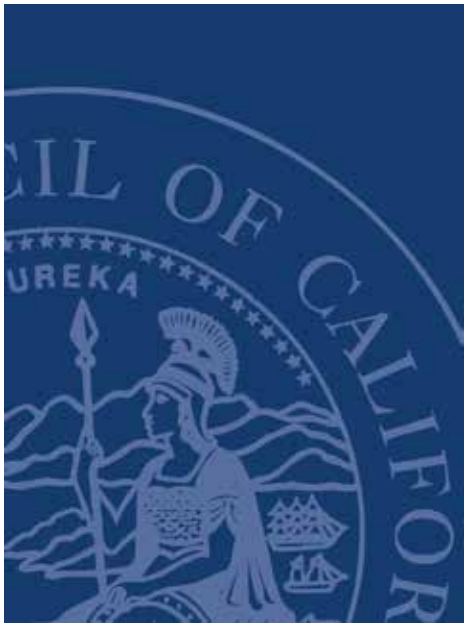
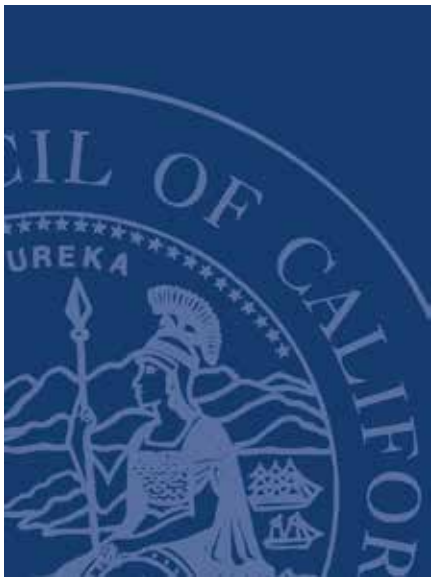


Meeting Binder for

Court Facilities Advisory Committee and Courthouse Cost Reduction Subcommittee

MARCH 3, 2016

JUDICIAL COUNCIL
OF CALIFORNIA
OPERATIONS AND PROGRAMS DIVISION
CAPITAL PROGRAM



Meeting Binder

Court Facilities Advisory Committee and Courthouse Cost Reduction Subcommittee

March 3, 2016

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3	SONOMA— NEW SANTA ROSA CRIMINAL COURTHOUSE 50 Percent Design Development Review
4	MEMORANDUM ON MARCH 3, 2016 CFAC MEETING MATERIALS
5	SANTA BARBARA— NEW SANTA BARBARA CRIMINAL COURTHOUSE Project Review
6	LAKE— NEW LAKEPORT COURTHOUSE Project Review
7	COURT FACILITIES ADVISORY COMMITTEE ROSTER

JUDICIAL COUNCIL OF CALIFORNIA
OPERATIONS AND PROGRAMS DIVISION
CAPITAL PROGRAM

JUDICIAL COUNCIL
OF CALIFORNIA

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COURT FACILITIES ADVISORY COMMITTEE AND

COURTHOUSE COST REDUCTION SUBCOMMITTEE

OPEN MEETING AGENDA

Open to the Public (Cal. Rules of Court, rule 10.75(c)(1))

THIS MEETING IS BEING RECORDED

Date:	March 3, 2016
Time:	10:00 a.m.–11:45 a.m. – Courthouse Cost Reduction Subcommittee
	11:45 a.m.–12:30 p.m. – Anticipated Lunch Break
	12:30 p.m.–4:00 p.m. – Court Facilities Advisory Committee
	455 Golden Gate Avenue
Location:	San Francisco, California 94102-3688
	Third-Floor – Malcolm M. Lucas Board Room
Public Call-In Number:	(877) 820-7831 and enter Passcode: 7004216

Meeting materials will be posted on the advisory body web page on the California Courts website at least three business days before the meeting.

Agenda items are numbered for identification purposes only and will not necessarily be considered in the indicated order.

COURTHOUSE COST REDUCTION SUBCOMMITTEE

I. OPEN MEETING (CAL. RULES OF COURT, RULE 10.75(C)(1))

Call to Order, Roll Call and Opening Remarks

Approval of Minutes

Approve minutes of the October 22, 2015, Courthouse Cost Reduction Subcommittee meeting, and the minutes of the November 13, 2015 and December 11, 2015 Courthouse Cost Reduction Subcommittee action by emails.

II. Discussion and Action Items (Item 1)

Item 1

Sonoma County–New Santa Rosa Criminal Courthouse: 50 Percent Design Development Review (Action Required)

Review of 50 percent design development to confirm that project is within budget, scope, and schedule.

Presenters: Hon. Gary Nadler, Judge, Superior Court of California, County of Sonoma
Ms. S. Pearl Freeman, Manager, Capital Program
Ms. Deepika Padam, Senior Project Manager, Capital Program
Mr. Michael Palladino, Design Principal, Richard Meier & Partners Architects
Mr. Jim Crawford, Managing Principal, Richard Meier & Partners Architects
Mr. Bruce McKinley, MEP Engineer, ARUP

III. Adjournment of Courthouse Cost Reduction Subcommittee Meeting

Adjourn

COURT FACILITIES ADVISORY COMMITTEE

I. OPEN MEETING (CAL. RULES OF COURT, RULE 10.75(C)(1))

Call to Order, Roll Call and Opening Remarks

Approval of Minutes

Approve minutes of the February 3, 2016, Court Facilities Advisory Committee meeting.

II. DISCUSSION AND ACTION ITEMS (ITEM 1)

Item 1

Santa Barbara County–New Santa Barbara Criminal Courthouse: Project Review (Action Required)

Review of the project's budget and design at the completion of 100 percent schematic design phase.

Presenters: Hon. James Herman, Presiding Judge, Superior Court of California, County of Santa Barbara
Mr. Darrell Parker, Court Executive Officer, Superior Court of California, County of Santa Barbara
Mr. Raymond Polidoro, Manager, Capital Program
Ms. Nora Freiwald, Project Manager, Capital Program
Mr. John Ruble, Partner, Moore Ruble Yudell Architects
Mr. Jonathan Broomfield, Senior Estimator, Rudolph and Sletten, Inc.
Mr. Rick Lloyd, Vice President, Basis
Mr. Chris McClean, Principal, Buro Happold Engineering

Break

Item 2

Lake County–New Lakeport Courthouse: Project Review (Action Required)

Review of two alternative schemes for the project, including their budgets and schedules.

Presenters: Hon. Andrew S. Blum, Presiding Judge, Superior Court of California, County of Lake
Hon. Michael Lunas, Assistant Presiding Judge, Superior Court of California, County of Lake
Hon. Stephen Hedstrom, Judge, Superior Court of California, County of Lake
Hon. Richard Martin, Judge, Superior Court of California, County of Lake
Ms. Krista LeVier, Court Executive Officer, Superior Court of California, County of Lake
Ms. S. Pearl Freeman, Manager, Capital Program
Ms. Deepika Padam, Senior Project Manager, Capital Program
Mr. Darrell Petray, Construction Manager, Plant Construction Company

III. Adjournment of Court Facilities Advisory Committee Meeting

Adjourn

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COURT FACILITIES ADVISORY COMMITTEE

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COURT FACILITIES ADVISORY COMMITTEE: COURTHOUSE COST REDUCTION SUBCOMMITTEE MEETING

MINUTES OF OPEN MEETING

October 22, 2015
1:30–3:00 PM
WebEx/Teleconference

Subcommittee Members Present:	Hon. Jeffrey W. Johnson, Chair Hon. Donald Cole Byrd Hon. Keith D. Davis Ms. Melissa Fowler-Bradley Hon. William F. Highberger Hon. Steven E. Jahr (Ret.) Hon. Gary R. Orozco Mr. Thomas J. Warwick, Jr.
Subcommittee Members Absent:	Mr. Stephen Castellanos, FAIA Mr. Kevin Stinson
Others Present:	The following Judicial Council staff/others were present: Ms. Natalie Daniel, Capital Program Mr. Ed Ellestad, Office of Security Ms. S. Pearl Freeman, AIA, Capital Program Ms. Angela Guzman, Capital Program Mr. Clifford Ham, Capital Program Mr. Chris Magnusson, Capital Program Mr. Patrick McGrath, Real Estate and Facilities Management Ms. Kristine Metzker, Capital Program Ms. Deepika Padam, Capital Program Mr. Gerald Pfab, Real Estate and Facilities Management Ms. Kelly Quinn, Capital Program Mr. Curt Soderlund, Chief Administrative Officer Ms. Rhonda Williams, Capital Program Hon. René Auguste Chouteau, Judge, Superior Court of Sonoma County Hon. Gary Nadler, Judge, Superior Court of Sonoma County Mr. José Octavio Guillén, Court Executive Officer, Superior Court of Sonoma County Ms. Cindia Martinez, Deputy Court Executive Officer, Superior Court of Sonoma County Mr. Michael Palladino, Partner, Richard Meier & Partners Architects Mr. Jim Crawford, Partner, Richard Meier & Partners Architects Mr. Bruce McKinley, MEP Engineer, ARUP Ms. Diana Nishi, Structural Engineer, Englekirk Mr. Rick Lloyd, Cost Estimator, Basis

DRAFT

OPEN MEETING

Call to Order, Roll Call, and Approval of Meeting Minutes

The chair called the meeting to order at 1:30 PM, and roll was taken. The subcommittee voted unanimously (with the abstention of all members absent from the September 2015 meeting, and the exceptions of Hon. William F. Highberger, as an Ex-Officio, non-voting member, and of the members who were absent as shown above) to approve the minutes from its meeting held on September 25, 2015.

DISCUSSION AND ACTION ITEM

Item 1

Sonoma County–New Santa Rosa Criminal Courthouse: 100 Percent Schematic Design Review

Ms. Deepika Padam, Judicial Council Project Manager, introduced the project team for the New Santa Rosa Criminal Courthouse: Hon. René Auguste Chouteau, Judge, Hon. Gary Nadler, Judge, Mr. José Octavio Guillén, Court Executive Officer, and Ms. Cindia Martinez, Deputy Court Executive Officer, from the Superior Court of Sonoma County; Mr. Michael Palladino and Mr. Jim Crawford, Partners from Richard Meier & Partners Architects; Mr. Bruce McKinley, MEP Engineer, from ARUP; Ms. Diana Nishi, Structural Engineer, from Englekirk; and Mr. Ed Ellestad, Security Manager, and Mr. Chris Magnusson, Senior Facilities Planner, from the Judicial Council.

Respectively, Ms. Deepika Padam, Mr. Chris Magnusson, Mr. Michael Palladino, Hon. Gary Nadler, Mr. Ed Ellestad, Mr. Bruce McKinley, and Ms. Diana Nishi presented the project's 100 percent schematic design plans and drawings consistent with the PowerPoint slides included in the project materials that were posted on line for public viewing in advance of the meeting.

Judge Highberger asked about the omission of an enclosure for roof-top mechanical equipment. Justice Johnson commented that an enclosure for this equipment is preferable, should staff find the funds for its cost within the project's soft costs. The project team will report back on this item at the time it presents the project's 50 percent Design Development plans to the subcommittee.

