by the geotechnical engineer, and fire lanes shall be located near the building and fire apparatus, designed to support truck loading per local and State fire code.

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Proposed Utilities

Sanitary Sewer

The new courthouse will require a sanitary sewer connection. The existing onsite system is a 6-inch gravity system and is expected to have adequate capacity for the new courthouse. Onsite sewer is anticipated to connect into the adjacent system on the site and utilize the existing piping that ultimately connects to the public system.

Easements and agreements may be necessary to utilize the existing sewer system onsite.

Storm Drainage

The site improvements are anticipated to include onsite underground storm drainage and drain inlets to collect and convey runoff from the site. Runoff from the site is expected to sheet flow from the site into existing roadside ditches, daylight piping into the ditches, or connect to underground storm drain system extended to the site.

Site runoff should be managed to reduce risk of erosion or other issues resulting from concentrated flow.

Storm drainage requirements are prescribed by Nevada County Land Use and Development Code.

Projects in the City are typically required to install detention and treatment facilities to mitigate peak increases in stormwater runoff. Per Nevada County Code, where determined necessary, retention/detention facilities shall be designed to protect downstream users and ensure that the water surface returns to its base elevation within 24 hours after the storm event.

Stormwater treatment and detention shall be provided to meet Nevada City stormwater requirements.

Judicial Council of California (JCC) California Trial Court Facilities Standards has a design objective for projects to achieve LEED Silver or greater. Additional stormwater treatment goals may be necessary, up to treatment of the 98th Percentile storm runoff in order to achieve Rainwater Management (SS C4) LEED points.

The site improvements will result in an acre or more of disturbed area, so the project will require a Stormwater Pollution Prevention Plan (SWPPP) be processed with the State of California to obtain coverage under the Construction General Permit prior to construction.

Domestic Water and Fire

The existing water system onsite may be undersized to utilize as a connection point for the courthouse. The system may require replacement to upsize the system to increase capacity in order to serve the courthouse system and onsite hydrants. Providing a looped system by connecting to the public system in two locations or providing a fire pump may be necessary.

The new Courthouse will require a new fire suppression sprinkler system. The new system shall conform with the Nevada City Code of Ordinances, California Fire Code, and NFPA 13.

The connections will include a Double Detector Check Valve assembly at the connection to the public main and Fire Department Connection. Flow data for the public system is unknown and should be verified.

Private fire service mains shall conform with NFPA 24, capable of supplying the required fire flow for fire protection.

The fire service will require a new fire department connection (FDC). FDC's shall be installed in accordance with the NFPA standard applicable to the system design and shall be located unobstructed from a fire lane. A fire hydrant shall be located near the FDC per Nevada City Fire and California Fire Code requirements.

Onsite fire hydrants will be required in order to provide coverage around the building and near Fire Department Connections per Nevada City Fire and California Fire Code.

The Courthouse building will require a new domestic water service connecting to the public water system within the street. The new service will include a meter and reduced pressure backflow assembly at the connection to the public main, adequately sized for the building. Meter and backflow locations should be coordinated with Nevada City.

New easements and agreements related to a shared water system may be necessary.

Gas Distribution

The existing gas system at the site is unknown. A new gas service may require extending service to the site or utilizing alternatives such as propane.

Cost

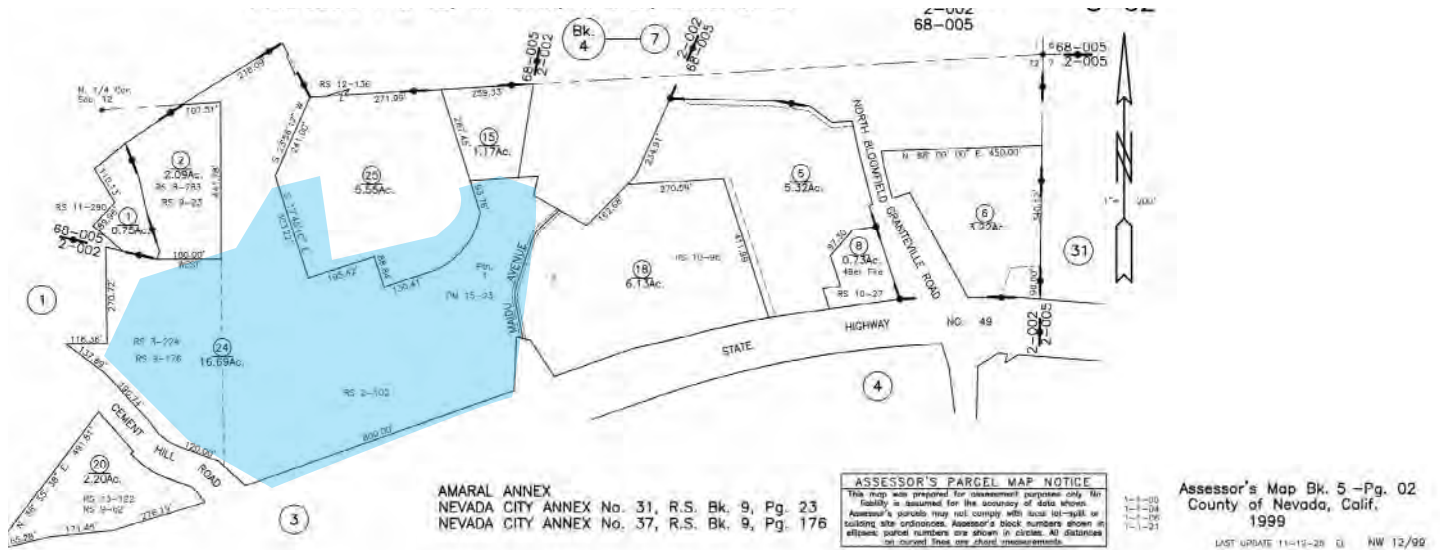
Option 3A will show a slight reduction in cost compared to the generic model. The estimated cost is \$176,417,642.

Option 3B – Nevada County Government Center

OPTION 3B | 925 Maidu the Nevada County Government Center location



OPTION 3B | 925 Maidu the Nevada County Government Center location



EXISTING CONDITIONS

Existing Site Topography

The Option 3B site is a developed site adjacent to Highway 49 currently occupied by the Nevada County Government Center. The existing improvements include multiple buildings, paved parking and drive lanes, and driveway access to Highway 49 via Maidu Avenue and Cement Hill Road. The site is sloped towards Highway 49 with elevations ranging roughly 30 feet across the site.

OPTION 3B | Site Topography



Existing Site Access

Site access is provided onto Cement Hill Road and Maidu Avenue, connecting to Highway 49. A series of onsite access drive lanes provide circulation throughout the Government Center.

Existing Utilities

All utilities shall comply with the applicable Authority Having Jurisdiction (AHJ) within the City of Nevada City or the County of Nevada.

All proposed utility systems, any necessary design calculations and applicable County or City permits shall be designed by the Design-Build entity. All proposed utilities connections to existing infrastructure, verification of existing utilities, survey of existing underground utility locations, sizes and inverts shall be the responsibility of the approved Design-Build entity.

OPTION 3B | Existing Sewer and Water Infrastructure Map



Existing Sanitary Sewerage System

The site contains an onsite gravity sewer system connecting to the public system which crosses Highway 49 and is conveyed towards the south of the site.

Existing Storm Drainage System

The existing storm drain system at the site is unknown.

Existing Domestic Water and Fire Distribution System

The site connects to an existing public water system near the southeast corner of the site. The public system runs towards the south across Highway 49. The existing system is a looped system with a connection near Maidu Avenue, and a second connection near Helling Way.

Existing Gas Distribution System

The existing gas system at the site is unknown.

CONCEPT

Option 3B takes advantage of its proximity to the existing Nevada County Government Center, including the opportunity to reinforce access to the different buildings onsite and share onsite parking and utilities. Option 3B will require thoughtful design work to ensure that the Courthouse will fit within the government complex.

Furthermore, this option takes advantage of its proximity to the Nevada County Jail, which enables the expedient and secure transportation of persons in custody to and from the Courthouse. A new tunnel connecting the Courthouse and Jail is proposed to facilitate this and will result in changes to the Courthouse program, specifically a reduction in the number of holding cells required. This will significantly reduce operational costs since persons in custody will no longer be transported to a disparate location. Site Access, Parking and Site Improvements

Proposed Utilities

Sanitary Sewer

The new courthouse will require a sanitary sewer connection. The onsite sewer is anticipated to connect into the adjacent system on the site and utilize the existing piping that ultimately connects to the public system.

Easements and agreements may be necessary to utilize the existing sewer system onsite.

Storm Drainage

The site improvements are anticipated to include onsite underground storm drainage and drain inlets to collect and convey runoff from the site. Runoff from the site is expected to sheet flow from the site into existing roadside ditches, daylight piping into the ditches, or connect to underground storm drain system on the site.

Site runoff should be managed to reduce risk of erosion or other issues resulting from concentrated flow.

Storm drainage requirements are prescribed by Nevada County Land Use and Development Code.

Projects in the City are typically required to install detention and treatment facilities to mitigate peak increases in stormwater runoff. Per Nevada County Code, where determined necessary, retention/detention facilities shall be designed to protect downstream users and ensure that the water surface returns to its base elevation within 24 hours after the storm event.

Stormwater treatment and detention shall be provided to meet Nevada City stormwater requirements.

Judicial Council of California (JCC) California Trial Court Facilities Standards has a design objective for projects to achieve LEED Silver or greater. Additional stormwater treatment goals may be necessary, up to treatment of the 98th Percentile storm runoff in order to achieve Rainwater Management (SS C4) LEED points.

Site improvements will result in an acre or more of disturbed area, so the project will require a Stormwater Pollution Prevention Plan (SWPPP) be processed with the State of California to obtain coverage under the Construction General Permit prior to construction.

Domestic Water and Fire

The existing water system onsite is a looped connection and may be suitable to service the new courthouse. Flow data is not known and should be investigated further.

The new Courthouse will require a new fire suppression sprinkler system. The new system shall conform with the Nevada City Code of Ordinances, California Fire Code, and NFPA 13.

The connections will include a Single Check Valve assembly at the connection to the onsite system and Fire Department Connection.

Private fire service mains shall conform with NFPA 24, capable of supplying the required fire flow for fire protection.

The fire service will require a new fire department connection (FDC). FDC's shall be installed in accordance with the NFPA standard applicable to the system design, and shall be located unobstructed from a fire lane. A fire hydrant shall be located near the FDC per Nevada City Fire and California Fire Code requirements.

Onsite fire hydrants will be required in order to provide coverage around the building and near Fire Department Connections per Nevada City Fire and California Fire Code.

The Courthouse building will require a new domestic water service connecting to the public water system within the street. The new service will include a meter and reduced pressure backflow assembly at the connection to the public main, adequately sized for the building. Meter and backflow locations should be coordinated with Nevada City.

New easements and agreements related to a shared water system may be necessary.

Gas Distribution

The existing gas system at the site is unknown. A new gas service may require extending service to the site or utilizing alternatives such as propane.

COST

Option 3B will show a slight increase in cost compared to the generic model. The estimated cost is \$177,868,106.

Option 3C – Site in proximity to the Nevada County Juvenile Hall

EXISTING CONDITIONS

OPTION 3C | 15434 State Highway 49 Nevada County Juvenile Hall Site Location





Existing Utilities

All utilities shall comply with the applicable Authority Having Jurisdiction (AHJ) within the City of Nevada City or the County of Nevada.

All proposed utility systems, any necessary design calculations and applicable County or City permits shall be designed by the Design-Build entity. All proposed utilities connections to existing infrastructure, verification of existing utilities, survey of existing underground utility locations, sizes and inverts shall be the responsibility of the approved Design-Build entity.

Existing Sanitary Sewerage System

Underground sanitary sewer at the site is not shown on record maps and is not believed to exist at the site.

Existing Storm Drainage System

Underground storm drainage at the site is not shown on record maps and is not believed to exist at the site.

Existing Domestic Water and Fire Distribution System

The underground water system at the site is not shown on record maps and is not believed to exist at the site.

Existing Gas Distribution System

The existing gas system at the site is unknown.

SITE / CIVIL ENGINEERING

Site Access, Parking and Site Improvements

Site access, parking, and site improvements for this site are expected to closely resemble the Option 3 site since both sites are undeveloped.

Proposed Utilities

Sanitary Sewer

The new courthouse will require a sanitary sewer connection. The onsite sewer is anticipated to connect into the adjacent system on the site and utilize the existing piping that ultimately connects to the public system.

Easements and agreements may be necessary to utilize the existing sewer system onsite.

Storm Drainage

The site improvements are anticipated to include onsite underground storm drainage and drain inlets to collect and convey runoff from the site. Runoff from the site is expected to sheet flow from the site into existing roadside ditches, daylight piping into the ditches, or connect to underground storm drain system on the site.

Site runoff should be managed to reduce risk of erosion or other issues resulting from concentrated flow.

Storm drainage requirements are prescribed by Nevada County Land Use and Development Code.

Projects in the City are typically required to install detention and treatment facilities to mitigate peak increases in stormwater runoff. Per Nevada County Code, where determined necessary, retention/detention facilities shall be designed to protect downstream users and ensure that the water surface returns to its base elevation within 24 hours after the storm event.

Stormwater treatment and detention shall be provided to meet Nevada City stormwater requirements.

Judicial Council of California (JCC) California Trial Court Facilities Standards has a design objective for projects to achieve LEED Silver or greater. Additional stormwater treatment goals may be necessary, up to treatment of the 98th Percentile storm runoff in order to achieve Rainwater Management (SS C4) LEED points.

Site improvements will result in an acre or more of disturbed area, so the project will require a Stormwater Pollution Prevention Plan (SWPPP) be processed with the State of California to obtain coverage under the Construction General Permit prior to construction.

Domestic Water and Fire

The existing water system onsite is a looped connection and may be suitable to service the new courthouse. Flow data is not known and should be investigated further.

The new Courthouse will require a new fire suppression sprinkler system. The new system shall conform with the Nevada City Code of Ordinances, California Fire Code, and NFPA 13.

The connections will include a Single Check Valve assembly at the connection to the onsite system and Fire Department Connection.

Private fire service mains shall conform with NFPA 24, capable of supplying the required fire flow for fire protection.

The fire service will require a new fire department connection (FDC). FDC's shall be installed in accordance with the NFPA standard applicable to the system design, and shall be located unobstructed from a fire lane. A fire hydrant shall be located near the FDC per Nevada City Fire and California Fire Code requirements.

Onsite fire hydrants will be required in order to provide coverage around the building and near Fire Department Connections per Nevada City Fire and California Fire Code.

The Courthouse building will require a new domestic water service connecting to the public water system within the street. The new service will include a meter and reduced pressure backflow assembly at the connection to the public main, adequately sized for the building. Meter and backflow locations should be coordinated with Nevada City.

New easements and agreements related to a shared water system may be necessary.

Gas Distribution

The existing gas system at the site is unknown. A new gas service may require extending service to the site or utilizing alternatives such as propane.

COST

Option 3C will show a slight increase in cost compared to the generic model. The estimated cost is \$179,836,593.

2.4 — OPTION COMPARISONS

SCORE SUMMARY

WEIGHT (%)	ITEM	OPTION 1 Renovate Existing		OPTION 2 Rebuild On-Site		OPTION 3 Build on New Site	
Weight	Item	Score	Weight	Score	Weight	Score	Weight
70.0%	Criteria Evaluation Weighted Score	64	45	86	60	87	61
30.0%	Cost Weighted Score	80	24	72	22	100	30
100.0%	Final Score	69		82		91	

CRITERIA EVALUATION MATRIX

WEIGHT (%)	ITEM	OPTION 1 Renovate Existing		OPTION 2 Rebuild On-Site		OPTION 3 Build on New Site	
Weight	Item	Score	Weight	Score	Weight	Score	Weight
35.0%	Court Function	58	20	99	34	100	35
20.0%	Site Function	45	9	70	14	90	18
15.0%	Local Community Goals	96	14	92	14	32	5
15.0%	Judicial Council Goals	70	11	94	14	99	15
15.0%	Project Delivery	64	10	64	10	91	14
100.0%	Final Criteria Score	64		86		87	

DETAILED CRITERIA EVALUATION

CRITERIA		Score	Weighted Score	Score	Weighted Score	Score	Weighted Score
Courthouse Function							
Safety and Security	30%	60	18	95	29	100	30
Program Requirements	25%	55	14	100	25	100	25
Circulation Patterns	15%	60	9	100	15	100	15
Functional Adjacencies	15%	55	8	100	15	100	15
Building Efficiencies	15%	60	9	100	15	100	15
Score			58		99		100

Site Function							
Safety and Security	20%	35	7	80	16	100	20
Site at Program Location	20%	70	14	70	14	95	19
Access to Site	20%	50	10	70	14	70	14
Site Functionality	20%	50	10	80	16	95	19
Accessibility	20%	20	4	50	10	90	18
Score			45		70		90

Local Community Goals							
Public Image of Building	20%	100	20	90	18	20	4
Economic Impact	30%	100	30	100	30	25	8
Historic Aspects / 338	15%	100	15	80	12	25	4
Useful Life of Building	15%	90	14	100	15	20	3
Broader Regional Goals	20%	85	17	85	17	70	14
Score			96		92		32

Judicial Council Goals							
County Title / Divestment	25%	80	20	80	20	95	24
Long-range Goals	25%	60	15	95	24	100	25
Meets Judicial Council Facility Standards	25%	60	15	100	25	100	25
Remaining Useful Life	25%	80	20	100	25	100	25
Score			70		94		99

Project Delivery							
Schedule	25%	45	11	50	13	100	25
Disruption of Services	30%	60	18	60	18	100	30
Community Impacts / Construction	15%	60	9	55	8	85	13
Environmental Considerations	20%	79	16	77	15	70	14
Deed restrictions and Others	10%	100	10	95	10	95	10
Score			64		64		91

COST MODEL

OPTION 1 Renovate Existing		OPTION 2 Rebuild On-Site		OPTION 3 Build on New Site	
Cost	Score	Cost	Score	Cost	Score
\$219,780,230	80	\$246,682,542	72	\$176,832,060	100

COST MODEL SCORING

ITEM	OPTION 1 Renovate Existing	OPTION 2 Rebuild On-Site	OPTION 3 Build on New Site
Construction Costs	\$133,820,000	\$148,816,000	\$112,798,000
Project Soft Costs	\$36,131,400	\$40,180,320	\$30,455,460
Property Acquisition Costs	\$5,005,000	\$4,997,500	\$4,550,000
Escalation Costs (May 2022 to midpoint)	\$44,823,830	\$52,688,722	\$29,028,600
Total Cost	\$219,780,230	\$246,628,542	\$176,832,060
Score	80	72	100

SECTION 3.0

Appendices

SECTION 3.1

Program of Spaces

Superior Court of California, County of Nevada
 New Nevada City Courthouse
 FINAL Study Projected Staff and Space Requirements Summary
 February 02, 2022



Space Program Summary		CURRENT NEED			
Division/Functional Area		Courtrooms	Total Staff	Total NSF ²	Total CGSF ³
1.0	Public, Entry Lobby & Security Screening	-	4	2,148	2,578
2.0	Court Sets	6	6	18,215	22,769
3.0	Chambers & Courtroom Support	-	7	3,350	4,188
4.0	Court Operations & Courtroom Clerks	-	3	259	324
5.0	Clerk's Office	-	28	5,238	7,071
6.0	Family Court, Civil & ADR	-	11	2,831	3,822
7.0	Self Help	-	3	797	1,036
8.0	Administration	-	12	2,747	3,434
9.0	Jury Services	-	3	2,519	3,149
10.0	Sheriff	-	3	1,255	1,569
11.0	Central Holding	-	-	2,750	4,125
12.0	Building Support	-	-	2,380	2,975
Subtotal		6	80	44,489	57,038
Grossing Factor ¹					1.40
Total Gross Square Feet (GSF)					79,853
GSF per Courtroom					13,309

Table Footnote:

1. The Grossing Factor includes space for staff and public restrooms, janitor's closets, electrical rooms, mechanical shafts, circulation, etc.
2. NSF = Net Square Feet.
3. CGSF = Component Gross Square Feet.

Public Parking Requirements (Surface Parking)	240 Spaces
Secure Parking (Judges, Sheriff, Staff (Surface Parking)	9 Spaces

Superior Court of California, County of Nevada
New Nevada City Courthouse
FINAL Study Projected Staff and Space Requirements Summary

Space/Component		Unit/Area Std.	No. of Staff	No. of Spaces	NSF	Comments
1.0	Public Area - Lobby & Security Screening					
1.0.1	Entry Vestibule	200		1	200	sized for approx. 20 persons
1.0.2	Security Screening Queuing	14		20	280	sized for approx. 20 persons, 2 screening stations
1.0.3	Weapons Screening Station	270	4	2	540	2 Sheriff Deputies per station
1.0.4	staging/line	35				
1.0.5	x-ray machines	70				
1.0.6	metal detectors	70				
1.0.7	retrieval	35				
1.0.8	secondary screening/recovery area	60				
1.0.9	Secure Public Lobby	1,000		1	1,000	
1.0.10	Information Kiosk	48		1	48	Kiosk only
1.0.12	Security Staff Storage	80		1	80	Includes law enforcement gun lockers
Subtotal Staff and NSF			4		2,148	
Grossing Factor		20%			430	
Total CGSF					2,578	

Superior Court of California, County of Nevada
New Nevada City Courthouse
FINAL Study Projected Staff and Space Requirements Summary

Space/Component		Unit/Area Std.	No. of Staff	No. of Spaces	NSF	Comments
2.0	Court Sets					
2.0.1	Courtroom, Large Trial	2,250		2	4,500	Includes ADA ramping and entry vestibule
2.0.2	Courtroom, Multipurpose	1,850		4	7,400	Includes ADA ramping and entry vestibule
2.0.3	Courtroom Clerk Copy/Supply/Workroom	100		3	300	1 per 2 courtrooms
2.0.4	Courtroom Clerk Workstation			12		Loated in courtroom
2.0.5	Bailiff (CSO) Workstation		6		-	Locate in courtroom, no additional work areas.
2.0.6	Exhibit/Evidence Storage	50		6	300	
2.0.7	Courtroom A/V Server Closet	30		6	180	
2.0.8	Courtroom Holding/Attorney Interview (Holding Core B)	605		3	1,815	Rated capacity 7 plus 1 interview room.
2.0.9	Attorney/Client conference rooms	100		12	1,200	2 per each courtroom, final quantity TBD based on courtroom types utilized.
2.0.10	Jury Deliberation Room (includes toilet)	400		3	1,200	1 per 2 courtrooms
2.0.11	Courtroom Waiting	220		6	1,320	
Subtotal Staff and NSF			6		18,215	
Grossing Factor		25%			4,554	
Total CGSF					22,769	

FINAL Study Projected Staff and Space Requirements Summary

Space/Component		Unit/Area Std.	No. of Staff	No. of Spaces	NSF	Comments
3.0	Chambers & Courtroom Support					
3.0.1	Judicial Chambers (includes restroom, closet)	400	6		2,400	
3.0.2	Chambers Waiting/Reception	200	1		200	
3.0.3	Law Library/Judges' Conference Room	350		1	350	Counter, AV System, 8-10 people
3.0.4	Copy/Supply Alcove	80		2	160	One per floor
3.0.5	Staff Toilet Room	60		4	240	2 per floor within secure corridor
	Subtotal Staff and NSF		7		3,350	
	Grossing Factor	25%			838	
	Total CGSF				4,188	

Superior Court of California, County of Nevada
New Nevada City Courthouse

FINAL Study Projected Staff and Space Requirements Summary

Space/Component		Unit/Area Std.	No. of Staff	No. of Spaces	NSF	Comments
4.0 Court Operations						
4.1 Court Reporters						
4.1.1	Court Reporter Workstation	48	3	3	144	Collocate near courtroom clerks. Provide sound privacy.
4.1.2	Court Reporter Production Area	100		1	100	
4.1.3	Shared Network Printer Area	15		1	15	
4.2 Interpreters						Interpreters housed offsite
					-	
Subtotal Staff and NSF			3		259	
Grossing Factor			25%		65	
Total CGSF					324	

Superior Court of California, County of Nevada
New Nevada City Courthouse
FINAL Study Projected Staff and Space Requirements Summary

Space/Component		Unit/Area Std.	No. of Staff	No. of Spaces	NSF	Comments
5.0 Clerk's Office						
Service Counter - Public						
5.0.1	Public Queuing Area	14		20	280	
5.0.2	Public Seating	14		20	280	
5.0.3	Copier/Drop Box/Forms Counter	100		1	100	
5.0.4	Public Records Viewing Room	200		1	200	
Service Counter						
5.0.5	Counter Workstation - Unassigned	48		7	336	
5.0.6	Work Counter/Forms Storage	80		1	80	
5.0.7	Network Printer/Fax/Copier	15		1	15	
Staff						
5.0.8	Manager Office	120	2	2	240	
5.0.9	Court Services Assistants	64	24	24	1,536	
5.0.10	Traffic Safety Institute Clerk	64	1	1	64	
5.0.11	Collection Clerk	64	1	1	64	
Shared Support						
5.0.12	File Scanning Station	64		1	64	
5.0.13	File Staging Area	80		2	160	
5.0.14	Sorting Workstation	64		1	64	
5.0.15	File Cart Area	6		12	72	
5.0.16	Death Penalty File Storage	150		1	150	
5.0.17	Active Files	500		1	500	Centralized High-Density File Room, Confirm existing capacity requirements.
5.0.18	Exhibits Storage	300		1	300	
5.0.19	CLETS workstation	48		1	48	
5.0.20	Copy/Work Room / Supplies	250		1	250	Includes supplies storage
5.0.21	Cash Safe Area	10		1	10	
5.0.22	Mail Box Area	60		1	60	
5.0.23	Network Printer Area	15		3	45	
5.0.24	Forms Storage Area	80		2	160	
5.0.25	Staff Toilet Room	60		2	120	
5.0.26	Coffee Counter Area	40		1	40	
Subtotal Staff and NSF			28		5,238	
Grossing Factor			35%		1,833	
Total CGSF					7,071	

Superior Court of California, County of Nevada
New Nevada City Courthouse
FINAL Study Projected Staff and Space Requirements Summary

Space/Component		Unit/Area Std.	No. of Staff	No. of Spaces	NSF	Comments
6.0 FAMILY COURT, CIVIL ADR						
6.1 Public Areas - Separate Waiting						
6.1.1	Waiting Area 1	14		10	140	Should not be separate enclosed rooms, court requests this waiting be open to public circulation.
6.1.2	Waiting Area 2	14		10	140	
6.2 Public and Counter Areas						
6.2.1	Queuing Area	14		10	140	Shared among all functions
6.2.2	Counter Workstation	48		2	96	
6.3 Public & Staff Meeting Area						
6.3.1	Workshop/Orientation Room	375		1	375	10-12 people, multiuse training room
6.3.2	Mediation Conference room	150		2	300	4-6 people
6.4 Office Areas						
6.4.1	Family Court Services Director office	150	1	1	150	Mediators on line 7.1.5.3 are independent contractors
6.4.2	Family Law Facilitator	150	1	1	150	
6.4.3	Mediator Assistant	120	2	2	240	
6.4.4	Mediation Secretary	48	1	1	48	Family Court Services
6.4.5	Legal Assistant	48	2	2	96	Facilitator
6.4.6	Court Services Assistant	48	1	1	48	Facilitator
6.4.7	Shared Network Printer Area	15		1	15	Shared, see Staff Support Area
6.4.8	Copy/Work Room			0	-	Shared, see Staff Support Area
CIVIL SETTLEMENT UNIT / ALTERNATIVE DISPUTE RESOLUTION						
6.6 Public Areas:						
6.5.1	Waiting/Reception Area	120		1	120	Includes waiting and wkst
6.6 Litigation Rooms:						
6.6.1	Settlement Conference Room	300		1	300	Shared among all functions, 8-10 people
6.7 Staff Areas:						
6.7.1	Legal Process Clerk Workstation	48	1	-	48	volunteer staff
6.7.2	ADR Administrator Workstation	48	1	-	48	
6.7.3	Dispute Resolution Officer Office	150	1	-	150	
6.8 Staff Support Areas						
Shared among all functions						
6.8.1	Bulk Form Storage	64		1	64	
6.8.2	Copy/Supply	100		1	100	
6.8.3	Shared Network Printer Area	15		1	15	
6.8.4	File Unit Area	12		4	48	
Subtotal Staff and NSF			11		2,831	
Grossing Factor			35%		991	
Total CGSF					3,822	

FINAL Study Projected Staff and Space Requirements Summary

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	NSF	Comments
7.0 Self Help					
Public Area					
7.1.1 Public Law Center Director	120	1	-	120	
7.1.2 Legal Assistant	64	1	-	64	
7.1.3 Court Services Assistant	48	1	-	48	
7.1.4 Waiting Room	15	-	8	120	
7.1.5 Computer Workstation	20	-	4	80	Public use, includes printers
7.1.6 Work Table	40	-	2	80	Public use
7.1.7 Form Display	25	-	2	50	
Staff Support				-	
7.1.8 Bulk Form Storage	25	-	1	25	
7.1.9 Copy/Printer/Supply (Staff Support)	100	-	1	100	
7.1.10 Interview Room	100	-	1	100	Confidential conversation with staff and public
7.1.12 Cash Safe	10	-	1	10	
Subtotal Staff and NSF		3		797	
Grossing Factor	35%			239	
Total CGSF				1,036	

Superior Court of California, County of Nevada
New Nevada City Courthouse
FINAL Study Projected Staff and Space Requirements Summary

Space/Component		Unit/Area Std.	No. of Staff	No. of Spaces	NSF	Comments
8.0 COURT ADMINISTRATION						
8.1 Shared Support #1 - Reception Waiting Area					Shared by all Court Administration functions	
8.1.1	Reception Waiting Area w/counter	100		1	100	w/counter
Subtotal Shared Support Reception Wtg. - DGSF & Staff			-		100	
8.2 Court Executive Office						
8.2.1	Court Executive Officer Office	300	1	1	300	
8.2.2	Operations Director	150	1	1	150	
8.2.3	Principal Analyst	64	1	1	64	
<i>Fiscal Areas</i>					-	
8.2.4	Accounting Technician	48	2	2	96	
8.2.5	Senior Financial Analyst	64	1	1	64	
8.2.6	Accounting Manager	120	1	1	120	Retiring
8.2.7	Shared Network Printer Area	15		2	30	OK to combine into workroom
Subtotal Court Executive Office - DGSF & Staff			7		824	
8.3 Human Resources						
8.3.1	Payroll and Benefits Coordinator	64	1	1	64	
8.3.2	HR Manager Office	150	1	1	150	
Subtotal Human Resources - DGSF & Staff			2		214	
8.4 Information Technology						
<i>Staff Areas</i>						
8.4.1	Systems Administrator	64	1	1	64	Overall area secured and separate from other staff areas, located near admin staff
8.4.2	Systems Analyst	64	1	1	64	
8.4.3	Information Technology Director Office	150	1	1	150	
8.4.4	File Unit Area	12		1	12	
8.4.5	Shared Network Printer Area	15		1	15	
<i>Computer Areas</i>						
8.4.6	IT Work Room	200		1	200	Locate Adjacent
8.4.7	IT Secure Equipment Storage	100		1	100	
8.4.5	Central Computer Room - <i>Secure</i>	400		1	400	
Subtotal Information Technology - DGSF & Staff			3		1,005	
8.5 Shared Support #2						
8.5.1	Copy/Work Room	180		1	180	Include money/mail room
8.5.2	File Unit	120		1	120	
8.5.3	Secure File Room	100		1	100	HR Employee Records
8.5.4	Safe	24		1	24	Can be a locked closet w/ a secured cabinet
8.5.5	Conference Room	180		1	180	

Superior Court of California, County of Nevada
New Nevada City Courthouse
FINAL Study Projected Staff and Space Requirements Summary

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	NSF	Comments
Subtotal Shared Support #2 - DGSF & Staff		-		604	
Subtotal Staff and NSF		12		2,747	
Grossing Factor	35%			687	
Total CGSF				3,434	

Superior Court of California, County of Nevada
New Nevada City Courthouse
FINAL Study Projected Staff and Space Requirements Summary

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	NSF	Comments
9.0 JURY SERVICES					
Jury Administration					
9.0.1 Jury Coordinator	100	1	0	100	
9.0.2 Jury Services Staff	48	1	0	48	
Jury Processing					
9.0.3 Reception/ Entry	100	1	1	100	
9.0.4 Check-in Counter Station	48	0	2	96	1 station can address hardships
9.0.5 Queuing Area	10	0	25	250	25% of jury call
9.0.6 Forms Counter	5	0	10	50	10% of jury call
9.0.7 Copy/Printer/Supply Room	100	0	1	100	
Jury Assembly/Waiting					Total jury call is 150, yields average 75
9.0.8 General Seating	12	0	100	1,200	
9.0.9 Table Seating	20	0	5	100	5 tables w/seating
Juror Support					
9.0.10 Vending Area	115	0	1	115	Includes sink/ counter/ water bottle filler
9.0.11 Storage Room	100	0	1	100	for chairs, tables, equipment
9.0.12 Women's Restroom	160	0	1	160	3 toilets
9.0.13 Men's Restroom	100	0	1	100	1 toilet/2 urinals
Total Staff and NSF		3		2,519	
Grossing Factor	25%			630	

FINAL Study Projected Staff and Space Requirements Summary

Space/Component		Unit/Area Std.	No. of Staff	No. of Spaces	NSF	Comments
10.0	SHERIFF OPERATIONS					
	Staff					
10.0.1	Deputy Work Area	25	-	3	75	3 work carrels at 25 SF each
10.0.2	Management Office (Lieut, Sergeant)	120	1	1	120	
10.0.3	Copy/Work/Supply Alcove	80		1	80	
					-	
	Support				-	
10.0.4	Central Control Room	240	2	1	240	Combined for building security and in-custody holding areas
10.0.5	Security Equipment Closet	100		1	100	
10.0.6	Weopons Storage Locker	40		1	40	
10.0.7	Men's Locker/Shower/Toilet Room	250		1	250	
10.0.8	Women's Locker/Shower/Toilet Room	150		1	150	
10.0.9	Ready Room	200		1	200	Briefings, breaks
	Subtotal Staff and NSF		3		1,255	
	Grossing Factor	25%			314	
	Total CGSF				1,569	

Superior Court of California, County of Nevada
New Nevada City Courthouse
FINAL Projected Staff and Space Requirements Summary

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	NSF	Comments
11.0 Central In-Custody Holding¹					
11.0.1 Vehicular Sallyport /Patrol Vehicle Parking	800		2	1,600	Locate inside or outside the building envelope with capacity for two large transport vans. Confirm vehicle size with Sheriff.
11.0.2 Pedestrian Sallyport	80		1	80	
11.0.3 Detainee Staging	100		1	100	
11.0.4 Remand Booking Station	80		1	80	For remands
11.0.5 Remand Holding Cell	70		1	70	For remands total capacity: 4
Central Holding, Adult²	Total Cells		3	ADT: 12 / Total Rated Capacity: 16	
11.0.6 Large Holding Cell - Male ³	110	0	1	110	Total rated capacity: 8
11.0.7 Large Holding Cell - Female	110	0	0	0	Total rated capacity: XX
11.0.8 Small Holding Cell - Male ³	70	0	1	70	Total rated capacity: 4
11.0.9 Small Holding Cell - Female	70	0	1	70	Total rated capacity: 4
11.0.10 Individual Holding - Male	50	0	0	0	Total rated capacity: XX
11.0.11 Individual Holding - Female	50	0	0	0	Total rated capacity: XX
Central Holding, Juvenile (with sight/sound separation)	Total Cells		2	ADT: 2 / Total Rated Capacity: 8	
11.0.12 Small Holding Cell - Male	70	0	1	70	Total rated capacity: 4
11.0.13 Small Holding Cell - Female	70	0	1	70	Total rated capacity: 4
11.0.14 Individual Holding	50	0	0	0	Total rated capacity: XX
Attorney Visitation Areas					
11.0.15 Attorney Vestibule/Waiting	80	0	1	80	controlled access from public corridor/lobby
11.0.16 Attorney-Client Interview Room	80	0	2	160	
Holding Support					
11.0.17 Food Storage - In-custodies	20	0	1	20	Refrigerator for lunches
11.0.18 Storage Room	60	0	1	60	
11.0.19 Staff Restroom	60	0	1	60	
11.0.20 Janitor Closet	50	0	1	50	
Total Staff and NSF				2,750	
Grossing Factor	50%			1,375	
Total CGSF				4,125	

Superior Court of California, County of Nevada
New Nevada City Courthouse
FINAL Projected Staff and Space Requirements Summary

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	NSF	Comments
1. Net square feet (NSF) and rated capacity is based on the JCC's metric-based calculation for holding capacity and cells, modified to address this facility's specific Hold-separates in-custody population. Current percentage for Hold-separates classification is XX percent of in-custody population.					
2. Total number of holding cells and rated capacity is based on an Average Daily Transport (ADT) determined from in-custody transport data from the court. Current ADT is XX persons. Current percentage for Hold-separates classification is XX percent of in-custody population.					
3. Four persons is the rated capacity for Small Cells and eight persons is the rated capacity for Large Cells as defined by the JCC's metric. The cell sizes are determined by the California Code of Regulations Titles 15 and 24 for temporary holding facilities, which requires 40 NSF for a single occupant and 10 NSF for each additional occupant.					

Superior Court of California, County of Nevada
New Nevada City Courthouse
DRAFT Projected Staff and Space Requirements Summary

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	NSF	Comments
12 BUILDING SUPPORT					
12.1 Children's Waiting Room					
					Confirm if space is required.
12.1.1	Secure Check-in Station	60	0	0	0
12.1.2	Play Area	200	0	0	0 Reading, television, computer areas, accom. 10 children
12.1.3	Restroom	64	0	0	0
12.2 Staff Support					
12.2.1	Video Conference/Training Room	300	0	1	300 15 persons @ 20 sf/ea
12.2.2	Staff Break Room	300	0	1	300
12.2.3	Staff Lactation Room	50	0	1	50
12.2.4	Staff Shower/Restroom	80	0	2	160
12.3 Public Area Support					
12.3.1	Public Vending Alcove	80	0	1	80 4 machines, located near the lobby or in a central location.
12.3.2	Public Lactation Room	50	0	1	50
12.4 Related Justice Agency Space					
12.4.1	Multipurpose Room (Hoteling)	150	0	1	150 e.g., day use by justice partners
12.5 Building Operations					
12.5.1	Loading/Receiving Area	60	0	1	60
12.5.2	Trash/Recycling Collection Area	80	0	1	80
12.5.3	Mailroom	80	0	1	80
12.5.4	General Building Storage (Court)	300	0	1	300 for Court's furniture, equipment, etc.
12.5.5	UPS Room	120	0	1	120 per Standards (p. 17.4): UPS Room should not be adjoining MDF Room
12.5.6	Main Electrical Room ¹	150	0	1	150
12.5.7	Main Telecommunications/MDF Room	200	0	1	200 first floor near loading dock; room size per Standards Table 17.1
12.5.8	Custodian Staff Area	100	0	1	100
12.5.9	Housekeeping Storage	100	0	1	100
12.5.11	Building Maintenance Storage	100	0	1	100 equipment, materials
12.6 Secure Parking²					
12.6.1	Secured Judges Parking	300	0	6	0 provide secure parking at grade (not in NSF)
12.6.2	Secured Court Management Staff Parking	300	0	2	0 provide secure parking at grade (not in NSF)
12.6.3	Secured Law Enforcement Staff Parking	300	0	1	provide secure parking at grade (not in NSF); X stalls Probation and X stalls Sheriff 0 Sheriff
Total Staff and NSF			0	2,380	

Superior Court of California, County of Nevada
New Nevada City Courthouse
FINAL Projected Staff and Space Requirements Summary

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	NSF	Comments
Grossing Factor	25%			595	
Total CGSF				2,975	

Footnotes:
1. Grossing Factor includes space for Electrical Closets (one per floor) and Janitor Closets (one per floor).
NSF calculation) is to be determined based on site conditions.