Action: The subcommittee—with the exception of Hon. William F. Highberger, as an Ex-Officio, non-voting member, and of the members who were absent as shown above—voted unanimously on the following motions:

1. The 100 percent schematic design report be accepted—confirming the project is within budget, scope and schedule—and the project team move forward into design development of the preliminary plans phase.

ADJOURNMENT

There being no further business, the meeting was adjourned at 2:30 PM.

Approved by the subcommittee on _____.

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MINUTES OF ACTION BY EMAIL BETWEEN MEETINGS
NOVEMBER 13, 2015

Email Proposal

The Court Facilities Advisory Committee's (CFAC) Courthouse Cost Reduction Subcommittee (CCRS) was asked to accept the 100 Percent Design Development Report for the Shasta—New Redding Courthouse project and approve to move the project forward to the State Public Works Board for approval of Preliminary Plans and on into the Working Drawings phase. The CCRS previously discussed this project at its meeting on August 10, 2015.

Notice

On November 9, 2015, a notice was posted advising that the CCRS was proposing to act by email between meetings under California Rules of Court, rule 10.75(o)(1)(B).

Public Comment

In accordance with California Rules of Court, rule 10.75(o)(2), written comments pertaining to the proposed action were accepted before the CCRS acted on the proposal. The written comment period began on November 9, 2015, and ended on November 12, 2015. No comments were received.

Action Taken

After the public comment period ended, and on November 13, 2015, CCRS members were asked to submit their votes on the proposal by November 19, 2015. A majority (seven members plus the CFAC chair, in addition to two abstentions) voted to accept the report and approve the project to move forward.

Minutes approved by the CCRS on _____.

DRAFT

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MINUTES OF ACTION BY EMAIL BETWEEN MEETINGS
DECEMBER 11, 2015

Email Proposal

The Court Facilities Advisory Committee's (CFAC) Courthouse Cost Reduction Subcommittee (CCRS) was asked to accept the 100 Percent Design Development Report for the Tuolumne—New Sonora Courthouse project and approve to move the project forward to the State Public Works Board for approval of Preliminary Plans and on into the Working Drawings phase. The CCRS previously discussed this project at its meeting on September 25, 2015.

Notice

On December 8, 2015, a notice was posted advising that the CCRS was proposing to act by email between meetings under California Rules of Court, rule 10.75(o)(1)(B).

Public Comment

In accordance with California Rules of Court, rule 10.75(o)(2), written comments pertaining to the proposed action were accepted before the CCRS acted on the proposal. The written comment period began on December 8, 2015, and ended on December 10, 2015. No comments were received.

Action Taken

After the public comment period ended, and on December 11, 2015, CCRS members were asked to submit their votes on the proposal by December 17, 2015. A majority (nine members plus the CFAC chair) voted to accept the report and approve the project to move forward.

Minutes approved by the CCRS on _____.

DRAFT

JUDICIAL COUNCIL OF CALIFORNIA

COURT FACILITIES ADVISORY COMMITTEE

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COURT FACILITIES ADVISORY COMMITTEE

MINUTES OF OPEN MEETING

February 3, 2016
11:00 AM –3:00 PM
Judicial Council of California – San Francisco Office

Advisory Body Members Present:
Hon. Brad R. Hill, Chair
Hon. Patricia M. Lucas, Vice-Chair
Hon. Donald Cole Byrd
Mr. Anthony P. Capozzi
Hon. Keith D. Davis
Hon. Robert. D. Foiles
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Steven E. Jahr (Ret.)
Hon. Jeffrey W. Johnson
Hon. Laura J. Masunaga (by phone)
Mr. Stephen Nash
Hon. Gary R. Orozco
Hon. David Edwin Power (Ret.)
Ms. Linda Romero Soles
Mr. Kevin Stinson
Mr. Val Toppenberg

Advisory Body Members Absent:
Mr. Stephan Castellanos, FAIA
Mr. Larry Spikes
Hon. Robert J. Trentacosta
Mr. Thomas J. Warwick, Jr.

Others Present:
The following Judicial Council staff/others were present:
Hon. Kevin R. Culhane, Presiding Judge, Superior Court of Sacramento County
Hon. David De Alba, Assistant Presiding Judge, Superior Court of Sacramento County
Hon. Robert C. Hight, Judge, Superior Court of Sacramento County
Hon. Lloyd G. Connelly (Ret.), Judge, Superior Court of Sacramento County
Ms. Debbie Moynier, Facilities Manager, Superior Court of Sacramento County
Ms. Kim Pedersen, Business Analyst/Public Information Officer, Superior Court of Sacramento County
Mr. Dan L. Wiley, President, Dan L. Wiley & Associates, Inc.
Mr. Douglass C. Evans, Project Director, Kitchell
Ms. Kim Davis, Capital Program
Mr. William J. Guerin, Capital Program
Ms. Angela Guzman, Finance
Mr. Chris Magnusson, Capital Program
Ms. Kristine Metzker, Capital Program
Ms. Kelly Quinn, Capital Program
Mr. Loren (Mike) Smith, Capital Program

DRAFT

OPEN MEETING

Call to Order, Roll Call, and Approval of Meeting Minutes

The chair called the meeting to order at 11:00 AM, and roll was taken. The advisory committee voted unanimously (with the abstention of all members absent from the October 2015 meeting, and the exceptions of Hon. Donald Cole Byrd and Hon. William F. Highberger, as Ex-Officio, non-voting members, and of the members who were absent as shown above) to approve the minutes from its meeting held on October 22, 2015.

DISCUSSION AND ACTION ITEM (ITEM 1)

Item 1

Sacramento County–New Sacramento Downtown Capital Project: Project Scope, Budget, and Schedule Review

In favor of the single-building option for the Sacramento Downtown Capital Project, Hon. Arthur G. Scotland (Ret.), former Administrative Presiding Justice of the Court of Appeal, Third Appellate District, spoke in person, and Mr. Steve Hansen, Councilmember of the City of Sacramento, spoke by phone.

Hon. Kevin R. Culhane, Presiding Judge of the Superior Court of Sacramento County, introduced the project team for the New Sacramento Downtown Capital Project: Hon. David De Alba, Assistant Presiding Judge, Hon. Robert C. Hight, Judge, Hon. Lloyd G. Connelly (Ret.), Judge, Ms. Debbie Moynier, Facilities Manager, and Ms. Kim Pedersen, Business Analyst/Public Information Officer, from the Superior Court of Sacramento County; Mr. Douglass C. Evans, Project Director, from Kitchell; Mr. Dan L. Wiley, President, from Dan L. Wiley & Associates, Inc.; and Mr. Loren (Mike) Smith, Project Manager, Ms. Kristine Metzker, Planning Manager, Ms. Kim Davis, Manager, and Chris Magnusson, Facilities Analyst, from the Judicial Council Capital Program.

Consistent with the powerpoint slides included in the project materials that were posted on line for public viewing in advance of the meeting, Mr. Chris Magnusson presented an overview of the authorized project and the proposed program scope change, describing the court's inventory of existing facilities, the downtown project site and parking, and the process for developing the space programs and their key features. Mr. Loren (Mike) Smith then presented a comprehensive review of the features, advantages, and disadvantages of the three options studied. Mr. Smith described the three options as follows:

> Option 1: An update to the authorized project that includes a 44-courtroom new courthouse and minimal renovation of the Gordon D. Schaber Courthouse with 9 courtrooms. This option is flawed in that it leaves approximately 77,000 gross square feet of space vacant.
>
> Option 2: This option was developed in response to Option 1 and explored the maximum reuse of the Schaber Courthouse. This option is more expensive that other options studied, from a first-cost perspective as well as total project development and long-term/25-year, life cycle costs. In addition, this option takes longer to implement than the other options.

Renovation of a partially-occupied building is very disruptive to the superior court, and the alternative of leasing space to fully vacate the Schaber Courthouse is very costly.

Option 3: This option is construction of a single, 53-courtroom courthouse that fully consolidates all existing downtown leases and allows for expanded court services to the public in downtown Sacramento. The advantages of this option included:

1. Consolidation of court operations into a single facility—saving approximately 35,000 BGSF and reducing first and ongoing costs:
   a. Lower initial cost than Option 2;
   b. Lowest ongoing costs for O&M, deferred maintenance, utilities, and janitorial; and
   c. Lowest total life-cycle cost;
2. Shortest implementation schedule;
3. Elimination of initial costs of duplicating functional spaces and ongoing staffing costs;
4. Disposition of the Schaber Courthouse may offset costs;
5. Highest efficiency for court operations, consolidating criminal and civil JPEs and support staff/functions for master calendar/trial assignments;
6. Best wayfinding—for jurors, witnesses, and public, and attorneys and clients and justice agency staff;
7. Constructs all courtrooms to trial court standards; and
8. Supports Railyards property development.

In addition to the information contained within those materials, Mr. Smith made the following comments:

- the provision of parking for the project was based on utilizing the current conditions experienced by the Schaber Courthouse, and in addition, a new parking structure of approximately 1,250 spaces is planned for construction two blocks from the project site at the Railyards and the arena project will provide an additional 1,500–1,700 spaces for daytime use;
- the administrative space in the project would be designed in such a way to accommodate the build out of courtrooms in the future, should the court require additional courtrooms downtown due to caseload growth; and
- the process for redirecting the sales proceeds of the Schaber Courthouse back to the capital project to offset costs involves legislation, as the sales proceeds would currently divert to the state General Fund under current surplus property laws.

Action: The advisory committee—with the exception of Hon. Donald Cole Byrd and Hon. William F. Highberger, as Ex-Officio, non-voting members, and of the members who were absent as shown above—voted unanimously on the following motions:

1. Recommend the Judicial Council approve the scope, budget, and schedule for a new 53-courtroom courthouse in downtown Sacramento, predicated on two future conditions: the Judicial Council would not commit to moving the project into Construction until

construction-funding legislation has been enacted, and at the completion of construction, the vacated Schaber Courthouse property will be disposed.

2. Direct Judicial Council staff to prepare a report to the Judicial Council supporting this recommendation for council approval at the February 2016 Judicial Council meeting.
3. Delegate to the advisory committee chair and vice-chair and chair of the Courthouse Cost Reduction Subcommittee the oversight of the preparation and final approval of the report to the Judicial Council.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:00 PM.

Approved by the advisory body on _____.

Courthouse Cost Reduction Subcommittee

50 Percent Design Development Review Report

NEW SANTA ROSA CRIMINAL COURTHOUSE

SUPERIOR COURT OF CALIFORNIA

COUNTY OF SONOMA

March 3, 2016

JUDICIAL BRANCH CAPITAL PROGRAM OFFICE

SENIOR PROJECT MANAGER

DEEPIKA PADAM

1. Executive Summary of Project Status at 50% Design Development

At the completion of Schematic Design, the project status is as follows:

1.1 Scope – the project is within the approved scope, as described below.

1.2 Budget – the project is over budget by approximately $3.01 million or 1.7 percent of the total project budget. This project has reduced the hard construction cost by 15.61 percent to meet both Judicial Council-mandated reductions of 14 percent and additional reductions directed by the CCRS.