SECTION 3.2

Economic Impact Report



NEVADA CITY COURTHOUSE ECONOMIC IMPACT ANALYSIS

NEVADA CITY, CALIFORNIA

Prepared for:



Date:

6/3/2022

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COURTHOUSE ECONOMIC IMPACT ANALYSIS

Introduction

PROJECT OVERVIEW

The Nevada City Courthouse has stood at its current location of 201 Church St. in Nevada City since 1864. The courthouse was remodeled in 1900 and 1937, and expanded in 1964 to include the Courthouse Annex. However, the current Nevada City Courthouse is in poor condition: it has fire and seismic deficiencies, is not ADA compliant, and is not meeting the operational and capacity needs of the court. In response to these challenges, the Judicial Council of California has commissioned HOK to evaluate alternatives for renovation, re-building, or relocating the courthouse to better meet the needs of its users. The three options being considered are as follows:

- Option 1: Renovate the existing courthouse facility while maintaining the existing façade.
- Option 2: Replace the existing courthouse facility with a new courthouse on the same site.
- Option 3: Relocate the courthouse to a new site, expected to be somewhere in the area of the current Nevada County Government Center.

As a prominent employer and distinctive building within downtown Nevada City, the current courthouse is a focal point for the local business community. Because of this role, the local community requested that the economic implications of a potential courthouse relocation be considered as part of the alternatives analysis. For this purpose, Strategic Economics was engaged to evaluate the role of the existing courthouse within the Nevada City economy and how each of the potential options might impact economic activity within the city.

PROJECT APPROACH

Economic impact analyses often rely on complex economic models to measure the monetary value that new economic inputs contribute to a local economy. These models are structured to measure the impact of very large public investments, such as a new highway; and the impacts are typically reported for a relatively large geography, such as a county. Given that the courthouse replacement options do not represent a significant new input to the Nevada City economy, a standardized economic impact assessment model is not applicable to measuring the economic differences among the three courthouse replacement options. In addition, the three options represent the same development program, i.e., facility size and activities, and all three would retain these activities in Nevada City. Therefore, the most salient difference among the three options is their location. Options 1 and 2 would retain the courthouse in its historic location while Option 3 would entail moving the courthouse to a site in the vicinity of the Nevada County Government Center located on Maidu Avenue. While a specific site has not yet been selected, it is likely that any new location would be within approximately one mile of the existing courthouse and downtown. This distance would require about a five-minute drive to downtown, or an approximately 15-minute walk.

According to local stakeholders and key informants, the primary benefit to having the courthouse at its current location is the easy walk to downtown. Courthouse employees and visitors patronize many downtown businesses, especially during the time of day, days of the week, and seasons of the year when there are fewer tourists and other local visitors to downtown. Based on the economic relationship created by such proximity, this economic impact analysis focuses on the potential impact the three

replacement options would have on downtown Nevada City businesses as measure by retail sales activity.

Retail sales are the only quantifiable data available by business and location, although the data have some limitations in that they are not reported by time of day or day of week, only by month. To understand more specifically what impact the courthouse has on downtown businesses, Strategic Economics conducted a series of focus groups and stakeholder interviews. Participants were asked to estimate the “order of magnitude” percentage of their business represented by courthouse employees and visitors. Because different types of businesses had varying levels of support from the courthouse, the analysis has been structured to reflect these differences as well.

To help further calibrate the stakeholder estimates of the courthouse on their business, Strategic Economics gathered information from other studies, and used communities in California that have experienced similar courthouse relocations as case studies.

REPORT OVERVIEW

The economic impact analysis was conducted in four parts. First, Strategic Economics reviewed the existing Nevada City economy, analyzed trends in seasonal retail spending, identified the role of downtown Nevada City within the city’s economy, and described the real estate and business context within which the courthouse operates. In this analysis, quarterly sales tax collections data were used to identify the extent to which the courthouse may help balance downtown sales tax activity in a tourism-dependent economy. The second section presents the findings from the stakeholder meetings and interviews. As part of this analysis, stakeholders were asked to respond to a structured interview protocol and provide data about fluctuations in their businesses’ sales throughout the day by time of the week. Section three provides a summary of the literature review and case studies. Lastly, Strategic Economics combined the findings from the previous three sections into the economic impact analysis, based on a combination of the quantitative data related to downtown sales activity and business owner accounts related to how the court impacts their daily sales. which are also informed by other research topics o such as building vacancy, tourism, and pedestrian accessibility. However, the primary economic impact calculation focused exclusively on the quantitative data related to the courthouse’s impact on business sales.

PROJECT FINDINGS

The following key takeaways were revealed throughout the first three parts of analysis:

- The courthouse is an important economic generator for downtown Nevada City and helps balance business revenue, which fluctuates seasonally because of tourism, the other major economic generator for downtown.
- Downtown Nevada City is a vital part of the city’s identity, with its cultural district and historic district designations.
- The pandemic has resulted in the closure of some restaurant and retail establishments in downtown Nevada City, as well as reducing demand for office space.
- Based on their business accounts and anecdotal estimations, downtown restaurant owners estimated that approximately 15 percent of weekday restaurant sales are attributable to the courthouse, and nearly 11 percent of annual sales.
- A prominent concern among stakeholders in Nevada City and the comparison community of Sonora was the potential vacancy or re-use of the courthouse building in the event of a courthouse move. This was not a concern in the comparison community of Susanville, where

the old courthouse has been used by the County Government and is currently undergoing renovations.

- Lastly, the economic impact findings were as follows:
- The presence of the courthouse currently accounts for approximately \$2.4 million in annual sales for downtown Nevada City Businesses. These sales would be expected to be retained under Options 1 and 2.
- Moving the courthouse is projected to result in an estimated 8.4 percent reduction in sales for downtown Nevada City restaurants, and 6.3 percent of restaurant sales citywide. While it should be emphasized that this is an estimate, it could lead to significant economic impacts for the city.
 - More than 75 percent of Nevada City's total restaurant sales come from downtown.
 - Restaurants make up around 17 percent of Nevada City's total sales.
- In total, the direct economic impacts of a courthouse move would be nearly \$1.8 million in lost sales, or roughly 5.8 percent of all downtown sales.
 - While impacts of this scale would not decimate downtown businesses, they could further disrupt a market that has already faced challenges with the pandemic and the Great Recession. For example, approximately 40 percent of all downtown retail establishments closed in 2020 or 2021.
- These negative impacts could be substantially alleviated through successful redevelopment of the existing courthouse building, though the extent of this alleviation would depend on the type of building use.

NEVADA CITY ECONOMY

Nevada City was founded in the mid-19th century primarily as mining and logging community. But unlike many other Sierra foothill communities with similar origin stories, Nevada City was, and continues to be, the Nevada County seat. This role as the County's administrative center has shaped Nevada City both economically and physically since the city's earliest years, accounting for both its distinct economic base and exceptional built environment, which includes an extensive downtown historic district with most of the historic buildings still in use today. As the extractive industries that were essential to the city's founding have declined, tourism has filled the economic vacuum. However, the county courthouse has remained an economic constant over the years, creating its own economic ecosystem located in downtown including other public agencies related to the courts, such as the district attorney's offices, the juvenile probation office, many local law offices, and other related businesses. Courthouse-related economic activity and tourist traffic in Nevada City thus appear to complement each other—as local Nevada County residents provide weekday spending and visitors supply weekend spending to support downtown's many shops, restaurants, cafés and other small businesses.

METHODOLOGY

To measure the significance of the courthouse to downtown economic activity, and the significance of downtown economic activity to the city as a whole, Strategic Economics examined several data sources. First, U.S. Census Bureau sources were utilized to identify trends in population growth and economic activity across industries in the city. Second, quarterly sales tax data from the California Department of Tax and Fee Administration (CDTFA) and HdL Companies (HdL) were examined to identify the spatial distribution of businesses in Nevada City, assess seasonal variation in economic activity, and identify the impact of the pandemic on Nevada City's restaurants and retail

establishments. Though weekday data on sales fluctuations were not available, these seasonal variations help reveal the extent to which Nevada City's volatile tourism-based economy is balanced by institutions such as the courthouse. This was done by comparing Nevada City to Truckee—a nearby highly tourism-dependent city—and reference geographies of Nevada County and the state of California.

In addition, Strategic Economics compared economic activity within “downtown” to the rest of Nevada City. For purposes of this analysis, downtown has been defined as the Historic District boundary and four additional blocks extending from Broad Street to Main Street to the south of Cottage Street. These boundaries are displayed in Figures 1 and 2.

The economic analysis selected several different industries as focal points due to their prominence in Nevada City's economy and presumed connections to the activities of the Nevada City Courthouse. These selections were based upon delineations of the North American Industry Classification System (NAICS), which groups businesses into industries based on their common business activities. Prominent economic sectors driving downtown business activity include Public Administration, Accommodation and Food Services, Retail Trade, and Professional, Technical, and Scientific Services. Because of the size of Nevada City's population and the confidentiality requirements associated with economic data sources, it was not possible to provide highly detailed analysis of specific industries within each sector. However, identifying the trends at the sector level still provides meaningful insights into the role that the courthouse plays in the context of Nevada City's overall economy.

FINDINGS

Employment data indicates that Nevada City's economy has been growing more slowly and has recovered less fully from the 2008 recession than its peer communities in Nevada County. While the city's Professional, Scientific, and Technical Services sector (a sector which would include legal professionals) has grown since 2002, Nevada City has experienced significant declines in Manufacturing, Retail, and Public Administration employment. The first year of the pandemic exacerbated some of these challenges, as a significant number of retail and restaurant businesses in downtown Nevada City closed. In this context, Public Administration employment, including the jobs the courthouse provides, plays a critical role in the employment picture for downtown Nevada City and the community as a whole—as illustrated by Figures 3-13.

These figures make the following key points:

- Nevada City's population is growing more slowly than its Nevada County peers. While Grass Valley's population grew by nine percent between 2010 and 2020, Nevada City's population grew only by 2.7 percent. (Figure 3)
- As of 2019, Nevada City's overall employment had still not fully recovered from the 2008 recession.
 - Overall, employment in Nevada City declined by around 40 percent during the recession. The city's total employment in 2019 was 14 percent lower than employment in 2008. (Figure 4)
- Relative to the rest of Nevada County, Nevada City is highly reliant on Public Administration employment. However, employment in this sector has been declining over the past 20 years. (Figure 5)
- Employment in Public Administration likely plays an important role in stabilizing and diversifying Nevada City's economy. Nevada City appears to be less exclusively dependent on

tourism activity for its economic vitality than Truckee or other similar small historic communities, especially those located in the Sierra foothills.

- Seasonal variation in sales activity in Nevada City is larger than the California average—as would be expected for a tourism-based economy—but smaller than that of Truckee. In Truckee, there is a 56 percent difference between the highest and lowest sales quarters. In Nevada City, the difference is 35 percent. (Figure 6)
- The majority of retail establishments in Nevada City are clustered in two locations: downtown Nevada City and the Seven Hills commercial area on the southwest side of the city. (Figures 7 and 8).
- The pandemic put increased pressure on restaurants and stores in Nevada City’s downtown that had already been hard hit by the 2008 recession.
- However, the downtown businesses play a significant role in overall sales tax collection in the city.
 - Prior to the pandemic, downtown retail accounted for approximately 40 percent of all retail sales in Nevada City. However, since the pandemic began, this has dropped to around 20-30 percent. (Figure 9)
 - Around 75 percent of Nevada City’s restaurant sales tax is collected from establishments in the downtown area. (Figure 9)
 - The downtown lost approximately 40 percent of its retail establishments and 20 percent of its restaurants during the pandemic. (Figure 10)
 - Prior to the pandemic, restaurants in downtown accounted for approximately 25 percent of all taxable sales in Nevada City. Over the past year, this number has hovered around 15 percent. (Figure 11)
 - Downtown restaurants represent 75 percent of all restaurant sales in Nevada City, and downtown retail represents 25 percent of all retail sales in Nevada City. (Figure 12).
- The courthouse drives a significant portion of Downtown Nevada City’s employment, weekday visitors, and economic activity.
 - Based on estimates provided by the court, between 300 and 400 people visit the courthouse each day, including employees. This is significant relative to the total downtown Nevada City employment, which is approximately 580 people. (Figure 13)
 - According to the Nevada County Bar Association, approximately 40 of its 100 Bar Association members are located in Nevada City. Of these, around 50 percent are located in the downtown area in close proximity to the existing courthouse.¹

NEVADA CITY DOWNTOWN REAL ESTATE

Downtown Nevada City’s commercial real estate market includes mostly small one- and two-story buildings. Most ground-floor spaces are occupied by shops, restaurants, or cafes interspersed with a few office users. The majority of commercial buildings in downtown are owned by just a few owners, giving them an important role in determining the future health of downtown. In recent years, some of these owners have made significant investments in downtown—a positive sign of their continued commitment to downtown real estate. However, according to key informant interviews, many of these investments were made at least in part to support businesses who are in some way associated with the Nevada City courthouse. In addition, several property owners indicated that demand for office spaces in downtown has diminished most recently due to the pandemic, but that this is also the

¹ McFarlane, S. (2022). Nevada County Bar Association President. Information provided via email.

continuation of a trend that started with the 2008 recession. Challenges with currently vacant buildings were mentioned by many interviewees who were expressing concern about what might happen to the downtown real estate if the courthouse was to relocate to the Government Center.

Key findings from informant interviews that relate to downtown real estate were as follows:

- Many property owners have made significant recent investments in downtown, with the courthouse being an important reason why those investments were made.
 - The County Government has also made significant investments in downtown related to the courthouse by purchasing space for the District Attorney and Juvenile Probation offices which were previously in leased space.
 - The spaces that had been leased by the County were backfilled by two small nonprofits, although re-leasing this space took time.
- In some cases, vacant properties have not been filled with a similar use or adopted for another use.
 - The former Alpha Hardware building, which is being marketed as mixed-use, has been vacant since the 2008 recession.
- Key informants suggest that demand for office space has been limited by the pandemic, but that housing is in high demand.
- Downtown's historic architecture is considered an important part of the real estate value for downtown.
 - The historic National Hotel was recently renovated and re-opened along Broad Street.
 - Nevada City and Grass Valley were recently designate as a California Cultural District, due in part to historic architecture in the downtown.
- Although not located in downtown, the long-vacant HEW building, was cited several times as an example of the real estate challenge facing vacant commercial buildings in the city. This former hospital was owned by Nevada County then sold to a developer. However, the developer has been unable to make a project work on the site given the build demolition costs which include disposing of asbestos.

OVERALL ECONOMIC AND REAL ESTATE FINDINGS

Tourism, arts & culture, and the courthouse and its related ecosystem form a relatively balanced economic base for Nevada City, enabling it to attract business from both visitors and County residents across different times of the day, days of the week, and seasons of the year. While there is no indication that Nevada City's downtown economy would collapse if the courthouse was to relocate, the relocation might make the city's downtown less diverse in its customer base and less resilient in the face of future recessions.

Key findings from Nevada City's economic context are as follows:

- The courthouse provides economic contributions to Nevada City that are not impacted by seasonal variations in tourism activity.
 - Nevada City's economy is much more dependent on Public Administration employment than the remainder of Nevada County.
 - Several property owners have made significant investments in downtown Nevada City. These property owners expressed that the courthouse is crucial to the vitality of downtown and that proximity to the courthouse is sometimes a factor in real estate decisions.

- Nevada City's economy is primarily driven by tourism, and experiences seasonal variations in business activity. However, due at least in part to the courthouse, Nevada City's business activity does not vary as significantly as it does for other cities in Nevada County with an economic base that is more heavily dependent on tourism.
- Nevada City's downtown lost a significant number of retail establishments during the pandemic, and downtown Nevada City's retail has weakened in comparison to the rest of the city.
- The pandemic also diminished demand for office spaces in the city, and there is some concern among local stakeholders about currently vacant buildings that have been unable to be filled.
- At the same time, the majority of Nevada City's restaurant activity is still taking place in downtown, and demand for these restaurants is rebounding from its pandemic induced low point.

FIGURE 1: OVERVIEW OF NEVADA CITY, DOWNTOWN STUDY AREA, AND COUNTY ADMINISTRATIVE OFFICES



FIGURE 2: DETAILED VIEW OF DOWNTOWN NEVADA CITY, WITH COURTHOUSE AND RETAIL BUILDINGS

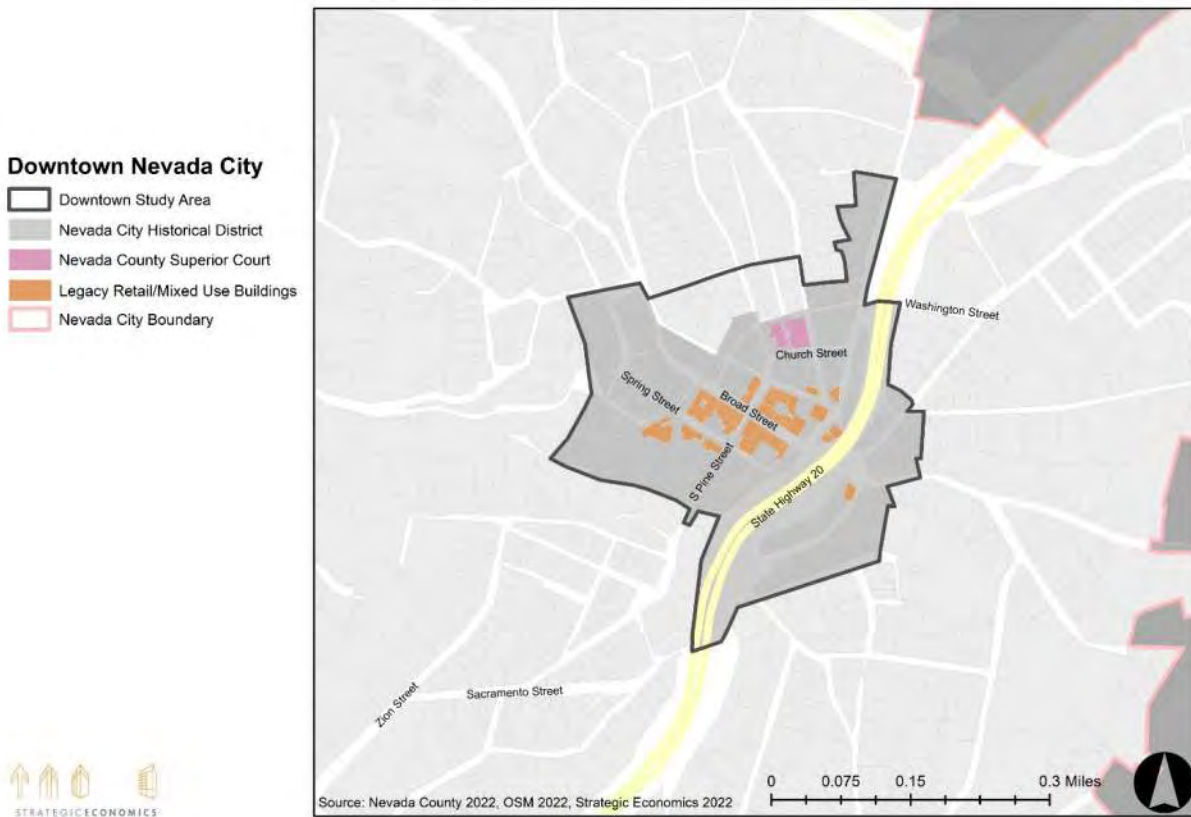
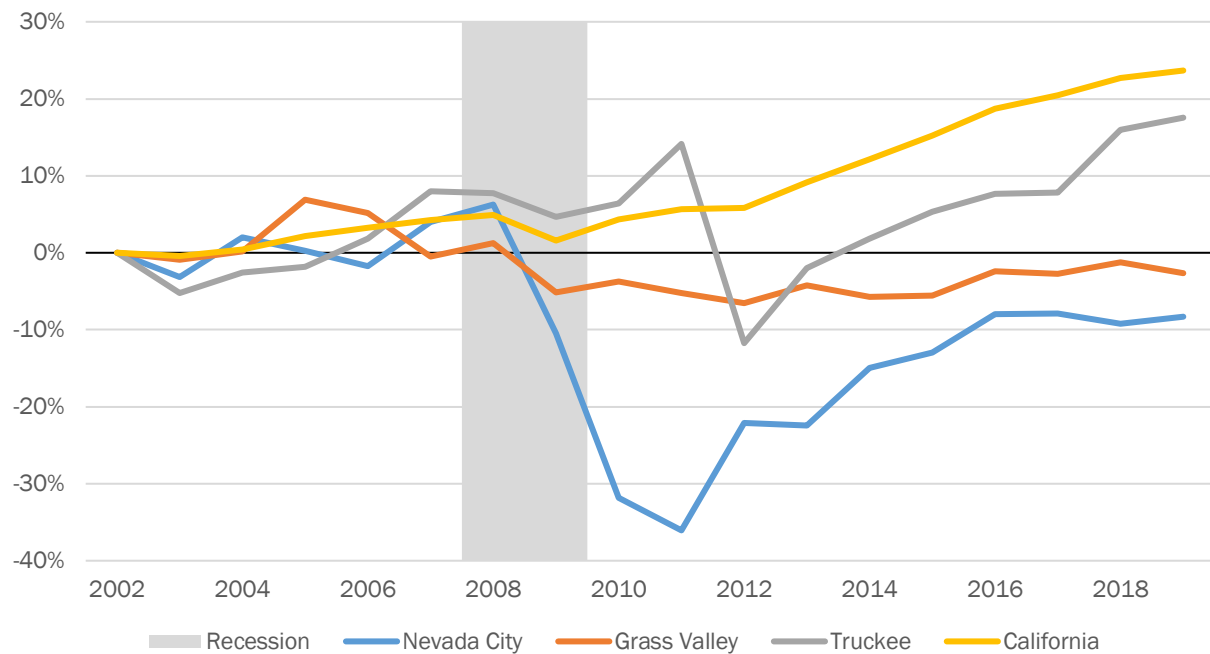


FIGURE 3: POPULATION TRENDS IN NEVADA CITY VS. NEVADA COUNTY AND OTHER COMMUNITIES

	2010	2020	Growth Rate
Nevada City	3,068	3,152	2.7%
Grass Valley	12,860	14,016	9.0%
Truckee	16,180	16,729	3.4%
Nevada County	98,764	102,241	3.5%

Source: U.S. Census Bureau (2010-2020). Decennial Census and Redistricting Data

FIGURE 4: CUMULATIVE CHANGE IN EMPLOYMENT (PRIMARY JOBS) SINCE 2002, SELECTED REGIONS



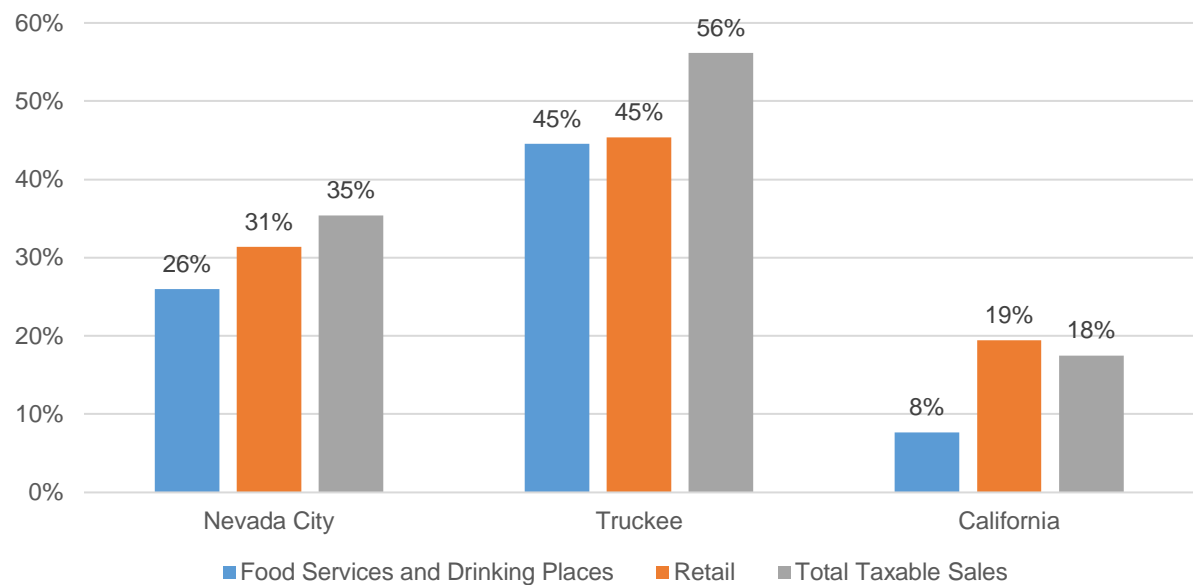
Source: U.S. Census Bureau (2019). LEHD OnTheMap Employment Data.

FIGURE 5: EMPLOYMENT SECTORS IN NEVADA CITY WITH 100 OR MORE EMPLOYEES

	Nevada City Jobs		Percent Change	Share of Nevada City Jobs	Distribution in Nevada County
	2002	2019			
Manufacturing	506	118	-77%	4%	5%
Retail Trade	345	278	-19%	8%	11%
Professional, Scientific, and Technical Services	120	286	138%	9%	5%
Educational Services	334	536	60%	16%	10%
Health Care and Social Assistance	246	202	-18%	6%	17%
Accommodation and Food Services	417	485	16%	14%	10%
Other Services	137	149	9%	4%	6%
Public Administration	863	719	-17%	21%	6%
All Jobs	3,658	3,354	-8%	100%	100%

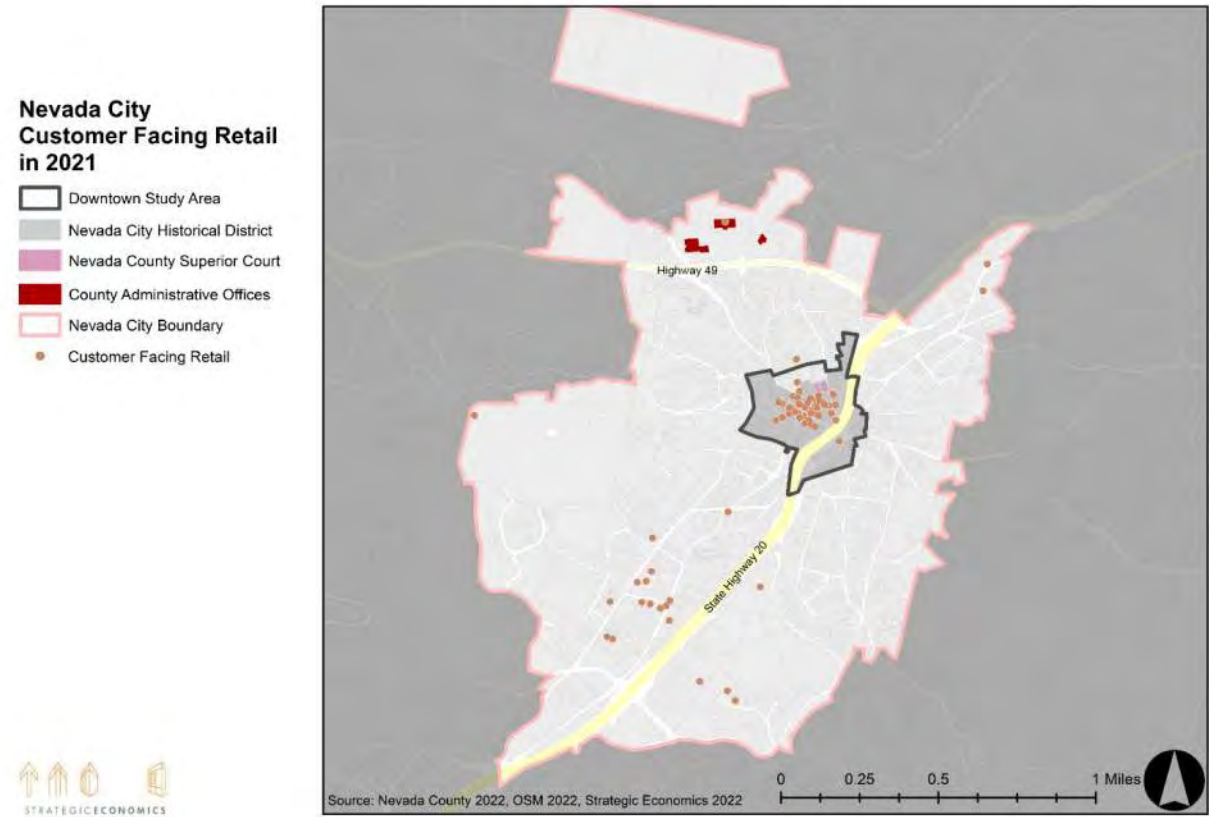
Source: U.S. Census Bureau (2019). LEHD OnTheMap Employment Data.

FIGURE 6: DIFFERENCE IN AVERAGE SALES BETWEEN HIGHEST AND LOWEST QUARTER, BY INDUSTRY AND LOCATION



Note: Chart displays difference between quarterly average and annual average sales for each industry from 2015-2021. Source: California Department of Tax and Fee Administration (2022). Taxable Sales Data.; Strategic Economics (2022).

FIGURE 7: NEVADA CITY CUSTOMER FACING RETAIL, 2021



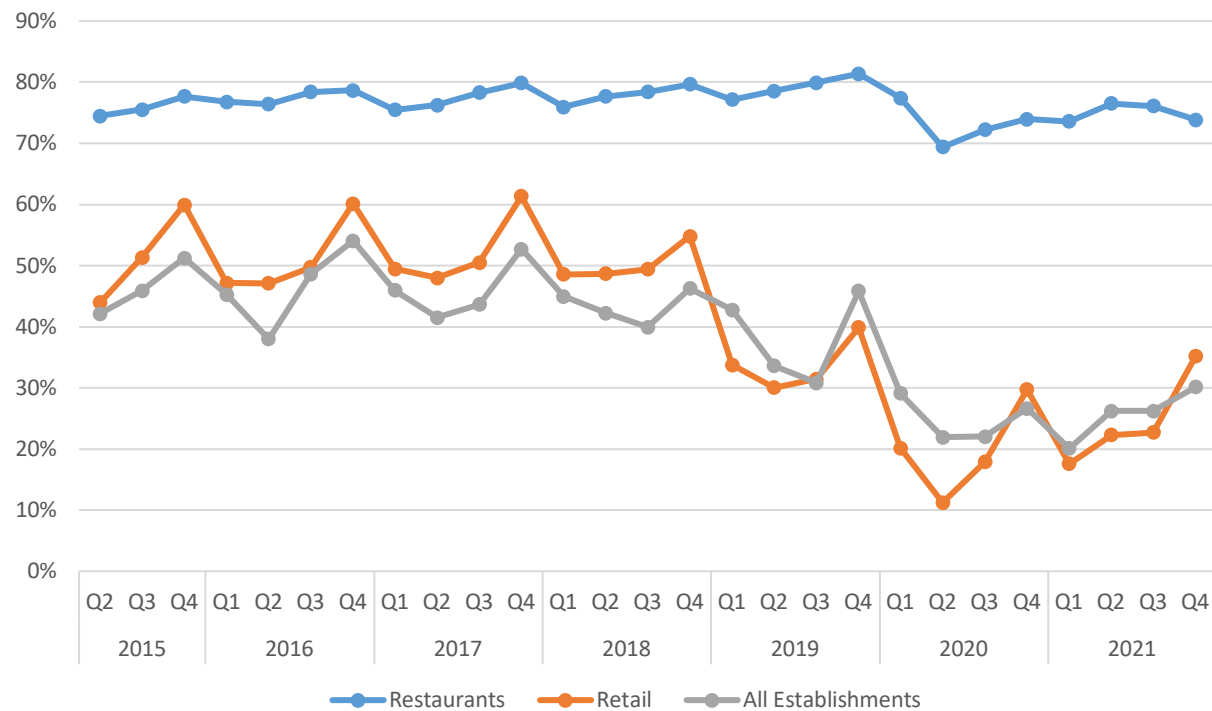
Source: HdL (2022), Strategic Economics (2022)

FIGURE 8: PERCENTAGE OF NEVADA CITY ESTABLISHMENTS LOCATED IN DOWNTOWN, BY TYPE OF ESTABLISHMENT

	2015	2016	2017	2018	2019	2020	2021
Restaurants	79%	78%	80%	78%	80%	79%	76%
Retail	60%	61%	63%	64%	66%	59%	64%
Others with Taxable Sales	34%	35%	30%	34%	31%	33%	29%
Total with Taxable Sales	55%	55%	55%	55%	55%	51%	50%

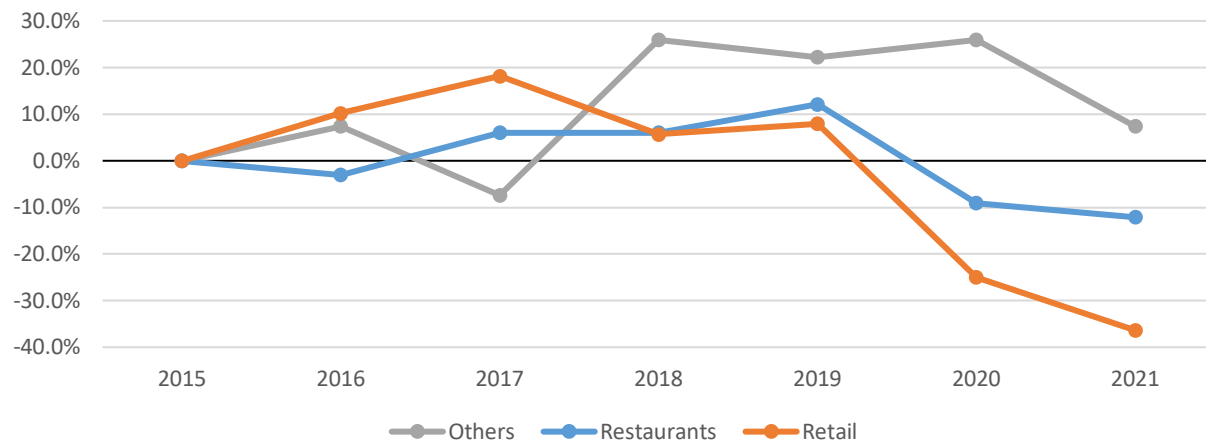
Source: HdL (2022), Strategic Economics (2022)

FIGURE 9: PERCENTAGE OF RESTAURANT, RETAIL, AND OVERALL SALES TAX COLLECTED IN DOWNTOWN



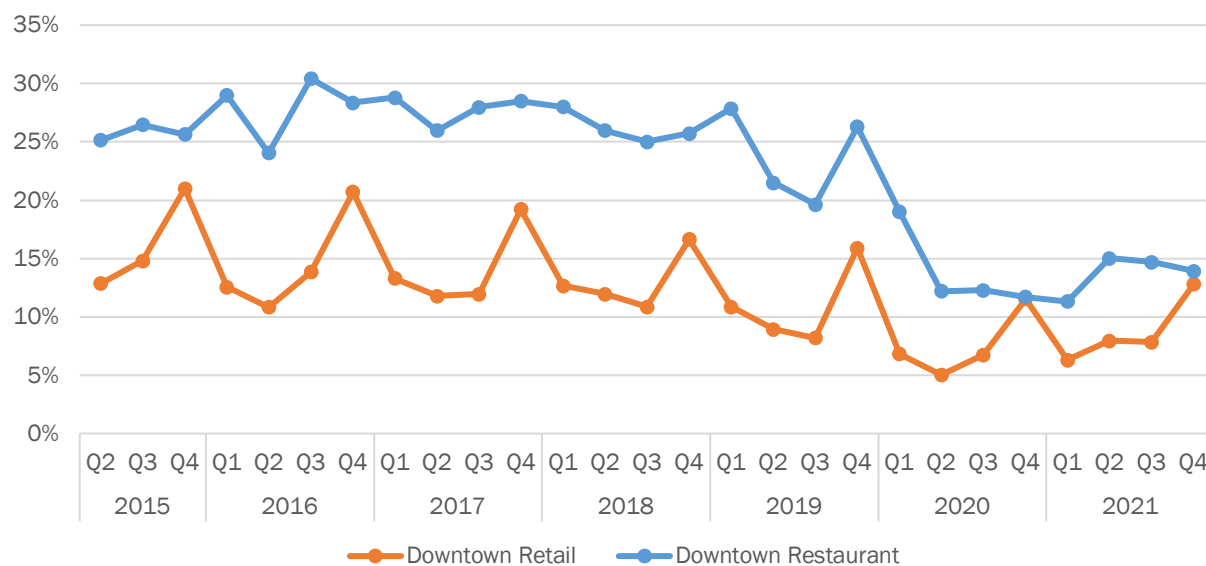
Source: HdL (2022), Strategic Economics (2022)

FIGURE 10: CUMULATIVE CHANGE IN ESTABLISHMENTS IN DOWNTOWN NEVADA CITY, BY TYPE, 2015-2021



Source: HdL (2022), Strategic Economics (2022)

FIGURE 11: DOWNTOWN ESTABLISHMENTS' SHARE OF TOTAL NEVADA CITY SALES TAX COLLECTIONS



Source: HdL (2022), Strategic Economics (2022)

FIGURE 12: TOTAL SALES IN NEVADA CITY IN 2021, BY LOCATION AND INDUSTRY

	Downtown Only		Nevada City Total		Downtown Share of Industry Total
	Sales in Industry	Share of Downtown	Sales in Industry	Share of Nevada City	
Restaurant	\$14,564,975	47%	\$19,380,804	17%	75%
Retail	\$9,262,184	30%	\$37,428,080	34%	25%
Other	\$6,909,609	22%	\$54,231,206	49%	13%
All Industries	\$30,736,768	100%	\$111,040,090	100%	28%

Note: Total sales were converted from taxable sales using the percentage of sales estimated to be taxable, as established by previous Strategic Economics research.

Source: HdL, (2022); Strategic Economics, (2022).

FIGURE 13: SUMMARY OF COURTHOUSE EMPLOYMENT AND VISITORS IN COMPARISON TO DOWNTOWN EMPLOYMENT

	Estimate
Downtown Employees, Public Administration	105-120
Courthouse Employees ¹	47
Other County Employees in Downtown ²	60-70
Courthouse Visitors per Day, including Public Employees ¹	300-400

Sources:

1. Estimate provided by Jason Galkin, Nevada County Court Executive Officer. 2022.
2. Rough estimate of downtown County employees provided by the County Executive. 2022.

I. Stakeholder Engagement

NEVADA CITY STAKEHOLDERS

The analysis of sales tax data and economic trends in the previous section provides important context about the role of the Nevada City courthouse in comparison to the rest of the Nevada City economy. However, these economic trends do not provide the details and nuance needed to fully measure the ways in which courthouse activity impacts businesses within Nevada City. For this reason, interviews and focus groups were conducted with key members of the Nevada City business and leadership community. Over the course of two weeks, Strategic Economics conducted 14 interviews and one focus group (with three participants) to ask local stakeholders about how the courthouse impacts businesses currently and how a relocation of the courthouse could impact Nevada City, both positively and negatively. The number of community members engaged, by category, is presented in Figure 14.

FIGURE 14: NUMBER OF NEVADA CITY STAKEHOLDERS ENGAGED, BY CATEGORY

Stakeholder Group	# of Individuals Engaged	Method
Restaurants	4	Interviews
Retail	3	Focus Group
Legal Professionals	5	Interviews
Other Stakeholders: Property Owners, Accommodations, Chamber of Commerce, and Arts Council Leaders	5	Interviews

In order to facilitate these conversations consistently, Strategic Economics developed a structured interview protocol that was followed sequentially. This protocol was designed to gauge the economic impact of the courthouse using a series of questions about fluctuations in business sales, the components of business customer bases, the proportion of sales that could be directly attributed to the courthouse, and the expected impacts on these sales of a courthouse move. Non-business owner interviewees were also asked about their personal spending patterns in downtown Nevada City, and how the extent to which a courthouse move would impact that spending. Interviews and focus groups were also used to gain qualitative input on the perspectives of stakeholders towards the role that the courthouse plays in downtown Nevada City. These interviews were not intended to be a comprehensive survey of all downtown stakeholders, but rather to provide a range of inputs that could be used as context for economic impact calculations.