1.3 Schedule – the project is on schedule for construction starting in the first quarter of 2018, (pending timing of the fall 2017 bond sale).

2. Background

2.1. Budget Year 2009-2010 – initial project authorization:

- Project first submitted for SB 1407 funding authorization.
- Acquisition phase funding transferred in August 2009.
- Original Approved FY 2009-2010 Building Gross Square Feet (BGSF): 173,500 SF

2.2. Budget Year 2010-2011:

- Project delivery method changed from Design Build to Construction Manager at Risk which resulted in budget adjustments to each phase.
- Original Acquisition phase funding requested was reduced by $5.663 million due to Judicial Council negotiation with the County of Sonoma to acquire parcel of land at one-half the appraised value.
- Hard Construction Cost subtotal in FY 2010-2011 reduced in response to Judicial Council mandated reductions.

2.3. Budget Year 2012-2013

- Project was delayed due to a redirection of resources from the Immediate and Critical Needs Account (ICNA).
- Hard Construction Cost subtotal: $99,057,863

2.4. Budget Year 2014-2015:

- Project restarted once Preliminary Plans Phase appropriation was approved in the FY 2014-2015 Budget Act.
- New building size: 169,342 BGSF

- New Hard Construction Cost subtotal is $83,591,843.

2.5. Budget Year 2015-2016:

- Working Drawings funding appropriated in FY 2015-2016 Budget Act.

2.6. Summary of changes to Hard Construction Cost Subtotal:

- FY 2012-2013 Budget Year: $ 99,057,863
- Current (2015-2016 Budget Year): $ 83,591,843
- Reduction from FY 2012-2013 budget: $ 15,466,020 or 15.61%

2.7. Summary of changes to BGSF:

- FY 2012-2013 Budget Year: 173,500 BGSF
- Current (2015-2016 Budget Year): 169,342 BGSF
- Reduction from Original to Current: 4,158 BGSF, or approximately 2.4% decrease.

3. Project Update

The project is submitted for 50% Design Development approval. During this phase, Peer Review was conducted for architecture and MEP reviews. The Judicial Council's planning, facilities, security and architectural/project management staff and outside consultants for architectural peer review were engaged to provide input to the design. The Peer Reviewers commented on finishes noting that the exterior and interior finishes should be durable, relatively low maintenance and responsive to acoustical concerns. The design team will continue to study finish options that have these features. The peer review team discussed the layout of public areas including the entry, public waiting, public counters, and jury rooms was discussed. Small adjustments to these areas have been made and will be incorporated in the next submittal.

The project has also undergone constructability and value engineering reviews. Several value engineering strategies were used to reduce the overall cost of the project. Costs were reduced primarily by relocating mechanical equipment to reduce duct lengths, improving the overall efficiency of the building envelope, reducing the quality of architectural finishes in building exterior and interior, reducing the height of administrative levels, reducing glazing, reducing cast in place concrete, and reducing the number of trees in the landscape.

Additional constructability comments will be incorporated into the project as the project proceeds to 100% Design Development. A Geotechnical peer review will also be held in addition to an architectural peer review.

At the 100% Schematic Design presentation to CCRS held on October 22, 2015, the committee had directed the team to find funds within the project soft costs for the construction of the rooftop mechanical equipment enclosure. The project team is closely tracking the softs costs and will report back on this issue in relation to the overall budget in the 100% Design Development written report.

4. Schedule

The project is ready to proceed towards completing 100% Design Development and the target completion date for Preliminary Plans Phase is June 24, 2016.

a	b	c	d	e	f
	Current Authorized Schedule FY 15/16		Current Schedule		
Phase	Start Date	Finish Date	Start Date	Finish Date	Percent Complete
Site Selection	7/28/09	2/16/10	7/28/09	2/16/10	100%
Site Acquisition	2/17/10	4/13/12	2/17/10	4/11/12 (Old Jail Site) 4/1/12 (parking sites)	100%
Preliminary Plans	9/23/14	9/11/15	3/02/15	6/24/16	75%
Working Drawings & Approval to Bid	9/12/15	11/4/16	6/27/16	5/18/17	–
Bid and Contract Award	11/15/16	7/3/17	5/19/17	1/12/18	–
Construction	7/4/17	11/22/19	1/15/18	11/20/20	–
Move-in	11/23/19	12/23/19	11/23/20	1/15/21	–

5. Status of Hard Construction Cost Budget and 50% Design Development Estimate

Below is a summary of the hard construction reductions based on the council direction of December 2011, CFAC direction in October 2012 and additional reductions accepted by the CCRS in December 2013, the current design-to-budget, and a comparison of the current hard construction cost budget to the 100% Schematic Design estimate.

5.1. Calculation of Hard Construction Cost Budget with Judicial Council Directed and CCRS Accepted Reductions

FY 12-13 Hard Construction Cost Subtotal	$	99,057,863
FY 12-13: JC mandated 4% reduction	$	(3,829,152)
FY 13-14: CFAC mandated 10% reduction	$	(9,778,822)
FY14-15 CCRS mandated BGSF reduction		(1,858,046)
Revised Hard Construction Cost Subtotal	*$*	83,591,843
Cost Reduction Achieved	$	15,466,020
Cost Reduction as percent of Construction Cost Subtotal	%	15.61

5.2. Design-to-Budget Calculation

Hard Construction cost subtotal	$	83,591,843
Data, Communication and Security	$	2,878,814
CCCI Adjustment	$	11,416,624
Current Design-to-Budget	**$**	**97,887,281**

5.3. Summary of Design-to-Budget in Comparison to 50% Design Development Estimate

The Consolidated Design Development estimate shows the project to be over budget by approximately $3.01 million or 1.7 percent of the total project budget. The team will be exploring ways to eliminate this budget shortfall in the next phase of design.

6. Approval Requested

The project team requests approval to proceed with Design Development with the goal of eliminating the current estimated budget deficit of approximately $3.01 million.

Santa Rosa Criminal Courthouse
Superior Court of California
County of Sonoma

CCRS 50% Design Development Presentation

3 March 2016

AGENDA

- Project Summary
- Summary Report
- Space Program
- Design
- Building Systems
- Budget
- Approval Requested

PROJECT SUMMARY

NEW MULTIPURPOSE COURTHOUSE

- 3 Sites

• Courthouse	2.47 acres
• Visitor Parking	3.08 acres
• Staff Parking	1.31 acres
Total	6.86 acres

- 6 Stories and Lower Level
- 169,102 SF Building
- 15 Courtrooms
  - 10 Multipurpose
  - 1 large Non-Jury Traffic
  - 2 large Early Case Resolution
  - 1 large Double Jury
  - 1 Dependency
- Jury Assembly Room

SUMMARY REPORT

100% SCHEMATIC DESIGN CCRS REVIEW – October 22, 2015

- CCRS directed staff to report back on funds within the project's soft costs that may be used for construction of rooftop enclosure

- CCRS approved the project to move forward with the design development in the Preliminary Plans phase

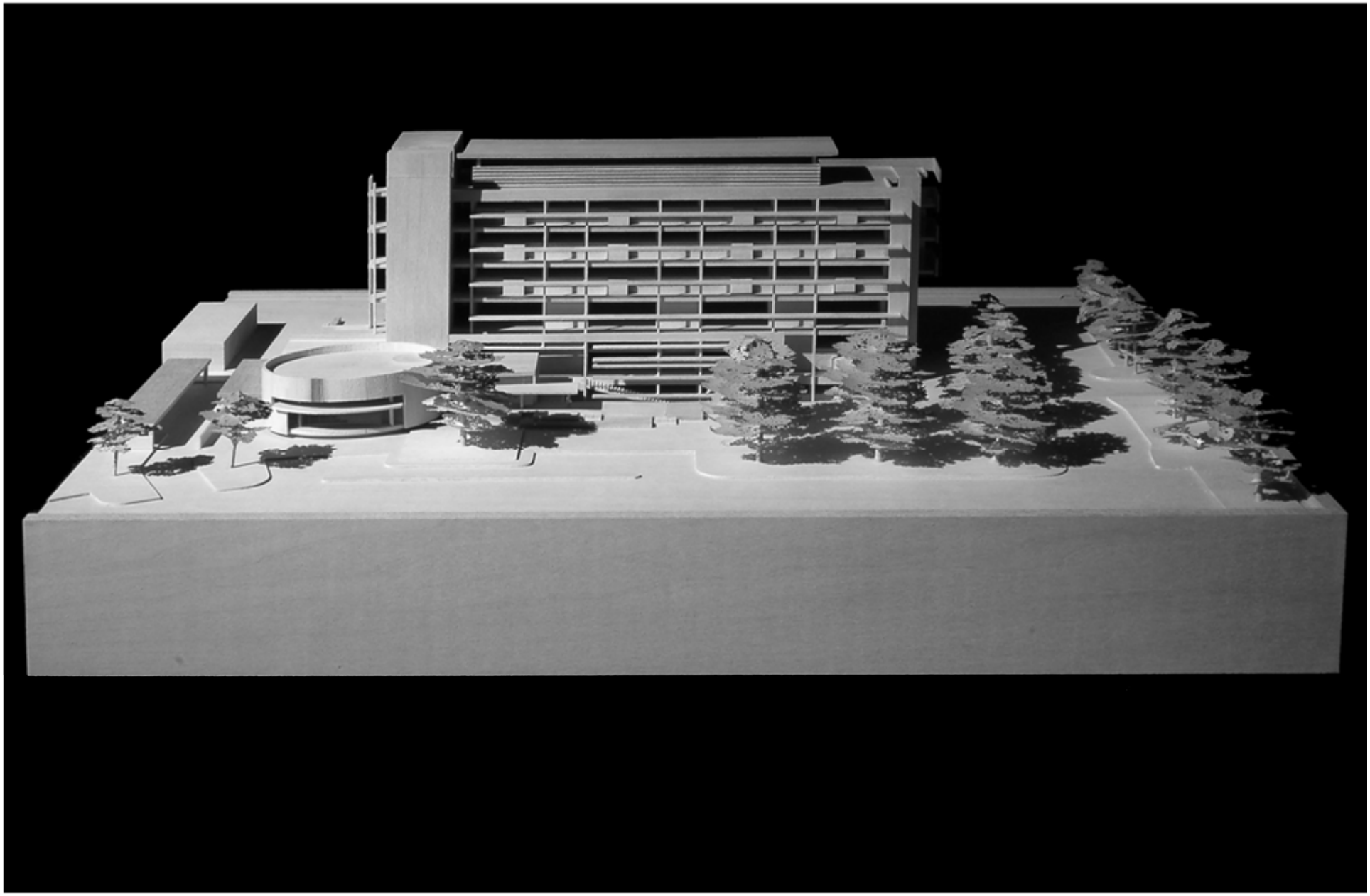
SPACE PROGRAM

	Program	100% SD	50% DD
1.0 Court Administration	9,185	9,230	9,370
2.0 Court Sets / Judiciary (Courtrooms & Chambers)	62,092	61,380	61,398
3.0 Courtrooms Judicial Support	6,841	7,387	7,982
4.0 Criminal Division Staff	2,867	2,999	2,709
5.0 Traffic Division Staff	2,391	2,188	2,233
6.0 Civil/Probate/Juvenile Division Staff	4,880	4,849	3,784
7.0 Mediation & Court Investigative Services	2,982	2,606	2,419
8.0 Court and Building Operations (includes Central Holding)	19,662	19,990	20,043
SUBTOTAL	110,900	110,629	109,939
Gross Area (including Restrooms, Closets, Utility Rooms, Horizontal and Vertical Circulation)	45,640	52,249	52,939
9.0 Programmed Judges' Secured Parking	12,802	6,224	6,224
TOTAL BUILDING GROSS SQUARE FEET – BGSF	**169,342**	**169,102**	**169,102**