The findings from these interviews and the focus group are presented in Figures 17-20, which can be found in the Appendix. In addition, the Nevada County Bar Association conducted a simple three question survey to gather legal professionals' opinions about the potential relocation of the Nevada City courthouse. Though this survey was not part of Strategic Economics' formal research process, and it lacked context for the location of respondents within Nevada County, it does provide some perspective on the opinions of the broader legal community. Some findings from this survey are presented in Figures 21 and 22, which are also in the Appendix.

Between these two research processes, key findings were as follows:

- In general, local stakeholders indicated that the pandemic took a toll on businesses in downtown Nevada City, but that economic activity has since returned to pre-pandemic levels.
- Some stakeholders indicated that there have been slight demographic shifts during the pandemic, but that overall, the demographics of the community tend toward more older retirees than the average community. This can limit the economic diversity of the community.
- Restaurant and retail revenues fluctuate significantly between peak tourism seasons and the remainder of the year. Stakeholders view the courthouse as a stabilizing presence that helps maintain revenue on weekdays and in slow tourism seasons.
- Business owners estimated that local customers account for approximately 50 percent of retail spending in downtown Nevada City, and approximately 70 percent of restaurant spending in downtown Nevada City.
- Business owners provided a range of estimates for the proportion of sales directly attributable to the courthouse, based on evidence such as daily sales fluctuations, and estimates of customer counts attributable to the courthouse. Median estimates were that approximately 15 percent of weekday restaurant sales are attributable to the courthouse, and nearly 11 percent of annual sales.
 - Though not all of these sales would disappear if the courthouse relocated, restaurant owners projected that approximately 80 percent of these sales would not continue. As a result, downtown restaurants would lose approximately 8.5 percent of their total sales.
- Retail owners were more hesitant to estimate the portion of their sales that are attributable to the courthouse but indicated that the presence of the courthouse is vital to their businesses.
 - These owners also indicated that because so many Nevada County residents serve as jurors at the downtown courthouse, more local county residents are introduced to downtown as a good place to dine or shop and return in the future to engage in these activities.
- Legal professionals in Nevada City indicated that the impact of the courthouse being downtown tends to be primarily convenience related, rather than core to their business model.
 - According to a countywide survey of legal professionals, there is a strong preference among respondents for having amenities within walking distance of the courthouse. Approximately 50 percent indicated that moving the courthouse would have at least a moderate economic or convenience impact on their business.
- Of all the interviewees, the restaurateurs expressed the highest levels of concern related to impacts of the move on their businesses.
 - Other interviewees generally preferred options that would keep the courthouse downtown but did not have as strong of preferences.
- A prominent concern among stakeholders was the potential vacancy or re-use of the courthouse building in the event of a courthouse move.

- Many interviewees expressed skepticism about the possibility of building re-use, but some were enthusiastic about the opportunities that a revitalized building could present for downtown Nevada City.
- Stakeholders provided a variety of additional qualitative feedback related to the aesthetic value of the building, the difficulty of walking downtown from the County Government Center, and parking availability in Nevada City.

II. Courthouse Relocation Impacts in Other Communities

The stakeholder engagement findings presented above represent the views and opinions of members of the Nevada City business and leadership community regarding the potential impacts of a courthouse relocation on their community. While these perspectives form the core inputs for comparison of the courthouse scenarios, they are not the only insights that are important to consider. In order to gain perspective from other communities that have experienced courthouse or government building relocations, Strategic Economics conducted a literature review and conducted interviews with peer communities in California. This research provided insights on how actual relocations have impacted communities and helped in identify which factors might be the most important for determining whether a courthouse move has positive or negative impacts.

LITERATURE REVIEW

Research on the impacts of courthouses on small city downtowns is very limited, but the available evidence lends at least some support to the idea that government buildings play an important economic role for small town economies. For example, a 2008 study of rural small towns concluded that county seats had improved quality of life and were more resistant to economic shocks.² Similarly, a 2005 study in Wisconsin found that county seats had 8.4 percent more businesses in their downtowns than similar communities with no county offices.³ The primary industries impacted were Professional, Technical, and Scientific Services; Education, Healthcare, and Social Assistance; and Traveler Accommodations.

Anecdotally, the evidence is mixed. A 2003 Planning Commissioners Journal article provides several examples of the connection between locations of public buildings like courthouses and downtown business activity, concluding that “when they leave, the fabric knitting downtown together can start to unravel.”⁴ On the other hand, the California First District Court of Appeal held that urban decay is not a reasonably foreseeable indirect effect of a courthouse relocation when considering the case of Placerville, CA. They found that the court was not critical to the downtown’s health, the building was likely to be re-used, and there was no significant factual evidence to support the idea that moving the

² Besser, T. L., Recker, N., & Agnitsch, K. (2008). The Impact of Economic Shocks on Quality of Life and Social Capital in Small Towns. *Rural Sociology*. 73(4): 580-604.

³ Zigelbauer, R., Ryan, B., & Grabow, S. (2005). The Importance of Government Facilities in Downtowns: An Analysis of Business Establishments in Wisconsin’s County Seats. University of Wisconsin-Extension.

⁴ Langdon, P. (2003). Public Buildings Keep Town Centers Alive. *Planning Commissioners Journal*. 49: 1-7.

(footnote continued)

courthouse would result in such an extreme result as urban decay.⁵ Taken together, these two studies suggest that the magnitude of any negative economic impact associated with a courthouse relocation hinges on whether the courthouse building is reused for some other purpose.

COURTHOUSE CASE STUDIES

In collaboration with the Judicial Council of California, Strategic Economic identified a variety of potential comparison communities throughout the state with recent courthouse relocations. Based on population size, courthouse size, characteristics of the move, and stakeholder interviewee availability, Strategic Economics narrowed this list down to two comparison communities on which to conduct case studies regarding the economic impact of the relocation. These communities were Sonora and Susanville, CA. The corresponding analysis included an interview with representatives of each community's chamber of commerce, review of news articles about the moves, and analysis of zoning and business presence adjacent to the old and new courthouse locations. The profiles of these communities provide some evidence that courthouse relocations can be completed successfully without significant economic disruption, but also point to some distinct ways in which Nevada City could be challenged by a courthouse relocation.

The city of Sonora, in Tuolumne County, has approximately 5,000 residents and is located about an hour's drive east of Stockton. Its courthouse, which employs around 55 people, relocated in November of 2021 from two separate buildings in Sonora's downtown. These buildings were approximately one block apart and were both located in close proximity to the main commercial corridor in downtown Sonora. The new courthouse location is in a Justice Center Campus on the outskirts of town, adjacent to Highway 109, Walmart, and Lowe's. Overall, the courthouse moved around 1.9 miles, and went from a walkable downtown area to a car-dependent highway location.

Susanville, California's courthouse relocated in 2012. Susanville is the county seat of Lassen County and has approximately 17,000 residents. While its original courthouse was located in the historic downtown, the courthouse was in a primarily residential area, not the town's commercial core. The courthouse moved to the east side of town but is not much further than the original courthouse was from the primary east-west commercial corridor in Susanville. As with the case of Sonora, the new Susanville courthouse is in a car-centric development area and is located across the street from a Walmart. The driving distance between the old facility and the current courthouse is approximately 1.6 miles. In addition, the Susanville courthouse has fewer employees than the Nevada City and Sonora courthouses, with approximately 30 in total.

The opinions of key stakeholders in each city reflected some differences in the characteristics of each courthouse move. These findings are shown in Figure 15. In Susanville, the business community representative indicated that the move had an overall neutral or positive impact. They described the new courthouse as a nicer building, in closer proximity to the Social Security Office in Susanville. They also emphasized that the original courthouse was not serving local businesses due to its location in a residential area of downtown. In addition, they described the old courthouse as currently undergoing renovations, with plans to repurpose it as a county government facility. In contrast, the Sonora representative was moderately concerned about the implications of their courthouse move for local

⁵ Coon, A. (2017). Keeping CEQA In its Lane: First District Holds Substantial Evidence Supports EIR's Conclusion that "Urban Decay" Is Not Reasonably Foreseeable Indirect Effect of Project Relocating Trial Court Operations from Historic Placerville Courthouse. CEQADevelopments.com. Note: the court's ruling did not address whether economic or social impacts would occur, only whether the relocation of the court would lead to physical changes to the urban environment, or "urban decay."

businesses but described the situation as too early to tell what the results would be. Unlike Susanville, they indicated that their economy is tourism-oriented, and that community members are concerned about a potentially vacant courthouse that has historic significance. In addition, they mentioned that several law offices have moved to the new location or are planning to move.

Overall, the case studies and literature review led to the following key findings:

- Downtown courthouses and government institutions can have a significant impact on of businesses in small towns. Government employment can boost downtown business counts and increase a town’s economic diversity.
 - However, the extent of this impact varies depending on the location of the courthouse and the economic circumstances of each community.
- Potential building vacancy is a prominent concern of stakeholders in both Sonora and Nevada City. It is not a concern in Susanville, where county staff has occupied some portions of the courthouse since the move, and the courthouse is currently undergoing full renovations.
 - In Sonora, stakeholders are also concerned about downtown office vacancy, due to the departure of several law firms.
 - In Susanville, it is worth noting that the renovation process did not begin until 7 years after the initial courthouse relocation. However, it is possible this would have happened sooner if the old facility was not being used by county staff.

FIGURE 15: CASE STUDY COMPARISONS - INTERVIEW FINDINGS

Topic	Sonora, CA	Susanville, CA
Overall Impact	Too early to tell	Neutral or positive impact
Existing Downtown Business Mix	Tourism oriented: restaurants & boutiques	Local resident serving: offices, gyms, hair salons, gunsmiths
Impact on Businesses	Moderate concern; unsure what impacts will be	No impacts
Positive Effects	More parking downtown, but not being used by customers	New building is nicer. Proximity to social security office
Law Office Moves	Several law offices have already or will move	No relocations
Re-Use of Site	Courthouse is vacant; community concerned about use of historic building	Undergoing renovations; planned occupancy by County Government

III. Economic Impact Analysis

ECONOMIC IMPACT ANALYSIS APPROACH

The courthouse makes two primary economic contributions to the Nevada City economy. The first economic contributions are the jobs created by the courts themselves, the County services related to the courts, and the jobs created by law offices and other related legal service businesses currently

located in Nevada City. However, because all three options for replacing the courthouse would still be located in Nevada City, the employment impacts associated with replacement would be negligible.

Therefore, this economic impact analysis focuses on the courthouse's other primary economic contribution, which is from the dollars spent in the local economy by people associated in one way or another with the courthouse. A traditional economic impact analysis would break these dollars down into the direct impact from the courthouse in terms of local goods and services purchased, as well as the indirect impact that comes from people spending their salaries locally, as well as from visitors or others coming to town specifically because the courthouse is there. This is also known as "the multiplier effect." While there are economic models that calculate the indirect economic impact associated with direct dollar expenditures, these models are notoriously general, and are not well-suited for analyzing economic impacts in very small communities like Nevada City.

Instead, this economic impact analysis relies on a combination of sales tax data, which is the most readily available quantitative measure of economic activity, and input from local stakeholders, as well as being informed by the literature review and case studies. The analysis also focuses primarily on the sales tax impacts that the courthouse relocation option would have on downtown, since the courthouse is currently located in downtown, and from an economic perspective, the biggest potential economic impact would come from moving the courthouse out of downtown.

To begin this analysis, Strategic Economics first estimated total sales by industry within Downtown Nevada City and within the city as a whole. This calculation relied upon detailed sales tax collections data from HdL, in combination with estimates of the percentage of sales within each detailed industry that are typically taxable based on previous research from Strategic Economics. These findings were shown in Figure 12.

Strategic Economics then used input from restaurants, retail, legal professional, and accommodations industry businesses to estimate the expected share of business sales in downtown Nevada City that would be impacted by a courthouse relocation. These individuals provided a range of estimates for the share of sales directly attributable to the courthouse, based on evidence such as daily sales fluctuations, estimates of customer counts attributable to the courthouse, and—in the case of legal professionals—their own individual spending patterns in the community. Results from this variety of sources were then blended together by Strategic Economics to ascertain an appropriate median estimate for the percentage of sales in each industry attributable to the court, and percentage of those sales expected to be lost in the event of a court relocation. These results were used as assumption in Figure 16.

The primary reason for expected losses in sales, as described by many stakeholders, was that the new courthouse location is not close enough or accessible enough to facilitate easy and safe walking between the courthouse and downtown. In addition, stakeholders expressed that both time for lunch and downtown parking options are limited in Nevada City. Therefore, if jurors or legal professionals at the courthouse have to get in their car and drive to someplace to shop or get lunch, they may either skip the trip, or drive someplace else, such as Grass Valley to eat or shop. This lunch-based dynamic helps explain why forecasted sales losses were expected to be higher for restaurants than for businesses in other industries.

These expected changes were then compared to current sales tax data in order to estimate total sales impacts for downtown businesses. Sales impacts relate only to businesses in downtown Nevada City, because it is not expected that a move would cause any impact on the remainder of Nevada City businesses. This calculation assumes that any additional sales to non-downtown businesses due to

new-found proximity would likely be offset by losses in sales to neighboring jurisdictions, such as Grass Valley. Expected impacts on downtown sales were then measured against overall sales in Nevada City to establish the percentage of overall sales in both downtown and the city that could be impacted by a courthouse move.

In addition, research conducted by Strategic Economics identified impacts of each courthouse alternative on other economic factors, such as tourism revenue, downtown vacancy and land use, and transportation accessibility. These potential implications were all important concerns discussed in stakeholder engagement and comparison case studies. While these findings did not inform the economic impact estimation, results for each of these topics are presented in the further implications section that follows the economic impact findings.

GENERAL ECONOMIC IMPACT ANALYSIS FINDINGS

Overall, a potential courthouse move would have the most significantly impact the downtown restaurant sector of Nevada City. Within this sector, the courthouse currently accounts for approximately 11 percent of downtown sales—or approximately \$1.5 million. Moving the courthouse would be expected to result in a loss of approximately 8.4 percent of total sales—or approximately \$1.2 million. Since the majority of Nevada City’s restaurant activity occurs in downtown Nevada City, this \$1.2 million also translates to around 6.3 percent of Nevada City’s total restaurant sales.

In addition, moving the courthouse would result in ripple effects for retail and other industries in the downtown area. These impacts are described in Figure 16. In total, the direct economic impacts of a courthouse move would be nearly \$1.8 million in lost sales, roughly 5.8 percent of all downtown sales. This also equates to 1.6 percent of total Nevada City sales, as shown in Figure 16. While this figure may seem relatively manageable, it may make it even more difficult for Nevada City to maintain a thriving downtown. Recall that downtown Nevada City lost a significant proportion of its restaurant and retail establishments during the pandemic, and that business activity within these industries is highly seasonal. If downtown businesses were to lose a significant portion of their non-tourist revenue, these impacts could trigger a continued slow decline in the number of businesses downtown. Such a result would have implications for downtown rents and property values over a longer period of time.

FIGURE 16: ANNUAL ECONOMIC IMPACT OF COURTHOUSE RELOCATION ON DOWNTOWN NEVADA CITY SALES (IN 2021 DOLLARS)

	Downtown Restaurant	Downtown Retail	Downtown, All Other	Downtown, Total
Current				
Estimated Total Sales in 2021	\$14,564,975	\$9,262,184	\$6,909,609	\$30,736,768
<u>Courthouse Share of Sales</u>	<u>10.5%</u>	<u>7.5%</u>	<u>2.5%</u>	<u>7.8%</u>
Total Courthouse Share of Sales	\$1,529,322	\$694,664	\$172,740	\$2,396,726
In Event of Courthouse Relocation				
<u>Est. Decrease among Courthouse Share of Sales</u>	<u>80%</u>	<u>70%</u>	<u>50%</u>	<u>75%</u>
Total Estimated Sales Decrease	\$1,223,458	\$486,265	\$86,370	\$1,796,093
Sales Decrease, as Share of Downtown Sales	8.4%	5.3%	1.3%	5.8%
Sales Decrease, as Share of Nevada City Sales	6.3%	1.3%	0.2%	1.6%

Source: HdL, (2022); Strategic Economics, (2022).

FURTHER IMPLICATIONS

Concerns about knock-on effects of a courthouse relocation were prevalent among both case study participants and local stakeholders in Nevada City. For example, some stakeholders discussed the value of the existing courthouse façade in the context of Nevada City's historic downtown architecture—indicating that the current building is part of the draw for tourists to the city. In addition, downtown building vacancy was a prominent concern among local stakeholders, as well as for one of the two courthouse relocation case study communities. Depending on the outcome for the existing courthouse building, these factors could combine to dampen the draw for downtown tourists.

Other prominent concerns of local stakeholders included the retention of professional staff in downtown Nevada City and retention of easy pedestrian access between the courthouse and downtown businesses. Many stakeholders mentioned the difficulty of travel between the current County Government Center and downtown businesses, citing concerns about pedestrian safety and the inconvenience of driving and parking downtown. From a professional staff perspective, the presence of the courthouse plays a role in diversifying economic activity in downtown Nevada City. Its visitors help to balance business revenue throughout the year and help to prevent Nevada City from being entirely dependent upon tourism traffic. This was demonstrated in the quarterly sales comparisons in Figure 6—which showed that Nevada City's seasonal fluctuations are much more moderate than those exhibited by Truckee's economy.

OVERALL FINDINGS AND IMPLICATIONS

This economic impact analysis leads to the following set of key findings and overall implications for Nevada City

- Moving the courthouse is projected to result in an estimated 8.4 percent reduction in sales for downtown Nevada City restaurants, and 6.3 percent of restaurant sales citywide. While it should be emphasized that this is an estimate, it could lead to significant economic impacts for the city.
 - More than 75 percent of Nevada City's total restaurant sales come from downtown.
 - Restaurants make up around 17 percent of Nevada City's total sales.
- In total, the direct economic impacts of a courthouse move would be nearly \$1.8 million in lost sales, or roughly 5.8 percent of all downtown sales.
 - While impacts of this scale would not decimate downtown businesses, they could further disrupt a market that has already faced challenges with the pandemic and the Great Recession. For example, approximately 40 percent of all downtown retail establishments were lost in 2020 and 2021.
- Moving the courthouse would have additional negative implications for tourism, building vacancy, and transportation patterns as well.

ECONOMIC IMPACTS BY REPLACEMENT OPTION

OPTION 1 - RENOVATE THE EXISTING COURTHOUSE FACILITY

Strategic Economics estimates Option 1 would continue to support approximately 7.8 percent of downtown business activity (\$2.4 million).

By combining the preservation of the existing art-deco façade with a renewed institutional commitment to downtown Nevada City, Option 1 would have a net-neutral on downtown. This option retains the spatial relationship between the courthouse and downtown so that people could continue to easily move back and forth between the two. In addition, the building would retain its historic character, thus continuing to contribute to the historic district and providing a visual anchor to the Cultural District.

OPTION 2 - REPLACE THE EXISTING COURTHOUSE FACILITY WITH A NEW COURTHOUSE ON THE SAME SITE

Strategic Economics estimates that Option 2 would support approximately 7.8 percent of downtown business activity (\$2.4 million) and that any diminution in tourism activity due to demolition of the historic courthouse would be minimal.

The economic impact of replacing the historic courthouse with a new modern facility is unclear. This option retains the key spatial relationship between the courthouse and downtown, enabling people to continue to walk back and forth from the court to local businesses, so it is assumed that there would be no change in the economic support that courthouse-related activities contribute to downtown businesses. However, some local stakeholders are concerned that removing the historic facade would detract from the integrity of the historic district, and thus create a decline in tourism activity and related expenditures. However, these factors are not included as sources of economic benefit from courthouses as described in case studies and the economic literature. Instead, the literature focuses on the benefits that institutional employment presences can provide to downtown, without reference to historic character or associated connections to tourism-related activity. Therefore, this analysis assumes that there would be no difference in the economic impacts between Option 1 and Option 2.

OPTION 3 – CONSTRUCT A NEW FACILITY ON A DIFFERENT SITE

Strategic Economics found that Option 3 could result in an approximately 5.8 percent (\$1.8 million) decline in downtown economic activity.

In the event of a courthouse relocation, it is expected that the majority of courthouse-related sales at many downtown businesses would be eliminated or significantly reduced because the new courthouse location is not close enough to downtown to facilitate the easy walking distance between the courthouse and downtown. Therefore, if jurors or others who use the courthouse have to get in their car and drive to someplace to shop or get lunch, they may either skip the trip, or could drive anywhere including Grass Valley to eat or shop. While this decline in weekday sales activity may appear relatively small as a percentage of total sales, according to local businesses, this amount is sufficient to provide a stabilizing presence to downtown businesses during seasons of slow tourism traffic. Due to the lack of commercial sites or zoning in proximity to the proposed new courthouse site, it is not expected that these downtown sales losses would be offset by economic gains in other parts of Nevada City.

These negative impacts could potentially be substantially alleviated through successful redevelopment of the existing courthouse building. The exact value of such redevelopment would depend on the type of building use, as different uses might contribute more or less to downtown Nevada City's economy.

Appendix: Summary of Findings from Interviews and Survey

FIGURE 17: SUMMARY OF INPUT FROM RESTAURANT OWNERS/MANAGERS

Topic	Input
Nevada City Economic Trends	<ul style="list-style-type: none"> Suggested that the pandemic was initially difficult for restaurants, but business has rebounded to at or above pre-pandemic levels. Two interviewees expressed that housing is an issue in the area.
Current Economic Impact of Courthouse	<ul style="list-style-type: none"> Interviewees expressed that locals account for the majority of weekday revenue, and approximately 70 percent of year-round revenue. However, summer and Christmas are the busiest seasons due to extra tourism traffic Depending on the restaurant, interviewees estimated that the courthouse accounts for between five and 25 percent of total revenue, with a median estimate of around 11 percent.
Impacts of Move	<ul style="list-style-type: none"> Interviewees estimated that they would lose 5-10 percent of their sales if the courthouse moved, with one interviewee estimating as high as 25 percent. Expressed that jurors and employees would be less likely to eat lunch downtown, because they would have to drive back and forth.
Considerations in Event of Move	<ul style="list-style-type: none"> Two interviewees supported the idea of extending the courthouse lunch break, or providing a shuttle to allow for traffic back and forth between downtown and the court over lunch. Several interviewees mentioned concerns about downtown parking, but opinions were mixed about the extent to which changes to the court would improve this situation.
Overall Preferences	<ul style="list-style-type: none"> Interviewees strongly preferred that the courthouse stay downtown. One interviewee expressed appreciation for the historic character of the building.

Source: Stakeholder Interviews. (2022). Conducted by Strategic Economics

FIGURE 18: SUMMARY OF INPUT FROM RETAIL OWNERS/MANAGERS

Topic	Input
Nevada City Economic Trends	<ul style="list-style-type: none"> Focus Group participants expressed that business was stagnant prior to the pandemic, and that retail is still recovering from the pandemic.
Current Economic Impact of Courthouse	<ul style="list-style-type: none"> Participants estimated that locals account for between 35 percent and 60 percent of total sales, but that summer and holiday seasons are the busiest. Participants were not sure exactly what proportion of sales come from visitors to the court, but described it as good for business Participants said that the courthouse was helpful for increasing exposure and developing repeat customers
Impacts of Move	<ul style="list-style-type: none"> Participants expressed that the impact of the court moving would be “dire,” and described the presence of the courthouse as “vital.”
Considerations in Event of Move	<ul style="list-style-type: none"> Participants were concerned with finding a re-use of the courthouse building; opinions were mixed about what the best use would be. One participant mentioned the possibility of a shuttle to allow for traffic back and forth between downtown and the court over lunch.
Overall Preferences	<ul style="list-style-type: none"> Participants felt strongly that the courthouse should stay in downtown. Participants expressed appreciation for the value of the beauty of the courthouse property.

Source: Stakeholder Focus Group. (2022). Conducted by Strategic Economics

FIGURE 19: SUMMARY OF INPUT FROM OTHER STAKEHOLDERS: PROPERTY OWNERS, ACCOMMODATIONS, AND COMMUNITY LEADERS

Topic	Input
Nevada City Economic Trends	<ul style="list-style-type: none"> • Suggested that the pandemic made it difficult for restaurants and retail, but business has since rebounded • There is currently high demand for residential; office vacancy is low, but it's hard to fill large spaces
Current Economic Impact of Courthouse	<ul style="list-style-type: none"> • Courthouse helps to balance out business in an otherwise tourism-centric economy. • Suggested that courthouse may account for as much as 30 percent of weekday restaurant sales, and three percent of annual accommodations revenue
Positives of Courthouse	<ul style="list-style-type: none"> • Three out of five interviewees mentioned the historic and architectural value of the courthouse • Three out of five interviewees described the courthouse as providing stability and/or professional diversity to the downtown
Negatives of Courthouse	<ul style="list-style-type: none"> • Three interviewees expressed that parking is an issue downtown, but that the courthouse is not the cause of the issue. • One interviewee commented on the current building's seismic and ADA accessibility issues
Impacts of Move	<ul style="list-style-type: none"> • Relocation could result in slight reduction of accommodation stays; property owners expressed potential lost revenue to downtown businesses (20-30 percent) and that 10 percent of tenants (two out of 20) might close.
Considerations in Event of Move	<ul style="list-style-type: none"> • All interviewees expressed concern about potential re-use of the building • Two interviewees mentioned the possibility of a downtown shuttle; opinions were split on whether this would be a good idea.
Overall Preferences	<ul style="list-style-type: none"> • The majority of interviewees preferred Option 1, though opinions were not as strong about this as for other stakeholder groups. • Two interviewees emphasized the importance of retaining the historic façade.

Source: Stakeholder Interviews. (2022). Conducted by Strategic Economics

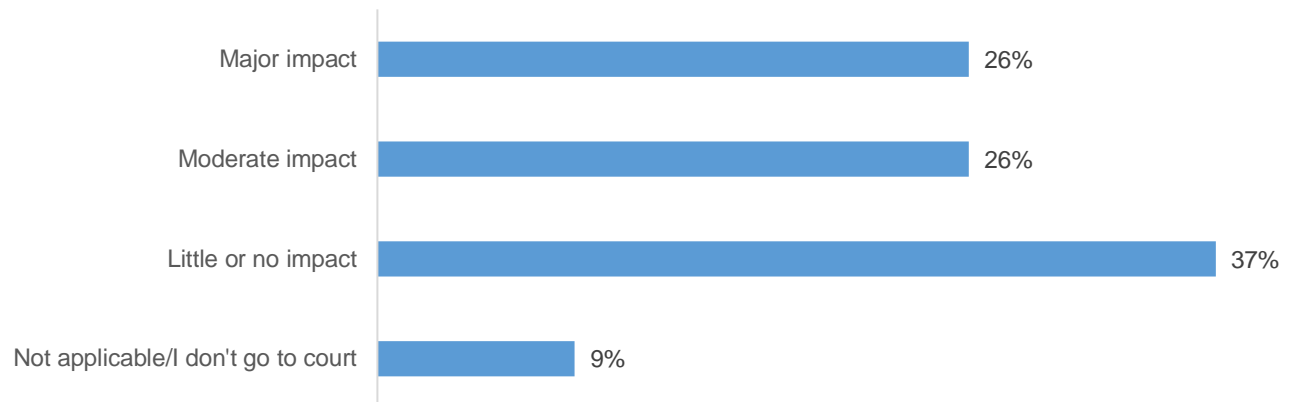
FIGURE 20: SUMMARY OF INPUT FROM LEGAL PROFESSIONALS

Topic	Input
Nevada City Economic Trends	<ul style="list-style-type: none"> • Interviewees expressed that the legal business is just as busy, if not busier than it was prior to the pandemic.
Current Economic Impact of Courthouse	<ul style="list-style-type: none"> • Interviewees indicated that extent of interaction with the courthouse varies greatly depending on the type of law practiced; participants varied from 5-100 percent of their work being courthouse-related. • Interviewees expressed that they each spend money at downtown residents or businesses approximately once a week or more; many of these expenses are related to visits to the courthouse.
Positives of Courthouse	<ul style="list-style-type: none"> • Four out of five interviewees expressed appreciation for the convenience of the courthouse location and its proximity to other businesses • One interviewee mentioned that they appreciate the historic façade of the building.
Negatives of Courthouse	<ul style="list-style-type: none"> • Several interviewees mentioned that there are issues with parking in downtown Nevada City; one interviewee expressed that relocating the courthouse may make it easier for out of town visitors to the court. • One interviewee commented on the current building's technology and accessibility issues.

Impacts of Move	<ul style="list-style-type: none"> • Three interviewees indicated that they would likely spend less at local restaurants/businesses in downtown Nevada City if the court were to move; one interviewee expressed that their purchases would not change. • One interviewee indicated that the inconvenience of the courthouse relocating may factor into their decision about retirement. • One interviewee expressed that the courthouse moving would make their office's operations less efficient; they would likely be forced to allocate resources differently or provide lower-quality services. • Opinions about the potential for law offices to relocate out of downtown were mixed
Considerations in Event of Move	<ul style="list-style-type: none"> • Two interviewees expressed concern about the possibility of a vacant building downtown • One interviewee expressed concern about the ease of walking downtown from the government center; they suggested a pedestrian bridge could be added.
Overall Preferences	<ul style="list-style-type: none"> • Support for the courthouse alternatives was primarily split between Options 1 and 2, with some interviewees preferring a completely new building, and others preferring to maintain the existing façade. • One interviewee did not indicate a strong preference, citing pros and cons of all three Options.

Source: Stakeholder Interviews. (2022). Conducted by Strategic Economics

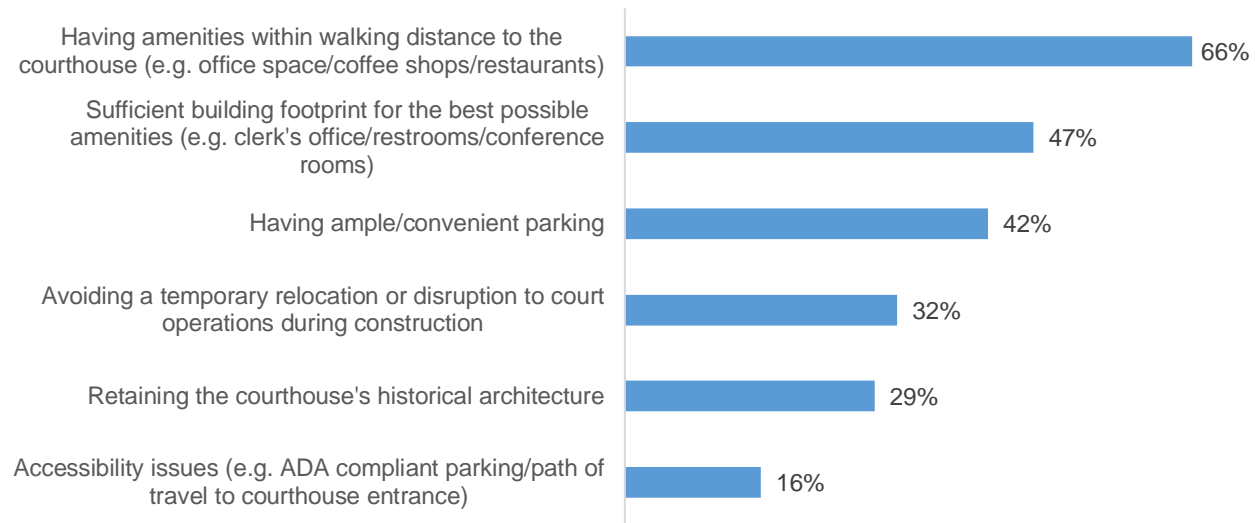
FIGURE 21: EXTENT OF ECONOMIC/CONVENIENCE IMPACT ON NEVADA COUNTY LAW PRACTICES IF THE COURT RELOCATED - LAWYER SURVEY



Note: Nevada City lawyers represent 40 percent of Nevada County Bar Association Members, but likely a greater percentage of survey respondents.

Source: Nevada County Bar Association. (2022). Member Survey.

FIGURE 22: PERCENTAGE OF NEVADA COUNTY LAWYERS CONSIDERING CRITERION AS IMPORTANT CONSIDERATION FOR NEVADA CITY COURTHOUSE



Note: Nevada City lawyers represent 40 percent of Nevada County Bar Association Members, but likely a greater percentage of survey respondents.

Source: Nevada County Bar Association. (2022). Member Survey.

SECTION 3.3

Preliminary Historic Findings



Nevada County Courthouse Preliminary Historic Evaluation

Nevada City, California

April 25, 2022

Architectural Resources Group (ARG) has prepared this preliminary historic evaluation of the Nevada County Courthouse (APN 005-390-023-000) at 201 Church Street in Nevada City, California to inform the feasibility study for the potential renovation and/or relocation of the Nevada County Courthouse. This document does not constitute a full historic resource evaluation for the purposes of the California Environmental Quality Act (CEQA); rather, it is intended to provide sufficient research and evaluation to make a preliminary finding as to the potential historic significance of the property and develop a list of character-defining features that may warrant preservation under a potential rehabilitation scheme. Sections of the document include the existing historic status of the property; historic background information about the property; a review of existing conditions observed during a February 2022 site visit; preliminary findings regarding the historic significance of the property using the California Register of Historical Resources (California Register) criteria; character-defining features of the property; and recommendations for further study.

EXISTING HISTORIC STATUS

The Nevada City Downtown Historic District National Register nomination was drafted in 1985 and includes ninety-six contributing buildings in downtown Nevada City, including the Nevada County Courthouse (1937) and Nevada City City Hall (1937).¹ Upon review by the Department of the Interior, the nomination was approved with the exception of the Nevada County Courthouse and Nevada City City Hall, which were determined not eligible as district contributors due to their age (less than fifty years old).² The federal reviewer noted that further documentation would be prepared by the State Historic Preservation Officer: research conducted at the California Historical Resources Information System (CHRIS) North Central Information Center and with the Registration Unit of the California State Office of Historic Preservation indicates that documentation was not prepared.³ As such, the Nevada County Courthouse is not a contributor to the National Register-listed Nevada City Downtown Historic District and is therefore not currently listed on the National Register or the California Register of Historical Resources. The National Register of Historic Places Evaluation/Return Sheet is included in Appendix A.

The Nevada City Local Historic District was established in 1968 and has broad boundaries which encompass

¹ Tyson, Edwin L., "National Register of Historic Places Inventory – Nomination Form, Nevada City Downton Historic District," June 5, 1985.

² Bub—ry [illegible], William B., United States Department of the Interior, National Park Service, "National Register of Historic Places Evaluation Return Sheet, Nevada City Downtown Historic District," September 23, 1985.

³ Email correspondence between ARG and Paul Rendes, Coordinator, North Central Information Center (NCIC), March 15, 2022; email correspondence between ARG and Amy H. Crain, State Historian II, Registration Unit, California State Office of Historic Preservation, February 18, 2022.

the courthouse.⁴ Nevada City does not have a formally established local historic register; buildings listed on the National Register are *de facto* understood as city historic landmarks. However, all buildings constructed prior to World War II are protected under local building regulations.⁵ As such, no part of the courthouse building is *de facto* understood as city historic landmark; the west portion of the building (“the courthouse”) is protected under local building regulations; and the east portion of the building (“the annex”) is not protected under local building regulations.

Because the Nevada County Courthouse is not listed in or formally determined eligible for listing in the California Register, nor included in a local register of historical resources, no portion of the building is currently considered a significant historical resource for the purposes of the California Environmental Quality Act (CEQA) guidelines (Section 15064.5). However, all portions of the building were constructed more than fifty years in the past and as such are age-eligible for historic resource status under CEQA.

HISTORIC BACKGROUND INFORMATION

Based on a review of existing historic research about the development of Nevada City and available historic photographs, it appears that a two-story courthouse was constructed at the present site of the west portion of the Nevada County Courthouse (“courthouse”) in 1864 (Figure 1).⁶ A two-story addition was constructed at the north side of the building at some point between 1868 and 1880 to house a jail.⁷ A third floor was added to the south portion of the building in 1900 (Figure 2).⁸ By 1907, historic photographs indicate that the south and west sides of the lot were demarcated by a granite block retaining wall and a low concrete wall with single-light standards. In 1913, a third story was added to the north portion of the building (Figure 3).⁹ Additional research conducted by ARG did not uncover any architect associated with these early phases of construction.

⁴ Nevada City Historical Society, “A Brief History of the Creation of Ordinance 338 – Better Known as the Historic District Ordinance,” 2021, accessed March 16, 2022 at [Planning and Historic Preservation in Nevada City - Nevada City, CA \(nevadacityca.gov\)](https://www.nevadacityca.gov/planning-and-historic-preservation-in-nevada-city).

⁵ Nevada City Municipal Code, 15.12.010 - Review Standards, accessed March 16, 2022 at [Title 15 - BUILDINGS AND CONSTRUCTION | Code of Ordinances | Nevada City, CA | Municode Library](#).

⁶ Tyson, “National Register Nomination Form, Nevada City Downtown Historic District.”

⁷ Historic Environment Consultants, “Nevada City Courthouse Project, Historic Structures Study,” 2011, 11, published as “Appendix E, New Nevada City Courthouse Draft Environmental Impact Report,” State Clearinghouse No. 2011032009, July 2011.

⁸ Historic Environment Consultants, “Nevada City Courthouse Project, Historic Structures Study,” 12.

⁹ Historic Environment Consultants, “Nevada City Courthouse Project, Historic Structures Study,” 12.



Figure 1. Nevada County Courthouse, 1868 (www.courthousehistory.com)



Figure 2. Nevada County Courthouse, ca. 1907 showing granite wall and third story at south portion of the building, (www.courthousehistory.com)



Figure 3. Nevada County Courthouse, 1921, showing third story at the north portion of the building (Ca. State Library)

In 1935, architect George C. Sellon drafted plans to expand the footprint of the existing building with a one-story addition at the west elevation to house public counters; offices for the clerk and auditor; supervisors' rooms; a private office; vault; and restroom.¹⁰ In 1936, Nevada County received funding from the Work Relief Programs & Small Public Works branch of the Works Progress Administration (WPA) for courthouse expansion.¹¹ By August 1936, construction of the one-story west wing was nearing completion, and new construction was also underway at a four-story addition to the south (front) of the building and one-story east wing, also designed by Sellon.¹² Although research did not uncover Sellon-drafted plans for these areas of new construction, a 1938 article published in *Architectural Record* included some floor plans, along with Sellon's narrative description of changes to the building.¹³ As Sellon described, the north portion of the building, where the jail was located, was remodeled at the interior and received new windows; and a new one-story volume was added to the northeast portion of the building to serve as the office for the sheriff and a jail tank. Sellon summarized the comprehensive Art Moderne-style renovations as changing the "whole character of the building," leaving "little resemblance to the Courthouse of early gold mining days" (Figure 4).¹⁴ Sellon's 1938 *Architectural Record* article is included in Appendix B.

George C. Sellon (1881-1954) served as California's first appointed state architect from 1907 to 1909, after which he continued a very prolific career spanning nearly fifty years.¹⁵ He designed multiple courthouses in California, schools and college campus buildings, veteran's buildings, prisons, and privately owned residential and commercial buildings, including the California-Western States Life Insurance Company, Headquarters Building (1925), often described as Sacramento, California's first skyscraper.

¹⁰ George C. Sellon, "Alternations & Additions to Nevada County Court House, Nevada City, California," May 1, 1935.

¹¹ The Living New Deal, "Nevada City – the Nevada County Courthouse," website of the Living New Deal, accessed March 17, 2022 at <https://livingnewdeal.org/projects/nevada-city-courthouse-nevada-city-ca/>.

¹² "Courthouse Annex," *Sacramento Bee*, August 26, 1936, 9.

¹³ Sellon, George C., "California Gold Rush County Streamlines its Courthouse," *Architectural Record*, July 1938, 46-48.

¹⁴ Sellon, "California Gold Rush County Streamlines its Courthouse."

¹⁵ Pacific Coast Architectural Database, "George Clinton Sellon," website of Pacific Coast Architectural Database, accessed March 17, 2022 at <https://pcad.lib.washington.edu/person/4236/>.

In 1964, the annex was constructed to provide additional space for County offices and the jail (Figure 5).¹⁶ The Mid-Century Modern style building was designed by the architecture firm of Mau & Barnum. The building was later adapted to court use following the relocation of County offices to the Rood Center on Highway 49.¹⁷



Figure 4. Nevada County Courthouse after Sellon alterations, 1937 (*Sacramento Bee*, 1937)



Figure 5. Annex, 1985 (National Register Nomination)

Malcolm O. Mau (1921 - 1997) and Wesley J. Barnum (1925 - 1998) practiced together in Sacramento from at least 1954.¹⁸ The firm is associated with some residential development in Sacramento.¹⁹ Further research is required to develop a biography of this firm.