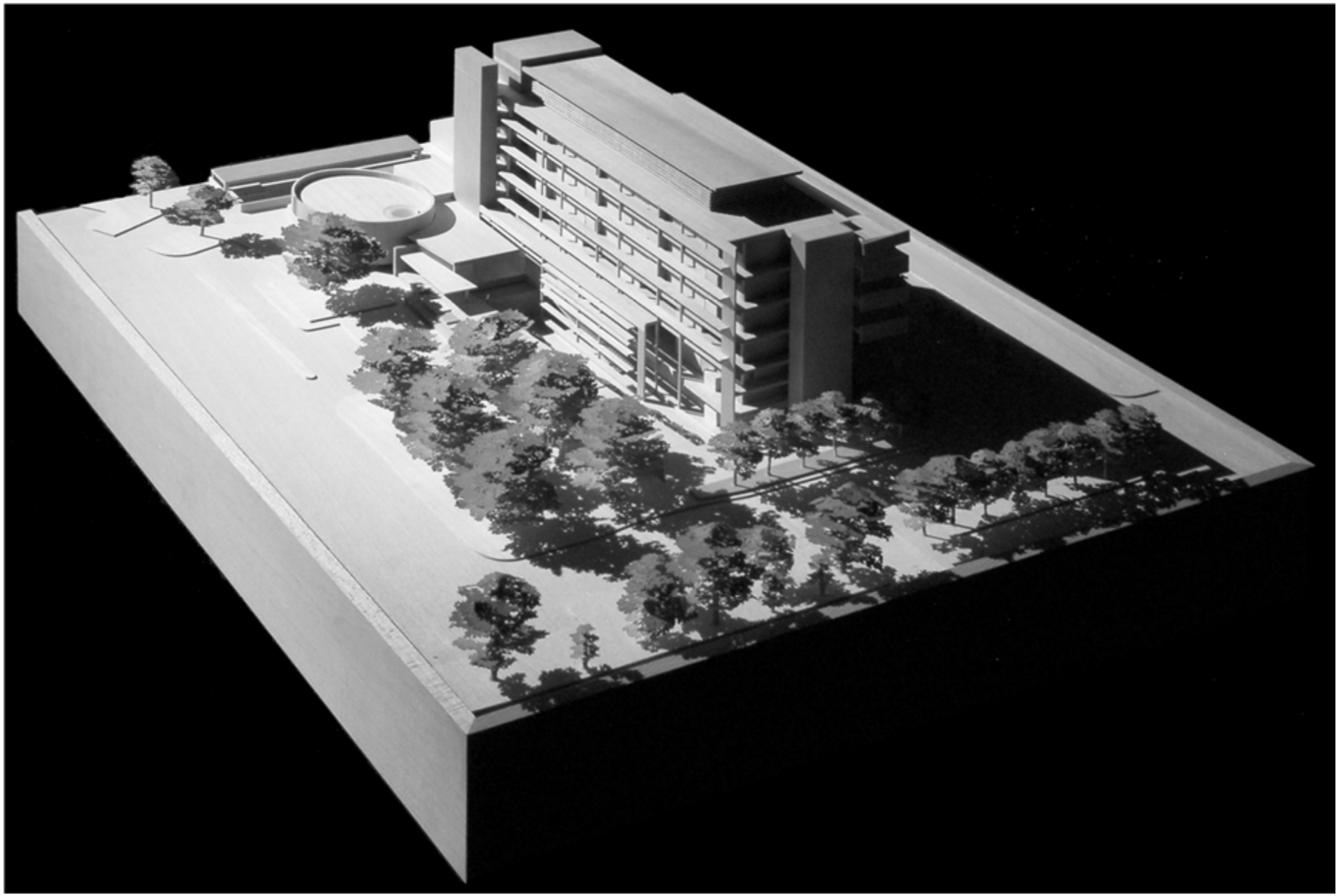
DESIGN

EXISTING SITE PLAN

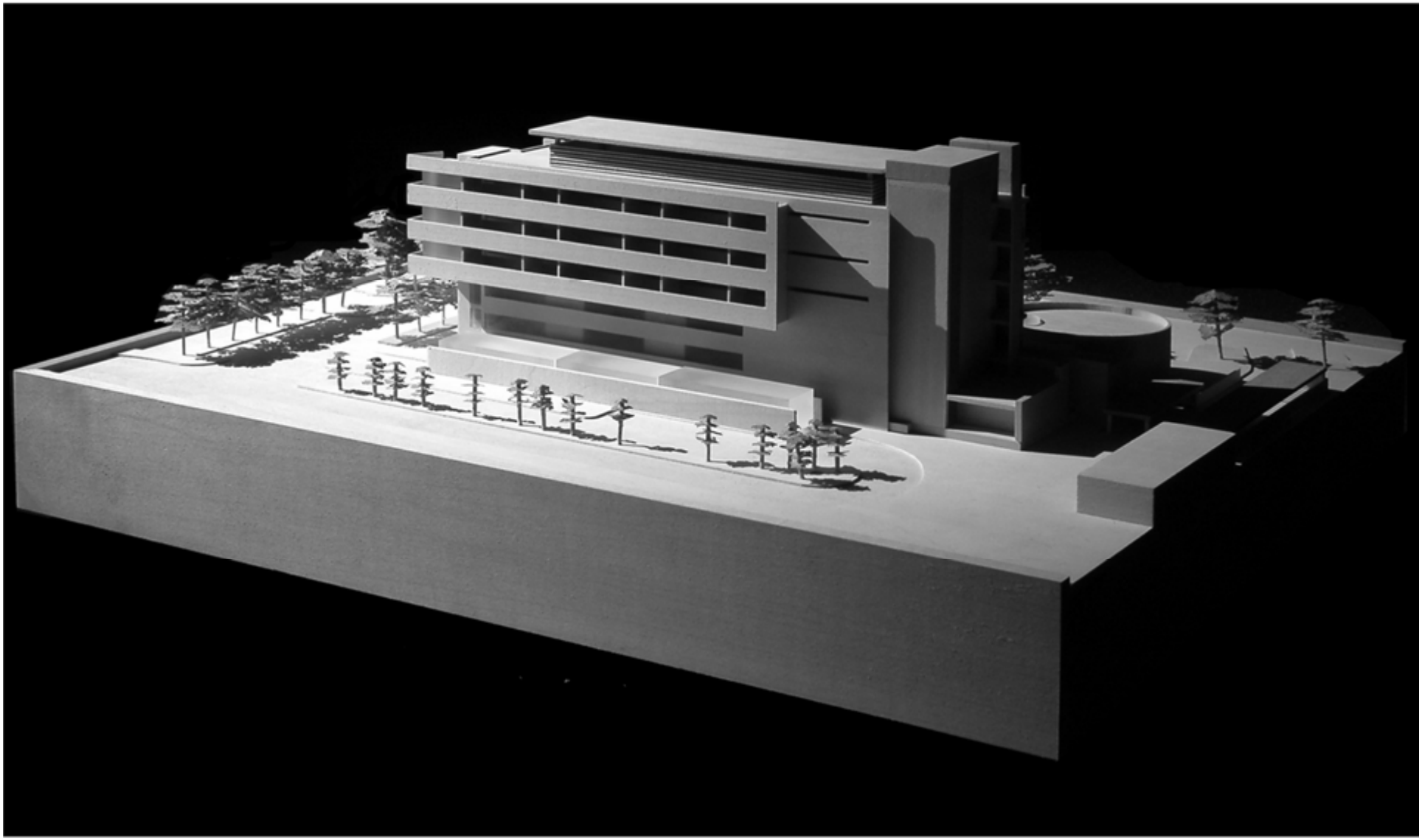
VIEW FROM SOUTH



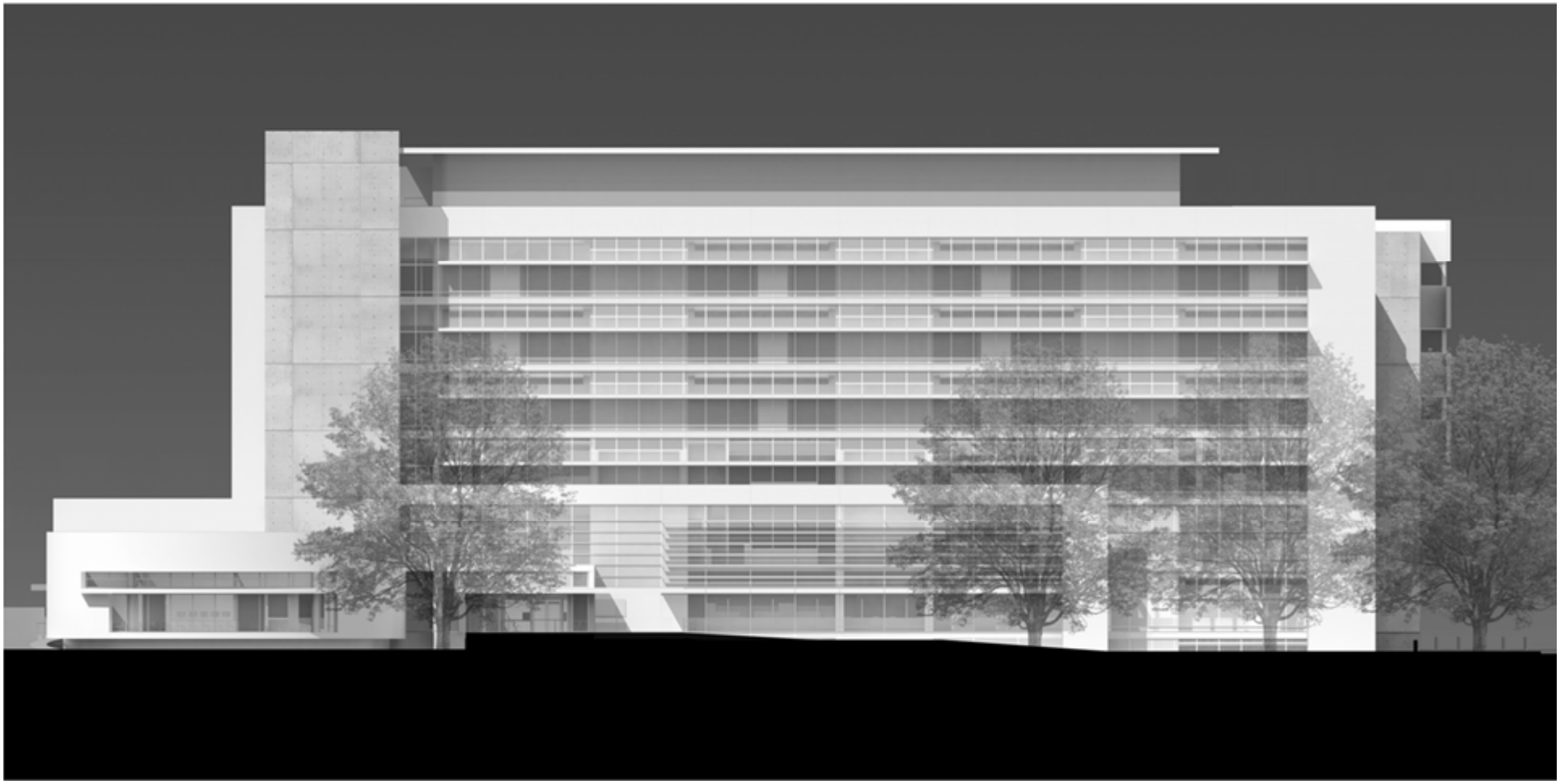
VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST



RENDERINGS



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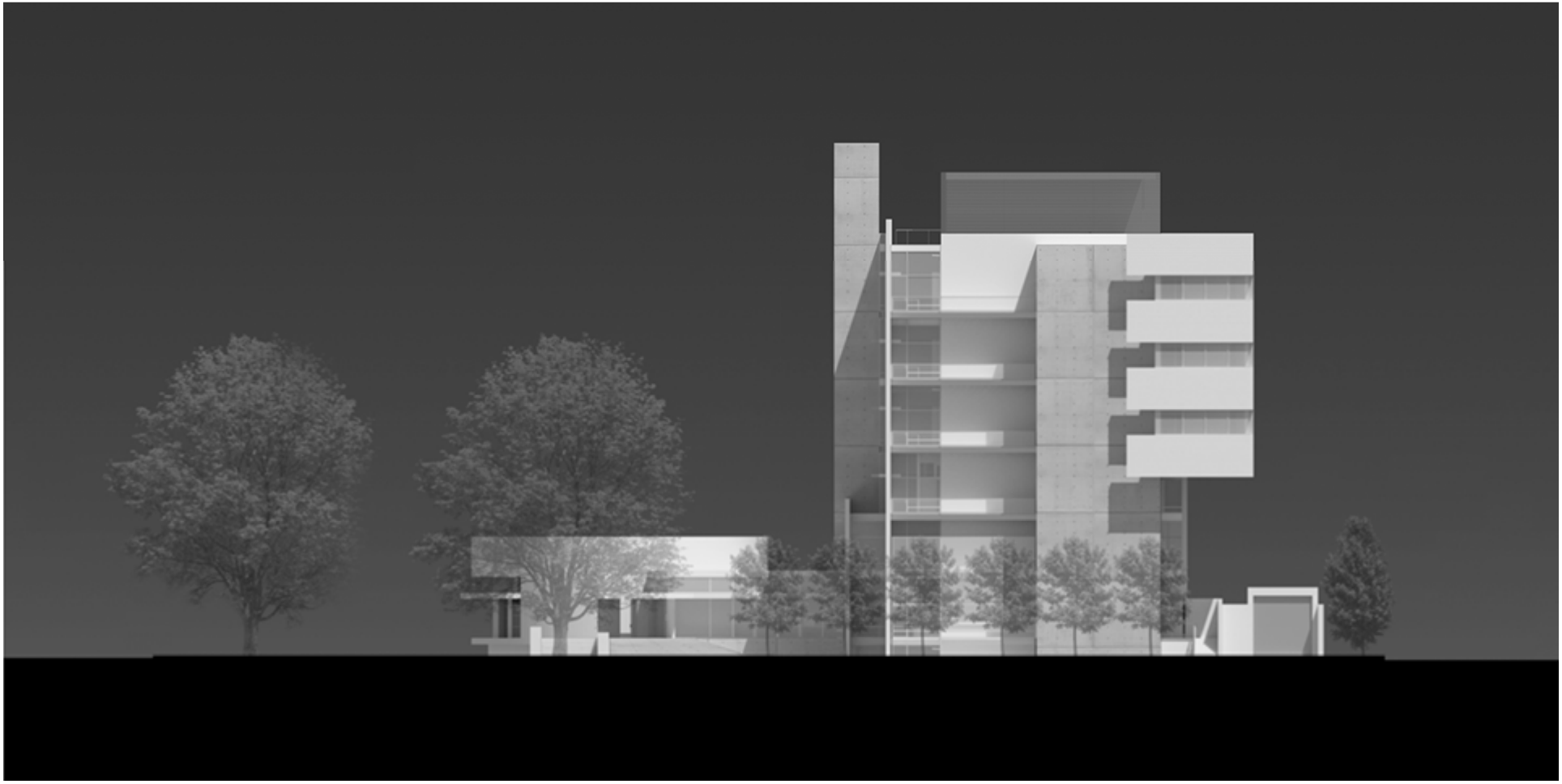
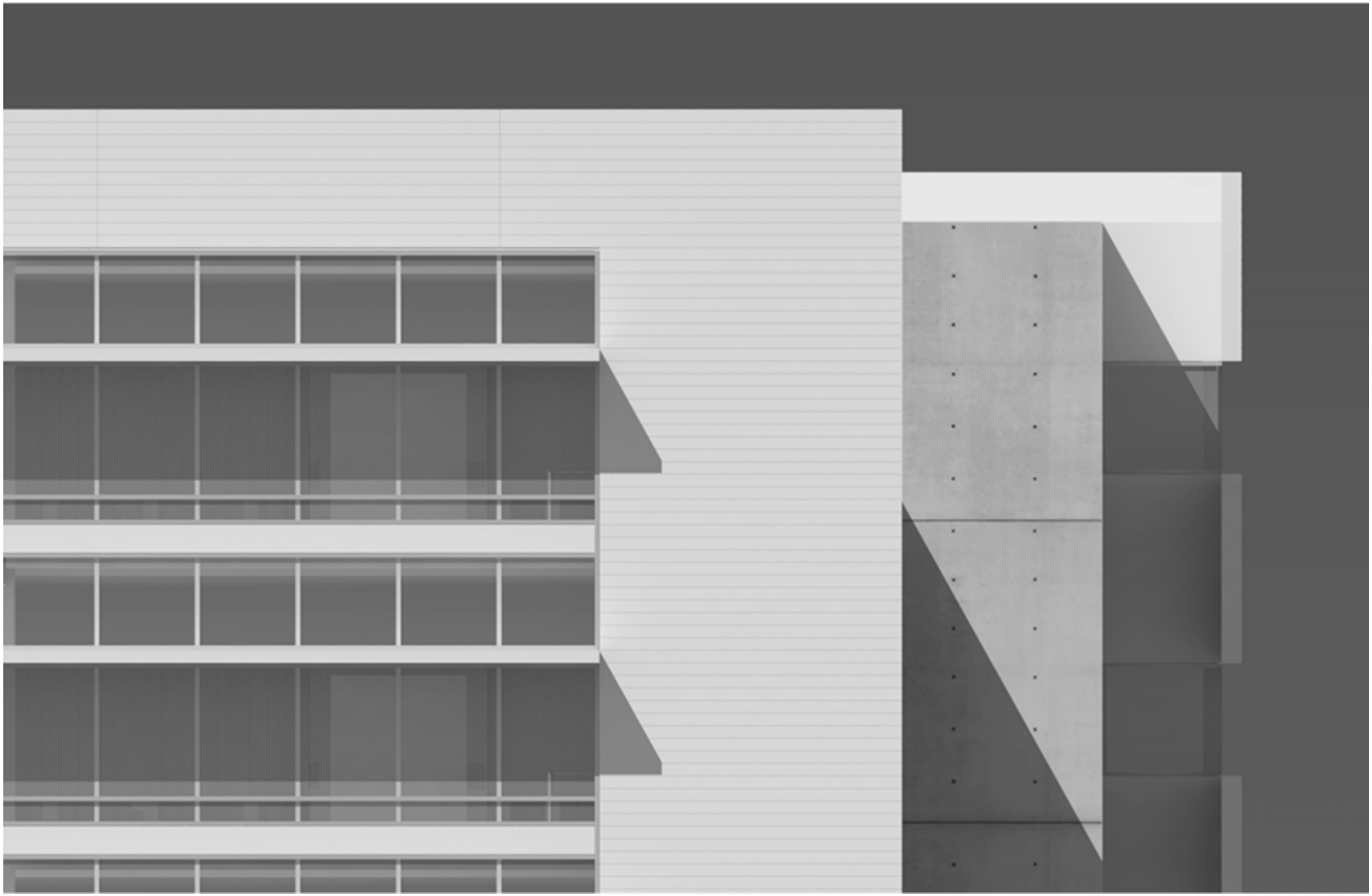
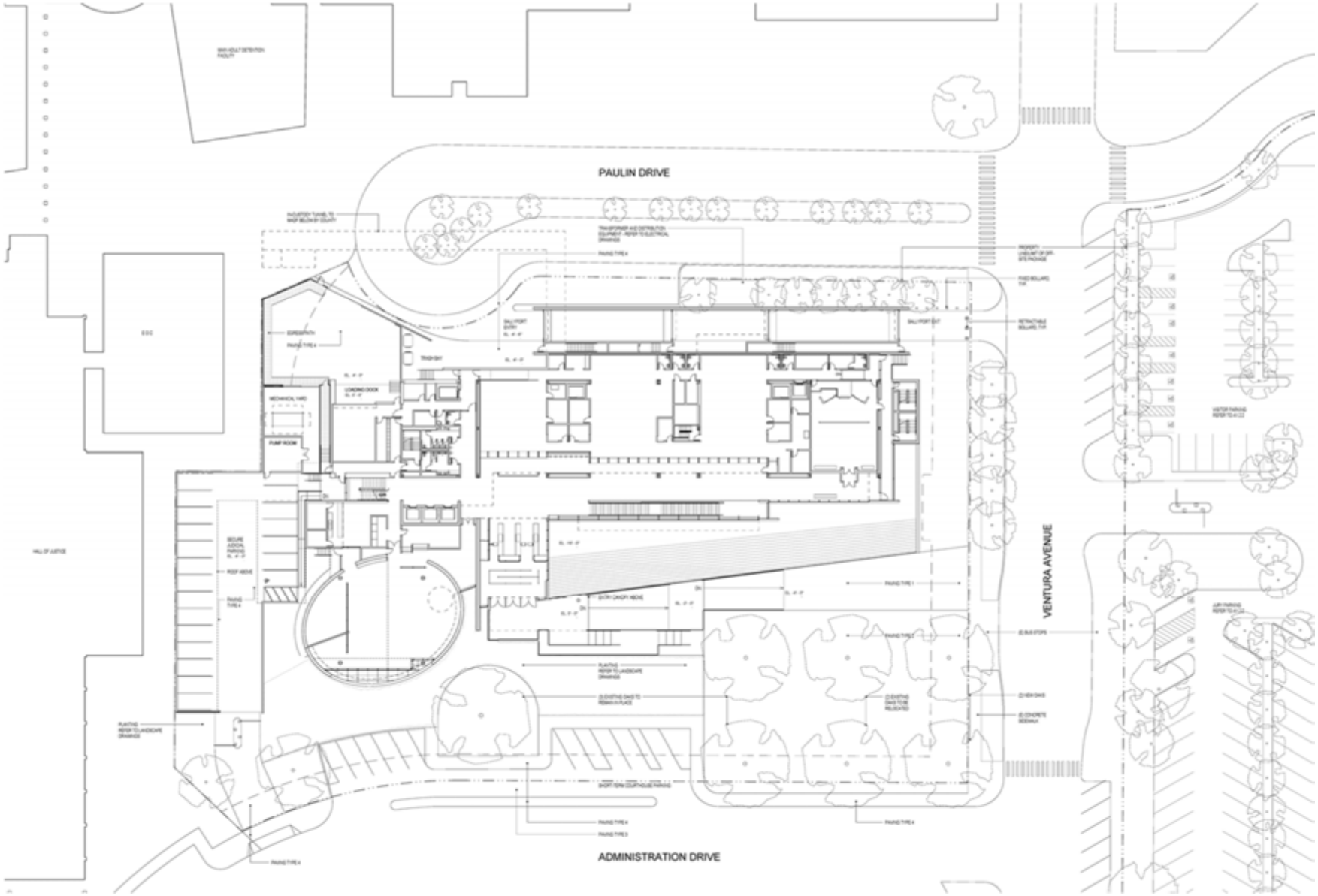