A review of available drawings for alterations completed since the annex was completed in 1964 indicate that the entry and receiving areas of the Sheriff's department were remodeled in 1985 by Falconi & Associates; Courtroom 5, on the third floor of the courthouse building, was remodeled in 2000 (architect unknown); and the second floor of the courthouse building was remodeled in 2001 by Daggett Designs.

¹⁶ Ross Drulis Cusenbery, "Nevada County Courthouse Phase II Feasibility Study," prepared for Judicial Council of California, December 2015, 3-01.

¹⁷ Ross Drulis Cusenbery, "Nevada County Courthouse Phase II Feasibility Study," 3-01.

¹⁸ Sacramento City Directory, 1954.

¹⁹ Gretchen Steinberg, Sacramento Modern, "SacMod's List of Notable MCM Places in the City of Sacramento," 2017, accessed March 17, 2022 at https://sacramento.granicus.com/MetaViewer.php?view_id=21&clip_id=4068&meta_id=504879.

EXISTING CONDITIONS

ARG completed a site visit to the Nevada County Courthouse on February 14, 2022 and observed the exterior of the building; the setting of the building within downtown Nevada City; associated landscape features at the site; and building interiors with the exception of some courthouses in the annex and the north portions of the courthouse and the annex, which serve as former and current holding facilities.

The intention of the visit was to gather information about the building's architectural character, and to ascertain what building materials remain in place from the building's phases of construction, ranging over a hundred-year period from 1864 to 1964

At the courthouse, exterior building materials that predate the 1937 renovation were observed at the granite retaining wall surrounding the site; the low concrete wall that surrounds the building's footprint at the south and west; and at the west wall of the north portion of the building, where ca. 1864 granite wall and some potentially original fenestration openings remain in place (Figure 6, 7). A comparison between pre-1937 historic photographs of the courthouse exterior and current photographs confirm that the courthouse does not convey its pre-1937 appearance. No building materials that predate the 1937 renovation were observed at the interior of the courthouse (north portion of the interior was not directly observed).



Figure 6. Granite retaining wall and low concrete wall at west side of the site, view east (ARG, 2022)



Figure 7. Granite wall at west side of north portion of the courthouse building, view southeast (ARG, 2022)

The exterior of the courthouse appears to retain all building materials from the 1937 renovation with the exception of replacement aluminum sliding windows in the west wall of the north portion of the building; replacement fixed aluminum frame windows on the east wall of the south portion of the building (second floor); and construction of a one-story CMU wall and enclosure at the east wall of the north portion of the building (Figure 8-11). A comparison between historic photographs of the exterior of the courthouse after its 1937 renovation and current photographs confirms that the courthouse retains and conveys its 1937 appearance. Character-defining exterior features of the courthouse are listed in a following section.

The interior of the courthouse retains some spatial arrangement and building materials installed during the 1937 renovation, although some areas and materials have been updated. Many original interior features that remain in place reflect the Art Moderne style of the renovation and are composed of high-quality materials that reflect the importance of the building as a county courthouse (Figure 12-13). Character-defining interior features of the courthouse are listed in a following section.



Figure 8. Primary (south) façade, view north, showing the courthouse building following 1937 alterations, including symmetrical façade arrangement, fenestration pattern and material, and ornament including lettering, clock, and flagpole (ARG, 2022)

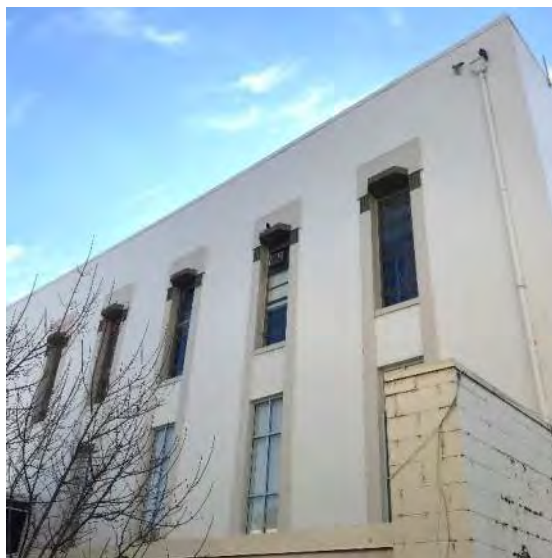


Figure 9. East façade, view southwest, showing fenestration pattern and material, including replacement second-floor windows and CMU enclosure (ARG, 2022)



Figure 10. North (rear) façade, view southwest, showing the 1937-constructed sheriff's office at left and pre-1937 jail at right, with 1937 alterations (extent of alterations unknown) (ARG, 2022)



Figure 11. Primary (south) and east façades, view northwest, showing 1937-constructed elements including curved first-floor volumes and entry details, and 1964-constructed connecting corridor to the Annex (at right) (ARG, 2022)

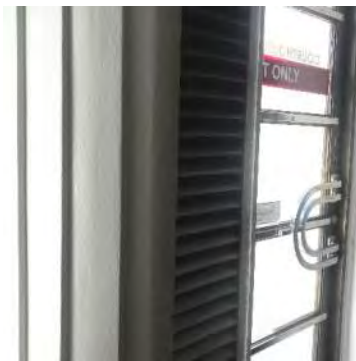


Figure 12. Detail at entry foyer including chrome door hardware and horizontally ridged vertical embellishments (ARG, 2022)



Figure 13. Detail at entry foyer including chrome lighting and vertically scored vertical embellishments (ARG, 2022)



Figure 14. Recessed circular light fixture (ARG, 2022)

At the annex, exterior building materials appear largely unchanged from the 1964 construction, with the exception of chain-link fencing at the exterior perimeter of the basement garage; potential additions/alterations to the penthouse roof volume; and potential installation of exterior egress and HVAC equipment at the west wall of the north portion of the building (Figure 15-18). A comparison between historic photographs of the exterior of

the annex taken in 1985 (oldest currently available photograph) and current photographs confirms that the annex retains and conveys its 1964 appearance. Character-defining exterior features of the annex are listed in a following section.



Figure 15. Annex, west façade, south portion showing courtyard between courthouse and annex, view northeast (ARG, 2022)



Figure 16. Annex, south and east façades showing parking entry, view northwest (ARG, 2022)



Figure 17. Annex, north façade, view southwest (ARG, 2022)



Figure 18. Annex, west façade, north portion, showing HVAC, penthouse, and exterior egress, view southeast (ARG, 2022)

The interior of the annex retains some spatial arrangement and building materials that appear likely to have been installed when the building was constructed in 1964, although some areas and materials have been updated (Figure 19-21). While original floor plans for the building were not available for this phase of this report,

the annex was constructed to provide additional space for County offices and the jail. The annex's interior building materials reflect the building's original office use and generally reflect commonplace office finishes and materials. Character-defining interior features of the annex are listed in a following section.

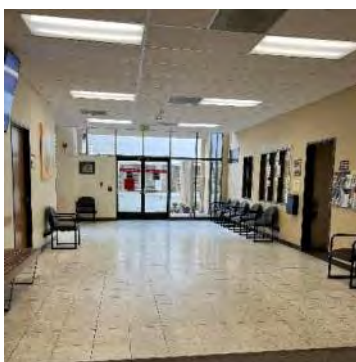


Figure 19. Annex, interior lobby (ARG, 2022)

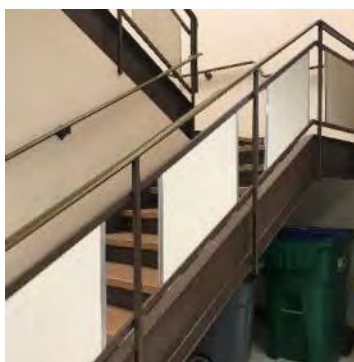


Figure 20. Annex, primary public stairwell (ARG, 2022)

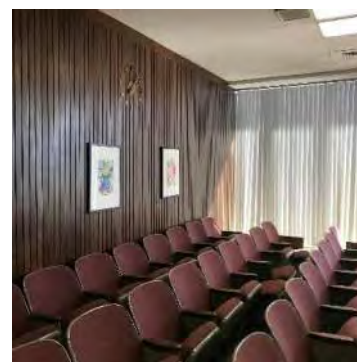


Figure 21. Annex, typical courtroom finishes and seating (ARG, 2022)

PRELIMINARY FINDINGS OF SIGNIFICANCE

ARG has made the following preliminary findings regarding the Nevada County Courthouse's eligibility for listing in the California Register. An evaluation for Nevada City City Historic Landmark is not included; the presumption is that the building would be considered eligible as a landmark based on findings of California Register eligibility.

Under Criterion 1 (Association with historic events or patterns of events), the courthouse portion of the building appears eligible for the California Register as the locus of Nevada County legislative activity since shortly after the founding of Nevada County in 1851. While court activities have taken place at this site since 1855, the period of significance for this finding would be 1937-1970, reflecting the earliest year to which the courthouse retains integrity through a reasonable point in the development history of the building after which the building would need to demonstrate exceptional significance, which was not uncovered through research. The annex does not appear eligible for the California Register under Criterion 1, because it was constructed as offices and jail and has no significant association with the county's legislative activity during the historic period.

Under Criterion 2 (Association with historically significant persons or groups), the courthouse does not appear eligible for California Register. Preliminary research did not identify anyone who worked in the building during the productive period of their career and made substantial contributions to the history of the region, state or nation.

Under Criterion 3 (Architecture), both the courthouse and the annex appear eligible for the California Register. The comprehensive 1937 renovation of the courthouse embodies the distinctive characteristics of Art Moderne style architecture. It is also the work of architect George C. Sellon who appears likely to be considered a master

architect in the California context. The period of significance for this finding is 1937, the year the renovations were complete. The annex embodies the distinctive characteristics of Mid-Century Modern style architecture, as applied to the office building typology. It appears to be one of the rare examples of this architectural style in Nevada City and the region more broadly. The period of significance for this finding is 1964, the year construction was complete.

Evaluation under Criterion 4 (Information Potential) is beyond the scope of this report

CHARACTER-DEFINING FEATURES

Based on the preliminary findings of significance under California Register Criteria 1 and 3, ARG would describe the following features as character-defining. These features are further specified as being of primary and secondary importance; non-contributing features and features that may need additional research are included here as well.

Courthouse Exterior

Primary importance:

- Granite retaining wall surrounding the south and west perimeter of the site;
- Low concrete wall surrounding the south and west perimeter of the building;
- South approach to the primary entrance including curved concrete steps, pipe railings, scalloped cheekwalls, and integrated circular planters atop cheekwalls;
- Footprint and massing of south portion of the building;
- Smooth cladding and embossed and/or recessed cladding details of south portion of the building including vertical scoring, false rustication, and recessed corners at upper perimeter to primary and side elevations;
- Façade detailing at the south portion of the building including freestanding letters spelling out “Courthouse,” clock, and flagpole;
- Pattern of fenestration at the south portion of the building, including continuous horizontally oriented windows at the first floor, and vertically oriented double- and triple-height windows with faceted bronze hoods at upper floors;
- Fenestration material and operation at the south portion of the building, including fixed, hopper, and awning metal sash windows;
- One-story volume at the northeast portion of the building, including massing, cladding, façade arrangement, pattern of fenestration, and window material and operation.

Secondary importance:

- Footprint, massing, cladding and fenestration of the north portion of the building. While this portion of the building is the earliest constructed, it has undergone several alterations and additions and does not convey its original appearance.

Non-contributing/additional research needed:

- Metal fire escape at west façade;
- One-story CMU wall and enclosure at the east wall of the north portion of the building.

Courthouse Interior

Primary importance:

- Spatial arrangement of first floor elements including double-height entry foyer, central corridor, and stairwell;
- Spatial arrangement at upper floors including stairwell, central corridor, and, at third floor, courtroom;
- Designed features and building materials in the foyer and stairwell, including chrome door hardware, stair handrails, drinking fountains, lighting fixtures, and display cabinets; fluted engaged columns; vertical embellishments with vertically scored and horizontally ridged detail; terrazzo flooring; circular portal openings at stair landings; courthouse progression mural; and additional original materials (recommended to be further investigated);
- Glazed wood doors with brass hardware and chrome headers at central corridors;
- Recessed lighting fixtures where they remain; and
- Fixtures and finishes at the third-floor courtroom which were installed in 1937 (to be further investigated).

Secondary importance:

- Curved surrounds at windows and doorways;
- Wood display frames in first floor corridor. These may be relocated elements from the earlier courthouse; the renovation of the courthouse has diminished the association these items have with their current surroundings.

Non-contributing/additional research needed:

- Tile flooring at first floor corridor;
- Spatial arrangement of side “wings” at the first floor, which have been reconfigured;
- Elevator, which was modernized in the 1970s.

Annex Exterior

Primary importance:

- Low concrete wall with integrated plater surrounding the south and east perimeter of the site;
- Fully glazed enclosed two-story corridor connecting courthouse and annex, comprising fixed windows, opaque spandrels, and aluminum frames;
- Two-story height and massing, including volume of corridor that connects to the courthouse;
- Areas of composite rock cladding at the west, east and north facades, with vertical breaks;

- Anodized metal sconce lighting;
- Continuous glazing at the connecting corridor, and at south and east façades, with aluminum hardware;
- Projecting concrete floorplates which provide strong horizontal articulation; and
- Continuous shaded glazing with aluminum hardware, mounted to projecting floorplates at the south and east façades.

Secondary importance:

- South approach to the enclosed corridor entrance, including straight concrete stair and courtyard;
- Entrance doors to the south side of the enclosed corridor;
- Narrow, vertically oriented fixed metal frame fenestration at the north portion of the building;
- Two-story glass wall and entrance doors at the west façade (appears to have been altered);
- Recessed entrance at the east façade.

Non-contributing/additional research needed:

- Chain-link fencing at the exterior perimeter of the basement garage;
- Penthouse roof volume; and
- Two flights of exterior egress and HVAC equipment at the west façade.

Annex Interior

Preliminary finding of primary importance:

- Central circulation corridor at the first floor;
- Open stair from first to second floors.

Preliminary finding of Secondary importance:

- Location, features, and finishes of courtrooms.

Preliminary finding of Non-contributing/additional research needed:

- Location, features, and finishes of office and support rooms.

RECOMMENDATIONS FOR FURTHER STUDY

A preliminary history of the court's activity was researched using the archives of the Sacramento Bee and Google Scholar Case Law, which did not uncover any significant judges or cases with origins in the Nevada County Courthouse. While precedent-setting legal cases are generally decided in state appeals courts, state supreme court, or federal court, additional research could be conducted to determine whether any such cases may have originated in the Nevada County Courthouse, which may confer Criteria 1 or 2 significance on the building.

Additional research is required to better understand the career of the architecture firm Mau & Barnum and whether they might be considered master architects in the local or state context.

The interior of the north portion of the courthouse was not investigated during a site visit. This is the oldest portion of the building, and it would be useful to know if any pre-1937 features and finishes remain in place. A review of historic floorplans and 1937 updated floorplans indicate interiors of this area of the building were renovated in 1937, and the area may have also been later renovated.

Building permit research could assist in the determination of some of the original versus altered interior features at the annex.

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APPENDIX A - NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

Ref 85002520

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Nevada City Downtown Historic District
Nevada County
CALIFORNIA

Substantive Review

Working No. NR 1 A 1985
Fed. Reg. Date: 2/4/86
Date Due: 9/2/85 - 9/25/85
Action: ☒ ACCEPT 9-23-85
☐ RETURN
☐ REJECT
Federal Agency: _____

☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☒ NR decision

Reviewer's comment:
Good nomination except for the fact two properties - City Hall and Nevada Co. Courthouse - cannot be considered as contributing without statement to justify exception to the criteria as less than 50 years old properties. SHPO plans to show acceptance at a future date and demonstrate individual significance of properties.

Recom./Criteria Accept A, C
Reviewer Anthony
Discipline Historic
Date 9/2/85
see continuation sheet

Nomination returned for: _____ technical corrections cited below _____
_____ substantive reasons discussed below _____

1. Name _____

2. Location _____

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use

4. Owner of Property _____

5. Location of Legal Description _____

6. Representation in Existing Surveys
Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	<input type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair	<input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	Check one <input type="checkbox"/> unaltered <input type="checkbox"/> altered	Check one <input type="checkbox"/> original site <input type="checkbox"/> moved date _____
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Describe the present and original (if known) physical appearance

☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

APPENDIX B – 1938 ARCHITECTURAL RECORD ARTICLE BY GEORGE C. SELLON (3 pages)





View from northwest showing jail section

CALIFORNIA GOLD RUSH COUNTY STREAMLINES ITS COURTHOUSE

GEORGE C. SELLON
Architect

NEED FOR MORE and modern office space prompted the remodeling of the old Courthouse at Nevada City, California, erected in 1864 when California was still a mecca for gold prospectors, and Victorian was the prevailing architectural style. Still the center of a heavy gold mining district, Nevada City found its physical equipment for law enforcement inadequate, and again remodeled its courthouse—for the second time in 35 years.

In providing additional office space, the whole character of the building was changed so that the present structure bears little resemblance to the Courthouse of early gold mining days. The elaborate galvanized-iron trim, and the granite and brick walls have been replaced by copper copings and smooth concrete surfaces. The original courthouse, built for impregnability, had three-foot granite walls up to the second floor, and interior partitions of brick. By removing the east and west walls (superstructure was supported by steel) and adding one-story wings on each side of the building, ample open work space was obtained on the first floor. The granite walls at the north end of the original building

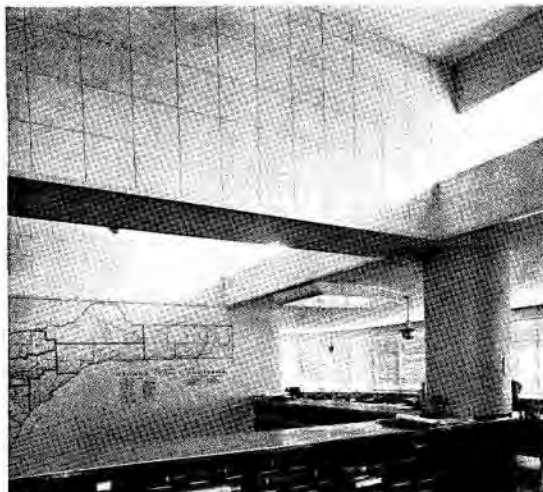
have been retained and serve as an effective barrier between jail and office sections; at the south end, the granite wall has been incorporated into the construction of the main lobby which projects beyond the old building line. The frame construction of the jail interior was changed to steel and concrete, and cells were modernized and equipped with Invisigard windows on exterior walls. A new office for the sheriff and a jail tank were built on the north front.

The interior underwent similar changes: all the old trim was removed, and new walnut trim and doors installed. Windows were changed from wood to steel. New furniture, of oriental woods, upholstered in blue leather, was designed by the architect especially for the building. Floors in public spaces are terrazzo; other floors are linoleum except in the Judge's Chamber, Courtroom, and Supervisor's Room, where carpet is used. All ceilings are covered with acoustical tile; lighting is indirect. Modernization included installation of an air-conditioning system to serve the entire building, and new plumbing and electrical systems. Total cost of the work came to \$210,000.

combined with AMERICAN ARCHITECT and ARCHITECTURE

BUILDING
NEWS

47



NEVADA COUNTY COURTHOUSE



COUNTY CLERK'S OFFICE (above, left): Clerestory windows light the inner section of the first-floor office space. SUPERVISOR'S ROOM (below, left): walls, gray-green with cream striping; ceiling, cream; carpet, dark apricot. LOBBY (below): walls, gray-green; ceiling, burnished aluminum leaf; floor, terrazzo in green and red design; light fixtures and all trim, satin aluminum.



SECTION 3.4

Traffic Report

Memorandum

Date: April 21, 2022
To: David Crotty - HOK Architects
From: Mike Hawkins, PE, Emily Alice Gerhart, AICP – Fehr & Peers
Subject: **Nevada City Courthouse - Summary of Transportation Findings**

SF22-1213

HOK Architects is evaluating options to update the Nevada City Courthouse to address critically needed improvements. Fehr & Peers is supporting HOK by providing an analysis of potential transportation tradeoffs between the proposed alternatives. Currently located in historic downtown Nevada City, the courthouse has served as a pillar of the community for many years. However, access to the existing courthouse is limited by parking, onsite access, and local connectivity.

The purpose of this memorandum is to document a comparison of transportation tradeoffs between the proposed locations and preliminary site plans. The primary metrics of consideration include accessibility for pedestrian, bicycle, transit, and vehicle travel, and approximate vehicle miles traveled by employees and visitors.

Background

Discussions over the preferred approach to updating the courthouse have been ongoing for many years. This memorandum references analysis performed and documented in the *Nevada City Courthouse Phase II Facility Feasibility Study* (2015). In accordance with CEQA, the New Nevada City Courthouse Project evaluated two potential sites: the existing courthouse site located at 201, Church Street, and the Cement Hill Site, at the northwest corner of Cement Hill/SR 49. The study of these two sites was “infinitely delayed” due to budget cuts.

The Judicial Council of California is currently evaluating three potential options:

- **Option 1** - Renovate the existing courthouse located at 201 Church Street
- **Option 2** - Demolish the existing courthouse and reconstruct at the existing site located at 201 Church Street



- **Option 3** - Identify another site and construct a new Courthouse in Nevada City

It is important to note that the proposed site plans for each option are preliminary in nature. The transportation findings presented provide an overview of key considerations, and do not encompass all potential transportation impacts. For Option 3, a generic site was considered along SR 49. Once a site is selected, a more thorough transportation analysis should be performed.

This memorandum is primarily structured by Project Alternative, then by mode of travel. Special attention is paid to topics in which there is the most divergence between alternatives, particularly parking and vehicle travel.

Option 1

Option 1 considers a scenario where the existing courthouse is renovated at its existing location at 201 Church Street.

Pedestrian Accessibility

Located in Downtown Nevada City, the current site is impacted by aging infrastructure, including sidewalks. This is exacerbated by the sidewalk slopes and in many cases the narrow concrete sidewalks are raised above the roadways with handrails. Many intersections near the existing site lack adequate ADA accessible provisions, including curb ramps and truncated domes that provide physical warnings to people with visual disabilities.

As documented in the *ADA Accessibility Survey Report for Nevada County Courthouse and Annex* (2015), there are numerous onsite deficiencies for pedestrian accessibility in regards to ADA Accessible parking stalls, walkways, ramps, stairwells, and elevators.

Despite the infrastructure barriers, Downtown Nevada City has many pedestrian destinations within a short distance of the courthouse. This allows employees, jurors, and visitors to frequent coffee shops or restaurants nearby, and many people



Top image: Nevada City Courthouse, raised sidewalks with handrail.

Bottom image: Intersection of Church Street and Main Street adjacent to Nevada City Courthouse, lacks adequate pedestrian amenities.



without physical impairments are able to get to these destinations without driving. Both the existing infrastructure barriers and pedestrian destinations are maintained in Option 1.

Bicycle Accessibility

Bicycle accessibility is limited under Option 1. There are currently no dedicated bicycle facilities in Downtown Nevada City. In addition, the steep topography downtown hinders comfortable bicycle riding when taking the lane for those who are not very confident riders.

Transit Accessibility

The courthouse is currently accessible via transit and located less than 500 feet from stops at City Hall serving routes 1 and 7. Route 1 serves Grass Valley to Nevada City with 1-hour headways. Route 7 serves regional travel from North San Juan to Grass Valley with 5- to 6-hour headways. Under Option 1, existing transit would be maintained.

Vehicle Travel

Parking

In addition to best practices for parking management and design, we have taken into account considerations unique to courthouses. For example, there are limited options for underground parking onsite, due to the potential for bomb threats or other security breaches.

Nevada City is currently evaluating the following parking strategies to improve parking provisions for Options 1:

1. Main Street:
 - a. Close street on parking both sides of street
 - b. Keep two-way traffic intact
 - c. Install security measures (e.g. bollards) to improve vehicular stand off to courts
2. Church Street:
 - a. One-way traffic from Main Street to North Pine Street
 - b. Install security measures (e.g. bollards) to improve vehicular stand off to courts
3. North Pine Street:
 - a. Close on-street parking
 - b. Keep two-way traffic intact
 - c. Install security measures (e.g. bollards) to improve vehicular stand off to courts
4. Commercial Street Lot:
 - a. 76 spaces will be dedicated during Courthouse hours
5. Veterans Lot:
 - a. 14 spaces will be dedicated during Courthouse hours



6. Washington Street:
 - a. Close street to vehicular traffic (except emergency vehicles)
 - b. Regrade and repave to meet accessibility requirements
7. Washington Street Lot:
 - a. JCC purchase properties
 - b. Demolish existing structure
 - c. Build new 2-level parking structure

With the options provided, there is the potential for substantially improved parking access over existing conditions. As documented in the *Nevada City Courthouse Phase II Facility Feasibility Study* (2015), the original new courthouse project identified secured parking for judges as well as 210 parking spaces for staff, visitors, and jurors.

Vehicle Circulation

Currently, there are many deficiencies related to vehicle circulation, including pick-up and drop-off operations. Today, Church Street is most frequently utilized for pick-up and drop-off. This would be maintained in Option 1, but improved through bollards or other security measures to improve vehicular stand off to courts.

The courthouse will continue to serve multiple different types of vehicles, including passenger vehicles for staff and jurors, and highly secure vehicles for incarcerated individuals on trial. As such, the parking and pick-up/drop-off must cater to these unique uses. Visitors, such as jurors, will have the option to pick-up and drop-off near the site but may be more willing to walk a further distance. Certain staff, such as judges, may require secure pick-up/drop-off close to or on-site. Secure vehicles for incarcerated individuals may require enhanced security and on-site pick-up and drop-off.

Vehicle Miles Traveled

On September 27, 2013, Governor Jerry Brown signed SB 743 into law and started a process intended to fundamentally change transportation impact analysis as part of CEQA compliance. These changes include elimination of auto delay, level of service (LOS), and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts. The California Natural Resources Agency has issued amendments and additions to the CEQA Guidelines reflecting these changes (<http://resources.ca.gov/ceqa/>). The changes eliminate auto delay for CEQA purposes and identify vehicle miles traveled (VMT) as the preferred CEQA transportation metric. Implementation strategies are provided for Nevada County in the report titled, *Senate Bill 743 Vehicle Miles Traveled Implementation Prepared for Nevada County Transportation Commission* (2020).

VMT accounts for the number of vehicle trips generated and the length or distance of those trips. For transportation impact analysis, VMT is commonly expressed as total VMT, total VMT per



service population (residents plus employees), home-based VMT per resident (or capita), and home-based work VMT per employee for a typical weekday. VMT can help identify how projects (land development and infrastructure) influence accessibility (i.e., lower VMT may indicate increased multimodal access to places and people) and emissions, so its selection is aligned with the objectives of SB 743.

In the absence of more detailed site and land use plans, VMT was reviewed at a qualitative level for each option. Under Options 1 there would likely be little to no change from existing baseline conditions. Many employees and visitors would still have the option to walk or ride transit to access nearby eateries or run other errands downtown. Staff and visitors that may be dropped off at the courthouse may benefit from drivers chaining trips, and potentially carpooling before going to their next destination.

Option 2

Option 2 considers a scenario where the existing courthouse is demolished and reconstructed at its existing location at 201 Church Street.

Pedestrian Accessibility

As described under Option 1, the current site is impacted by aging infrastructure and physical barriers to people walking. Similar to Option 1, the existing pedestrian accessibility and pedestrian destinations are maintained in Option 2.

Bicycle Accessibility

Bicycle accessibility is limited under Option 2. There are currently no dedicated bicycle facilities in Downtown Nevada City. In addition, the steep topography downtown hinders comfortable bicycle riding when taking the lane for those who are not very confident riders.

Transit Accessibility

The courthouse is currently accessible via transit and located less than 500 feet from stops at City Hall serving routes 1 and 7. Route 1 serves Grass Valley to Nevada City with 1-hour headways. Route 7 serves regional travel from North San Juan to Grass Valley with 5- to 6-hour headways. Under Option 2, existing transit would remain unchanged.

Vehicle Travel

Parking

As under Option 1, Nevada City is considering some changes to parking strategies to improve parking provisions under Options 2. With the options provided, there is the potential for substantially improved parking access over existing conditions.



Vehicle Circulation

Vehicle Circulation under Option 2 would be very similar to that under Option 1. Pick-up and drop-off procedures would likely be slightly improved through enhanced site plan considerations.

Vehicle Miles Traveled

Similar to Option 1, under Option 2 there would likely be little to no change from existing baseline conditions. Many employees and visitors would still have the option to walk or ride transit to access nearby eateries or run other errands downtown. Staff and visitors that may be dropped off at the courthouse may benefit from drivers chaining trips, and potentially carpooling before going to their next destination.

Option 3

Option 3 considers a scenario where a new site is identified for construction of a new courthouse in Nevada City. For this discussion, a generic site was considered along SR 49.

Pedestrian Accessibility

Compared to Options 1 and 2, Option 3 would have improved pedestrian accessibility directly surrounding the site, however would have far fewer destinations accessible by walking. There are few eateries on Highway 49 under Option 3, and it is likely that employees, visitors, and jurors would drive into Downtown Nevada City for lunch.

Bicycle Accessibility

There are currently no dedicated bicycle facilities along Highway 49. There are recreational bicycle trails that might be utilized for access to the courthouse in Option 3. Hirschman Pond Trailhead connects directly to the County Jail and local parks via Helling Way.

Transit Accessibility

Limited transit options would be available under Option 3. Only Route 7 provides transit service to SR 49. Route 7 serves regional travel from North San Juan to Grass Valley with 5- to 6-hour headways. Option 3 provides less transit access than Options 1 and 2.

Vehicle Travel

Parking

In addition to best practices for parking management and design, we have taken into account considerations unique to courthouses. For example, there are limited options for underground parking onsite, due to the potential for bomb threats or other security breaches.



Option 3 provides the opportunity to build a new parking lot and/or structure to meet the specific parking needs of the courthouse. Vehicle parking would be improved under Option 3 compared to under Options 1 and 2.

Vehicle Circulation

Option 3 provides the greatest flexibility for vehicle circulation and pick-up / drop-off procedures, and can be designed using the state of the practice ideas for courthouse operations.

Vehicle Miles Traveled

Option 3 presents the potential for increased VMT compared to the existing baseline, due to the distance between local destinations. This may require individuals to drive, rather than walk, to lunch spots, increasing total vehicle miles traveled. There is unlikely to be a benefit to VMT from locating the courthouse on Highway 49, due to the limited housing options west of the courthouse. On the contrary, employees may live in Downtown Nevada City that would need to commute a further distance to a relocated courthouse. More data would be needed to form a quantitative assessment.

Conclusions

While there are many transportation tradeoffs, **Appendix A** provides a planning level assessment of the identified criteria. With a score range of 0 to 3 for each subcategory, Options 2 and 3 received the highest scores, followed by Option 1.



Appendices

Appendix A – Transportation Matrix

APPENDIX A

Nevada City Courthouse Transportation Matrix

Criteria	Option 1	Option 1 Score	Option 2	Option 2 Score	Option 3	Option 3 Score
Description	Renovate the existing courthouse located at 201 Church Street		Demolish the existing courthouse and reconstruct at the existing site located at 201 Church Street		Identify another site along SR 49 in Nevada City	
Pedestrian accessibility	On-site: Poor Connectivity: Good	1	On-site: Good Connectivity: Good	2	On-site: Good Connectivity: Poor to food centers, fair to community centers such as the County Jail, Maidu Library, local parks	1
Bicycle accessibility	On-site: Limitations in existing space Connectivity: Poor	0	On-site: Poor Connectivity: Poor	0	On-site: Good Connectivity: Fair; access to local trails; better topography	1
Transit accessibility	Bus access: Routes 1, 7	1	Bus access: Routes 1, 7	1	Bus access: potential access to route 1	1
Vehicle Circulation (Parking/Pick-up/Drop-off)	Existing limitations	1	Good; improved	2	Excellent; high potential for PU/DO	3
Vehicle Miles Traveled	Employees: Many nearby destinations; closer to residential areas Visitors: Many nearby destinations; closer to residential areas	2	Employees: Many nearby destinations; closer to residential areas Visitors: Many nearby destinations; closer to residential areas	2	Overall highest impact to VMT, unlikely to have commuters from Hwy 49 west benefiting from reducing VMT; diminished benefit to VMT	1
Total		5		7		7

SECTION 3.5

Environmental Considerations

Consideration of Environmental Factors

This section includes a preliminary discussion of environmental factors that may impact the New Nevada City Courthouse Project. This discussion is preliminary and is not exhaustive. Additional, and more comprehensive environmental studies will be undertaken once the Judicial Council has selected a proposed project site, and before the final project is approved by the State Public Works Board (SPWB). The Judicial Council's obligation to conduct an environmental study consistent with CEQA will be fulfilled prior to the Judicial Council's approval of a project and site acquisition by SPWB. However, a CEQA environmental study is not required for this feasibility and planning study. Prior to seeking project approval for the New Nevada City Courthouse Project, the Judicial Council will engage in an environmental review, and will provide an opportunity for interested parties, local agencies, state agencies, federal agencies, Native American tribes, and others to participate in the preparation, review, and adoption of environmental documents. The following are some preliminary environmental factors the Judicial Council has determined will require additional environmental analysis prior to project approval.

1. AESTHETICS

- a) Existing Courthouse Site. The Existing Nevada City Courthouse (Existing Courthouse) is a contributing structure to a National Register District. Further environmental review of the potential impacts of project alternatives that include substantial renovation, demolition, or change in use of the Existing Courthouse will need to be completed to evaluate impacts on the District as part of any subsequent environmental review.
- b) Scenic Resources (Existing Courthouse). The Existing Courthouse site is prominently visible from an eligible state scenic highway and is part of the Nevada City Downtown National Register District. If the project scope ultimately selected includes the substantial renovation or demolition of the Existing Courthouse, the Judicial Council will need to engage in further environmental review of potential impacts to scenic resources.
- c) Scenic Resources (Alternative Project Site). In the event that the Judicial Council ultimately proposes to locate the New Nevada City Courthouse at an alternative site, the Judicial Council will need to evaluate whether the proposed project could cause substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within [view from] a state scenic highway.
- d) Visual Character of the Project Site. Whether the New Nevada City Courthouse is located on the site of the Existing Courthouse, or located at another, yet to be determined site, the Judicial Council will need to evaluate whether, and to what degree, project-related features would contrast unfavorably and noticeably with their environs.
- e) Nighttime Lighting and Daytime Glare. Whether the New Nevada City Courthouse is located on the site of the Existing Courthouse, or located at another, yet to be determined site, the possibility exists that the design could include highly reflective glazing (and other materials). Accordingly, the Judicial Council will need to evaluate any potential impact associated with nighttime lighting and daytime glare.

2. AGRICULTURE AND FORESTRY RESOURCES

In the event the Judicial Council proposed to locate the New Nevada City Courthouse on a different site from that of the Existing Courthouse, the Judicial Council will need to evaluate any potential impact on agricultural or forestry resources.

3. AIR QUALITY

- a) Short-Term Construction Emissions. Regardless of which site is selected, the Judicial Council will need to evaluate the potential impacts of short-term construction emissions.
- b) Long Term Operational Emissions. Regardless of which site is selected, the Judicial Council will need to evaluate the potential impacts of long-term operational emissions.

4. BIOLOGICAL RESOURCES

- a) Wetlands, Riparian Habitat, or Other Potential Waters of the United States. Regardless of which site is selected, the Judicial Council will need to evaluate any potential impacts to wetlands, riparian habitat, or other waters of the United States.
- b) Special Status Plant Species. The Judicial Council's previous draft environmental study for the New Nevada City Courthouse indicated that the Existing Courthouse site does not have any habitat suitable for special-status plant species. However, if the Judicial Council ultimately selects another site for the project, it will need to evaluate any potential impacts to special-status plant species at that site.
- c) Special Animals. The Judicial Council's previous draft environmental study for the New Nevada City Courthouse indicated that the Existing Courthouse site does not have any habitat suitable for California red-legged frogs, western pond turtles, yellow warblers, yellow breasted chats, or California black rails. However, if the Judicial Council ultimately selects another site for the project, it will need to evaluate any potential impacts to those, or other, species at that site.
- d) Raptors and Migratory Birds. Regardless of which site is selected, the Judicial Council will need to evaluate potential impacts to active nests of raptors and migratory birds.
- e) Trees, madrone, and manzanita shrubs. The Judicial Council will need to evaluate potential impacts to trees, madrone, and manzanita shrubs based on the site ultimately selected. The Judicial Council previously identified three London plane trees and four linden trees on the site of the existing courthouse.
- f) Migratory Deer. The Judicial Council's previous draft environmental study for the New Nevada City Courthouse indicated that the Existing Courthouse site does not have any habitat suitable for migratory deer. If the Judicial Council ultimately selects another site for the project, it will need to evaluate any potential impacts to migratory deer at that site.
- g) Cumulative Impacts to Biological Resources. Regardless of which site is ultimately selected, the Judicial Council will need to evaluate the project's potential contribution of cumulative impacts to biological resources.

5. CULTURAL RESOURCES

- a) Subsurface and Historic Resources. Demolition and construction at the Existing Courthouse, or another site would include ground-disturbing activities such as infrastructure improvements, grading, trenching, pile driving, and excavating for development. Regardless of which site is selected, it is possible that construction activities will uncover prehistoric and/or historic subsurface resources. It is also possible for buried resources to be uncovered during any subsurface construction activities, and such resources and their immediate surrounding matrix could be damaged. The Judicial Council will need to evaluate the project's potential impact to subsurface and historic resources.
- b) CEQA Guidelines § 15064.5 Resources. Substantial renovations, or demolition of the Existing Courthouse would need to be evaluated as an impact to a CEQA Guidelines section 15064.5 resource, as it is a contributing structure to a NRHP District. Alternatively, relocation of the courthouse to another site would remove the historic courthouse function out of the NRHP District, and would be contrary to Nevada City's Historic and Cultural Resources objective to continue concentration of public and cultural activities which reinforce the historic core as the "heart" of Nevada City.
- c) Historic and Archeological Resources. The proposed project would likely result in a cumulatively considerable loss of historic and archaeological resources from construction at either project site. Based upon previous surveys and research, Nevada County has been inhabited by prehistoric and historic peoples for thousands of years. Over time, human activity in the area has left remnants of that activity as well as historic buildings such as the courthouse. As development continues throughout the region, cumulative development could result in archaeological resources being unearthed and damaged or destroyed, and historic buildings are often demolished when the cost of rehabilitation is too great. The removal, destruction, or significant alteration of such resources from their place of origin

would destroy their value as a resource and thus be a significant cumulative impact on cultural resources. Because all significant cultural resources are unique and non-renewable members of finite classes, all adverse effects or negative impacts erode a dwindling resources base. The loss of any one designated archaeological site or historic building affects all others in a region because these other properties are best understood completely in the context of the cultural system of which they (and the destroyed resource) were a part. Mitigation measures may somewhat reduce, but probably will not eliminate, the magnitude of the impact, the loss of archaeological resources, complete loss of a contributing structure to the National Register District, California Register, and local Nevada City Downtown Historic District. The Judicial Council will need to evaluate the proposed project's potential impact to historic and archaeological resources.

6. ENERGY

This topic will require additional study as part of the environmental review process.

7. GEOLOGY AND SOILS.

This topic will require additional study as part of the environmental review process.

8. GREENHOUSE GAS EMISSIONS

- a) Project Generated Emission of Greenhouse Gases. A previous Draft Environmental Impact Report for the project, previously proposed as demolition and reconstruction of the Existing Courthouse, ("Former DEIR") stated that the project would not generate substantial GHG emissions during construction (short-term) or operation (long-term) that would be cumulatively considerable at either the Existing Courthouse/Temporary Court sites or at another site. Further studies would be needed to evaluate whether and to what degree the project, as it will ultimately be proposed, would emit greenhouse gases.
- b) Short-Term Construction-Generated Emissions of Ozone Precursors (ROG & NOX – Both Sites). The Former DEIR noted that the project, may have short-term construction-generated emissions that would exceed Northern Sierra Air Quality Management District's significance threshold Level A for ozone precursors (reactive organic gases (ROG) and oxides of nitrogen (NOX)) and, therefore, could potentially contribute to pollutant concentrations that exceed the National and/or California Ambient Air Quality Standards (NAAQS or CAAQS). Further studies would be needed to evaluate whether and to what degree the project, as it will ultimately be proposed, would emit ozone precursors.