BUILDING CROSS SECTION



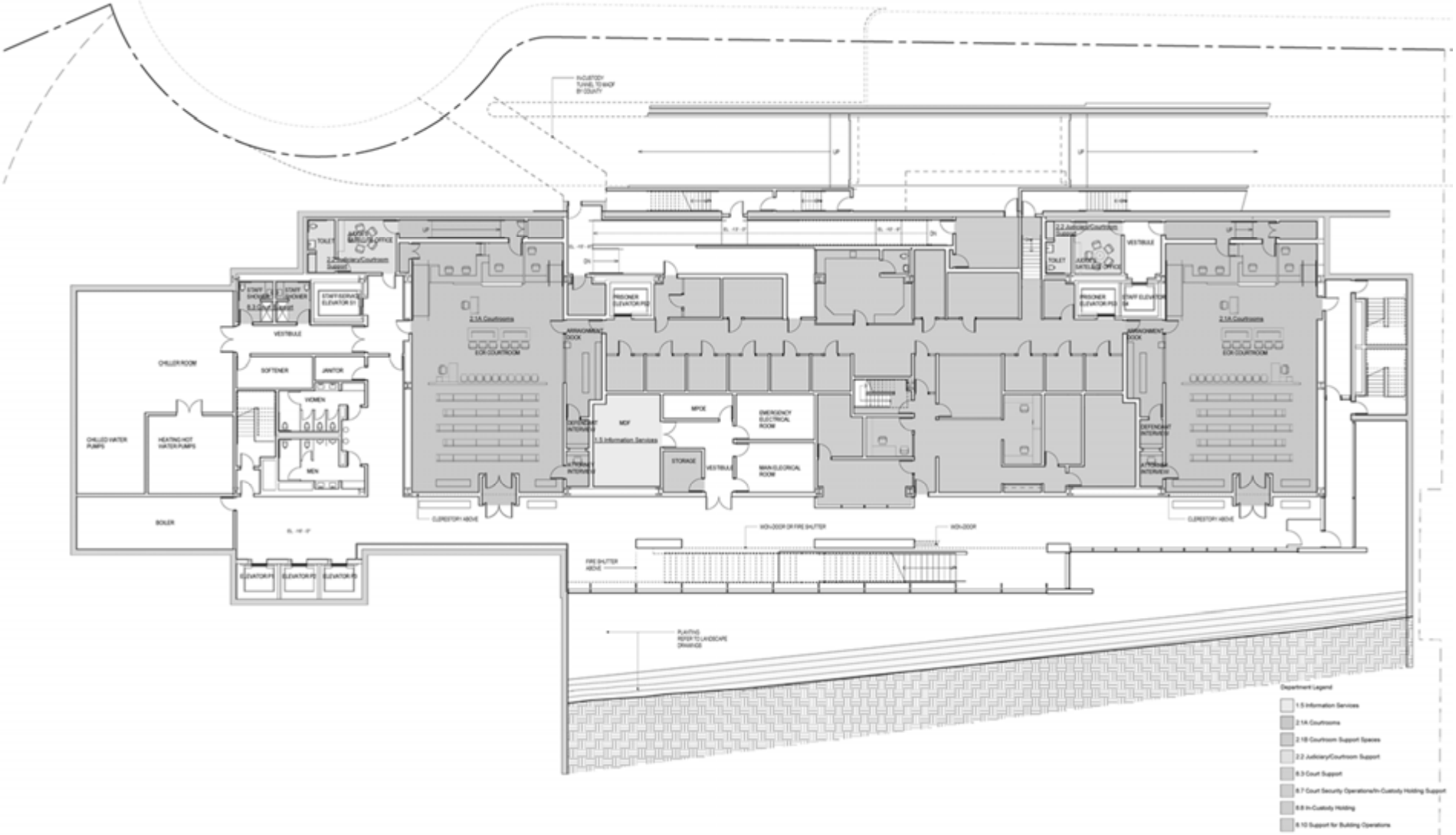
SITE PLAN



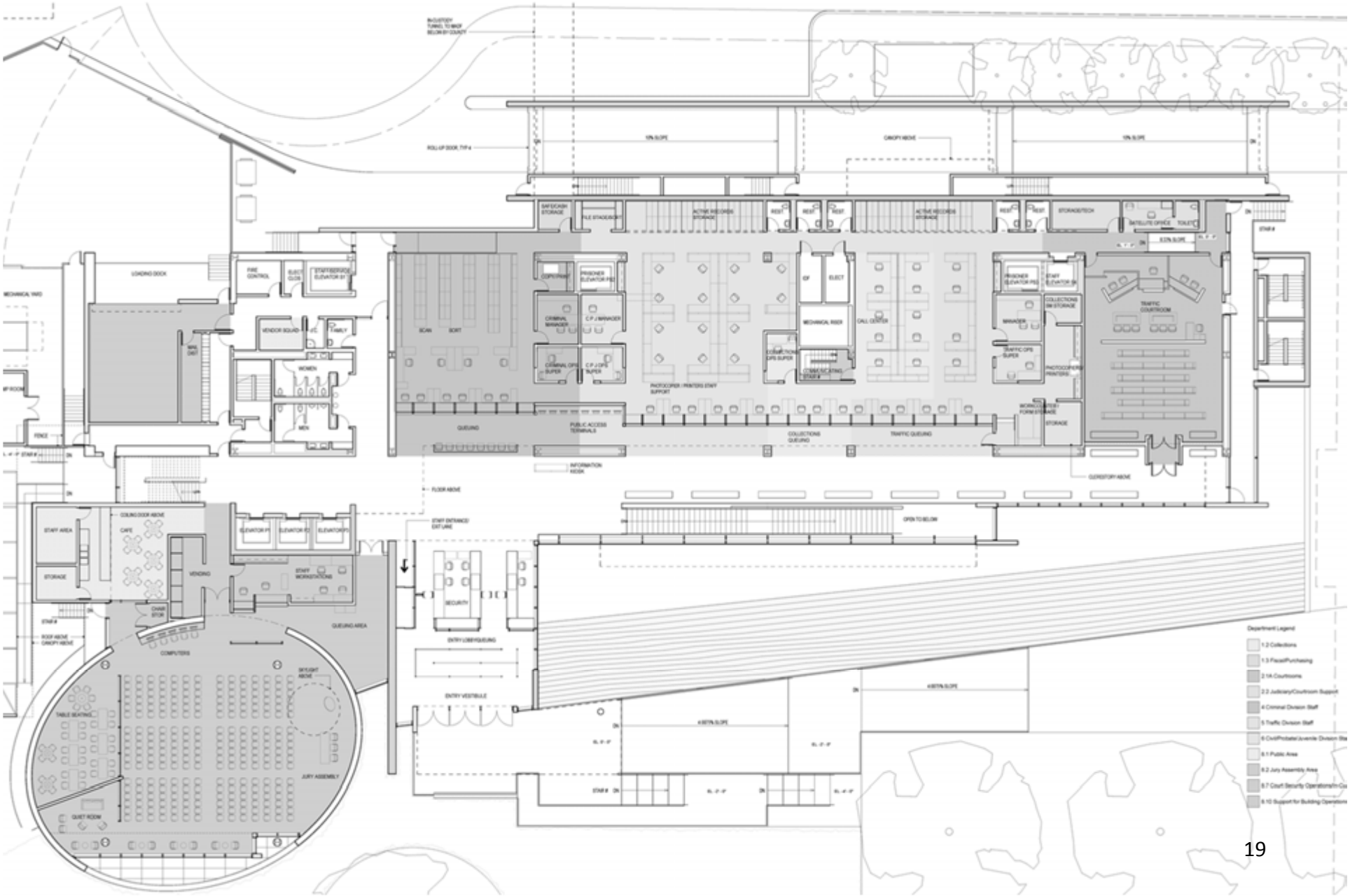
RENDERINGS

RENDERINGS

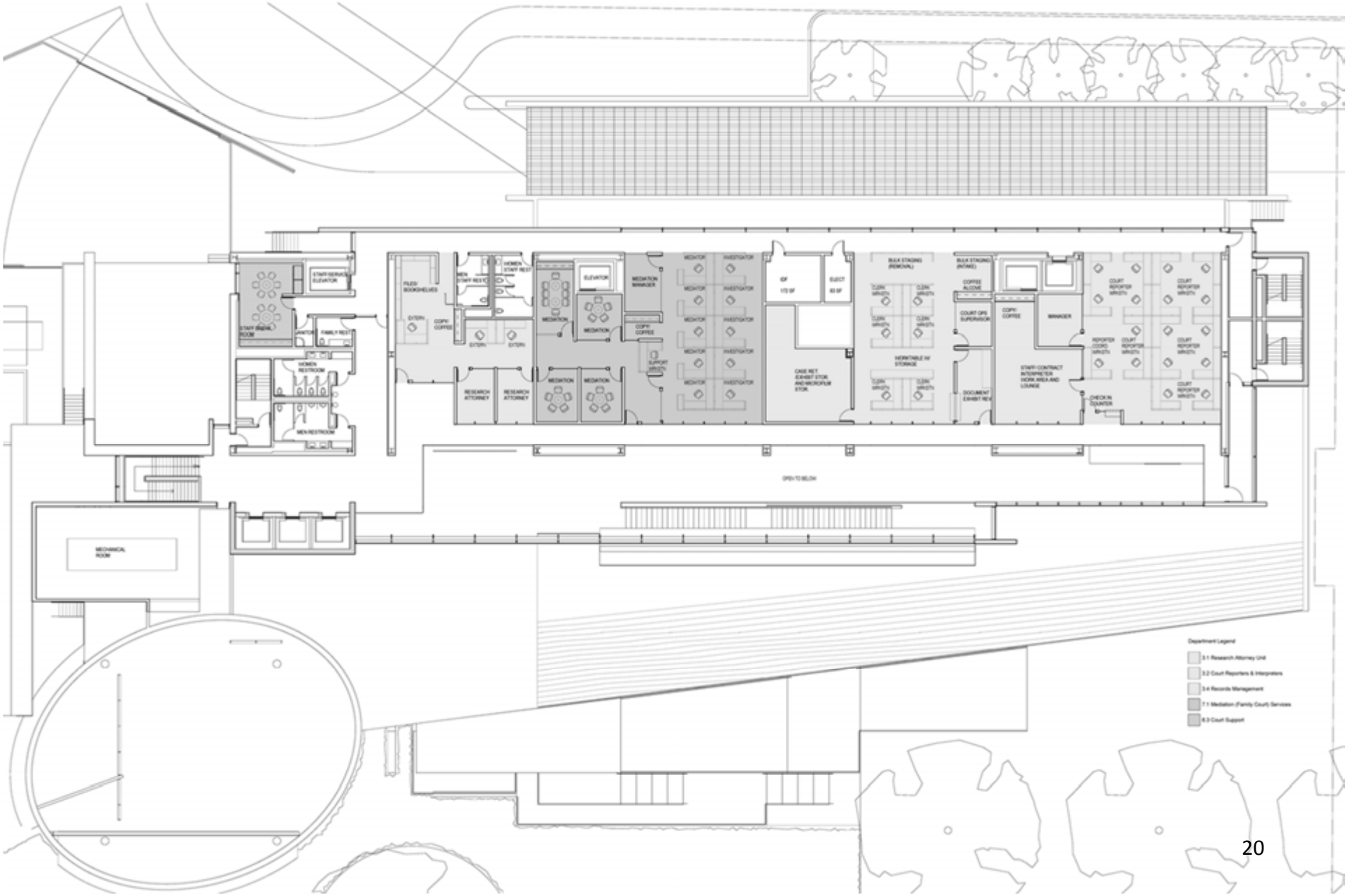
LOWER LEVEL PLAN



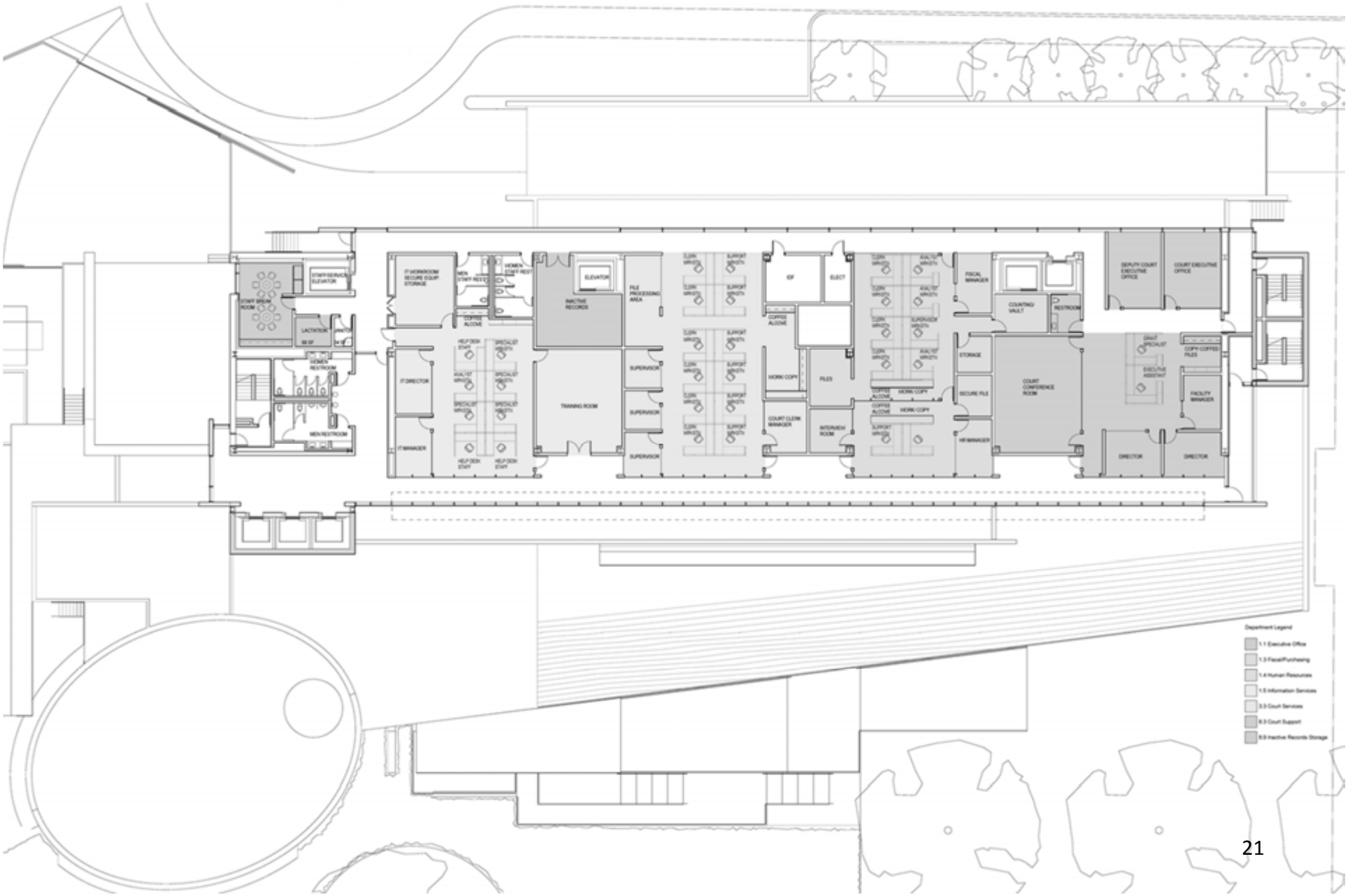
FIRST FLOOR PLAN



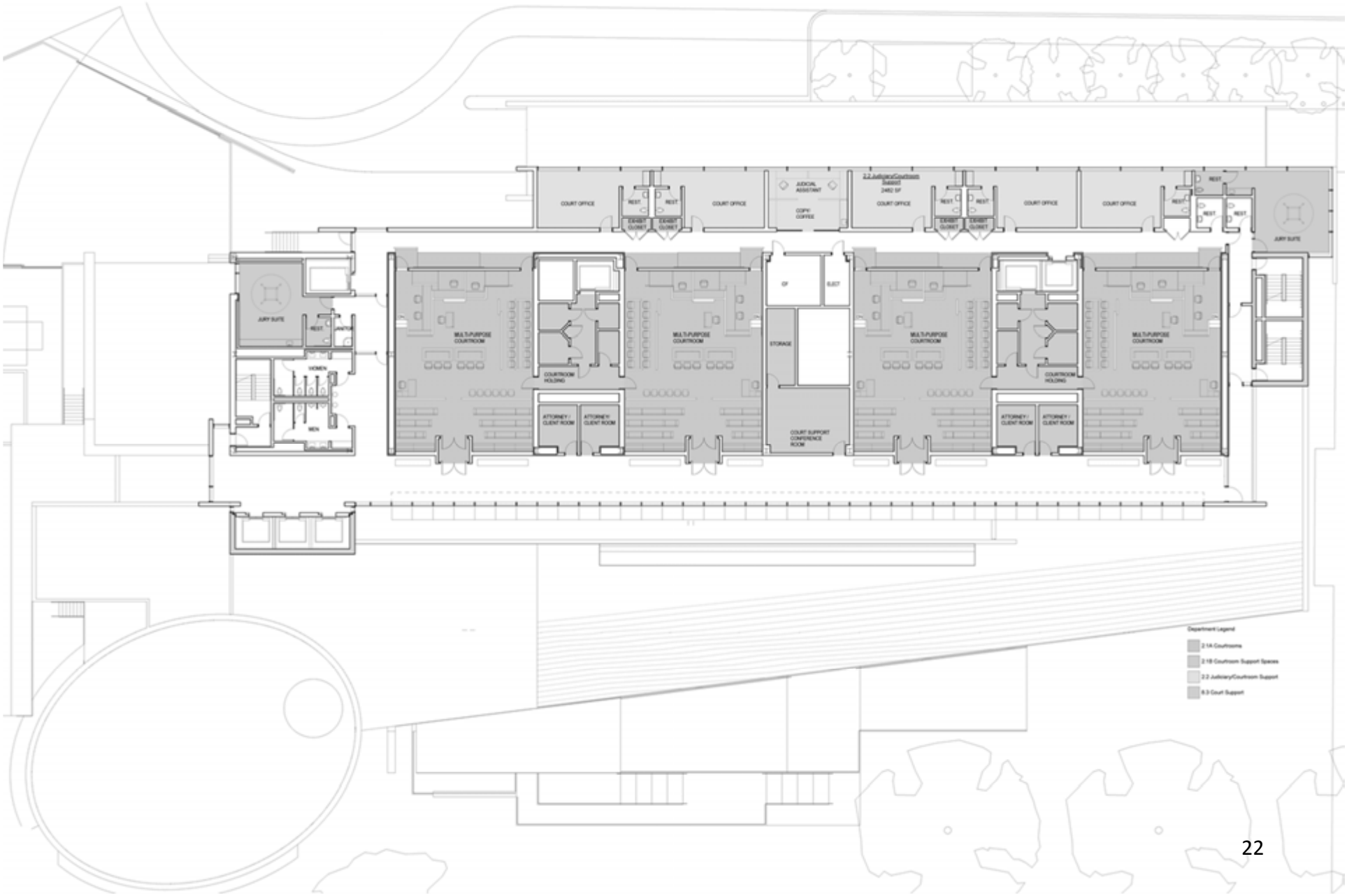
SECOND FLOOR PLAN