9. HAZARDS AND HAZARDOUS MATERIALS

- a) Exposure to Hazardous Materials During Construction and Operation. The Former DEIR for the project stated that it may result in exposure to hazardous materials during construction. More particularly, the Former DEIR stated that the Courthouse/Annex buildings and the 215 Washington Street building were constructed prior to 1977 and have the potential to contain hazardous materials such as asbestos and LBP. The Annex may have ACM in floor tile, water heater wrap and pipe wrap and the Courthouse may have ACM in floor tile. An oil leak was also identified during the Phase I ESA at the Annex. Demolition of these buildings could result in human exposure to hazardous materials contamination. Further evaluation will be required if the Judicial Council elects to proceed with the project on the Existing Courthouse site. If the Judicial Council ultimately elects to proceed with another proposed project site, it will need to evaluate potential exposure to hazardous materials in relation to that property during the environmental review process.

In addition, Former DEIR stated that although basements exist on the Courthouse and Annex sites, construction may involve additional excavation on these sites. Excavation may also be required to construct a parking lot at 215 Washington Street. The City also has an extensive history of hydraulic and lode mining throughout the 19th and 20th century. Elevated metal concentrations or abandoned mine shafts associated with these mining activities could be exposed during site excavation. Excavation could uncover unanticipated soil contamination or other hazards during project construction activities. Further evaluation will be required if the Judicial Council elects to proceed with the project on the Existing Courthouse site. If the Judicial Council ultimately elects to proceed with another proposed project site, it will need to evaluate potential exposure to hazardous materials in relation to that property during the environmental review process.

Further, regardless of which site the Judicial Council ultimately proposes for the project, the use of various paints, solvents, cements, glues, fuels, and other materials, some of which may be considered hazardous, is expected during construction and operation. While construction and maintenance workers, and others using the property, could be exposed to hazardous materials, resulting in adverse health effects, all allowable uses would be subject to compliance with federal and state hazardous materials laws and regulations, and would be monitored by the state (e.g., Cal/OSHA, DTSC, CHP) and/or local jurisdictions.

10. HYDROLOGY AND WATER QUALITY

- a) Water Quality of Receiving Water Bodies. The Existing Courthouse site is highly developed in an area served by a municipal stormwater system. Drainage from the sites flows to Deer Creek. Regardless of the site ultimately selected, the Judicial Council would develop the project consistent with state and federal requirements pertaining to water quality protection. Additional environmental evaluation will be required once the proposed site is selected.
- b) Impermeable Surfaces. Regardless of the site ultimately selected for the project, construction of the proposed project at either the Existing Courthouse or some other site will likely result in varying levels of increased impermeable surfaces and increased areas dedicated to parking lots. Further environmental studies will be required to evaluate the extent of the impact of the increase in impermeable surfaces.
- c) Drainage. Drainage at the Existing Courthouse site flows into the municipal drainage system. If an alternative site is selected, the Judicial Council will need to evaluate any potential drainage impacts.

11. LAND USE AND PLANNING

- a) This topic will require additional study as part of the environmental review process.

12. MINERAL RESOURCES

- b) This topic will require additional study as part of the environmental review process.

13. NOISE

- a) Long-Term Exposure to Existing Sensitive Receptors. Regardless of the site ultimately selected for the project, operation of the project could result in increased noise levels from stationary-sources, including parking lots. Therefore, long-term on-site operation-related stationary-source noise could result in the generation of noise levels in excess of applicable standards or create a substantial permanent increase in ambient noise levels in the project vicinity without the proposed project. Additional evaluation of this potential impact will be required as part of the environmental analysis for the project.
- b) Short-Term Exposure of Existing Sensitive Receptors. Regardless of the site ultimately selected, project-related demolition and construction source noise levels could result in the exposure of noise-sensitive receptors to a substantial temporary increase in ambient noise levels. Implementation of mitigation measures would help to reduce the potential for adverse reaction to construction noise. However, construction-related activities still have the potential to significantly increase ambient noise levels at sensitive receptor locations during project construction at whichever site is ultimately selected.
- c) Vibration (Existing Courthouse). Demolition, construction, and operation related project activities at the Existing Courthouse Site could potentially result in levels at the nearest sensitive land uses that exceed Caltrans's recommended level of 0.1 in/sec PPV with respect to the prevention of structural damage for old or historically significant buildings and FTA's maximum acceptable level of 80 VdB with respect to human response for residential uses (i.e., annoyance) or 83 VdB for institutional uses (e.g. schools, churches, clinics, offices). Additional studies pertaining to vibration will be required whether the project proceeds at the Existing Courthouse site, or whether another alternative site is selected.

14. POPULATION AND HOUSING

This topic will require additional study as part of the environmental review process.

15. PUBLIC SERVICES

This topic will require additional study as part of the environmental review process.

16. RECREATION

This topic will require additional study as part of the environmental review process.

17. TRANSPORTATION

- a) Construction Traffic. Regardless of the site ultimately selected, project demolition and construction activities will generate traffic associated with the removal of materials and the delivery of materials and equipment to the project site and construction worker trips. Although these vehicle trips would be limited to the project construction schedule, depending on the timing of the trips and local traffic conditions, these trips could result in substantial increase in traffic on local roadways. The Judicial Council will need to evaluate the project's potential impact to construction traffic.
- b) Vehicle Miles Traveled. When the previous DEIR was prepared, transportation impacts (under CEQA) were evaluated in terms of impacts to the "level of service" at nearby intersections. More recently, CEQA has been amended to evaluate impacts to transportation in terms of changes in "vehicle miles traveled." Additional studies will be required to evaluate impacts to vehicles miles travels as part of the environmental review for the proposed project.
- c) Pedestrian Safety. If an alternative site is selected for the project, the Judicial Council will need to evaluate potential impacts to pedestrian safety.
- d) Bicycle Facilities. The Former DEIR indicated that if the project were undertaken at the Existing Courthouse site that bicycle facilities would not be significantly impacted because there would be no change in the volume of courthouse users. However, if another site were selected, the Judicial Council would need to evaluate the change in the volume of bicycle traffic to the new location and the impact on existing or planned facilities.
- e) Transit Facility Effects. The Former DEIR indicated that if the project were undertaken at the Existing Courthouse site that transit facilities would not be significantly impacted because there would be no change in the volume of courthouse users. However, if another site were selected, the Judicial Council would need to evaluate the change in the volume of transit user traffic to the new location and the impact on existing or planned facilities.
- f) Local Circulation. Regardless of whichever site is ultimately selected, the Judicial Council will need to prepare a new circulation plan for the proposed project as part of the environmental review.

18. TRIBAL CULTURAL RESOURCES

- a) Regardless of the site ultimately selected for the project, the Judicial Council will be required to engage in AB 52 compliant consultation with interested local tribes as part of the environmental review process.

19. UTILITIES AND SERVICE SYSTEMS

- a) Increased Demand for Water Facilities and Treatment. Since the new project will replace the existing use and demand, the project is not anticipated to increase demand on water supplies or water treatment. However, if an alternative project site is selected, the Judicial Council may be required to extend facilities for service, or if the alternative location is outside the existing service area, there could be an increase on the demand for water facilities. This topic will require additional study as part of the environmental review process.

- b) Increased Demand for Wastewater Facilities. Since the new project will replace the existing wastewater use and demand, the project is not anticipated to increase demand on wastewater treatment. However, if an alternative project site is selected, the Judicial Council may be required to extend facilities for service, or if the alternative location is outside the existing service area, there could be an increase on the demand for wastewater facilities. This topic will require additional study as part of the environmental review process.
- c) Stormwater and Drainage Facilities. If the proposed project is located on the Existing Courthouse Site, the project would replace an existing use and demand, and would therefore not increase demand overall on stormwater or drainage facilities. If the project is located at an alternative site, it could result in an increase in the amount of runoff entering the local drainage system. This topic will require additional study as part of the environmental review process.
- d) Increased Generation of Solid Waste. Demolition of the existing courthouse, annex, and child care building at the Existing Courthouse site, and construction of the project at any site would increase the amount of construction waste generated in Nevada City. No change in operational waste would occur. The Judicial Council would need to study this topic during any subsequent environmental reviews to ensure, among other things, that adequate long-term landfill disposal capacity is available at the Ostrom Road Landfill, which would receive the solid waste generated from the project.
- e) Demand for Fire Services and Facilities. The proposed project would replace the existing use and demand, and would therefore not increase population demands on fire services. However, if an alternative site is selected for the project it could place the courthouse near to lands subject to wildland fires. This topic will require additional study as part of the environmental review process.

20. WILDFIRE

This topic will require additional study as part of the environmental review process.

The initial review indicates that all three project alternatives have potential environmental effects.

The Judicial Council is committed to selecting sites with no or least impact to environmental resources. The selected project option will complete a thorough and responsible CEQA process, including analysis of alternatives. The CEQA process will include development of a mitigation plan to lessen the effect of potential environmental impacts. The CEQA process will provide opportunity for public review and comment.

SECTION 3.6

Cost Estimates



FEASIBILITY STUDY COST PLAN

Nevada City Courthouse
Judicial Council of California

hok one bush street suite #200, san francisco , ca 94104

June 3, 2022

Project No:E6409.110

Report by **MGAC**

Analyn Apan | 213-417-7534 | aapan@mgac.com

Feasibility Study Cost Plan

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Feasibility Study Cost Plan

Basis of Cost Plan

Documents / Drawings

Concept Design Narrative
Conceptual Drawings
Broker's Opinion of Value prepared for JCC by CBRE dated April 22, 2022

Schedule

The cost plan assumes the following overall schedule including COBCP process site selection & acquisition, swing space construction and move-out (Option1 & 2) and construction of parking and courthouse

Option 1 - Q3 2022 to Q4 2029

Option 2 - Q3 2022 to Q3 2029

Option 3 - Q3 2022 to Q4 2027

The cost plan assumes a the following construction start date and construction duration

Option 1 - Q1 2027 (36 months)

Option 2 - Q2 2027 (33 months)

Option 3 - Q1 2026 (24 months)

Assumptions / Clarifications

The Cost Plan is based on the following assumptions:

The contract will be competitively bid using Progressive Design and Build procurement method

The contract will be competitively bid with qualified general and main subcontractors based on 2-phase design and build process

The contractor will be required to pay the prevailing wage

The contractor will have full access to site during normal working hours

The Cost Plan Excludes the following:

Financing and legal fees

Demolition of existing Historic Courthouse & Annex Building (for Option 3)

Demolition of existing buildings and structures for new acquired properties

Any unforeseen conditions

Market Condition

All estimated construction costs are based on current unit rates and market conditions. MGAC is recommending the following annual rates of escalation to cover anticipated increases in the cost of labor and / or materials between now and at the time of bid:

YR1 - 5.0% P.A.

YR 2 - 5.0% P.A.

YR 3 and beyond - 5.00% P.A.

The above rates do not account for current volatility in certain material and skilled labor prices due to supply chain issues. This volatility may be a short-term issue and may disappear as and when the supply chain improves. Given that this project is not scheduled to bid until 2023, MGAC is not including any cost premium for this in the cost report

Feasibility Study Cost Plan

Project Budget Allocation

The information below identifies the assumptions included in this cost report relative to allocation of costs. Items listed under construction costs are included in the cost estimate and are anticipated to be part of the construction contract. Items listed under project soft costs are not included in the cost estimate and are assumed to be provided under a separate budget. Items listed as "not applicable" are assumed not to be included in any budget as the item is not required.

	Item	Project Capital Costs			Notes.
		Construction Cost.	Project Soft Cost/ Owner Cost.	Not Applicable.	
I.	PROPERTY ACQUISITION / DEVELOPMENT				
	Environmental Remediation		√		
	Property Acquisition				
	Existing Main Washington Parking Lot (PS1)		√		
	215 Washington Parking Lot (PS2)		√		
	Surface Parking Site - Option 1 & 2			√	By City of Nevada
	New Courthouse Site - Option 3		√		
	Swing Space Lot - Lease		√		
	Removal of existing buildings and structures				
	Historic Courthouse Jail Addition - Option 1	√			
	Historic Courthouse - Option 2	√			
	Annex Building - Option 2	√			
	Historic Courthouse - Option 3			√	
	Annex Building - Option 3			√	
	On-Site Utilities Relocation and/or Removal				
	Washington Street - Option 1,2	√			
	Parking Structure Site - Option 1 & 2	√			Allowance only
	Off-Site Utilities Improvements		√		
	Connection to Utilities (charges and fees)		√		
	Street/sidewalk improvements				
	Perimeter streets - Option 1,2,3	√			
	Perimeter streets - Parking Site - Option 1 & 2	√			
	Moving and Relocation Expenses				
	Superior Court - Option 1,2,3		√		
	Swing Space - Option 1 & 2	√			
II.	HAZARDOUS MATERIAL ABATEMENT				
	Building - Option 1 & 2	√			
	Site - Option 1 & 2	√			
III.	PROFESSIONAL SERVICES (Pre-GMP Phase)				

Feasibility Study Cost Plan

Project Budget Allocation

The information below identifies the assumptions included in this cost report relative to allocation of costs. Items listed under construction costs are included in the cost estimate and are anticipated to be part of the construction contract. Items listed under project soft costs are not included in the cost estimate and are assumed to be provided under a separate budget. Items listed as "not applicable" are assumed not to be included in any budget as the item is not required.

	Item	Project Capital Costs			Notes.
		Construction Cost.	Project Soft Cost/ Owner Cost.	Not Applicable.	
	Architecture and Engineering Design Fees (D&B Contract)	√			
	Project Management Fees		√		
	Geotechnical & Survey	√			
	LEED Consultant Fees	√			
	LEED Certification Fees	√			
IV.	PROFESSIONAL SERVICES (Post-GMP Phase)				
	Architecture and Engineering Design Fees (D&B Contract)	√			
	Project Management Fees		√		
	Materials Testing & Inspection	√			
	Third Party Commissioning		√		
	LEED Consultant Fees	√			
	LEED Certification Fees	√			
IV.	SYSTEMS, FURNISHINGS & EQUIPMENT				
	a. BUILDING SYSTEMS				
	Uninterruptible Power Supplies (UPS)	√			
	Pathways to Data / Voice/Audio-Video Communications System	√			
	Structured Cabling to Data / Voice/ Audio-Video Communications System	√			
	Data / communications hardware and peripherals - computers, laptops, tablets, telephone handsets, printers, scanners and other peripherals		√		
	Pathways to Distributed communication and monitoring	√			
	Structured cabling/ equipment to Distributed communication and monitoring	√			
	Pathways to Court communication and monitoring	√			
	Structured cabling and equipment to Courts communication and monitoring	√			
	Distributed antenna systems (pathways/ cabling / equipment)	√			

Feasibility Study Cost Plan

Project Budget Allocation

The information below identifies the assumptions included in this cost report relative to allocation of costs. Items listed under construction costs are included in the cost estimate and are anticipated to be part of the construction contract. Items listed under project soft costs are not included in the cost estimate and are assumed to be provided under a separate budget. Items listed as "not applicable" are assumed not to be included in any budget as the item is not required.

	Item	Project Capital Costs			Notes.
		Construction Cost.	Project Soft Cost/ Owner Cost.	Not Applicable.	
	Security equipment and cabling	√			
	Fire alarm system (equipment and cabling)	√			
	Audio-Visual Equipment and Cabling				
	Speakers	√			
	TV Monitors	√			
	Digital Signage	√			
	Building Controls Systems	√			
	b. FURNITURE				
	Movable				
	Court Furniture (chairs, lectern)	√			
	Office Furniture (workstations)	√			
	Loose Furniture		√		
	Fixed				
	Courtroom Millwork	√			
	Court Benches	√			
	Spectator low walls	√			
	Site Furniture - fixed	√			
	c. FURNISHINGS				
	Window Treatments	√			
	Markerboards and tackboards	√			
	Lockers and benches	√			
	Artworks		√		
	d. EQUIPMENT				
	Building Maintenance / Window Washing Equipment	√			
	Parking Equipment	√			
	Magnetometer		√		
	Turnstiles		√		
	Loading Dock Equipment	√			
	Other Equipment		√		
	e. SIGNAGE				
	Directional Signage	√			
	Informational and Identification Signage	√			
	Code Required Signage	√			
	Digital Signage	√			

Feasibility Study Cost Plan

Project Budget Allocation

The information below identifies the assumptions included in this cost report relative to allocation of costs. Items listed under construction costs are included in the cost estimate and are anticipated to be part of the construction contract. Items listed under project soft costs are not included in the cost estimate and are assumed to be provided under a separate budget. Items listed as "not applicable" are assumed not to be included in any budget as the item is not required.

	Item	Project Capital Costs			Notes.
		Construction Cost.	Project Soft Cost/ Owner Cost.	Not Applicable.	
	Donor wall		√		
	f. SPECIAL CONSTRUCTION				
V.	PROCUREMENT				
	Bid Advertising, Printing and Mailing - For D&B Contract		√		
	Stipends - For D&B Contract Proposers		√		
	Bid Advertising, Printing and Mailing - For Trade Contract /Subcontractors	√			
	Plan Checking	√			
	GC's Bonds	√			
	Sub-contractor bonds	√			
	Insurance	√			Professional liability insurance by Contractor
	g. CONTINGENCIES				
	Design Contingency	√			
	Construction Contingency	√			
	Owner's Contingency		√		
	h. ESCALATION				
	Escalation from the date of the cost plan to start date of construction		√		To planned start date of construction
	Future escalation (from start date of construction to midpoint of construction)	√			To planned mid-point of construction

Feasibility Study Cost Plan

Project Costs Comparative Summary

		Option 1 - Renovation of Existing Courthouse			Option 2 - Replacement of Existing Courthouse			Option 3 - New Courthouse		
		SF	\$/SF	TOTAL \$	SF	\$/SF	TOTAL \$ x 1,000	SF	\$/SF	TOTAL \$ x 1,000
I	CONSTRUCTION COSTS	79,756	1,677.87	133,820,000	77,233	1,926.84	148,816,000	77,233	1,460.49	112,798,000
II	PROJECT SOFT COSTS			36,131,400			40,180,320			30,455,460
III	PROPERTY ACQUISITION COSTS			5,005,000			4,997,500			4,550,000
IV	OPERATIONAL COSTS			<i>Excluded</i>			<i>Excluded</i>			<i>Excluded</i>
PROJECT TOTAL (May 2022)		¹		174,956,400			193,993,820			147,803,460
V	Escalation (from May 2022 to midpoint)	25.62%		44,823,830	27.16%		52,688,722	19.64%		29,028,600
RECOMMENDED BUDGET		²		219,780,230	-		246,682,542			176,832,060

VI. ALTERNATE COSTS FOR OPTION 3 - SITE:²

Option 3A - 631 Coyote Street US Forestry Service Parcel

(414,418)

Option 3B - Nevada Government Center

1,036,046

Option 3C - 15434 State Highway 49 Nevada County Juvenile Hall

3,004,533

Note:

- ¹ Project costs based on May 2022 pricing level
- ² Project costs include escalation up to start date of construction as per schedule (escalation from start date of construction to midpoint of construction is included in Construction Costs)
- ³ Represents the premium costs for potential future site for Option 3 (including enabling works - demolition / rough grading /provision of new utilities to site or relocation / roadway access/ provision of traffic signals)

Feasibility Study Cost Plan

Project Costs Comparative Summary

		Option 1 - Renovation of Existing Courthouse				Option 2 - Replacement of Existing Courthouse				Option 3 - New Courthouse						
		SF	\$/SF	TOTAL	%			SF	\$/SF	TOTAL	%	SF	\$/SF	TOTAL	%	
				\$ x 1,000						\$ x 1,000				\$ x 1,000		
I	CONSTRUCTION COSTS															
		79,756	1,677.87	133,820	61%			77,233	1,926.84	148,816	60%	77,233	1,460.49	112,798	64%	
II	PROJECT SOFT COSTS	27%	79,756	453.02	36,131	16%		77,233	520.25	40,180	16%	77,233	394.33	30,455	17%	
III	PROPERTY ACQUISITION COSTS		79,756	62.75	5,005	2%		77,233	64.71	4,998	2%	77,233	58.91	4,550	3%	
	Existing Main Washington Parking Lot *				560	-				560	-					
	Downtown Parking Lot *				560	-				560	-					
	90 Existing Spaces Surface Parking **				0	**				0	**					
	Old Courthouse Site ***				3,750	***				3,750	***					
	New Courthouse Site ****													4,550	****	
	Swing Space Site *****				135	*****				128	*****					
IV	OPERATIONAL COSTS		79,756	0.00	Excluded	0%		77,233	0.00	Excluded	0%	77,233	0.00	Excluded	0%	
SUB-TOTAL (May 2022)		¹	79,756	2,193.65	174,956	80%		77,233	2,511.80	193,994	79%	77,233	1,913.73	147,803	84%	
V	Escalation (from May 2022 to Start Date)	25.62%	43,000	1,042.41	44,824	20%	27.16%	43,000	1,225.32	52,689	21%	19.64%	95,000	305.56	29,029	16%
TOTAL including Escalation to Start Date		²	79,756	2,755.66	219,780	100%		77,233	3,194.00	246,683	100%		77,233	2,289.59	176,832	100%

VI. ALTERNATE COSTS FOR OPTION 3 - SITE ²

Option 3A - 631 Coyote Street US Forestry Service Parcel
Option 3B - Nevada Government Center
Option 3C - 15434 State Highway 49 Nevada County Juvenile Hall

(414)
1,036
3,005

VII. VARIANCE FROM OPTION 1

26,902

(39,944) Option 3C

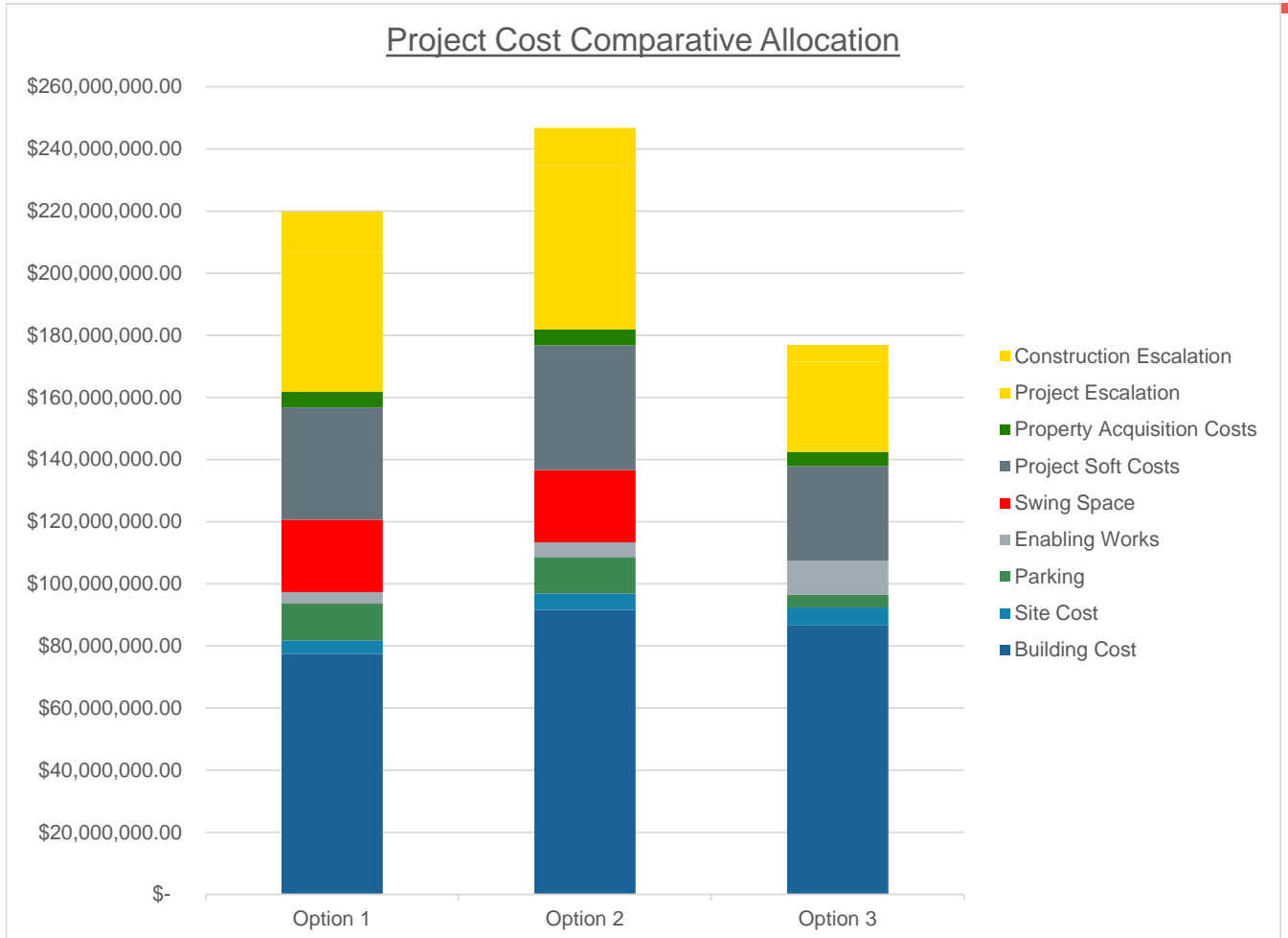
Note:

- * Land costs covered by Nevada City; garage costs covered by Judicial Council
- ** Surface parking paid by Nevada City
- *** Represents JCC Share of the Existing Courthouse Site
- **** Allowance for acquisition of new courthouse location
- ***** Swing space Ground lease based on \$30,000/year

¹ Project costs based on May 2022 pricing level

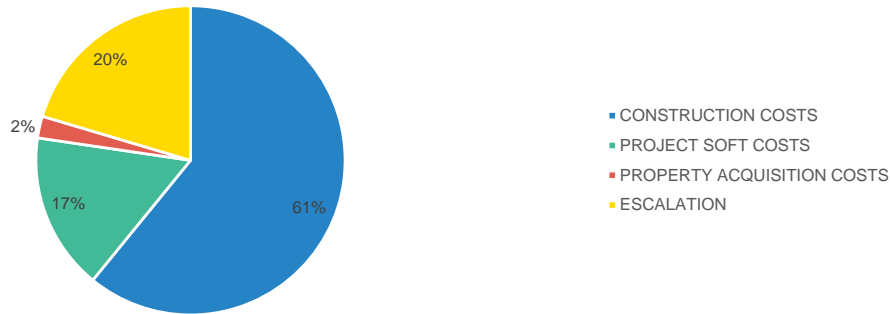
² Project costs include escalation up to start date of construction as per schedule (escalation from start date of construction to midpoint of construction is included in Construction Costs)

3. Represents the premium costs for potential future site for Option 3 (including enabling works - demolition / rough grading /provision of new utilities to site or relocation / roadway access/ provision of traffic signals)

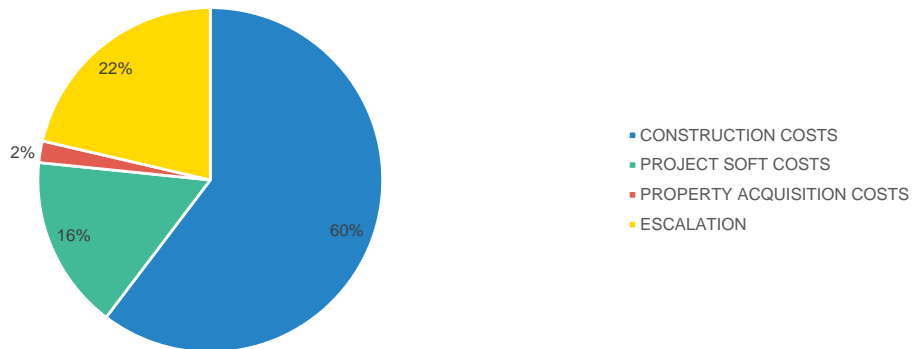


Project Cost Comparative Allocation

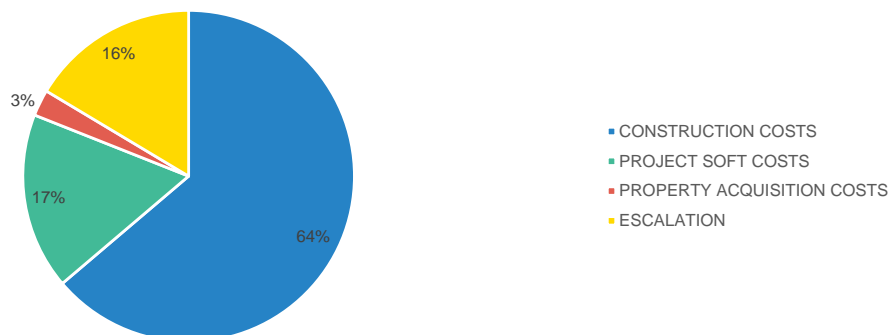
Option 1



Option 2



Option 3

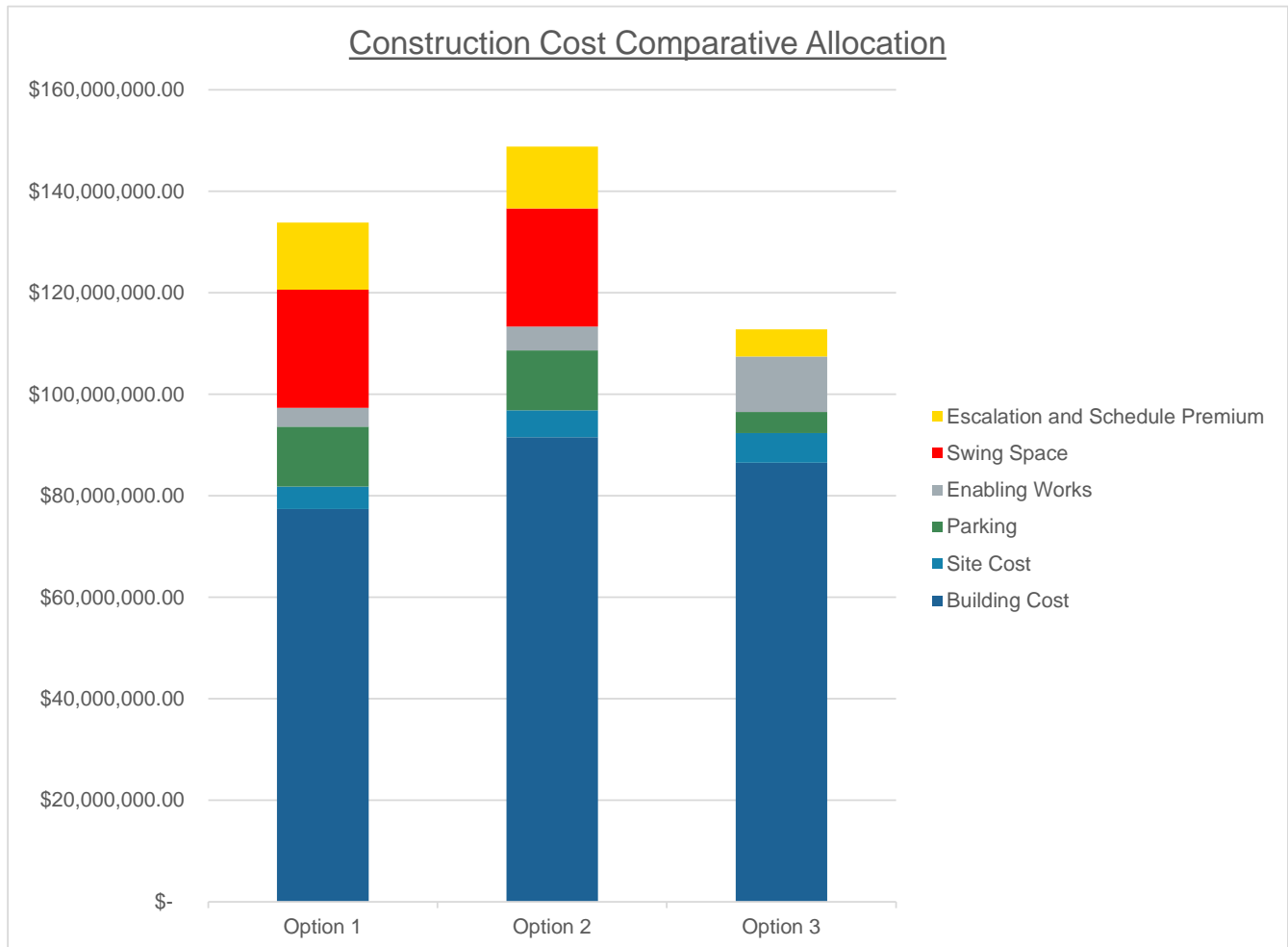


Feasibility Study Cost Plan

Construction Costs Comparative Summary

Item Descriptions					Option 1 - Renovation of Existing Courthouse				Option 2 - Replacement of Existing Courthouse				Option 3 - New Courthouse			
					SF	\$/SF	TOTAL \$ x 1,000	%	SF	\$/SF	TOTAL \$ x 1,000	%	SF	\$/SF	TOTAL \$ x 1,000	%
B1	Demolition / Enabling Works				79,756	40.04	3,193	2%	Included in S1							0%
B2	Historic Preservation / Rehabilitation				79,756	25.67	2,048	2%	N/A							0%
B3	Structural / Seismic Upgrades				79,756	120.85	9,638	7%								0%
B4	Code / System Upgrades				79,756	433.37	34,564	26%	Included						Included	0%
B5	Interior Construction				53,893	375.51	20,237	15%	53,893	808.19	43,556	29%	53,893	808.19	43,556	39%
B6	Swing Space				34,200	681.59	23,310	17%	34,200	681.59	23,310	16%				0%
B7	New Construction / Expansion - Core & Shell				79,756	81.76	6,521	5%	77,233	564.47	43,596	29%	77,233	499.80	38,601	34%
B8	Phasing / Temporary Construction / Schedule Premium				79,756	47.05	3,753	3%	77,233	36.44	2,815	2%	77,233	0.00	0	0%
TOTAL BUILDING					79,756	1,294.74	103,264	77%	77,233	1,466.69	113,277	76%	77,233	1,063.76	82,157	73%
					Option 1 - Existing Courthouse Site				Option 2 - Existing Courthouse Site				Option 3 - New Courthouse Site			
					SF	\$/SF	TOTAL \$ x 1,000	%	SF	\$/SF	TOTAL \$ x 1,000	%	SF	\$/SF	TOTAL \$ x 1,000	%
S1	Demolition / Enabling Works / Utility Relocation /Site Prep				43,000	12.14	522	0%	43,000	108.90	4,683	3%	95,000	114.89	10,914	10%
S2A	Site Development - Existing Site				14,186	48.92	694	1%	21,611	73.36	1,585	1%				0%
S2B	Site Development - New Site							0%				0%	67,104	62.09	4,167	4%
S3	Link / Connection				43,000	0.00	Included	0%			N/A	0%			N/A	0%
S4	Parking				62,000	190.16	11,790	9%	62,000	190.16	11,790	8%	102,000	40.63	4,144	4%
S5	Off-Site / Street Improvement				102,000	36.56	3,729	3%	102,000	36.56	3,729	3%	102,000	16.31	1,664	1%
TOTAL SITEWORK					43,000	389.20	16,735	13%	43,000	506.69	21,787	15%	95,000	219.88	20,889	19%
SUB-TOTAL BUILDING AND SITEWORK							119,999	90%			119,545	80%			97,238	86% ¹
F1	IT - Data, Communication & Security				79,756	30.73	2,451	2%	77,233	31.74	2,451	2%	77,233	31.74	2,451	2%
F2	FF&E - Movable Furnishings & Equipment				79,756	24.20	1,930	1%	77,233	24.99	1,930	1%	77,233	24.99	1,930	2%
TOTAL FF&E & IT					43,000	101.88	4,381	3%	43,000	608.57	26,168	18%	95,000	266.00	25,270	22%
TOTAL BUILDING,SITEWORK, IT & FF&E							124,380	93%			139,445	94%			107,427	95% ¹
Z30	Escalation (from Start Date to Midpoint of Construction)	7.59%					9,440	7%	6.72%		9,371	6%	5.00%		5,371	5%
RECOMMENDED BUDGET							133,820	100%			148,816	100%			112,798	100% ²
Variance from Option 1											14,996				(21,022)	
COST METRICS																
I.	Area / Court				13,293	SF/Court			12,872	SF/Court			12,872	SF/Court		
II.	Cost / GFA				79,756	1,677.87	133,820		77,233	1,926.84	148,816		77,233	1,460.49	112,798	
III.	Cost / Program Area				53,893	2,483.07	133,820		53,893	2,761.32	148,816		53,893	2,093.00	112,798	
IV.	Building Cost / Court				6	13,430,333	80,582		6	15,255,500	91,533		6	14,423,000	86,538	
V.	Building Cost / GFA				79,756	1,010.36	80,582		77,233	1,185.15	91,533		77,233	1,120.48	86,538	
VI.	Building Cost / CF				1,055,486	76	80,582		1,351,090	68	91,533		1,332,341	65	86,538	

Note:
1 Represent Recommended Total Construction Costs current at the date of the Cost Estimate
2 Represent Recommended Total Construction Costs at the time of bid (included future escalation to midpoint)



Feasibility Study - Cost Plan

Detailed Cost Summary - Option 1

1				2		3		4		5		6		7		8		9		10				
				Option 1 - Renovation of Existing Courthouse		Option 1 - Interiors & Services		Movable Furniture & Equipment		Data, Communications & Security		Total Building		Parking Structure - Main Street		Option 1 - Existing Courthouse Site		Perimeter Street Improvements		Sitework Total				
				\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL			
Gross Area:				79,756 SF		79,756 SF		53,893 SF		53,893 SF		53,893 SF		79,756 SF		62,000 SF		43,000 SF		102,000 SF		145,000 SF		
A10	Foundations	3%	38.68	3,085	25.08	2,000	0.00	0	0.00	0	0.00	0	25.08	2,000	17.50	1,085								
A20	Basement Construction	2%	20.78	1,657	1.13	90	0.00	0	0.00	0	0.00	0	1.13	90	25.28	1,567								
A	Substructure	5%	59.46	4,742	26.21	2,090	0.00	0	0.00	0	0.00	0	26.21	2,090	42.78	2,652								
B10	Superstructure	10%	120.39	9,602	100.95	8,052	0.00	0	0.00	0	0.00	0	100.95	8,052	25.00	1,550								
B20	Exterior Enclosure	6%	69.60	5,551	55.92	4,460	0.00	0	0.00	0	0.00	0	55.92	4,460	17.60	1,091								
B30	Roofing	1%	15.55	1,240	10.88	868	0.00	0	0.00	0	0.00	0	10.88	868	6.00	372								
B	Shell	17%	205.53	16,393	167.75	13,379	0.00	0	0.00	0	0.00	0	167.75	13,379	48.60	3,013								
C10	Interior Construction	7%	79.62	6,350	17.26	1,376	85.83	4,626	0.00	0	0.00	0	75.26	6,002	5.62	348								
C20	Stairways	2%	18.87	1,505	17.11	1,365	0.00	0	0.00	0	0.00	0	17.11	1,365	2.26	140								
C30	Interior Finishes	5%	58.21	4,643	11.96	954	63.87	3,442	0.00	0	0.00	0	55.12	4,396	3.98	247								
C	Interiors	13%	156.70	12,498	46.33	3,695	149.70	8,068	0.00	0	0.00	0	147.49	11,763	11.85	735								
D10	Conveying Systems	2%	25.20	2,010	21.94	1,750	0.00	0	0.00	0	0.00	0	21.94	1,750	4.19	260								
D20	Plumbing Systems	2%	19.25	1,535	0.00	0	22.16	1,194	0.00	0	0.00	0	14.97	1,194	5.50	341								
D30	Heating, Ventilation & Air Conditioning	6%	79.20	6,316	0.00	0	115.81	6,241	0.00	0	0.00	0	78.26	6,241	1.21	75								
D40	Fire Protection	1%	12.39	988	0.00	0	12.58	678	0.00	0	0.00	0	8.50	678	5.00	310								
D50	Electrical Lighting, Power & Communications	11%	136.19	10,862	0.00	0	157.38	8,482	0.00	0	0.00	1,714	127.84	10,196	10.74	666								
D	Services	22%	272.22	21,711	21.94	1,750	307.93	16,595	0.00	0	0.00	1,714	251.51	20,060	26.64	1,652								
E10	Equipment	1%	10.90	870	0.88	70	9.55	515	1.67	90	1.67	0	8.46	675	3.15	195								
E20	Furnishings	3%	34.61	2,760	0.00	0	27.83	1,500	23.38	1,260	23.38	0	34.61	2,760	0.00	0								
E	Equipment & Furnishings	4%	45.51	3,630	0.88	70	37.38	2,015	25.05	1,350	25.05	0	43.06	3,435	3.15	195								
F10	Special Construction	0%	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0								
F20	Selective Demolition	4%	53.27	4,249	53.27	4,249	0.00	0	0.00	0	0.00	0	53.27	4,249	0.00	0								
F	Special Construction & Demolition	4%	53.27	4,249	53.27	4,249	0.00	0	0.00	0	0.00	0	53.27	4,249	0.00	0								
G10	Site Preparation	0%	1.26	100													2.34	100	0.00	0	0.69	100		
G20	Site Improvements	0%	6.09	485													11.29	485	0.00	0	3.35	485		
G30	Site Mechanical Utilities	0%	1.66	133													3.08	133	0.00	0	0.91	133		
G40	Site Electrical Utilities	0%	1.66	132													3.07	132	0.00	0	0.91	132		
G90	Other Site Construction	3%	32.71	2,609													0.00	0	25.58	2,609	17.99	2,609		
G	Building Sitework	4%	43.37	3,459									0				19.78	851	25.58	2,609	23.86	3,459		
ELEMENTAL COST BEFORE CONTINGENCIES				89%	836.08	66,682	316.39	25,234	495.01	26,678	25.05	1,350	25.05	1,714	689.30	54,976	133.02	8,247	19.78	851	25.58	2,609	23.86	3,459
Z10	Design Contingency	15.00%	119.86	9,559	47.46	3,785	74.25	4,002	3.01	162	3.01	206	102.24	8,154	15.96	990	2.37	102	3.07	313	2.86	415		
Z11	General Requirements	4.00%	38.24	3,050	14.55	1,161	22.77	1,227	1.12	60	1.12	77	31.66	2,525	5.96	369	0.89	38	1.15	117	1.07	155		
Z12	Construction Contingency	3.00%	29.83	2,379	11.35	905	17.76	957	0.88	47	0.88	60	24.70	1,970	4.65	288	0.69	30	0.89	91	0.83	121		
Z13	Other 3	0.00%	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0		
ELEMENTAL COST INCLUDING CONTINGENCIES				94%	1,023.99	81,670	389.75	31,085	609.79	32,864	30.05	1,620	30.05	2,057	847.90	67,625	159.58	9,894	23.73	1,020	30.68	3,130	28.62	4,150
Z21	General Conditions	6.00%	61.44	4,900	23.39	1,865	36.59	1,972	1.80	97	1.80	123	50.87	4,058	9.58	594	1.42	61	1.84	188	1.72	249		
Z22	Bonds & Insurance	2.00%	21.71	1,731	8.26	659	12.93	697	0.64	34	0.64	44	17.98	1,434	3.38	210	0.50	22	0.65	66	0.61	88		
Z23	Contractor's Overhead, Profit & Fee	3.00%	33.21	2,649	12.64	1,008	19.78	1,066	0.97	53	0.97	67	27.50	2,193	5.18	321	0.77	33	1.00	102	0.93	135		
Z24	Design & Build Fee	7.00%	79.82	6,367	30.38	2,423	47.54	2,562	2.34	126	2.34	160	66.10	5,272	12.44	771	1.85	80	2.39	244	2.23	324		
CONSTRUCTION COST BEFORE ESCALATION				100%	1,220.18	97,317	464.43	37,041	726.62	39,160	35.81	1,930	35.81	2,451	1,010.36	80,582	190.16	11,790	28.28	1,216	36.56	3,729	34.11	4,945
Z30	Escalation Is Not Included	0%	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0		
RECOMMENDED BUDGET - June, 2022				100%	1,220.18	97,317	464.43	37,041	726.62	39,160	35.81	1,930	35.81	2,451	1,010.36	80,582	190.16	11,790	28.28	1,216	36.56	3,729	34.11	4,945

76,201

Feasibility Study - Cost Plan

Detailed Cost Summary - Option 2

1				2		3		5		4		6		7		8		9		10				
				Option 2 - Replacement of Existing Courthouse		Option 2 - Interiors & Services		Movable Furniture & Equipment		Data, Communications & Security		Total Building		Parking Structure - Main Street		Option 2 - Existing Courthouse Site		Perimeter Street Improvements		Sitework Total				
		%	TOTAL \$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL		
Gross Area: 77,233 SF				77,233 SF		53,893 SF		77,233 SF		53,893 SF		77,233 SF		62,000 SF		43,000 SF		102,000 SF		145,000 SF				
A10	Foundations	↓	2%	34.06	2,631	20.01	1,546	0.00	0	0.00	0	0.00	0	20.01	1,546	17.50	1,085							
A20	Basement Construction	↓	4%	59.88	4,625	39.59	3,058	0.00	0	0.00	0	0.00	0	39.59	3,058	25.28	1,567							
A	Substructure	█	6%	93.94	7,255	59.60	4,603	0.00	0	0.00	0	0.00	0	59.60	4,603	42.78	2,652							
B10	Superstructure	█	11%	155.29	11,994	135.23	10,444	0.00	0	0.00	0	0.00	0	135.23	10,444	25.00	1,550							
B20	Exterior Enclosure	█	9%	135.91	10,496	121.78	9,405	0.00	0	0.00	0	0.00	0	121.78	9,405	17.60	1,091							
B30	Roofing	↓	2%	24.87	1,921	20.05	1,549	0.00	0	0.00	0	0.00	0	20.05	1,549	6.00	372							
B	Shell	█	22%	316.07	24,411	277.05	21,398	0.00	0	0.00	0	0.00	0	277.05	21,398	48.60	3,013							
C10	Interior Construction	█	7%	95.87	7,405	16.68	1,288	74.68	5,768	0.00	0	0.00	0	91.36	7,056	5.62	348							
C20	Stairways	↑	1%	11.14	860	9.32	720	0.00	0	0.00	0	0.00	0	9.32	720	2.26	140							
C30	Interior Finishes	█	6%	88.27	6,818	12.71	981	72.37	5,590	0.00	0	0.00	0	85.08	6,571	3.98	247							
C	Interiors	█	13%	195.28	15,082	38.71	2,989	147.06	11,358	0.00	0	0.00	0	185.77	14,347	11.85	735							
D10	Conveying Systems	↑	2%	22.85	1,765	19.49	1,505	0.00	0	0.00	0	0.00	0	19.49	1,505	4.19	260							
D20	Plumbing Systems	↑	1%	21.74	1,679	0.00	0	17.32	1,338	0.00	0	0.00	0	17.32	1,338	5.50	341							
D30	Heating, Ventilation & Air Conditioning	↑	5%	80.55	6,221	0.00	0	79.58	6,146	0.00	0	0.00	0	79.58	6,146	1.21	75							
D40	Fire Protection	↑	1%	11.51	889	0.00	0	7.50	579	0.00	0	0.00	0	7.50	579	5.00	310							
D50	Electrical Lighting, Power & Communications	█	10%	147.75	11,411	0.00	0	116.93	9,031	0.00	0	31.81	1,714	139.13	10,746	10.74	666							
D	Services	█	19%	284.41	21,966	19.49	1,505	221.34	17,095	0.00	0	31.81	1,714	263.02	20,314	26.64	1,652							
E10	Equipment	↑	1%	10.35	800	0.00	0	6.66	515	1.67	90	0.00	0	7.83	605	3.15	195							
E20	Furnishings	↓	2%	35.74	2,760	0.00	0	19.42	1,500	23.38	1,260	0.00	0	35.74	2,760	0.00	0							
E	Equipment & Furnishings	↓	3%	46.09	3,560	0.00	0	26.09	2,015	25.05	1,350	0.00	0	43.57	3,365	3.15	195							
F10	Special Construction		0%	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0							
F20	Selective Demolition		0%	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0							
F	Special Construction & Demolition		0%	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0							
G10	Site Preparation	↓	3%	38.41	2,966											68.98	2,966	0.00	0	20.46	2,966			
G20	Site Improvements	↑	1%	14.36	1,109											25.79	1,109	0.00	0	7.65	1,109			
G30	Site Mechanical Utilities		0%	2.00	155											3.60	155	0.00	0	1.07	155			
G40	Site Electrical Utilities		0%	2.00	154											3.59	154	0.00	0	1.06	154			
G90	Other Site Construction	↓	2%	33.78	2,609											0.00	0	25.58	2,609	17.99	2,609			
G	Building Sitework	█	6%	90.55	6,993											101.96	4,384	25.58	2,609	48.23	6,993			
ELEMENTAL COST BEFORE CONTINGENCIES				70%	1,026.34	79,267	394.85	30,495	394.48	30,467	25.05	1,350	31.81	1,714	829.01	64,027	133.02	8,247	101.96	4,384	25.58	2,609	48.23	6,993
Z10	Design Contingency	12.00%	█	8%	123.16	9,512	47.38	3,659	47.34	3,656	3.01	162	3.82	206	99.48	7,683	15.96	990	12.24	526	3.07	313	5.79	839
Z11	General Requirements	4.00%	█	3%	45.98	3,551	17.69	1,366	17.67	1,365	1.12	60	1.43	77	37.14	2,868	5.96	369	4.57	196	1.15	117	2.16	313
Z12	Construction Contingency	3.00%	↓	2%	35.86	2,770	13.80	1,066	13.78	1,065	0.88	47	1.11	60	28.97	2,237	4.65	288	3.56	153	0.89	91	1.69	244
Z13	Other 3	0.00%		0%	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
ELEMENTAL COST INCLUDING CONTINGENCIES				84%	1,231.34	95,100	473.72	36,587	473.28	36,553	30.05	1,620	38.17	2,057	994.60	76,816	159.58	9,894	122.33	5,260	30.68	3,130	57.86	8,390
Z21	General Conditions	6.00%	↓	5%	73.88	5,706	28.42	2,195	28.40	2,193	1.80	97	2.29	123	59.68	4,609	9.58	594	7.34	316	1.84	188	3.47	503
Z22	Bonds & Insurance	2.00%	↑	2%	26.10	2,016	10.04	776	10.03	775	0.64	34	0.81	44	21.09	1,629	3.38	210	2.59	112	0.65	66	1.23	178
Z23	Contractor's Overhead, Profit & Fee	3.00%	↓	3%	39.94	3,085	15.37	1,187	15.35	1,186	0.97	53	1.24	67	32.26	2,492	5.18	321	3.97	171	1.00	102	1.88	272
Z24	Design & Build Fee	7.00%	█	7%	95.99	7,413	36.93	2,852	36.89	2,849	2.34	126	2.98	160	77.53	5,988	12.44	771	9.54	410	2.39	244	4.51	654
CONSTRUCTION COST BEFORE ESCALATION				100%	1,467.26	113,321	564.47	43,596	563.96	43,556	35.81	1,930	45.48	2,451	1,185.15	91,533	190.16	11,790	145.77	6,268	36.56	3,729	68.95	9,997
Z30	Escalation Is Not Included		0%	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0
RECOMMENDED BUDGET - June, 2022				100%	1,467.26	113,321	564.47	43,596	563.96	43,556	35.81	1,930	45.48	2,451	1,185.15	91,533	190.16	11,790	145.77	6,268	36.56	3,729	68.95	9,997

Feasibility Study Cost Plan

Detailed Cost Summary - Option 3

1					2		3		4		5		6		7		8		9		10				
					Option 3 - New Courthouse		Option 3 - Interiors & Services		Movable Furniture & Equipment		Data, Communications & Security		Total Building		Parking - New Courthouse Site		Option 3 - New Courthouse Site		Perimeter Street Improvements		Sitework Total				
					\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL	\$/SF	TOTAL			
					%	TOTAL \$/SF	TOTAL																		
Gross Area:					77,233 SF		77,233 SF	53,893 SF	77,233 SF		53,893 SF		77,233 SF	102,000 SF		95,000 SF		102,000 SF		197,000 SF					
A10	Foundations	↓	2%	24.54	1,895	24.54	1,895	0.00	0	0.00	0	0.00	0	24.54	1,895										
A20	Basement Construction		0%	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0										
A	Substructure	↓	2%	24.54	1,895	24.54	1,895	0.00	0	0.00	0	0.00	0	24.54	1,895										
B10	Superstructure	█	9%	127.29	9,831	127.29	9,831	0.00	0	0.00	0	0.00	0	127.29	9,831										
B20	Exterior Enclosure	█	9%	125.95	9,727	125.95	9,727	0.00	0	0.00	0	0.00	0	125.95	9,727										
B30	Roofing	↑	1%	16.01	1,237	16.01	1,237	0.00	0	0.00	0	0.00	0	16.01	1,237										
B	Shell	█	19%	269.26	20,795	269.26	20,795	0.00	0	0.00	0	0.00	0	269.26	20,795										
C10	Interior Construction	█	6%	88.14	6,808	13.46	1,039	74.68	5,768	0.00	0	0.00	0	88.14	6,808										
C20	Stairways	↑	1%	10.36	800	10.36	800	0.00	0	0.00	0	0.00	0	10.36	800										
C30	Interior Finishes	↑	7%	91.11	7,037	18.74	1,447	72.37	5,590	0.00	0	0.00	0	91.11	7,037										
C	Interiors	█	14%	189.61	14,644	42.55	3,287	147.06	11,358	0.00	0	0.00	0	189.61	14,644										
D10	Conveying Systems	↑	1%	17.41	1,345	17.41	1,345	0.00	0	0.00	0	0.00	0	17.41	1,345										
D20	Plumbing Systems	↑	1%	17.32	1,338	0.00	0	17.32	1,338	0.00	0	0.00	0	17.32	1,338										
D30	Heating, Ventilation & Air Conditioning	█	6%	79.58	6,146	0.00	0	79.58	6,146	0.00	0	0.00	0	79.58	6,146										
D40	Fire Protection	↑	1%	7.50	579	0.00	0	7.50	579	0.00	0	0.00	0	7.50	579										
D50	Electrical Lighting, Power & Communications	█	10%	139.13	10,746	0.00	0	116.93	9,031	0.00	0	31.81	1,714	139.13	10,746										
D	Services	█	19%	260.95	20,154	17.41	1,345	221.34	17,095	0.00	0	31.81	1,714	260.95	20,154										
E10	Equipment	↑	1%	8.74	675	0.91	70	6.66	515	1.67	90	0.00	0	8.74	675										
E20	Furnishings	↓	3%	35.74	2,760	0.00	0	19.42	1,500	23.38	1,260	0.00	0	35.74	2,760										
E	Equipment & Furnishings	↓	3%	44.47	3,435	0.91	70	26.09	2,015	25.05	1,350	0.00	0	44.47	3,435										
F10	Special Construction		0%	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0										
F20	Selective Demolition		0%	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0										
F	Special Construction & Demolition		0%	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0										
G10	Site Preparation	↓	5%	63.74	4,923									1.44	147	50.27	4,776	0.00	0	24.24	4,776				
G20	Site Improvements	█	5%	68.60	5,298									23.09	2,355	30.98	2,943	0.00	0	14.94	2,943				
G30	Site Mechanical Utilities	↑	1%	17.27	1,334									3.00	306	10.82	1,028	0.00	0	5.22	1,028				
G40	Site Electrical Utilities	↑	0%	6.79	524									1.17	119	4.26	405	0.00	0	2.06	405				
G90	Other Site Construction	↓	2%	34.49	2,664									0.00	0	15.79	1,500	11.41	1,164	13.52	2,664				
G	Building Sitework	█	14%	190.88	14,742									28.70	2,927	112.12	10,652	11.41	1,164	59.98	11,815				
ELEMENTAL COST BEFORE CONTINGENCIES					71%	979.72	75,666	354.67	27,392	394.48	30,467	25.05	1,350	31.81	1,714	788.83	60,924	28.70	2,927	112.12	10,652	11.41	1,164	59.98	11,815
Z10	Design Contingency	12.00%	█	8%	117.57	9,080	42.56	3,287	47.34	3,656	3.01	162	3.82	206	94.66	7,311	3.44	351	13.45	1,278	1.37	140	7.20	1,418	
Z11	General Requirements	3.00%	█	3%	37.95	2,931	11.92	920	17.67	1,365	1.12	60	1.43	77	31.37	2,423	0.96	98	3.77	358	0.51	52	2.08	410	
Z12	Construction Contingency	3.00%	↓	2%	34.06	2,630	12.27	948	13.78	1,065	0.88	47	1.11	60	27.45	2,120	0.99	101	3.88	369	0.40	41	2.08	409	
Z13	Other 3	0.00%	█	0%	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	
ELEMENTAL COST INCLUDING CONTINGENCIES					84%	1,169.29	90,308	421.43	32,548	473.28	36,553	30.05	1,620	38.17	2,057	942.31	72,777	34.10	3,478	133.22	12,656	13.69	1,396	71.33	14,053
Z21	General Conditions	5.50%	↓	5%	68.05	5,256	23.18	1,790	28.40	2,193	1.80	97	2.29	123	54.43	4,204	2.05	209	7.99	759	0.82	84	4.28	843	
Z22	Bonds & Insurance	2.00%	↑	2%	24.75	1,911	8.89	687	10.03	775	0.64	34	0.81	44	19.93	1,540	0.72	74	2.82	268	0.29	30	1.51	298	
Z23	Contractor's Overhead, Profit & Fee	3.00%	↓	3%	37.86	2,924	13.60	1,051	15.35	1,186	0.97	53	1.24	67	30.50	2,356	1.11	113	4.32	411	0.44	45	2.31	456	
Z24	Design & Build Fee	7.00%	█	6%	89.59	6,919	32.70	2,525	36.89	2,849	2.34	126	2.98	160	73.30	5,661	2.66	271	10.39	987	0.00	0	5.01	987	
CONSTRUCTION COST BEFORE ESCALATION					100%	1,389.54	107,318	499.80	38,601	563.96	43,556	35.81	1,930	45.48	2,451	1,120.48	86,538	40.63	4,144	158.75	15,081	15.24	1,555	84.45	16,636
Z30	Escalation Is Not Included		0%	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
RECOMMENDED BUDGET - June, 2022					100%	1,389.54	107,318	499.80	38,601	563.96	43,556	35.81	1,930	45.48	2,451	1,120.48	86,538	40.63	4,144	158.75	15,081	15.24	1,555	84.45	16,636

82,157

Feasibility Study Cost Plan

Option 1 - Renovation of Existing Courthouse Areas

	GSF	ASF
Areas		
Enclosed Areas		Program Areas
Existing Courthouse		
Level 1	11,560	
Level 2	8,065	
Level 3	7,993	
Annex		
Basement	17,080	
Level 1	17,254	
Level 2	17,804	
Subtotal of Enclosed Areas	79,756	
Covered Areas		
Sub-Total	-	
Subtotal of Covered Areas at 50%	-	
TOTAL GROSS FLOOR AREA	79,756	0

Feasibility Study Cost Plan

Option 1 - Renovation of Existing Courthouse Areas

	GSF	ASF
Control Quantities		Ratio to GFA
Functional Units	6 Courts	0.000
Number of stories	3 EA	0.000
Program Area	53,893 SF	0.676
Gross Area	79,756 SF	1.000
Volume	1,055,486 CF	13.234
Enclosed Area	79,756 SF	1.000
Covered Area	0 SF	-
Footprint Area	28,814 SF	0.361
Basement Volume	218,783 CF	2.743
Retaining Wall Area	7,380 SF	0.093
Structural Framed Area	79,530 SF	0.997
Gross Wall Area	46,265 SF	0.580
Finished Wall Area	20,379 SF	0.256
Windows or Glazing	40% 18,506 SF	0.232
Roof Area - Flat	28,588 SF	0.358
Roof Area - Sloping	SF	-
Roof Area - Total	28,588 SF	0.358
Roof Glazing Area	SF	-
Interior Partitions	9,571 LF	0.120
Interior Doors	EA	-
Staircase (floor to floor)	21 FLT	0.263
Shelled Area	SF	-
Finished Area	25,863 SF	0.324
Elevators (Ratio x 1,000)	31 EA	3.887
Plumbing Fixtures (Ratio x 1,000)	80 EA	1.003
HVAC	CFM	-
Sprinkler Systems	79,756 SF	1.000
Electrical Load (Ratio x 1,000)	KVA	-
Lighting Systems	79,756 SF	1.000

Feasibility Study Cost Plan

Option 1 - Renovation of Existing Courthouse Summary

Ref.	Description		%	\$/SF	TOTAL \$ x 1,000
		Gross Area:		79,756 SF	
A10	Foundations		5%	25.08	2,000
A20	Basement Construction		0%	1.13	90
A	Substructure		6%	26.21	2,090
B10	Superstructure		22%	100.95	8,052
B20	Exterior Enclosure		12%	55.92	4,460
B30	Roofing		2%	10.88	868
B	Shell		36%	167.75	13,379
C10	Interior Construction		4%	17.26	1,376
C20	Stairways		4%	17.11	1,365
C30	Interior Finishes		3%	11.96	954
C	Interiors		10%	46.33	3,695
D10	Conveying Systems		5%	21.94	1,750
D20	Plumbing Systems		0%	0.00	0
D30	Heating, Ventilation & Air Conditioning		0%	0.00	0
D40	Fire Protection		0%	0.00	0
D50	Electrical Lighting, Power & Communications		0%	0.00	0
D	Services		5%	21.94	1,750
E10	Equipment		0%	0.88	70
E20	Furnishings		0%	0.00	0
E	Equipment & Furnishings		0%	0.88	70
F10	Special Construction		0%	0.00	0
F20	Selective Demolition		11%	53.27	4,249
F	Special Construction & Demolition		11%	53.27	4,249
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES			68%	316.39	25,234
Z10	Design Contingency	15.00%	10%	47.46	3,785
Z11	General Requirements	4.00%	3%	14.55	1,161
Z12	Construction Contingency	3.00%	2%	11.35	905
Z13	Other 3	0.00%	0%	0.00	0
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES			84%	389.75	31,085
Z21	General Conditions	6.00%	5%	23.39	1,865
Z22	Bonds & Insurance	2.00%	2%	8.26	659
Z23	Contractor's Overhead, Profit & Fee	3.00%	3%	12.64	1,008
Z24	Design & Build Fee	7.00%	7%	30.38	2,423
BUILDING CONSTRUCTION COST BEFORE ESCALATION			100%	464.43	37,041
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - June, 2022			100%	464.43	37,041

Feasibility Study Cost Plan

Option 1 - Renovation of Existing Courthouse

Item Description	Quantity	Unit	Rate	Total
A10 Foundations				
A1010 Standard Foundations				1,423,440
Existing Courthouse				
New foundation to suit Administration replacement	3,500	SF	75.00	262,500
New foundation to suit South shotcrete walls	80	LF	2,500.00	200,000
New foundation to suit new walls	168	LF	2,500.00	420,000
Elevator pit	3	EA	75,000.00	225,000
Annex Building				
New foundation to suit North Stair Tower	200	SF	50.00	10,000
Imported fill to suit new elevation	16,188	SF	5.00	80,940
Elevator pit	3	EA	75,000.00	225,000
A1020 Special Foundations				
A1030 Slab On Grade				576,800
New slab-on grade to suit Administration replacement addition	3,500	SF	20.00	70,000
New slab-on grade to suit North Stair tower	200	SF	20.00	4,000
Patch and repair existing slab-on grade to suit new program , Existing Courthouse	8,060	SF	20.00	161,200
Patch and repair existing slab-on grade to suit new program, Annex	17,080	SF	20.00	341,600
				2,000,240
A20 Basement Construction				
A2010 Basement Excavation				90,000
Selective excavation to existing basement	600	CY	150.00	90,000
A2020 Basement Walls				

Feasibility Study Cost Plan

Option 1 - Renovation of Existing Courthouse

Item Description	Quantity	Unit	Rate	Total
				90,000
B10 Superstructure				
B1010 Floor Construction				
				7,004,549
Administration replacement addition				
New lateral framing to suit				
Reinforced concrete wall, 10"	7,800	SF	120.00	936,000
Reinforced concrete wall, 12"	2,700	SF	150.00	405,000
New gravity framing to suit	10,200	SF	50.00	510,000
Metal deck with concrete fill	10,200	SF	30.00	306,000
Connect to existing courthouse	1	LS	50,000.00	50,000
North stair tower - Annex Building				
Structural framing to suit - CMU	1,940	SF	40.00	77,600
Level 3 Connector - Elevated Walkways				
Structural framing to suit - steel frame	360	SF	200.00	72,000
Metal deck with concrete fill	360	SF	30.00	10,800
Seismic joint cover	92	LF	600.00	55,200
Public Walkways - 2 Level				
Structural framing to suit - steel frame	896	SF	200.00	179,200
Metal deck with concrete fill	896	SF	30.00	26,880
Seismic joint cover	152	LF	600.00	91,200
New interior stair - modification to suit				
Forming opening, new steel beams and connection to existing	3	EA	65,000.00	195,000
New elevators - modification to suit				
Forming opening, new steel beams and connection to existing	3	EA	40,000.00	120,000
Structural Upgrades to Historic Courthouse				
Seismic upgrades				
Existing perimeter walls strengthening - Centercore	9,390	SF	40.00	375,600
Reinforced concrete walls, Level 1	2,100	SF	200.00	420,000
Allow for temporary shoring of North Wall	63	LF	500.00	31,500

Feasibility Study Cost Plan

Option 1 - Renovation of Existing Courthouse

Item Description	Quantity	Unit	Rate	Total
Shotcrete walls - South side	3,200	SF	160.00	512,000
Strengthening of existing diaphragms	13,845	SF	15.00	207,675
Structural Upgrades to Annex Building				
To suit new programs				
Column strengthening	76	LF	720.00	54,720
New concrete columns	76	LF	2,500.00	190,000
New column footing	2	EA	15,000.00	30,000
Strengthening of existing beams and waffle slabs	10,258	SF	18.00	184,644
Seismic upgrades				
New shearwall, stair shaft	3,050	SF	150.00	457,500
New shearwall footing	90	LF	3,200.00	288,000
Strengthening of existing beams and waffle slabs	530	SF	40.00	21,200
New shearwall, basement	1,510	SF	150.00	226,500
New shearwall footing	100	LF	3,200.00	320,000
Strengthening of existing beams and waffle slabs	1,000	SF	40.00	40,000
Strengthening of existing diaphragms	1,740	LF	65.00	113,100
Column strengthening - allow	49,723	SF	10.00	497,230
B1020 Roof Construction				1,047,049
Administration replacement addition				
New gravity framing to suit	3,400	SF	50.00	170,000
Metal deck with concrete fill	3,400	SF	30.00	102,000
North stair tower - Annex Building				
Metal deck with concrete fill	200	SF	30.00	6,000
Level 3 Connector - Elevated walkways				
Structural framing to suit - steel frame	360	SF	150.00	54,000
Metal deck with concrete fill	360	SF	30.00	10,800
Public Walkways - 2 Level				
Structural framing to suit - steel frame	406	SF	200.00	81,200
Metal deck with concrete fill	406	SF	30.00	12,180
Structural Upgrades to Annex Building				
To suit new mechanical units				
Strengthening of existing beams and waffle slabs	10,258	SF	18.00	184,644
Patch and repair existing roof including cutting and repatch to suit new equipment	6,559	SF	15.00	98,385

Feasibility Study Cost Plan

Option 1 - Renovation of Existing Courthouse

Item Description	Quantity	Unit	Rate	Total
Structural Upgrades to Historic Courthouse				
Remove existing metal roof	4,630	SF	8.00	37,040
Strengthening of existing steel trusses - including new steel drags, bracing and channels	4,630	SF	35.00	162,050
Repair perimeter brick walls	200	SF	65.00	13,000
New metal deck	4,630	SF	25.00	115,750
				8,051,598

B20 Exterior Enclosure

B2010 Exterior Walls

2,452,135

Historic Façade Restoration / Protection - Existing Courthouse

Protect existing Art Moderne Tower (during construction)	3,200	SF	50.00	160,000
Clean, rehabilitate and repaint to match	10,458	SF	30.00	313,740
Allow for spall repair	500	SF	95.00	47,500
Allow for crack pressure injection	1,000	LF	75.00	75,000
Protect existing historical windows	1	LS	50,000.00	50,000
Protect and restore existing entry foyer	1,270	SF	50.00	63,500

Administration replacement addition

Architectural concrete finish	6,780	SF	20.00	135,600
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North stair tower - Annex Building

Cement plaster finish to match	1,940	SF	40.00	77,600
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Level 3 Connector - Elevated walkways

Wall framing, insulation and finish	1,425	SF	75.00	106,875
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Public Walkways - 2 Level

Wall framing, insulation and finish	2,642	SF	75.00	198,150
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Existing Courthouse

Patch and repair existing walls	1,000	SF	30.00	30,000
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Annex Building

Patch and repair existing enclosure to suit				
Secure gate openings	2	EA	15,000.00	30,000

Feasibility Study Cost Plan

Option 1 - Renovation of Existing Courthouse

Item Description	Quantity	Unit	Rate	Total
North stair tower opening	3	EA	15,000.00	45,000
Level 3 connector opening	1	EA	15,000.00	15,000
Patch and repair existing walls	28,613	SF	10.00	286,130
Upgrades to existing East Façade - blast requirements	6,817	SF	120.00	818,040
B2020 Exterior Windows				1,807,600
Allow for new sealant to existing glazed opening	1	LS	20,000.00	20,000
Provide new ballistic glazing - East Façade (chamber	3,610	SF	250.00	902,500
Blast resistant glazing - Public Entry	200	SF	300.00	60,000
Allow for new glazed entrance	2,600	SF	200.00	520,000
New glazed windows	2,034	SF	150.00	305,100
B2030 Exterior Doors				200,000
Automatic glazed entrances	1	LS	30,000.00	30,000
Fire exit doors	1	LS	20,000.00	20,000
Sallyport door	1	LS	75,000.00	75,000
Overhead roll-up doors	1	LS	75,000.00	75,000
				4,459,735
B30 Roofing				
B3010 Roof Coverings				867,959
Historic Courthouse				
New roofing including flashing and sheetmetal	11,771	SF	35.00	411,985
Annex Building				
Patch and repair existing roofing	16,817	SF	20.00	336,340
Caulking and sealants				
Miscellaneous caulking and sealants	79,756	SF	1.00	79,756
Security caulking	79,756	SF	0.50	39,878
				867,959

Feasibility Study Cost Plan

Option 1 - Renovation of Existing Courthouse

Item Description	Quantity	Unit	Rate	Total
C10 Interior Construction				
C1010 Partitions				1,024,499
Partition framing and surfacing				
Staircase shaft walls	7,782	SF	36.00	280,136
Elevator shaft walls	16,410	SF	36.00	590,763
MEP room walls	4,800	SF	32.00	153,600
C1020 Interior Doors				170,500
Interior doors and frames				
Staircase doors	21	EA	5,500.00	115,500
MEP room doors	11	EA	5,000.00	55,000
C1030 Fittings				181,482
Amenities and convenience items				
Exterior signage	1	LS	50,000.00	50,000
Interior code required signage	79,756	SF	1.00	79,756
Miscellaneous fittings	25,863	SF	2.00	51,726
				1,376,481
C20 Stairways				
C2010 Stair Construction				1,365,000
Staircase flights, floor to floor				
Steel framed staircase including railing and finish	21	EA	65,000.00	1,365,000
				1,365,000
C30 Interior Finishes				
C3010 Wall Finishes				665,064
Historic preservation				
Protect/ remove, rehabilitate and reinstall existing historic finishes - allowance	79,756	SF	4.00	319,024
Premium for public corridor	17,302	SF	20.00	346,040

Feasibility Study Cost Plan

Option 1 - Renovation of Existing Courthouse

Item Description	Quantity	Unit	Rate	Total
C3020 Floor Finishes				144,400
Premium for public corridor	7,220	SF	20.00	144,400
C3030 Ceiling Finishes				144,400
Premium for public corridor	7,220	SF	20.00	144,400
				953,864

D10 Conveying Systems

D1010 Elevators & Lifts				1,750,000
Protect and repair existing historic elevator	1	LS	30,000.00	30,000
Public elevators	6	STP	95,000.00	570,000
Premium for elevator cab finishes	2	EA	50,000.00	100,000
Judges' / staff elevator	6	STP	75,000.00	450,000
In-custody holding elevator	6	STP	100,000.00	600,000
				1,750,000

D20 Plumbing Systems

0

D30 Heating, Ventilation & Air Conditioning

0

D40 Fire Protection

0

Feasibility Study Cost Plan

Option 1 - Renovation of Existing Courthouse

Item Description	Quantity	Unit	Rate	Total
D50 Electrical Lighting, Power & Communications				
				0
E10 Equipment				
E1010 Commercial Equipment				70,000
Window washing davits	1	LS	20,000.00	20,000
Loading dock equipment	1	LS	50,000.00	50,000
E1020 Institutional Equipment				
E1030 Vehicular Equipment				
E1090 Other Equipment				
				70,000
E20 Furnishings				
				0
F10 Special Construction				
				0

Feasibility Study Cost Plan

Option 1 - Renovation of Existing Courthouse

Item Description	Quantity	Unit	Rate	Total
F20 Selective Demolition				
F2010 Building Elements Demolition				3,569,143
Exterior demolition				
Allow for protection of adjacent properties	1	LS	200,000.00	200,000
Demolish existing foundation - north structure	3,400	SF	30.00	102,000
Demolish north structure of existing Courthouse - including walls	10,150	SF	40.00	406,000
Allow for temporary shoring / support	10,150	SF	20.00	203,000
Demolish existing roof structure - Annex	4,300	SF	35.00	150,500
Demolish partial basement structure to suit - Annex mechanical area	401	CY	300.00	120,233
Interior demolition - Annex				
Demolish existing partitions, doors, fixed equipment (Basement)	17,020	SF	15.00	255,300
Demolish existing partitions, doors, fixed furnishings and equipment (Level 1 and 2)	32,800	SF	25.00	820,000
Services trade demolition				
Demolish existing services - plumbing, HVAC and electrical system	49,820	SF	3.00	149,460
Demolition to suit Seismic upgrade (including partial slab removal, excavation/ backfill/ shoring as required)				
Historic Courthouse	13,845	SF	30.00	415,350
Annex	49,820	SF	15.00	747,300
F2020 Hazardous Components Abatement				679,770
Hazmat abatement - Existing Courthouse	18,157	SF	10.00	181,570
Hazmat abatement - Annex	49,820	SF	10.00	498,200
				4,248,913

Feasibility Study Cost Plan

Option 1 - Interiors & Services Areas

		GSF		ASF
Areas				
Space Program		Program Areas		
Public Spaces	4	2,148	2,578	
Court Sets	6	17,165	21,456	
Chambers & Courtroom Supp	9	3,400	4,250	
Court Operations & Courtroc	3	256	320	
Clerk's Office	28	5,481	7,399	
Family Court, Civil & ADR	11	2,765	3,733	
Self-Help	2	733	953	
Administration	11	2,694	3,368	
Jury Services	2	2,379	2,974	
Sheriff	1	1,255	1,569	
Central Holding		1,150	1,725	
Building Support		2,854	3,568	
Subtotal of Program Area		53,893		
TOTAL PROGRAM AREA		53,893		0

Feasibility Study Cost Plan

Option 1 - Interiors & Services Summary

Ref.	Description		%	\$/SF	TOTAL \$ x 1,000
			Gross Area:	53,893 SF	
A10	Foundations		0%	0.00	0
A20	Basement Construction		0%	0.00	0
A	Substructure		0%	0.00	0
B10	Superstructure		0%	0.00	0
B20	Exterior Enclosure		0%	0.00	0
B30	Roofing		0%	0.00	0
B	Shell		0%	0.00	0
C10	Interior Construction		12%	85.83	4,626
C20	Stairways		0%	0.00	0
C30	Interior Finishes		9%	63.87	3,442
C	Interiors		21%	149.70	8,068
D10	Conveying Systems		0%	0.00	0
D20	Plumbing Systems		3%	22.16	1,194
D30	Heating, Ventilation & Air Conditioning		16%	115.81	6,241
D40	Fire Protection		2%	12.58	678
D50	Electrical Lighting, Power & Communications		22%	157.38	8,482
D	Services		42%	307.93	16,595
E10	Equipment		1%	9.55	515
E20	Furnishings		4%	27.83	1,500
E	Equipment & Furnishings		5%	37.38	2,015
F10	Special Construction		0%	0.00	0
F20	Selective Demolition		0%	0.00	0
F	Special Construction & Demolition		0%	0.00	0
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES			68%	495.01	26,678
Z10	Design Contingency	15.00%	10%	74.25	4,002
Z11	General Requirements	4.00%	3%	22.77	1,227
Z12	Construction Contingency	3.00%	2%	17.76	957
Z13	Other 3	0.00%	0%	0.00	0
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES			84%	609.79	32,864
Z21	General Conditions	6.00%	5%	36.59	1,972
Z22	Bonds & Insurance	2.00%	2%	12.93	697
Z23	Contractor's Overhead, Profit & Fee	3.00%	3%	19.78	1,066
BUILDING CONSTRUCTION COST BEFORE ESCALATION			100%	726.62	39,160
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - June, 2022			100%	726.62	39,160

Feasibility Study Cost Plan

Option 1 - Interiors & Services

Item Description	Quantity	Unit	Rate	Total
C10 Interior Construction				
C1010 Partitions				3,837,223
Concrete, block or CMU walls				
CMU walls	7,868	SF	38.00	298,984
Partition framing and surfacing				
Metal studs framing, gypsum board lining, insulation and painting on both sides	119,700	SF	28.00	3,351,610
Window walls and borrowed lights				
Interior glazing	1,244	SF	150.00	186,629
C1020 Interior Doors				627,626
Interior doors, frames and hardware				
Courtroom entry	12	EA	10,000.00	120,000
Judges/ jury courtroom entry	12	EA	5,000.00	60,000
Defendant entry	6	EA	5,000.00	30,000
Evidence closet	6	EA	6,000.00	36,000
Judges chamber	18	EA	3,500.00	63,000
Jury deliberation	12	EA	3,500.00	42,000
Public toilets	9	EA	4,000.00	36,000
Jury assembly	2	EA	8,000.00	16,000
Detention	6	EA	6,000.00	36,000
Other doors	54	EA	3,500.00	188,626
C1030 Fittings				160,733
Prefabricated compartment and accessories				
Toilet accessories	26	EA	1,000.00	26,000
Signage				
Room identification signage	53,893	SF	1.50	80,840
Miscellaneous				
Miscellaneous specialties	53,893	SF	1.00	53,893
				4,625,581

Feasibility Study Cost Plan

Option 1 - Interiors & Services

Item Description	Quantity	Unit	Rate	Total
C30 Interior Finishes				
C3010 Wall Finishes				2,010,150
Public Spaces	2,578	SF	40.00	103,120
Court Sets	21,456	SF	65.00	1,394,640
Chambers & Courtroom Supports	4,250	SF	25.00	106,250
Court Operations & Courtroom Clerks	320	SF	15.00	4,800
Clerk's Office	7,399	SF	15.00	110,985
Family Court, Civil & ADR	3,733	SF	15.00	55,995
Self-Help	953	SF	10.00	9,530
Administration	3,368	SF	15.00	50,520
Jury Services	2,974	SF	30.00	89,220
Sheriff	1,569	SF	15.00	23,535
Central Holding	1,725	SF	15.00	25,875
Building Support	3,568	SF	10.00	35,680
C3020 Floor Finishes				647,716
Public Spaces	2,578	SF	30.00	77,340
Court Sets	21,456	SF	10.00	214,560
Chambers & Courtroom Supports	4,250	SF	10.00	42,500
Court Operations & Courtroom Clerks	320	SF	10.00	3,200
Clerk's Office	7,399	SF	10.00	73,990
Family Court, Civil & ADR	3,733	SF	10.00	37,330
Self-Help	953	SF	10.00	9,530
Administration	3,368	SF	10.00	33,680
Jury Services	2,974	SF	40.00	118,960
Sheriff	1,569	SF	10.00	15,690
Central Holding	1,725	SF	8.00	13,800
Building Support	3,568	SF	2.00	7,136
C3030 Ceiling Finishes				784,290
Public Spaces	2,578	SF	20.00	51,560
Court Sets	21,456	SF	15.00	321,840
Chambers & Courtroom Supports	4,250	SF	15.00	63,750
Court Operations & Courtroom Clerks	320	SF	10.00	3,200
Clerk's Office	7,399	SF	10.00	73,990
Family Court, Civil & ADR	3,733	SF	10.00	37,330
Self-Help	953	SF	10.00	9,530
Administration	3,368	SF	10.00	33,680
Jury Services	2,974	SF	30.00	89,220