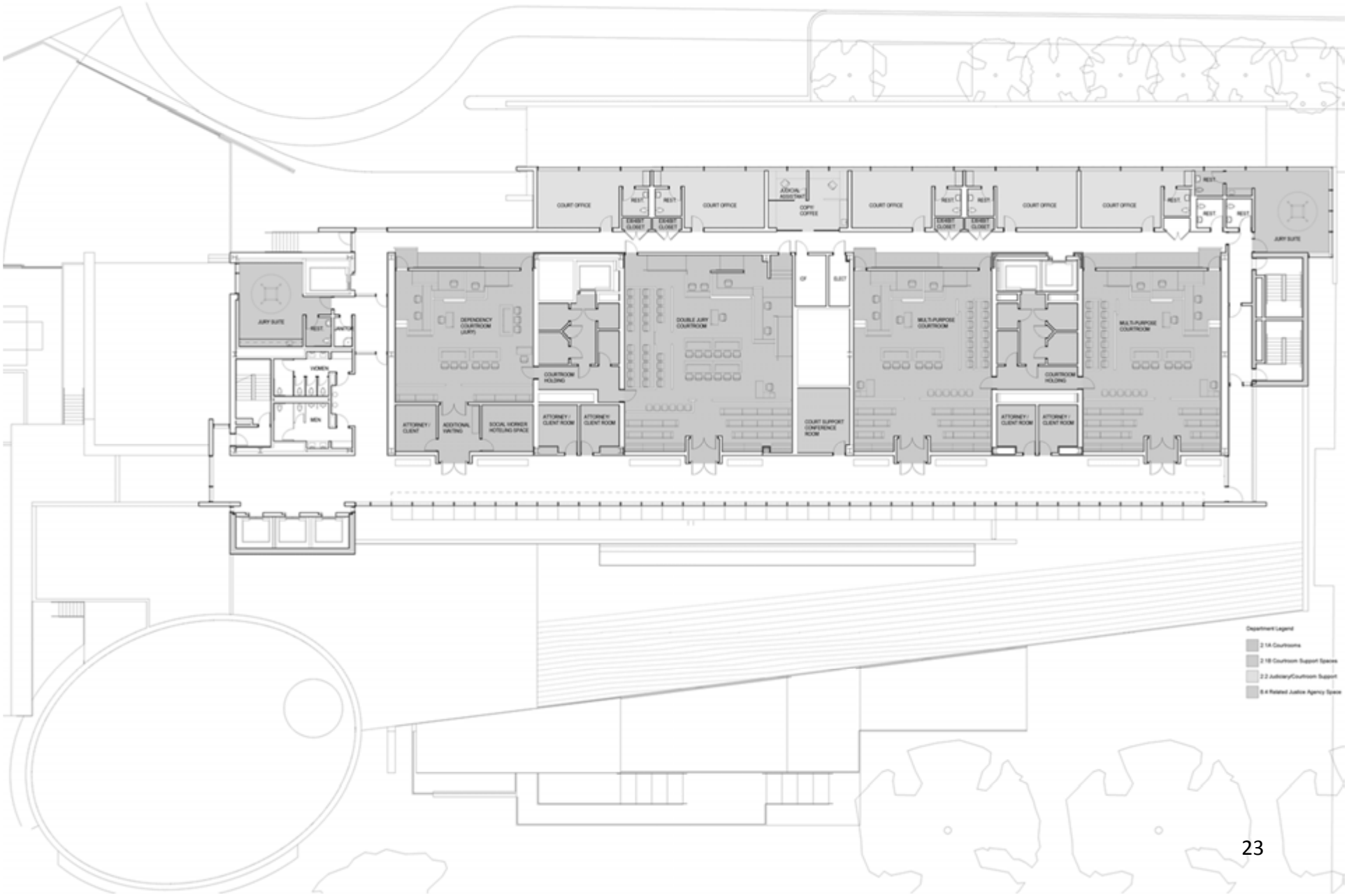
THIRD FLOOR PLAN



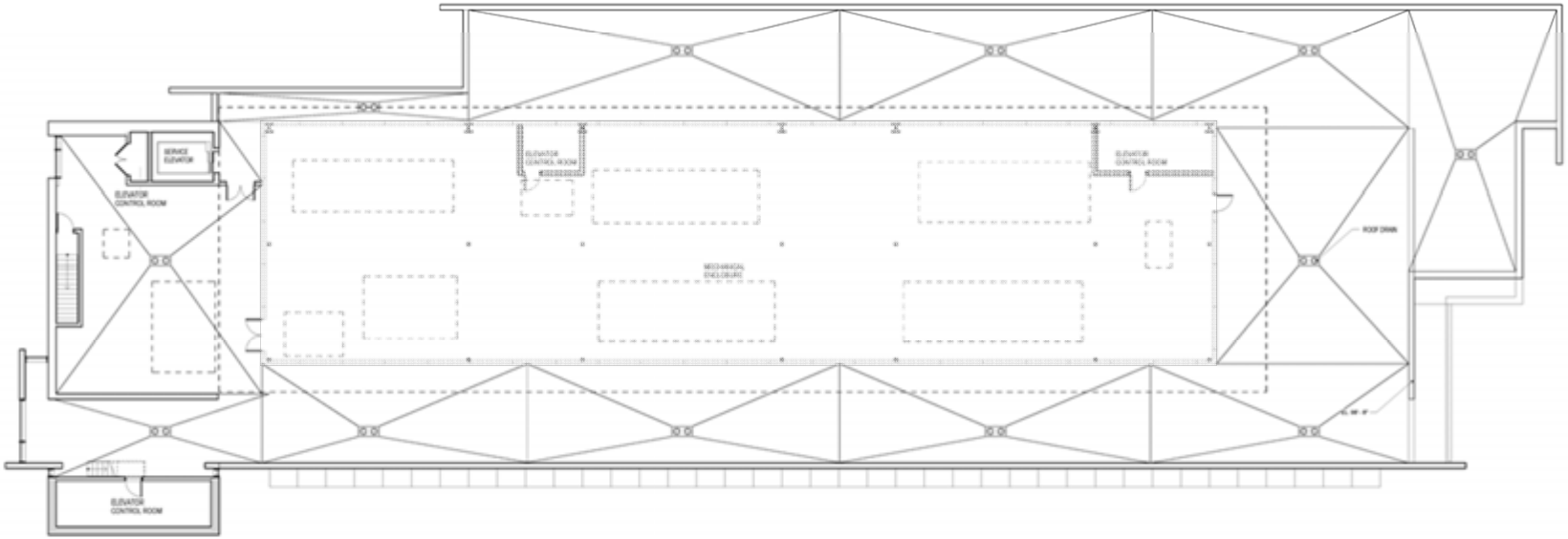
TYPICAL COURTROOM LEVEL PLAN



LEVEL 6 PLAN


COURT OFFICE
REST.
DEBIST CLOSET
JUDICIAL ASSISTANT
COPY/ COFFEE
JURY SUITE
DEPENDENCY COURTROOM (JURY)
DOUBLE JURY COURTROOM
MULTI-PURPOSE COURTROOM
COURTROOM HOLDING
ATTORNEY / CLIENT
ADDITIONAL WAITING