Feasibility Study Cost Plan

Option 1 - Interiors & Services

Item Description	Quantity	Unit	Rate	Total
Sheriff	1,569	SF	25.00	39,225
Central Holding	1,725	SF	25.00	43,125
Building Support	3,568	SF	5.00	17,840
				3,442,156

D10 Conveying Systems

0

D20 Plumbing Systems

D2010 Plumbing Fixtures				160,000
Sanitary fixtures, local domestic service, waste/vent pipework systems, including hose bibs, water softening, hot water heating equipment - allow (100 SF/Fixture)	80	EA	2,000.00	160,000
D2020 Domestic Water Distribution				224,000
Domestic service pipework				
Domestic service pipework - hot & cold water	80	EA	2,800.00	224,000
D2030 Sanitary Waste				503,146
Sanitary waste, vent and service pipework				
Waste, vent, fittings	80	EA	2,800.00	224,000
Floor/area drains and sinks, < = 6", complete with connection pipework, trap primers	79,756	SF	2.50	199,390
Condensate drainage pipework, fittings, < = 1-1/2", insulated	79,756	SF	1.00	79,756
D2040 Rain Water Drainage				107,671
Surface water drainage				
Roof & overflow drain pipe, < = 6" (reuse where applicable)	79,756	SF	1.35	107,671
D2090 Other Plumbing Systems				199,390
Natural gas - additional risers	79,756	SF	2.50	199,390
				1,194,207

Feasibility Study Cost Plan

Option 1 - Interiors & Services

Item Description	Quantity	Unit	Rate	Total
D30 Heating, Ventilation & Air Conditioning				
D3020 Heat Generating Systems				1,086,950
Heating hot water pipework, fittings				
Condensing heating hot water boiler, gas-fired, including flue, pipework connections, gas train (45 btuh per SF) - thermal expansion compensation, circulatory equipment	3,000	Mbth	30.00	90,000
Pipework, fittings - heating hot water, valves, equipment hook-up and insulation (add hook-up points)	79,756	SF	12.50	996,950
D3030 Cooling Generating Systems				1,088,048
Chilled water generation systems				
Water cooled chiller (250 SF/ton) - thermal expansion compensation, circulatory equipment	300	Ton	1,500.00	450,000
Pipework, fittings - chilled water, valves, equipment hook-up and insulation (add hook-up points)	79,756	SF	8.00	638,048
D3040 Distribution Systems				2,073,656
Air distribution and return				
Galvanized sheet metal ductwork, dampers, insulation, diffusers, registers and grilles (add duct shafts, tight ceiling space)	79,756	SF	26.00	2,073,656
D3050 Terminal & Package Units				1,165,087
Air handling units, custom modular type, OA economizer, (VAV), heating and cooling, filtration, sound attenuation, vibration isolation (1 cfm/SF)	75,000	CFM	12.00	900,000
CRAC units - MPOE (2 EA)	10	Ton	6,000.00	60,000
VAV boxes, reheat (1/700 SF)	114	EA	1,800.00	205,087
D3060 Controls and Instrumentation				638,048
Controls and instrumentation				
Direct digital energy management system - JCC BMS	79,756	SF	8.00	638,048
D3070 Systems Testing & Balancing				119,634
Test and balance air systems	79,756	SF	1.50	119,634

Feasibility Study Cost Plan

Option 1 - Interiors & Services

Item Description	Quantity	Unit	Rate	Total
D3090 Other HVAC Systems & Equipment				70,000
Unit ventilation/exhaust fans				
Restroom, plant rooms	1	LS	37,500.00	37,500
Central holding	1	LS	32,500.00	32,500
				6,241,423
D40 Fire Protection				
D4010 Sprinklers				677,926
Fire protection				
Automatic wet fire sprinklers - complete (+ riser pipework)	79,756	SF	8.50	677,926
Fire pump - not required				
				677,926
D50 Electrical Lighting, Power & Communications				
D5010 Electrical Service & Distribution				2,481,965
Mains power and distribution				
480/120 V distribution equipment and feeders (25 kVA/GFA)	2,000	kVA	287.50	575,000
Emergency power				
Emergency power generator, load bank, sound attenuated, emissions control, belly tank, associated 480-120/208 distribution equipment & feeders - 25% normal power	500	kVA	1,750.00	875,000
UPS - rack-mounted < 5 KW	6	EA	18,750.00	112,500
Photovoltaics				
Photovoltaic panels, storage and distribution equipment/cabling 10% normal power	200	KVA	3,250.00	650,000

Feasibility Study Cost Plan

Option 1 - Interiors & Services

Item Description	Quantity	Unit	Rate	Total
Machine and equipment power				
Connections and switches, including conduit and cable				
Miscellaneous connections, < 100 AM - including courtrooms, mechanical, A/V equipment, food service, dampers, BMS power, fire, IT and security systems	1	LS	269,465.00	269,465
D5020 Lighting & Branch Wiring				3,318,746
User convenience power				
Panel board breakers, 120 V circuits - feeder conduit and cable	79,756	SF	1.50	119,634
Receptacles, including conduit and cable, controlled	79,756	SF	6.00	478,536
Lighting				
Panel board breakers, 277 V circuits - feeder conduit and cable	79,756	SF	1.50	119,634
Fixtures/switches, including conduit and cable - including dimmable systems/day lighting/LED	79,756	SF	25.00	1,993,900
Lighting and power specialties				
Grounding IT/Electrical rooms	1	LS	48,750.00	48,750
Lighting control - LV panels, occupancy sensors, daylight dimming	79,756	SF	5.00	398,780
Cable tray/wire-way/j-hooks	79,756	SF	2.00	159,512
D5030 Communications & Security				1,821,950
Telephone and communications				
Telephone/data/WAP - including conduit & cable	79,756	SF	6.00	478,536
WAP	79,756	SF	1.50	119,634
ERRS	79,756	SF	2.00	159,512
Audiovisual systems, rough-in				
Equipment	6	EA	137,500.00	825,000
Audiovisual conduit & cable	79,756	SF	3.00	239,268
D5090 Other Electrical Systems				858,902
Fire alarm systems	79,756	SF	4.50	358,902
Security	1	LS	500,000.00	500,000
				8,481,563

Feasibility Study Cost Plan

Option 1 - Interiors & Services

Item Description	Quantity	Unit	Rate	Total
E10 Equipment				
E1010 Commercial Equipment				
E1020 Institutional Equipment				514,672
Detention equipment (including holding cells, doors, interview counter, etc.)	6	EA	75,000.00	450,000
Queuing system	53,893	SF	1.20	64,672
				514,672
E20 Furnishings				
E2010 Fixed Furnishings				1,500,000
Courtroom fixed furnishings	6	EA	250,000.00	1,500,000
E2020 Movable Furnishings				

Feasibility Study Cost Plan

Parking Structure - Main Street Areas

			GSF	ASF
Areas				
Enclosed Areas			Program Areas	
Existing Main Washington Parking Lot (PS1)	94	35,000	254	88,900
Downtown Parking Lot (PS2)	70	27,000		
90 Existing Spaces Surface Parking	90			
Subtotal of Enclosed Areas			254	62,000
Covered Areas				
Sub-Total			-	
Subtotal of Covered Areas at 50%			-	
TOTAL GROSS FLOOR AREA			62,000	88,900

Feasibility Study Cost Plan

Parking Structure - Main Street Areas

	GSF		ASF
Control Quantities			Ratio to GFA
Functional Units	254	Stalls	0.003
Number of stories	2	EA	0.000
Program Area	88,900	SF	1.434
Gross Area	62,000	SF	1.000
Volume	682,000	CF	11.000
Enclosed Area	31,000	SF	0.500
Covered Area	0	SF	-
Footprint Area	31,000	SF	0.500
Basement Volume	338,800	CF	5.465
Retaining Wall Area		SF	-
Structural Framed Slab	31,000	SF	0.500
Gross Wall Area		SF	-
Finished Wall Area		SF	-
Windows or Glazing		SF	-
Roof Area - Flat	31,000	SF	0.500
Roof Area - Sloping		SF	-
Roof Area - Total		SF	-
Roof Glazing Area		SF	-
Interior Partitions		LF	-
Interior Doors		EA	-
Staircase (floor to floor)	4	FLT	0.000
Shelled Area		SF	-
Finished Area		SF	-
Elevators (Ratio x 10,000)	4	EA	0.645
Plumbing Fixtures (Ratio x 1,000)		EA	-
HVAC		CFM	-
Sprinkler Systems	62,000	SF	1.000
Electrical Load (Ratio x 1,000)		KVA	-
Lighting Systems		SF	-

Feasibility Study Cost Plan

Parking Structure - Main Street Summary

Ref.	Description		%	\$/SF	TOTAL \$ x 1,000
			Gross Area:	62,000 SF	
A10	Foundations		9%	17.50	1,085
A20	Basement Construction		13%	25.28	1,567
A	Substructure		22%	42.78	2,652
B10	Superstructure		13%	25.00	1,550
B20	Exterior Enclosure		9%	17.60	1,091
B30	Roofing		3%	6.00	372
B	Shell		26%	48.60	3,013
C10	Interior Construction		3%	5.62	348
C20	Stairways		1%	2.26	140
C30	Interior Finishes		2%	3.98	247
C	Interiors		6%	11.85	735
D10	Conveying Systems		2%	4.19	260
D20	Plumbing Systems		3%	5.50	341
D30	Heating, Ventilation & Air Conditioning		1%	1.21	75
D40	Fire Protection		3%	5.00	310
D50	Electrical Lighting, Power & Communications		6%	10.74	666
D	Services		14%	26.64	1,652
E10	Equipment		2%	3.15	195
E20	Furnishings		0%	0.00	0
E	Equipment & Furnishings		2%	3.15	195
F10	Special Construction		0%	0.00	0
F20	Selective Demolition		0%	0.00	0
F	Special Construction & Demolition		0%	0.00	0
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES			70%	133.02	8,247
Z10	Design Contingency	12.00%	8%	15.96	990
Z11	General Requirements	4.00%	3%	5.96	369
Z12	Construction Contingency	3.00%	2%	4.65	288
Z13	Other 3	0.00%	0%	0.00	0
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES			84%	159.58	9,894
Z21	General Conditions	6.00%	5%	9.58	594
Z22	Bonds & Insurance	2.00%	2%	3.38	210
Z23	Contractor's Overhead, Profit & Fee	3.00%	3%	5.18	321
BUILDING CONSTRUCTION COST BEFORE ESCALATION			100%	190.16	11,790
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - June, 2022			100%	190.16	11,790

Feasibility Study Cost Plan

Parking Structure - Main Street

Item Description	Quantity	Unit	Rate	Total
A10 Foundations				
A1010 Standard Foundations				465,000
Reinforced concrete foundation				
Parking structure 1	17,500	SF	15.00	262,500
Parking structure 2	13,500	SF	15.00	202,500
A1030 Slab On Grade				620,000
Reinforced concrete slab-on grade				
Parking structure 1	17,500	SF	20.00	350,000
Parking structure 2	13,500	SF	20.00	270,000
				1,085,000
A20 Basement Construction				
A2010 Basement Excavation				1,165,130
Excavation				
Excavate lower level	12,548	CY	65.00	815,630
Shoring side of excavation				
Temporary shoring	3,495	SF	100.00	349,500
A2020 Basement Walls				401,925
Retaining walls				
Reinforced concrete retaining walls including	3,495	SF	115.00	401,925
				1,567,055
B10 Superstructure				
B1010 Floor Construction				1,550,000
Lateral framed structure	31,000	SF	20.00	620,000
Reinforced concrete structure	31,000	SF	30.00	930,000

Feasibility Study Cost Plan

Parking Structure - Main Street

Item Description	Quantity	Unit	Rate	Total
B1020 Roof Construction				
Included above				
				1,550,000
B20 Exterior Enclosure				
B2010 Exterior Walls				1,040,300
Fascias, bands, screens and trims				
Perimeter fence to reserved parking	1,282	LF	150.00	192,300
Gates	2	EA	10,000.00	20,000
Balustrades, parapets and roofscreens				
Balustrades and railing	2,070	LF	400.00	828,000
B2020 Exterior Windows				
B2030 Exterior Doors				51,000
Staircase doors	8	EA	4,500.00	36,000
Miscellaneous doors	1	LS	15,000.00	15,000
				1,091,300
B30 Roofing				
B3010 Roof Coverings				372,000
Waterproofing deck	31,000	SF	12.00	372,000
				372,000

Feasibility Study Cost Plan

Parking Structure - Main Street

Item Description	Quantity	Unit	Rate	Total
C10 Interior Construction				
C1010 Partitions				255,360
Elevator shaft walls	1,920	SF	35.00	67,200
Staircase shaft walls	5,376	SF	35.00	188,160
C1030 Fittings				93,000
Miscellaneous fittings including code required signage,	62,000	SF	1.50	93,000
				348,360
C20 Stairways				
C2010 Stair Construction				140,000
Staircase flight, floor to floor				
Steel framed staircase including railing and finishes	4	EA	35,000.00	140,000
				140,000
C30 Interior Finishes				
C3010 Wall Finishes				40,518
Painting to walls	27,012	SF	1.50	40,518
C3020 Floor Finishes				144,000
Sealed concrete	62,000	SF	2.00	124,000
Premium to elevator lobby	1	LS	20,000.00	20,000
C3030 Ceiling Finishes				62,000
Painting exposed surfaces	31,000	SF	2.00	62,000

Feasibility Study Cost Plan

Parking Structure - Main Street

Item Description	Quantity	Unit	Rate	Total
				246,518
D10 Conveying Systems				
D1010 Elevators & Lifts				260,000
Hydraulic elevators	4	EA	65,000.00	260,000
				260,000
D20 Plumbing Systems				
D2010 Plumbing Fixtures				31,000
Hose bibs, including connection pipework, fittings, 3/4"	62,000	SF	0.50	31,000
D2020 Domestic Water Distribution				186,000
Parking drainage systems, including fuel-oil separation	62,000	SF	3.00	186,000
D2040 Rain Water Drainage				124,000
Parking drainage - surface parking	62,000	SF	2.00	124,000
				341,000
D30 Heating, Ventilation & Air Conditioning				
D3030 Cooling Generating Systems				75,000
24/7 cooling re elevator machine room	10	Tons	7,500.00	75,000
				75,000

Feasibility Study Cost Plan

Parking Structure - Main Street

Item Description	Quantity	Unit	Rate	Total
D40 Fire Protection				
D4010 Sprinklers				310,000
Automatic wet sprinklers - complete	62,000	SF	5.00	310,000
				310,000
D50 Electrical Lighting, Power & Communications				
D5010 Electrical Service & Distribution				187,500
Mains power & distribution				
Mains power equipment and feeders, 480/277 V	750	kVA	250.00	187,500
D5020 Lighting & Branch Wiring				331,700
User convenience power				
Receptacles, including conduit and cable	62,000	SF	0.35	21,700
Lights				
Lights, switching, including conduit and cable	62,000	SF	5.00	310,000
D5030 Communications & Security				100,000
Security systems				
CCTV surveillance systems, access control	1	LS	100,000.00	100,000
D5090 Other Electrical Systems				46,500
Fire alarms				
Fire alarm stations/devices, including conduit and cable	62,000	SF	0.75	46,500
				665,700
E10 Equipment				
E1030 Vehicular Equipment				195,000
Parking control equipment (gate barrier, ticket dispensers, etc)	3	EA	65,000.00	195,000
				195,000

Feasibility Study Cost Plan

Option 1 - Existing Courthouse Site Areas

	SF	SF	SF
Areas			
Net Site Areas	14,186		
Net Site Area		14,186	
Building Footprint Areas			
Building Footprint Area	28,814		
Subtotal of Building Footprint Areas		28,814	
GROSS SITE AREA			43,000

Feasibility Study Cost Plan

Option 1 - Existing Courthouse Site Summary

Ref.	Description		%	\$/SF	TOTAL \$ x 1,000
			Gross Area:	43,000 SF	
G10	Site Preparation		8%	2.34	100
G20	Site Improvements		40%	11.29	485
G30	Site Mechanical Utilities		11%	3.08	133
G40	Site Electrical Utilities		11%	3.07	132
G90	Other Site Construction		0%	0.00	0
G	Building Sitework		70%	19.78	851
SITE ELEMENTAL COST BEFORE CONTINGENCIES			70%	19.78	851
Z10	Design Contingency	12.00%	8%	2.37	102
Z11	General Requirements	4.00%	3%	0.89	38
Z12	Construction Contingency	3.00%	2%	0.69	30
Z13	Other 3	0.00%	0%	0.00	0
SITE ELEMENTAL COST INCLUDING CONTINGENCIES			84%	23.73	1,020
Z21	General Conditions	6.00%	5%	1.42	61
Z22	Bonds & Insurance	2.00%	2%	0.50	22
Z23	Contractor's Overhead, Profit & Fee	3.00%	3%	0.77	33
SITE CONSTRUCTION COST BEFORE ESCALATION			100%	28.28	1,216
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - June, 2022			100%	28.28	1,216

Feasibility Study Cost Plan

Option 1 - Existing Courthouse Site

Item Description	Quantity	Unit	Rate	Total
G10 Site Preparation				
G1010 Site Clearing				86,000
Site clearing				
Site clearing	43,000	SF	2.00	86,000
G1020 Site Demolition and Relocations				7,400
Site demolition				
Demolish existing ADA path of travel - West	740	SF	10.00	7,400
G1030 Site Earthwork				7,093
Grading				
Fine grading to suit	14,186	SF	0.50	7,093
				100,493
G20 Site Improvements				
G2010 Roadways				
Refer to Perimeter Street Improvement				
G2020 Parking Lots				
Refer to Parking				
G2030 Pedestrian Paving				119,162
Patch and repair existing paving to suit renovation	9,930	SF	12.00	119,162
G2040 Site Development				315,200
Security bollards (Main and Church Street	246	LF	1,200.00	295,200
Site signage	1	LS	20,000.00	20,000

Feasibility Study Cost Plan

Option 1 - Existing Courthouse Site

Item Description	Quantity	Unit	Rate	Total
G2050 Landscaping				51,070
Patch and repair existing landscaping to suit renovation	4,256	SF	12.00	51,070
				485,432
G30 Site Mechanical Utilities				
G3010 Water Supply				35,000
Water supply				
Fire and domestic water pipework, valves, specialties,	100	LF	350.00	35,000
G3020 Sanitary Sewer				30,000
Sanitary sewer				
Underground pipework, manholes, connections to	100	LF	300.00	30,000
G3030 Storm Sewer				42,558
Storm sewer				
Storm water management systems, containment,	14,186	SF	3.00	42,558
G3060 Fuel Distribution				25,000
Natural gas				
Pipework, fittings, valves, specialties, connection to	100	LF	250.00	25,000
G3090 Other Site Mechanical Utilities				
				132,558

G40 Site Electrical Utilities

G4010 Electrical Distribution				49,500
Electrical contractor to provide primary conduit only ductbank to Power Co. Transformer. Secondary feeder conduit and cable by electrical contractor				
Primary - conduit only, (2) 5"	60	LF	275.00	16,500

Feasibility Study Cost Plan

Option 1 - Existing Courthouse Site

Item Description	Quantity	Unit	Rate	Total
Secondary - (5) 5" conduit and cable	60	LF	550.00	33,000
G4020 Site Lighting				42,558
Site lighting	14,186	SF	3.00	42,558
G4030 Site Communications & Security				40,000
Telecommunications/signals - feeder conduit/cable	100	LF	200.00	20,000
Connection manhole	1	LS	20,000.00	20,000
				132,058

Feasibility Study Cost Plan

Perimeter Street Improvements

Item Description	Quantity	Unit	Rate	Total
Perimeter Street Improvements - Option 1				
Street vacation - Washington Street	240	LF)		
Relocate existing utilities	240	LF	200.00	48,000
Site demolition	6,700	SF	5.00	33,500
New surfacing	6,700	SF	20.00	134,000
Patch and repair existing curbs	480	LF	10.00	4,800
Code upgrades including ramps/ curb cuts	6,700	SF	5.00	33,500
Main Street	190	LF)		
Site demolition	3,800	SF	5.00	19,000
New surfacing	1,900	SF	15.00	28,500
Patch and repair existing curbs	190	LF	10.00	1,900
Sidewalk improvement	1,900	SF	25.00	47,500
Code upgrades including ramps/ curb cuts	3,800	SF	5.00	19,000
Church Street	230	LF)		
Site demolition	6,600	SF	5.00	33,000
New surfacing	6,600	SF	15.00	99,000
Patch and repair existing curbs	230	LF	10.00	2,300
Sidewalk improvement	2,300	SF	40.00	92,000
Code upgrades including ramps/ curb cuts	6,600	SF	5.00	33,000
N. Pine Street	200	LF)		
Site demolition	6,550	SF	5.00	32,750
New surfacing	6,550	SF	15.00	98,250
Patch and repair existing curbs	200	LF	10.00	2,000
Sidewalk improvement	2,000	SF	25.00	50,000
Code upgrades including ramps/ curb cuts	6,550	SF	5.00	32,750
Street Improvement to suit New Parking (Including new driveway, curbs and sidewalk improvement, utility relocation, street lights)				
Main Washington Lot	440	LF	1,400.00	616,000
215 Washington Street	820	LF	1,400.00	1,148,000
Trade Cost Before Markups				2,608,750
Z10 Design Contingency	12.00%			313,050
Z11 General Requirements	4.00%			116,872

Feasibility Study Cost Plan

Perimeter Street Improvements

Item Description	Quantity	Unit	Rate	Total
Z12 Construction Contingency	3.00%			91,160
Z21 General Conditions	6.00%			187,790
Z22 Bonds & Insurance	2.00%			66,352
Z23 Contractor's Overhead, Profit & Fee	3.00%			101,519
Z24 Design & Build Fee	7.00%			243,985
Z30 Escalation Is Not Included	0.00%			
				3,729,478

Feasibility Study Cost Plan

Swing Space

Item Description	Quantity	Unit	Rate	Total
Swing Space - Option 1 & 2				
Building				
Preconstructed modular building - to suit				
Administration / Office	20,000	SF	150.00	3,000,000
Courtroom Spaces	9,500	SF	150.00	1,425,000
Secure Holding Spaces	4,700	SF	165.00	775,500
Exterior upgrades to suit program, interior construction and finishes, MEP system, fixed fixtures and equipments, detention systems				
Administration / Office	20,000	SF	150.00	3,000,000
Courtroom Spaces	9,500	SF	450.00	4,275,000
Secure Holding Spaces	4,700	SF	400.00	1,880,000
Sitework				
Site preparation	45,000	SF	4.00	180,000
Site utilities	45,000	SF	5.00	225,000
Site development (including fence and gates, landscaping, paving and surfacing, storm drainage, site lighting)	45,000	SF	25.00	1,125,000
Surface parking	12,000	SF	35.00	420,000
Trade Cost Before Markups	34,200	SF	476.77	16,305,500
Z10 Design Contingency	12.00%			1,956,660
Z11 General Requirements	4.00%			730,486
Z12 Construction Contingency	3.00%			569,779
Z21 General Conditions	6.00%			1,173,746
Z22 Bonds & Insurance	2.00%			414,723
Z23 Contractor's Overhead, Profit & Fee	3.00%			634,527
Z24 Design & Build Fee	7.00%			1,524,980
Z30 Escalation Is Not Included	0.00%			
				23,310,401

Feasibility Study Cost Plan

Miscellaneous

Item Description	Quantity	Unit	Rate	Total
Option 1 - Time Related GC / GR Premium				
Based on the following				
Option 1 - Q1 2027 (36 months)				
Option 2 - Q2 2027 (33 months)				
Option 3 - Q1 2026 (24 months)				
General conditions	12	MTHS	190,000.00	2,280,000
General requirements	12	MTHS	55,000.00	660,000
Cost Before Markups		SF		2,940,000
Z10 Design Contingency	0.00%			
Z11 General Requirements	4.00%			117,600
Z12 Construction Contingency	3.00%			91,728
Z21 General Conditions	6.00%			188,960
Z22 Bonds & Insurance	2.00%			66,766
Z23 Contractor's Overhead, Profit & Fee	3.00%			102,152
Z24 Design & Build Fee	7.00%			245,504
Z30 Escalation Is Not Included	0.00%			
				3,752,709

Feasibility Study Cost Plan

Miscellaneous

Item Description	Quantity	Unit	Rate	Total
Option 2 - Time Related GC / GR Premium				
Based on the following				
Option 1 - Q1 2027 (36 months)				
Option 2 - Q2 2027 (33 months)				
Option 3 - Q1 2026 (24 months)				
General conditions	9	MTHS	190,000.00	1,710,000
General requirements	9	MTHS	55,000.00	495,000
Cost Before Markups				2,205,000
Z10 Design Contingency				
Z11 General Requirements	4.00%			88,200
Z12 Construction Contingency	3.00%			68,796
Z21 General Conditions	6.00%			141,720
Z22 Bonds & Insurance	2.00%			50,074
Z23 Contractor's Overhead, Profit & Fee	3.00%			76,614
Z24 Design & Build Fee	7.00%			184,128
Z30 Escalation Is Not Included	0.00%			
				2,814,532

Feasibility Study Cost Plan

Option 2 - Replacement of Existing Courthouse Areas

GFA			ASF
Areas			
Enclosed Areas		Program Areas	
Basement	16	15,879	
Level 1	18	21,389	
Level 2	18	20,248	
Level 3	18	17,881	
Penthouse	14	1,837	
Subtotal of Enclosed Areas		77,233	
Covered Areas			
Sub-Total		-	
Subtotal of Covered Areas at 50%		-	
TOTAL GROSS FLOOR AREA		77,233	0% 0

Feasibility Study Cost Plan

Option 2 - Replacement of Existing Courthouse Areas

GFA		ASF
Control Quantities		Ratio to GFA
Functional Units	6 Courts	0.000
Number of stories	4 EA	0.000
Program Area	53,893 SF	0.698
Gross Area	77,233 SF	1.000
Volume	1,351,090 CF	17.494
Enclosed Area	77,233 SF	1.000
Covered Area	7,546 SF	0.098
Footprint Area	21,389 SF	0.277
Basement Volume	254,058 CF	3.289
Retaining Wall Area	11,926 SF	0.154
Structural Framed Slab	84,779 SF	1.098
Gross Wall Area	49,815 SF	0.645
Finished Wall Area	29,889 SF	0.387
Windows or Glazing	40% 19,926 SF	0.258
Roof Area - Flat	28,935 SF	0.375
Roof Area - Sloping	SF	-
Roof Area - Total	28,935 SF	0.375
Roof Glazing Area	SF	-
Interior Partitions	2,801 LF	0.036
Interior Doors	93 EA	0.001
Staircase (floor to floor)	9 FLT	0.000
Shelled Area	53,893 SF	0.698
Finished Area	23,340 SF	0.302
Elevators (Ratio x 1,000)	17 EA	2.201
Plumbing Fixtures (Ratio x 1,000)	EA	-
HVAC	CFM	-
Sprinkler Systems	SF	-
Electrical Load (Ratio x 1,000)	KVA	-
Lighting Systems	SF	-

Feasibility Study Cost Plan

Option 2 - Replacement of Existing Courthouse Summary

Ref.	Description		%	\$/SF	TOTAL \$ x 1,000
		Gross Area:		77,233 SF	
A10	Foundations		4%	20.01	1,546
A20	Basement Construction		7%	39.59	3,058
A	Substructure		11%	59.60	4,603
B10	Superstructure		24%	135.23	10,444
B20	Exterior Enclosure		22%	121.78	9,405
B30	Roofing		4%	20.05	1,549
B	Shell		49%	277.05	21,398
C10	Interior Construction		3%	16.68	1,288
C20	Stairways		2%	9.32	720
C30	Interior Finishes		2%	12.71	981
C	Interiors		7%	38.71	2,989
D10	Conveying Systems		3%	19.49	1,505
D20	Plumbing Systems		0%	0.00	0
D30	Heating, Ventilation & Air Conditioning		0%	0.00	0
D40	Fire Protection		0%	0.00	0
D50	Electrical Lighting, Power & Communications		0%	0.00	0
D	Services		3%	19.49	1,505
E10	Equipment		0%	0.00	0
E20	Furnishings		0%	0.00	0
E	Equipment & Furnishings		0%	0.00	0
F10	Special Construction		0%	0.00	0
F20	Selective Demolition		0%	0.00	0
F	Special Construction & Demolition		0%	0.00	0
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES			70%	394.85	30,495
Z10	Design Contingency	12.00%	8%	47.38	3,659
Z11	General Requirements	4.00%	3%	17.69	1,366
Z12	Construction Contingency	3.00%	2%	13.80	1,066
Z13	Other 3	0.00%	0%	0.00	0
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES			84%	473.72	36,587
Z21	General Conditions	6.00%	5%	28.42	2,195
Z22	Bonds & Insurance	2.00%	2%	10.04	776
Z23	Contractor's Overhead, Profit & Fee	3.00%	3%	15.37	1,187
BUILDING CONSTRUCTION COST BEFORE ESCALATION			100%	564.47	43,596
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - June, 2022			100%	564.47	43,596

Feasibility Study Cost Plan

Option 2 - Replacement of Existing Courthouse

Item Description	Quantity	Unit	Rate	Total
A10 Foundations				
A1010 Standard Foundations				777,155
Reinforced concrete including excavation				
Reinforced concrete pad foundation	21,389	SF	20.00	427,780
Elevator pit	5	EA	50,000.00	250,000
Stem walls	1,325	SF	75.00	99,375
A1020 Special Foundations				
A1030 Slab On Grade				768,505
Slab-on grade				
Reinforced concrete slab on grade	21,389	SF	25.00	534,725
Reinforced concrete curb	663	LF	30.00	19,890
Waterproofing under slab-on grade	21,389	SF	10.00	213,890
				1,545,660
A20 Basement Construction				
A2010 Basement Excavation				1,722,707
Excavation				
Basement excavation	9,410	CY	50.00	470,477
Shoring				
Shoring sides of excavation - 4 sides	12,522	SF	100.00	1,252,230
A2020 Basement Walls				1,335,065
Retaining walls				
Reinforced concrete retaining walls	11,926	SF	95.00	1,132,970
Waterproofing sides of retaining walls	11,926	SF	15.00	178,890
Subsurface drainage				
Perforated drain pipe	663	LF	35.00	23,205
				3,057,772

Feasibility Study Cost Plan

Option 2 - Replacement of Existing Courthouse

Item Description	Quantity	Unit	Rate	Total
B10 Superstructure				
B1010 Floor Construction				10,338,836
Lateral framing system				
Steel framing system (12 psf)	84,779	SF	46.20	3,916,790
Gravity framing system				
Steel framing system (10 psf)	84,779	SF	33.00	2,797,707
Metal deck with concrete fill	84,779	SF	30.00	2,543,370
Fireproofing				
Fireproofing steelworks	84,779	SF	5.00	423,895
Miscellaneous				
Secondary framing to façade	49,815	SF	5.00	249,075
Premium for hardened walls - Lower Level	2,920	SF	40.00	116,800
Elevator lateral bracing and connections	17	EA	3,500.00	59,500
Miscellaneous metals and rough carpentry	77,233	SF	3.00	231,699
B1020 Roof Construction				105,000
Included Above				
Allow for secondary roof	3,000	SF	35.00	105,000
				10,443,836

B20 Exterior Enclosure

B2010 Exterior Walls				5,869,313
Wall framing, furring and insulation				
Studs framing, sheathing, insulation, vapor membrane	49,815	SF	40.00	1,992,600
Applied exterior finish				
Anti-graffiti coating	6,800	SF	2.50	17,000
Prefabricated cladding panels				
Cladding panels	28,730	SF	85.00	2,442,084
Interior finish to exterior walls				
Gypsum board lining, painted	28,730	SF	10.00	287,304

Feasibility Study Cost Plan

Option 2 - Replacement of Existing Courthouse

Item Description	Quantity	Unit	Rate	Total
Fascias, bands, screen and trim				
Architectural detailings	49,815	SF	3.00	149,445
Soffits				
Finish to soffits	7,546	SF	120.00	905,520
Balustrades, parapets and roofscreens				
Finish to back of parapet walls	2,512	SF	30.00	75,360
B2020 Exterior Windows				3,365,750
Glazed aluminum framed curtain walls	19,926	SF	125.00	2,490,750
Premium for ballistic glazing - Chamber side	3,500	SF	250.00	875,000
B2030 Exterior Doors				170,000
Aluminum glazed entrances	4	EA	20,000.00	80,000
Sallyport doors	2	EA	5,000.00	10,000
Roll-up grilles - Sallyport	2	EA	30,000.00	60,000
Overhead roll-up door - Secured parking	1	EA	20,000.00	20,000
				9,405,063

B30 Roofing

B3010 Roof Coverings				1,548,670
Roofing				
Membrane roofing	21,218	SF	30.00	636,540
Roof deck or traffic surfaces				
Plaza pavers, including waterproofing	7,717	SF	65.00	501,605
Roof upstands and sheetmetal	28,935	SF	5.00	144,675
Caulking and sealants				
Miscellaneous caulking and sealants	77,233	SF	1.00	77,233

Feasibility Study Cost Plan

Option 2 - Replacement of Existing Courthouse

Item Description	Quantity	Unit	Rate	Total
Security caulking	77,233	SF	0.50	38,617
Secondary roof				
Allow for canopy covering	3,000	SF	50.00	150,000
B3020 Roof Openings				
				1,548,670

C10 Interior Construction

C1010 Partitions				824,640
Partition framing and surfacing				
Staircase shaft walls	5,040	SF	36.00	181,440
Elevator shaft walls	13,600	SF	36.00	489,600
MEP room walls	4,800	SF	32.00	153,600
C1020 Interior Doors				104,500
Interior doors and frames				
Staircase doors	9	EA	5,500.00	49,500
MEP room doors	11	EA	5,000.00	55,000
C1030 Fittings				358,932
Prefabricated compartment and accessories				
Including toilet partitions and accessories - public toilets	77,233	SF	1.00	77,233
Amenities and convenience items				
Exterior signage	1	LS	50,000.00	50,000
Interior code required signage	77,233	SF	1.00	77,233
Miscellaneous fittings	77,233	SF	2.00	154,466
				1,288,072

C20 Stairways

Feasibility Study Cost Plan

Option 2 - Replacement of Existing Courthouse

Item Description	Quantity	Unit	Rate	Total
C2010 Stair Construction				720,000
Staircase flights, floor to floor				
Steel framed staircase including railing and finish , 20' rise	9	EA	80,000.00	720,000
				720,000
C30 Interior Finishes				
C3010 Wall Finishes				456,540
Premium for public corridor	22,827	SF	20.00	456,540
C3020 Floor Finishes				299,920
Premium for public corridor	7,498	SF	40.00	299,920
C3030 Ceiling Finishes				224,940
Premium for public corridor	7,498	SF	30.00	224,940
				981,400
D10 Conveying Systems				
D1010 Elevators & Lifts				1,505,000
Public elevators	6	STP	80,000.00	480,000
Premium for elevator cab finishes	2	EA	50,000.00	100,000
Judges' / staff elevator, 3 stops	4	STP	65,000.00	260,000
In-custody holding elevator	7	STP	95,000.00	665,000
				1,505,000

Feasibility Study Cost Plan

Option 2 - Existing Courthouse Site Areas

	SF	SF	SF
Areas			
Net Site Areas	21,611		
Net Site Area		21,611	
Building Footprint Areas			
Building Footprint Area	21,389		
Subtotal of Building Footprint Areas		21,389	
GROSS SITE AREA			43,000

Feasibility Study Cost Plan

Option 2 - Existing Courthouse Site Summary

Ref.	Description		%	\$/SF	TOTAL \$ x 1,000
		Gross Area:		43,000 SF	
G10	Site Preparation		47%	68.98	2,966
G20	Site Improvements		18%	25.79	1,109
G30	Site Mechanical Utilities		2%	3.60	155
G40	Site Electrical Utilities		2%	3.59	154
G90	Other Site Construction		0%	0.00	0
G	Building Sitework		70%	101.96	4,384
SITE ELEMENTAL COST BEFORE CONTINGENCIES			70%	101.96	4,384
Z10	Design Contingency	12.00%	8%	12.24	526
Z11	General Requirements	4.00%	3%	4.57	196
Z12	Construction Contingency	3.00%	2%	3.56	153
Z13	Other 3	0.00%	0%	0.00	0
SITE ELEMENTAL COST INCLUDING CONTINGENCIES			84%	122.33	5,260
Z21	General Conditions	6.00%	5%	7.34	316
Z22	Bonds & Insurance	2.00%	2%	2.59	112
Z23	Contractor's Overhead, Profit & Fee	3.00%	3%	3.97	171
SITE CONSTRUCTION COST BEFORE ESCALATION			100%	145.77	6,268
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - June, 2022			100%	145.77	6,268

Feasibility Study Cost Plan

Option 2 - Existing Courthouse Site

Item Description	Quantity	Unit	Rate	Total
G10 Site Preparation				
G1010 Site Clearing				21,500
Site clearing				
Miscellaneous site clearing	43,000	SF	0.50	21,500
G1020 Site Demolition and Relocations				2,078,190
Building demolition				
Demolish existing Annex building	54,032	SF	20.00	1,080,640
Demolish existing Historic Courthouse	28,310	SF	25.00	707,750
Remove existing foundation	28,980	SF	10.00	289,800
G1030 Site Earthwork				43,111
Grading				
Rough grading	43,000	SF	0.50	21,500
Fine grading - site area	21,611	SF	1.00	21,611
G1040 Hazardous Waste Remediation				823,420
Hazmat abatement				
Annex building	54,032	SF	10.00	540,320
Historic Courthouse	28,310	SF	10.00	283,100
				2,966,221
G20 Site Improvements				
G2010 Roadways				86,444
Reinforced concrete vehicular paving	4,322	SF	20.00	86,444
G2020 Parking Lots				
G2030 Pedestrian Paving				216,110

Feasibility Study Cost Plan

Option 2 - Existing Courthouse Site

Item Description	Quantity	Unit	Rate	Total
Architectural concrete paving	8,644	SF	25.00	216,110
G2040 Site Development				503,900
Premium for Plaza - including walls, planter walls , drainage	6,290	SF	30.00	188,700
Security bollards (Main and Church Street	246	LF	1,200.00	295,200
Site signage	1	LS	20,000.00	20,000
G2050 Landscaping				302,554
Allow for softscaping (including soil preparation, trees,	8,644	SF	35.00	302,554
				1,109,008

G30 Site Mechanical Utilities

G3010 Water Supply				35,000
Water supply				
Fire and domestic water pipework, valves, specialties,	100	LF	350.00	35,000
G3020 Sanitary Sewer				30,000
Sanitary sewer				
Underground pipework, manholes, connections to existing infrastructure	100	LF	300.00	30,000
G3030 Storm Sewer				
G3040 Heating Distribution				64,833
Storm sewer				
Storm water management systems, containment,	21,611	SF	3.00	64,833
G3050 Cooling Distribution				

Feasibility Study Cost Plan

Option 2 - Existing Courthouse Site

Item Description	Quantity	Unit	Rate	Total
G3060 Fuel Distribution				25,000
Natural gas				
Pipework, fittings, valves, specialties, connection to	100	LF	250.00	25,000
G3090 Other Site Mechanical Utilities				
				154,833

G40 Site Electrical Utilities

G4010 Electrical Distribution				49,500
Electrical contractor to provide primary conduit only				
Primary - conduit only, (2) 5"	60	LF	275.00	16,500
Secondary - (5) 5" conduit and cable	60	LF	550.00	33,000
G4020 Site Lighting				64,833
Site lighting	21,611	SF	3.00	64,833
G4030 Site Communications & Security				40,000
Telecommunications/signals - feeder conduit/cable	100	LF	200.00	20,000
Connection manhole	1	LS	20,000.00	20,000
				154,333

Feasibility Study Cost Plan

Perimeter Street Improvements

Item Description	Quantity	Unit	Rate	Total
Perimeter Street Improvements - Option 2				
Street vacation - Washington Street	240	LF)		
Relocate existing utilities	240	LF	200.00	48,000
Site demolition	6,700	SF	5.00	33,500
New surfacing	6,700	SF	20.00	134,000
Patch and repair existing curbs	480	LF	10.00	4,800
Code upgrades including ramps/ curb cuts	6,700	SF	5.00	33,500
Main Street	190	LF)		
Site demolition	3,800	SF	5.00	19,000
New surfacing	1,900	SF	15.00	28,500
Patch and repair existing curbs	190	LF	10.00	1,900
Sidewalk improvement	1,900	SF	25.00	47,500
Code upgrades including ramps/ curb cuts	3,800	SF	5.00	19,000
Church Street	230	LF)		
Site demolition	6,600	SF	5.00	33,000
New surfacing	6,600	SF	15.00	99,000
Patch and repair existing curbs	230	LF	10.00	2,300
Sidewalk improvement	2,300	SF	40.00	92,000
Code upgrades including ramps/ curb cuts	6,600	SF	5.00	33,000
N. Pine Street	200	LF)		
Site demolition	6,550	SF	5.00	32,750
New surfacing	6,550	SF	15.00	98,250
Patch and repair existing curbs	200	LF	10.00	2,000
Sidewalk improvement	2,000	SF	25.00	50,000
Code upgrades including ramps/ curb cuts	6,550	SF	5.00	32,750
Street Improvement to suit New Parking (Including new driveway, curbs and sidewalk improvement, utility relocation, street lights)				
Main Washington Lot	440	LF	1,400.00	616,000
215 Washington Street	820	LF	1,400.00	1,148,000
Trade Cost Before Markups				2,608,750
Z10 Design Contingency	12.00%			313,050

Feasibility Study Cost Plan

Perimeter Street Improvements

Item Description	Quantity	Unit	Rate	Total
Z11 General Requirements	4.00%			116,872
Z12 Construction Contingency	3.00%			91,160
Z21 General Conditions	6.00%			187,790
Z22 Bonds & Insurance	2.00%			66,352
Z23 Contractor's Overhead, Profit & Fee	3.00%			101,519
Z24 Design & Build Fee	7.00%			243,985
Z30 Escalation Is Not Included	0.00%			
				3,729,478

Feasibility Study Cost Plan

Option 3 - New Courthouse Areas

			GFA	AFA
Areas				
Enclosed Areas			Program Areas	
Level 1	16	27,896		
Level 2	18.5	24,621		
Level 3	18.5	23,272		
Penthouse				
Subtotal of Enclosed Areas			75,788	
Covered Areas				
Canopy		2,890		
Sub-Total		2,890		
Subtotal of Covered Areas at 50%			1,445	
TOTAL GROSS FLOOR AREA			77,233	0

Feasibility Study Cost Plan

Option 3 - New Courthouse Areas

	GFA		AFA
Control Quantities			Ratio to GFA
Functional Units	6	Courts	0.000
Number of stories	3	EA	0.000
Program Area	53,893	SF	0.698
Gross Area	77,233	SF	1.000
Volume	1,332,341	CF	17.251
Enclosed Area	75,788	SF	0.981
Covered Area	2,890	SF	0.037
Footprint Area	27,896	SF	0.361
Basement Volume		CF	-
Retaining Wall Area		SF	-
Structural Framed Slab	78,678	SF	1.019
Gross Wall Area	47,884	SF	0.620
Finished Wall Area	28,730	SF	0.372
Windows or Glazing	40%	19,154 SF	0.248
Roof Area - Flat		27,896 SF	0.361
Roof Area - Sloping		2,890 SF	0.037
Roof Area - Total		30,785 SF	0.399
Roof Glazing Area		SF	-
Interior Partitions	2,627	LF	0.034
Interior Doors		EA	-
Staircase (floor to floor)	10	FLT	0.129
Shelled Area	53,893	SF	0.698
Finished Area	21,895	SF	0.283
Elevators (Ratio x 1,000)	14	EA	0.181
Plumbing Fixtures (Ratio x 1,000)		EA	-
HVAC		CFM	-
Sprinkler Systems	77,233	SF	1.000
Electrical Load (Ratio x 1,000)		kVA	-
Lighting Systems	75,788	SF	0.981

Feasibility Study Cost Plan

Option 3 - New Courthouse Summary

Ref.	Description		%	\$/SF	TOTAL \$ x 1,000
			Gross Area:	77,233 SF	
A10	Foundations		5%	24.54	1,895
A20	Basement Construction		0%	0.00	0
A	Substructure		5%	24.54	1,895
B10	Superstructure		25%	127.29	9,831
B20	Exterior Enclosure		25%	125.95	9,727
B30	Roofing		3%	16.01	1,237
B	Shell		54%	269.26	20,795
C10	Interior Construction		3%	13.46	1,039
C20	Stairways		2%	10.36	800
C30	Interior Finishes		4%	18.74	1,447
C	Interiors		9%	42.55	3,287
D10	Conveying Systems		3%	17.41	1,345
D20	Plumbing Systems		0%	0.00	0
D30	Heating, Ventilation & Air Conditioning		0%	0.00	0
D40	Fire Protection		0%	0.00	0
D50	Electrical Lighting, Power & Communications		0%	0.00	0
D	Services		3%	17.41	1,345
E10	Equipment		0%	0.91	70
E20	Furnishings		0%	0.00	0
E	Equipment & Furnishings		0%	0.91	70
F10	Special Construction		0%	0.00	0
F20	Selective Demolition		0%	0.00	0
F	Special Construction & Demolition		0%	0.00	0
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES			71%	354.67	27,392
Z10	Design Contingency	12.00%	9%	42.56	3,287
Z11	General Requirements	3.00%	2%	11.92	920
Z12	Construction Contingency	3.00%	2%	12.27	948
Z13	Other 3	0.00%	0%	0.00	0
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES			84%	421.43	32,548
Z21	General Conditions	5.50%	5%	23.18	1,790
Z22	Bonds & Insurance	2.00%	2%	8.89	687
Z23	Contractor's Overhead, Profit & Fee	3.00%	3%	13.60	1,051
Z24	Design & Build Fee	7.00%	7%	32.70	2,525
BUILDING CONSTRUCTION COST BEFORE ESCALATION			100%	499.80	38,601
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - June, 2022			100%	499.80	38,601

Feasibility Study Cost Plan

Option 3 - New Courthouse

Item Description	Quantity	Unit	Rate	Total
A10 Foundations				
A1010 Standard Foundations				895,737
Reinforced concrete including excavation				
Reinforced concrete pad foundation	27,896	SF	20.00	557,912
Elevator pit	5	EA	50,000.00	250,000
Stem walls	1,171	SF	75.00	87,825
A1030 Slab On Grade				999,745
Slab-on grade				
Reinforced concrete slab on grade	27,896	SF	25.00	697,390
Reinforced concrete curb	780	LF	30.00	23,400
Waterproofing under slab-on grade	27,896	SF	10.00	278,956
				1,895,482
B10 Superstructure				
B1010 Floor Construction				9,730,132
Lateral framing system				
Steel framing system (12 psf)	78,678	SF	46.20	3,634,917
Gravity framing system				
Steel framing system (10 psf)	78,678	SF	33.00	2,596,370
Metal deck with concrete fill	78,678	SF	30.00	2,360,336
Fireproofing				
Fireproofing steelworks	78,678	SF	5.00	393,389
Miscellaneous				
Secondary framing to façade	47,884	SF	5.00	239,420
MEP/ Penthouse and enclosure framing	3,000	SF	75.00	225,000
Elevator lateral bracing and connections	14	EA	3,500.00	49,000
Miscellaneous metals and rough carpentry	77,233	SF	3.00	231,699
B1020 Roof Construction				101,141
Included Above				

Feasibility Study Cost Plan

Option 3 - New Courthouse

Item Description	Quantity	Unit	Rate	Total
Allow for secondary roof	2,890	SF	35.00	101,141
				9,831,272
B20 Exterior Enclosure				
B2010 Exterior Walls				6,288,279
Wall framing, furring and insulation				
Studs framing, sheathing, insulation, vapor membrane	47,884	SF	40.00	1,915,360
Applied exterior finish				
Anti-graffiti coating	7,800	SF	2.50	19,500
Prefabricated cladding panels				
Cladding panels	28,730	SF	100.00	2,873,040
Interior finish to exterior walls				
Gypsum board lining, painted	28,730	SF	10.00	287,304
Fascias, bands, screen and trim				
Architectural detailings	47,884	SF	3.00	143,652
Mechanical screens	5,000	SF	120.00	600,000
Soffits				
Finish to soffits	2,890	SF	120.00	346,768
Balustrades, parapets and roofscreens				
Finish to back of parapet walls	2,933	SF	35.00	102,655
B2020 Exterior Windows				3,269,200
Glazed aluminum framed curtain walls	19,154	SF	125.00	2,394,200
Premium for ballistic glazing - Chamber side	3,500	SF	250.00	875,000
B2030 Exterior Doors				170,000
Aluminum glazed entrances	4	EA	20,000.00	80,000
Sallyport doors	2	EA	5,000.00	10,000
Roll-up grilles - Sallyport	2	EA	30,000.00	60,000
Overhead roll-up door - Secured parking	1	EA	20,000.00	20,000

Feasibility Study Cost Plan

Option 3 - New Courthouse

Item Description	Quantity	Unit	Rate	Total
				9,727,479
B30 Roofing				
B3010 Roof Coverings				1,236,682
Roofing				
Membrane roofing	27,896	SF	30.00	836,867
Roof upstands and sheetmetal	27,896	SF	5.00	139,478
Caulking and sealants				
Miscellaneous caulking and sealants	77,233	SF	1.00	77,233
Security caulking	77,233	SF	0.50	38,617
Secondary roof				
Allow for canopy covering	2,890	SF	50.00	144,487
				1,236,682
C10 Interior Construction				
C1010 Partitions				758,400
Partition framing and surfacing				
Staircase shaft walls	5,600	SF	36.00	201,600
Elevator shaft walls	11,200	SF	36.00	403,200
MEP room walls	4,800	SF	32.00	153,600
C1020 Interior Doors				110,000
Interior doors and frames				
Staircase doors	10	EA	5,500.00	55,000
MEP room doors	11	EA	5,000.00	55,000
C1030 Fittings				171,023
Amenities and convenience items				
Exterior signage	1	LS	50,000.00	50,000
Interior code required signage	77,233	SF	1.00	77,233

Feasibility Study Cost Plan

Option 3 - New Courthouse

Item Description	Quantity	Unit	Rate	Total
Miscellaneous fittings	21,895	SF	2.00	43,790
				1,039,423

C20 Stairways

C2010 Stair Construction				800,000
Staircase flights, floor to floor				
Steel framed staircase including railing and finish , 20' rise	10	EA	80,000.00	800,000
				800,000

C30 Interior Finishes

C3010 Wall Finishes				535,600
Premium for public corridor	26,780	SF	20.00	535,600
C3020 Floor Finishes				520,880
Premium for public corridor	13,022	SF	40.00	520,880
C3030 Ceiling Finishes				390,660
Premium for public corridor	13,022	SF	30.00	390,660
				1,447,140

D10 Conveying Systems

D1010 Elevators & Lifts				1,345,000
Public elevators	6	STP	80,000.00	480,000
Premium for elevator cab finishes	2	EA	50,000.00	100,000
Judges' / staff elevator, 3 stops	3	STP	65,000.00	195,000
In-custody holding elevator	6	STP	95,000.00	570,000
				1,345,000

Feasibility Study Cost Plan

Option 3 - New Courthouse

Item Description	Quantity	Unit	Rate	Total
E10 Equipment				
E1010 Commercial Equipment				70,000
Window washing davits	1	LS	20,000.00	20,000
Loading dock equipment	1	LS	50,000.00	50,000
				70,000

Feasibility Study Cost Plan

Option 3 - Interiors & Services Areas

		NSF	CGSF	
Areas				
Space Program				
Public Spaces	4	2,148	2,578	
Court Sets	6	17,165	21,456	
Chambers & Courtroom Supports	9	3,400	4,250	
Court Operations & Courtroom Clerks	3	256	320	
Clerk's Office	28	5,481	7,399	
Family Court, Civil & ADR	11	2,765	3,733	
Self-Help	2	733	953	
Administration	11	2,694	3,368	
Jury Services	2	2,379	2,974	
Sheriff	1	1,255	1,569	
Central Holding		1,150	1,725	
Building Support		2,854	3,568	
Subtotal of Program Area			53,893	
TOTAL PROGRAM AREA			53,893	0

Feasibility Study Cost Plan

Option 3 - Interiors & Services Summary

Ref.	Description		%	\$/SF	TOTAL \$ x 1,000
		Gross Area:		77,233 SF	
A10	Foundations		0%	0.00	0
A20	Basement Construction		0%	0.00	0
A	Substructure		0%	0.00	0
B10	Superstructure		0%	0.00	0
B20	Exterior Enclosure		0%	0.00	0
B30	Roofing		0%	0.00	0
B	Shell		0%	0.00	0
C10	Interior Construction		13%	74.68	5,768
C20	Stairways		0%	0.00	0
C30	Interior Finishes		13%	72.37	5,590
C	Interiors		26%	147.06	11,358
D10	Conveying Systems		0%	0.00	0
D20	Plumbing Systems		3%	17.32	1,338
D30	Heating, Ventilation & Air Conditioning		14%	79.58	6,146
D40	Fire Protection		1%	7.50	579
D50	Electrical Lighting, Power & Communications		21%	116.93	9,031
D	Services		39%	221.34	17,095
E10	Equipment		1%	6.66	515
E20	Furnishings		3%	19.42	1,500
E	Equipment & Furnishings		5%	26.09	2,015
F10	Special Construction		0%	0.00	0
F20	Selective Demolition		0%	0.00	0
F	Special Construction & Demolition		0%	0.00	0
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES			70%	394.48	30,467
Z10	Design Contingency	12.00%	8%	47.34	3,656
Z11	General Requirements	4.00%	3%	17.67	1,365
Z12	Construction Contingency	3.00%	2%	13.78	1,065
Z13	Other 3	0.00%	0%	0.00	0
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES			84%	473.28	36,553
Z21	General Conditions	6.00%	5%	28.40	2,193
Z22	Bonds & Insurance	2.00%	2%	10.03	775
Z23	Contractor's Overhead, Profit & Fee	3.00%	3%	15.35	1,186
Z24	Design & Build Fee	7.00%	7%	36.89	2,849
BUILDING CONSTRUCTION COST BEFORE ESCALATION			100%	563.96	43,556
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - June, 2022			100%	563.96	43,556

Feasibility Study Cost Plan

Option 3 - Interiors & Services

Item Description	Quantity	Unit	Rate	Total
C10 Interior Construction				
C1010 Partitions				4,979,722
Concrete, block or CMU walls				
CMU walls	11,248	SF	40.00	449,920
Partition framing and surfacing				
Metal studs framing, gypsum board lining, insulation and painting on both sides	142,909	SF	30.00	4,287,284
Window walls and borrowed lights				
Interior glazing	1,617	SF	150.00	242,519
C1020 Interior Doors	137	EA)		627,626
Interior doors, frames and hardware				
Courtroom entry	12	EA	10,000.00	120,000
Judges/ jury courtroom entry	12	EA	5,000.00	60,000
Defendant entry	6	EA	5,000.00	30,000
Evidence closet	6	EA	6,000.00	36,000
Judges chamber	18	EA	3,500.00	63,000
Jury deliberation	12	EA	3,500.00	42,000
Public toilets	9	EA	4,000.00	36,000
Jury assembly	2	EA	8,000.00	16,000
Detention	6	EA	6,000.00	36,000
Other doors	54	EA	3,500.00	188,626
C1030 Fittings				160,733
Prefabricated compartment and accessories				
Toilet accessories	26	EA	1,000.00	26,000
Signage				
Room identification signage	53,893	SF	1.50	80,840
Miscellaneous				
Miscellaneous specialties	53,893	SF	1.00	53,893
				5,768,080

Feasibility Study Cost Plan

Option 3 - Interiors & Services

Item Description	Quantity	Unit	Rate	Total
C30 Interior Finishes				
C3010 Wall Finishes				2,777,505
Public Spaces	2,578	SF	50.00	128,900
Court Sets	21,456	SF	90.00	1,931,040
Chambers & Courtroom Supports	4,250	SF	40.00	170,000
Court Operations & Courtroom Clerks	320	SF	20.00	6,400
Clerk's Office	7,399	SF	20.00	147,980
Family Court, Civil & ADR	3,733	SF	20.00	74,660
Self-Help	953	SF	10.00	9,530
Administration	3,368	SF	20.00	67,360
Jury Services	2,974	SF	50.00	148,700
Sheriff	1,569	SF	20.00	31,380
Central Holding	1,725	SF	15.00	25,875
Building Support	3,568	SF	10.00	35,680
C3020 Floor Finishes				703,236
Public Spaces	2,578	SF	40.00	103,120
Court Sets	21,456	SF	10.00	214,560
Chambers & Courtroom Supports	4,250	SF	10.00	42,500
Court Operations & Courtroom Clerks	320	SF	10.00	3,200
Clerk's Office	7,399	SF	10.00	73,990
Family Court, Civil & ADR	3,733	SF	10.00	37,330
Self-Help	953	SF	10.00	9,530
Administration	3,368	SF	10.00	33,680
Jury Services	2,974	SF	50.00	148,700
Sheriff	1,569	SF	10.00	15,690
Central Holding	1,725	SF	8.00	13,800
Building Support	3,568	SF	2.00	7,136
C3030 Ceiling Finishes				2,108,965
Public Spaces	2,578	SF	70.00	180,460
Court Sets	21,456	SF	60.00	1,287,360
Chambers & Courtroom Supports	4,250	SF	25.00	106,250
Court Operations & Courtroom Clerks	320	SF	15.00	4,800
Clerk's Office	7,399	SF	15.00	110,985
Family Court, Civil & ADR	3,733	SF	15.00	55,995
Self-Help	953	SF	15.00	14,295
Administration	3,368	SF	15.00	50,520
Jury Services	2,974	SF	50.00	148,700

Feasibility Study Cost Plan

Option 3 - Interiors & Services

Item Description	Quantity	Unit	Rate	Total
Sheriff	1,569	SF	40.00	62,760
Central Holding	1,725	SF	40.00	69,000
Building Support	3,568	SF	5.00	17,840
				5,589,706

D20 Plumbing Systems

D2010 Plumbing Fixtures				440,000
Sanitary fixtures, domestic service, waste/vent pipework systems, including hose bibs, water softening, hot water heating equipment - allow (1000 SF/Fixture)	80	EA	2,000.00	160,000
D2020 Domestic Water Distribution				280,000
Sanitary waste, vent and service pipework				
Domestic service pipework	80	EA	3,500.00	280,000
D2030 Sanitary Waste				550,316
Sanitary waste, vent and service pipework				
Waste, vent, fittings	80	EA	3,500.00	280,000
Floor/area drains and sinks, < = 6", complete with connection pipework, trap primers	77,233	SF	2.50	193,083
Condensate drainage pipework, fittings, < = 1-1/2", insulated	77,233	SF	1.00	77,233
D2040 Rain Water Drainage				193,083
Surface water drainage				
Roof & overflow drain pipe, < = 6"	77,233	SF	2.50	193,083
D2090 Other Plumbing Systems				154,466
Natural gas - re HHW boilers, DX unit and kitchen service	77,233	SF	2.00	154,466
				1,337,864
16.69 \$/SF				

D30 Heating, Ventilation & Air Conditioning

D3020 Heat Generating Systems				1,055,413
Heating hot water pipework, fittings				
Condensing heating hot water boiler, gas-fired, including flue, pipework connections, gas train (45 btuh per SF) - thermal expansion compensation, circulatory equipment	3,000	Mbth	30.00	90,000

Feasibility Study Cost Plan

Option 3 - Interiors & Services

Item Description	Quantity	Unit	Rate	Total
Pipework, fittings - heating hot water, valves, equipment hook-up and insulation	77,233	SF	12.50	965,413
D3030 Cooling Generating Systems				1,029,248
Chilled water generation systems				
Water cooled chiller (250 SF/ton) - thermal expansion compensation, circulatory equipment	300	Ton	1,500.00	450,000
Pipework, fittings - chilled water, valves, equipment hook-up and insulation	77,233	SF	7.50	579,248
D3040 Distribution Systems				1,930,825
Air distribution and return				
Galvanized sheet metal ductwork, dampers, insulation, diffusers, registers and grilles	77,233	SF	25.00	1,930,825
D3050 Terminal & Package Units				1,288,571
Air handling units, custom modular type, OA economizer, (VAV), heating and cooling, filtration, sound attenuation, vibration isolation (1 cfm/SF)	80,000	CFM	12.50	1,000,000
CRAC units - MPOE (2 EA)	10	Ton	6,000.00	60,000
VAV boxes, reheat (1/700 SF)	114	EA	2,000.00	228,571
D3060 Controls and Instrumentation				656,481
Controls and instrumentation				
Direct digital energy management system	77,233	SF	8.50	656,481
D3070 Systems Testing & Balancing				115,850
Test and balance air systems	77,233	SF	1.50	115,850
D3090 Other HVAC Systems & Equipment				70,000
Unit ventilation/exhaust fans				
Restroom, plant rooms	1	LS	37,500.00	37,500
Central holding	1	LS	32,500.00	32,500
	79.58	\$/SF		6,146,386

D40 Fire Protection

D4010 Sprinklers				579,248
Fire protection				
Automatic wet fire sprinklers - complete	77,233	SF	7.50	579,248

Feasibility Study Cost Plan

Option 3 - Interiors & Services

Item Description	Quantity	Unit	Rate	Total
Fire pump				<i>Not Required</i>
	7.50	\$/SF		579,248

D50 Electrical Lighting, Power & Communications

D5010 Electrical Service & Distribution				2,714,515
Mains power and distribution				
480/120 V distribution equipment and feeders (25 kVA/GFA)	2,000	kVA	287.50	575,000
Emergency power				
Emergency power generator, load bank, sound attenuated, emissions control, belly tank, associated 480-120/208 distribution equipment & feeders - 25% normal power	500	kVA	1,750.00	875,000
UPS - rack-mounted < 5 KW	6	EA	18,750.00	112,500
Photovoltaics				
Photovoltaics				
Photovoltaic panels, storage and distribution equipment/cabling 10% normal power	200	KVA	3,250.00	650,000
Machine and equipment power				
Connections and switches, including conduit and cable				
Miscellaneous connections, < 100 AM - including courtrooms, mechanical, A/V equipment, food service, dampers, BMS power, fire, IT and security systems	1	LS	502,014.50	502,015
D5020 Lighting & Branch Wiring				3,640,085
User convenience power				
Panel board breakers, 120 V circuits - feeder conduit and cable	77,233	SF	1.50	115,850
Receptacles, including conduit and cable, controlled	77,233	SF	6.50	502,015
Lighting				
Panel board breakers, 277 V circuits - feeder conduit and cable	77,233	SF	1.50	115,850
Fixtures/switches, including conduit and cable - including dimmable systems/day lighting/LED	77,233	SF	30.00	2,316,990
Lighting and power specialties				
Grounding IT/Electrical rooms	1	LS	48,750.00	48,750

Feasibility Study Cost Plan

Option 3 - Interiors & Services

Item Description	Quantity	Unit	Rate	Total
Lighting control - LV panels, occupancy sensors, daylight dimming	77,233	SF	5.00	386,165
Cable tray/wire-way/j-hooks	77,233	SF	2.00	154,466
D5030 Communications & Security				1,829,029
Telephone and communications				
Telephone/data/WAP - including conduit & cable	77,233	SF	6.50	502,015
WAP	77,233	SF	1.50	115,850
ERRS	77,233	SF	2.00	154,466
Audiovisual systems, rough-in				
Equipment	6	EA	137,500.00	825,000
Audiovisual conduit & cable	77,233	SF	3.00	231,699
D5090 Other Electrical Systems				847,549
Fire alarm systems	77,233	SF	4.50	347,549
Security	1	LS	500,000.00	500,000
	116.93	\$/SF		9,031,177

E10 Equipment

E1020 Institutional Equipment				514,672
Detention equipment (including holding cells, doors, interview counter, etc.)	6	EA	75,000.00	450,000
Queuing system	53,893	SF	1.20	64,672
				514,672

E20 Furnishings

E2010 Fixed Furnishings				1,500,000
Courtroom fixed furnishings	6	EA	250,000.00	1,500,000
				1,500,000

Feasibility Study Cost Plan

Parking - New Courthouse Site Areas

	SF	SF	SF
Areas			
Net Site Areas	240	102,000	
Net Site Area			102,000
Building Footprint Areas			
Building Footprint Area			
Subtotal of Building Footprint Areas			0
GROSS SITE AREA			102,000

Feasibility Study Cost Plan

Parking - New Courthouse Site Summary

Ref.	Description		%	\$/SF	TOTAL \$ x 1,000
			Gross Area:	102,000 SF	
G10	Site Preparation		4%	1.44	147
G20	Site Improvements		57%	23.09	2,355
G30	Site Mechanical Utilities		7%	3.00	306
G40	Site Electrical Utilities		3%	1.17	119
G90	Other Site Construction		0%	0.00	0
G	Building Sitework		71%	28.70	2,927
SITE ELEMENTAL COST BEFORE CONTINGENCIES			71%	28.70	2,927
Z10	Design Contingency	12.00%	8%	3.44	351
Z11	General Requirements	3.00%	2%	0.96	98
Z12	Construction Contingency	3.00%	2%	0.99	101
Z13	Other 3	0.00%	0%	0.00	0
SITE ELEMENTAL COST INCLUDING CONTINGENCIES			84%	34.10	3,478
Z21	General Conditions	6.00%	5%	2.05	209
Z22	Bonds & Insurance	2.00%	2%	0.72	74
Z23	Contractor's Overhead, Profit & Fee	3.00%	3%	1.11	113
SITE CONSTRUCTION COST BEFORE ESCALATION			100%	40.63	4,144
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - June, 2022			100%	40.63	4,144

Feasibility Study Cost Plan

Parking - New Courthouse Site

Item Description	Quantity	Unit	Rate	Total
G10 Site Preparation				
G1010 Site Clearing				51,000
Site clearing	102,000	SF	0.50	51,000
G1020 Site Demolition and Relocations				
G1030 Site Earthwork				96,000
Rough grading	102,000	SF	0.50	51,000
Fine grading - site area	90,000	SF	0.50	45,000
G1040 Hazardous Waste Remediation				
				147,000
G20 Site Improvements				
G2010 Roadways				
G2020 Parking Lots				1,800,000
Asphalt concrete paving including curbs and gutter	90,000	SF	20.00	1,800,000
G2030 Pedestrian Paving				135,000
Premium for pedestrian paving	13,500	SF	10.00	135,000
G2040 Site Development				
G2050 Landscaping				420,000

Feasibility Study Cost Plan

Parking - New Courthouse Site

Item Description	Quantity	Unit	Rate	Total
Allow for softscaping (including soil preparation, trees, groundcover)	12,000	SF	35.00	420,000
				2,355,000
G30 Site Mechanical Utilities				
G3030 Storm Sewer				306,000
Storm sewer				
Storm water management systems, containment,	102,000	SF	3.00	306,000
				306,000
G40 Site Electrical Utilities				
G4010 Electrical Distribution				
G4020 Site Lighting				119,000
Surface parking lights	34	EA	3,500.00	119,000
				119,000

Feasibility Study Cost Plan

Option 3 - New Courthouse Site Areas

	SF	SF	SF
Areas			
Net Site Areas	67,104		
Net Site Area		67,104	
Building Footprint Areas			
Building Footprint Area	27,896		
Subtotal of Building Footprint Areas		27,896	
GROSS SITE AREA			95,000

Feasibility Study Cost Plan

Option 3 - New Courthouse Site Summary

Ref.	Description		%	\$/SF	TOTAL \$ x 1,000
			Gross Area:	95,000 SF	
G10	Site Preparation		32%	50.27	4,776
G20	Site Improvements		20%	30.98	2,943
G30	Site Mechanical Utilities		7%	10.82	1,028
G40	Site Electrical Utilities		3%	4.26	405
G90	Other Site Construction		10%	15.79	1,500
G	Building Sitework		71%	112.12	10,652
SITE ELEMENTAL COST BEFORE CONTINGENCIES			71%	112.12	10,652
Z10	Design Contingency	12.00%	8%	13.45	1,278
Z11	General Requirements	3.00%	2%	3.77	358
Z12	Construction Contingency	3.00%	2%	3.88	369
Z13	Other 3	0.00%	0%	0.00	0
SITE ELEMENTAL COST INCLUDING CONTINGENCIES			84%	133.22	12,656
Z21	General Conditions	6.00%	5%	7.99	759
Z22	Bonds & Insurance	2.00%	2%	2.82	268
Z23	Contractor's Overhead, Profit & Fee	3.00%	3%	4.32	411
SITE CONSTRUCTION COST BEFORE ESCALATION			100%	158.75	15,081
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - June, 2022			100%	158.75	15,081

Feasibility Study Cost Plan

Option 3 - New Courthouse Site

Item Description	Quantity	Unit	Rate	Total
G10 Site Preparation				
G1010 Site Clearing				47,500
Site clearing	95,000	SF	0.50	47,500
G1020 Site Demolition and Relocations				2,600,000
Building demolition	1	LS	2,000,000.00	2,000,000
Site demolition	200,000	SF	3.00	600,000
G1030 Site Earthwork				2,128,552
Cut/ fill - 40' range	200,000	SF	10.00	2,000,000
Rough grading	95,000	SF	1.00	95,000
Fine grading - site area	67,104	SF	0.50	33,552
G1040 Hazardous Waste Remediation				
				4,776,052
G20 Site Improvements				
G2010 Roadways				668,418
Reinforced concrete vehicular paving	13,421	SF	20.00	268,418
Road access	200,000	SF	2.00	400,000
G2020 Parking Lots				
Refer to Parking - New Site				
G2030 Pedestrian Paving				671,044
Architectural concrete paving	26,842	SF	25.00	671,044
G2040 Site Development				664,000
Judges' parking enclosure	200	LF	400.00	80,000
Judges' parking roof / canopy structure	4,700	SF	120.00	564,000
Site signage	1	LS	20,000.00	20,000

Feasibility Study Cost Plan

Option 3 - New Courthouse Site

Item Description	Quantity	Unit	Rate	Total
G2050 Landscaping				939,462
Allow for softscaping (including soil preparation, trees,	26,842	SF	35.00	939,462
				2,942,924

G30 Site Mechanical Utilities

G3010 Water Supply				550,000
Water supply				
Fire and domestic water pipework, valves, specialties, post indicator valves, fire hydrants, fire department connections etc	1,000	LF	350.00	350,000
Fire pump and jockey pump including electrical connections	1	LS	110,000.00	110,000
Booster pump including electrical connections	1	LS	90,000.00	90,000
G3020 Sanitary Sewer				105,000
Sanitary sewer				
Underground pipework, manholes, connections to existing infrastructure	350	LF	300.00	105,000
G3030 Storm Sewer				285,000
Storm sewer				
Storm water management systems, containment, treatment and run-off	95,000	SF	3.00	285,000
G3060 Fuel Distribution				87,500
Natural gas				
Pipework, fittings, valves, specialties, connection to existing infrastructure	350	LF	250.00	87,500
				1,027,500

G40 Site Electrical Utilities

Feasibility Study Cost Plan

Option 3 - New Courthouse Site

Item Description	Quantity	Unit	Rate	Total
G4010 Electrical Distribution				123,750
Electrical contractor to provide primary conduit only ductbank to Power Co. Transformer. Secondary feeder conduit and cable by electrical contractor				
Primary - conduit only, (2) 5"	150	LF	275.00	41,250
Secondary - (5) 5" conduit and cable	150	LF	550.00	82,500
G4020 Site Lighting				201,313
Site lighting	67,104	SF	3.00	201,313
G4030 Site Communications & Security				80,000
Telecommunications/signals - feeder conduit/cable	300	LF	200.00	60,000
Connection manhole	1	LS	20,000.00	20,000
G4090 Other Site Electrical Utilities				
				405,063
G90 Other Site Construction				1,500,000
G9010 Service & Pedestrian Tunnels				
G9090 Other Site Systems				1,500,000
Provision of new traffic signals	1	LS	500,000.00	500,000
Provision of new utility and new connections- proposed	200,000	SF	5.00	1,000,000
				1,500,000

Feasibility Study Cost Plan

Perimeter Street Improvements

Item Description	Quantity	Unit	Rate	Total
Perimeter Street Improvements - Option 3				
North	520	LF)		
Site demolition	10,400	SF	5.00	52,000
New surfacing	5,200	SF	15.00	78,000
Patch and repair existing curbs	520	LF	10.00	5,200
Sidewalk improvement	5,200	SF	25.00	130,000
Code upgrades including ramps/ curb cuts	10,400	SF	5.00	52,000
East	370	LF)		
Site demolition	7,400	SF	5.00	37,000
New surfacing	3,700	SF	15.00	55,500
Patch and repair existing curbs	370	LF	10.00	3,700
Sidewalk improvement	3,700	SF	25.00	92,500
Code upgrades including ramps/ curb cuts	7,400	SF	5.00	37,000
South	520	LF)		
Site demolition	10,400	SF	5.00	52,000
New surfacing	5,200	SF	15.00	78,000
Patch and repair existing curbs	520	LF	10.00	5,200
Sidewalk improvement	5,200	SF	40.00	208,000
Code upgrades including ramps/ curb cuts	10,400	SF	5.00	52,000
West	370	LF)		
Site demolition	7,400	SF	5.00	37,000
New surfacing	3,700	SF	15.00	55,500
Patch and repair existing curbs	370	LF	10.00	3,700
Sidewalk improvement	3,700	SF	25.00	92,500
Code upgrades including ramps/ curb cuts	7,400	SF	5.00	37,000
Alternate Cost Before Markups				1,163,800
Z10 Design Contingency	12.00%			139,656
Z11 General Requirements	4.00%			52,138
Z12 Construction Contingency	3.00%			40,668
Z21 General Conditions	6.00%			83,776
Z22 Bonds & Insurance	2.00%			29,601
Z23 Contractor's Overhead, Profit & Fee	3.00%			45,289
Z24 Design & Build Fee	7.00%			108,845
Z30 Escalation Is Not Included	0.00%			
				1,663,773

Feasibility Study Cost Plan

Movable Furniture & Equipment Summary

Ref.	Description		%	\$/SF	TOTAL \$ x 1,000
			Gross Area:	53,893 SF	
A10	Foundations		0%	0.00	0
A20	Basement Construction		0%	0.00	0
A	Substructure		0%	0.00	0
B10	Superstructure		0%	0.00	0
B20	Exterior Enclosure		0%	0.00	0
B30	Roofing		0%	0.00	0
B	Shell		0%	0.00	0
C10	Interior Construction		0%	0.00	0
C20	Stairways		0%	0.00	0
C30	Interior Finishes		0%	0.00	0
C	Interiors		0%	0.00	0
D10	Conveying Systems		0%	0.00	0
D20	Plumbing Systems		0%	0.00	0
D30	Heating, Ventilation & Air Conditioning		0%	0.00	0
D40	Fire Protection		0%	0.00	0
D50	Electrical Lighting, Power & Communications		0%	0.00	0
D	Services		0%	0.00	0
E10	Equipment		5%	1.67	90
E20	Furnishings		65%	23.38	1,260
E	Equipment & Furnishings		70%	25.05	1,350
F10	Special Construction		0%	0.00	0
F20	Selective Demolition		0%	0.00	0
F	Special Construction & Demolition		0%	0.00	0
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES			70%	25.05	1,350
Z10	Design Contingency	12.00%	8%	3.01	162
Z11	General Requirements	4.00%	0%	1.12	60
Z12	Construction Contingency	3.00%	0%	0.88	47
Z13	Other 3	0.00%	0%	0.00	0
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES			84%	30.05	1,620
Z21	General Conditions	6.00%	5%	1.80	97
Z22	Bonds & Insurance	2.00%	2%	0.64	34
Z23	Contractor's Overhead, Profit & Fee	3.00%	3%	0.97	53
BUILDING CONSTRUCTION COST BEFORE ESCALATION			100%	35.81	1,930
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - June, 2022			100%	35.81	1,930

Feasibility Study Cost Plan

Movable Furniture & Equipment

Item Description	Quantity	Unit	Rate	Total
E10 Equipment				
E1020 Institutional Equipment				90,000
Detention and holding (including gun lockers, cuff chain hooks, self contained	6	EA	15,000.00	90,000
				90,000
E20 Furnishings				
E2020 Movable Furnishings				1,260,000
Including chairs, tables, lectern, cash storage, file cabinets, casegoods, workstations, shelving)	6	EA	150,000.00	900,000
Delivery and installation	40%	of	900,000.00	360,000
				1,260,000

Feasibility Study Cost Plan

Data, Communications & Security Summary

Ref.	Description		%	\$/SF	TOTAL \$ x 1,000
			Gross Area:	53,893 SF	
A10	Foundations		0%	0.00	0
A20	Basement Construction		0%	0.00	0
A	Substructure		0%	0.00	0
B10	Superstructure		0%	0.00	0
B20	Exterior Enclosure		0%	0.00	0
B30	Roofing		0%	0.00	0
B	Shell		0%	0.00	0
C10	Interior Construction		0%	0.00	0
C20	Stairways		0%	0.00	0
C30	Interior Finishes		0%	0.00	0
C	Interiors		0%	0.00	0
D10	Conveying Systems		0%	0.00	0
D20	Plumbing Systems		0%	0.00	0
D30	Heating, Ventilation & Air Conditioning		0%	0.00	0
D40	Fire Protection		0%	0.00	0
D50	Electrical Lighting, Power & Communications		70%	31.81	1,714
D	Services		70%	31.81	1,714
E10	Equipment		0%	0.00	0
E20	Furnishings		0%	0.00	0
E	Equipment & Furnishings		0%	0.00	0
F10	Special Construction		0%	0.00	0
F20	Selective Demolition		0%	0.00	0
F	Special Construction & Demolition		0%	0.00	0
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES			70%	31.81	1,714
Z10	Design Contingency	12.00%	8%	3.82	206
Z11	General Requirements	4.00%	0%	1.43	77
Z12	Construction Contingency	3.00%	0%	1.11	60
Z13	Other 3	0.00%	0%	0.00	0
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES			84%	38.17	2,057
Z21	General Conditions	6.00%	5%	2.29	123
Z22	Bonds & Insurance	2.00%	2%	0.81	44
Z23	Contractor's Overhead, Profit & Fee	3.00%	3%	1.24	67
Z24	Design & Build Fee	7.00%	7%	2.98	160
BUILDING CONSTRUCTION COST BEFORE ESCALATION			100%	45.48	2,451
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - June, 2022			100%	45.48	2,451

Feasibility Study Cost Plan

Data, Communications & Security

Item Description	Quantity	Unit	Rate	Total
D50 Electrical Lighting, Power & Communications				
D5030 Communications & Security				1,714,466
Distributed Antenna Systems	77,233	SF	2.00	154,466
Security Systems	6	EA	120,000.00	720,000
Integrated Audio-Video System	6	EA	100,000.00	600,000
Lobby Areas				
Waiting Areas				
Jury Assembly Areas				
Courtroom Areas				
Jury Deliberation Areas				
Conference Rooms / Meeting Rooms / Training Rooms				
Public Queuing Systems	6	EA	15,000.00	90,000
Digital Signage Systems	6	EA	25,000.00	150,000
				1,714,466