SOCIAL WORKER HOTELING SPACE
ATTORNEY / CLIENT ROOM
COURT SUPPORT CONFERENCE ROOM
WOMEN
MEN
Department Legend
2.1A Courtrooms
2.1B Courtroom Support Spaces
2.2 Judiciary/Courtroom Support
6.4 Related Justice Agency Space

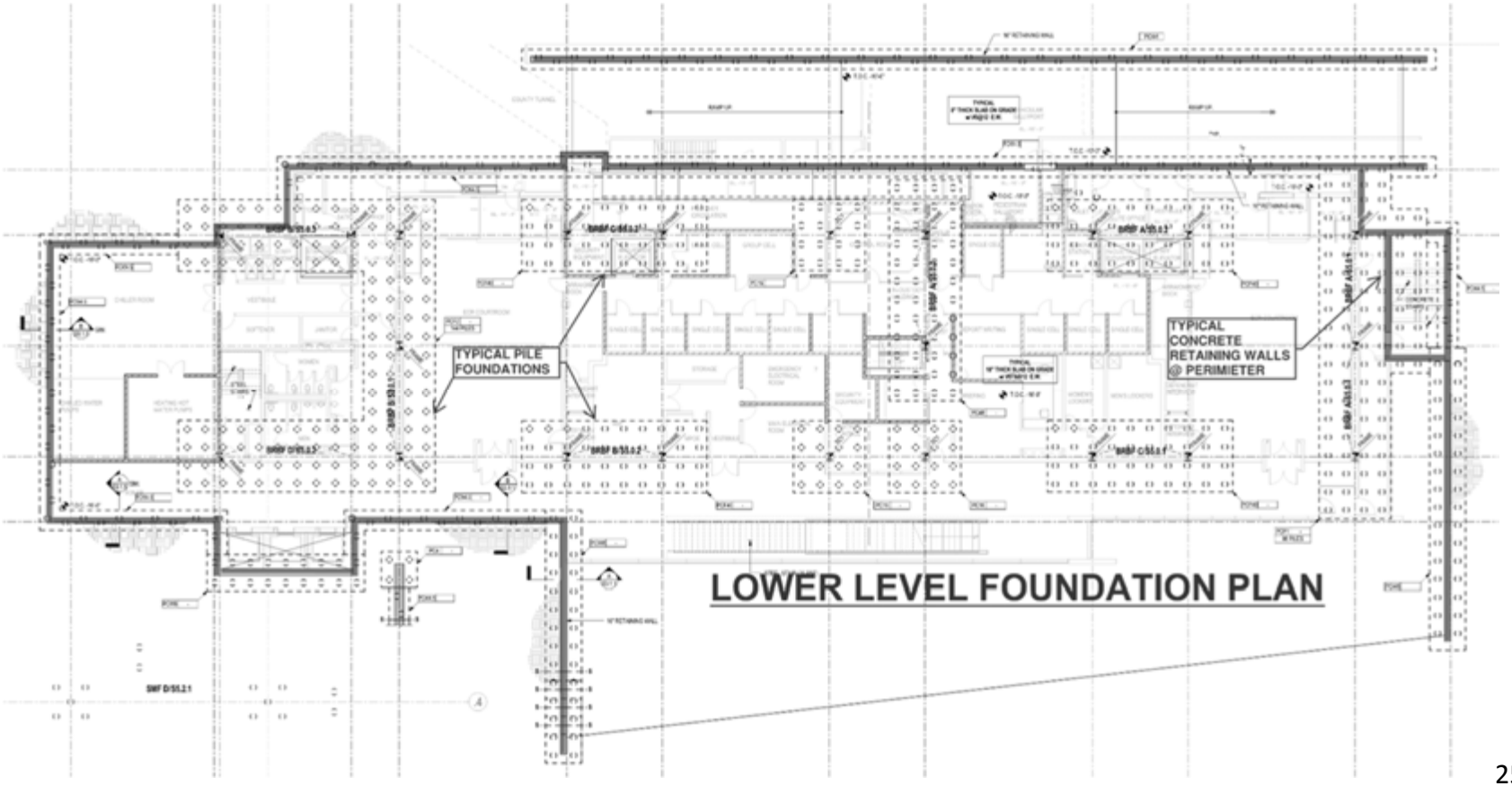
ROOF LEVEL MECHANICAL PLAN



STRUCTURAL SYSTEMS

BASEMENT & FOUNDATIONS:

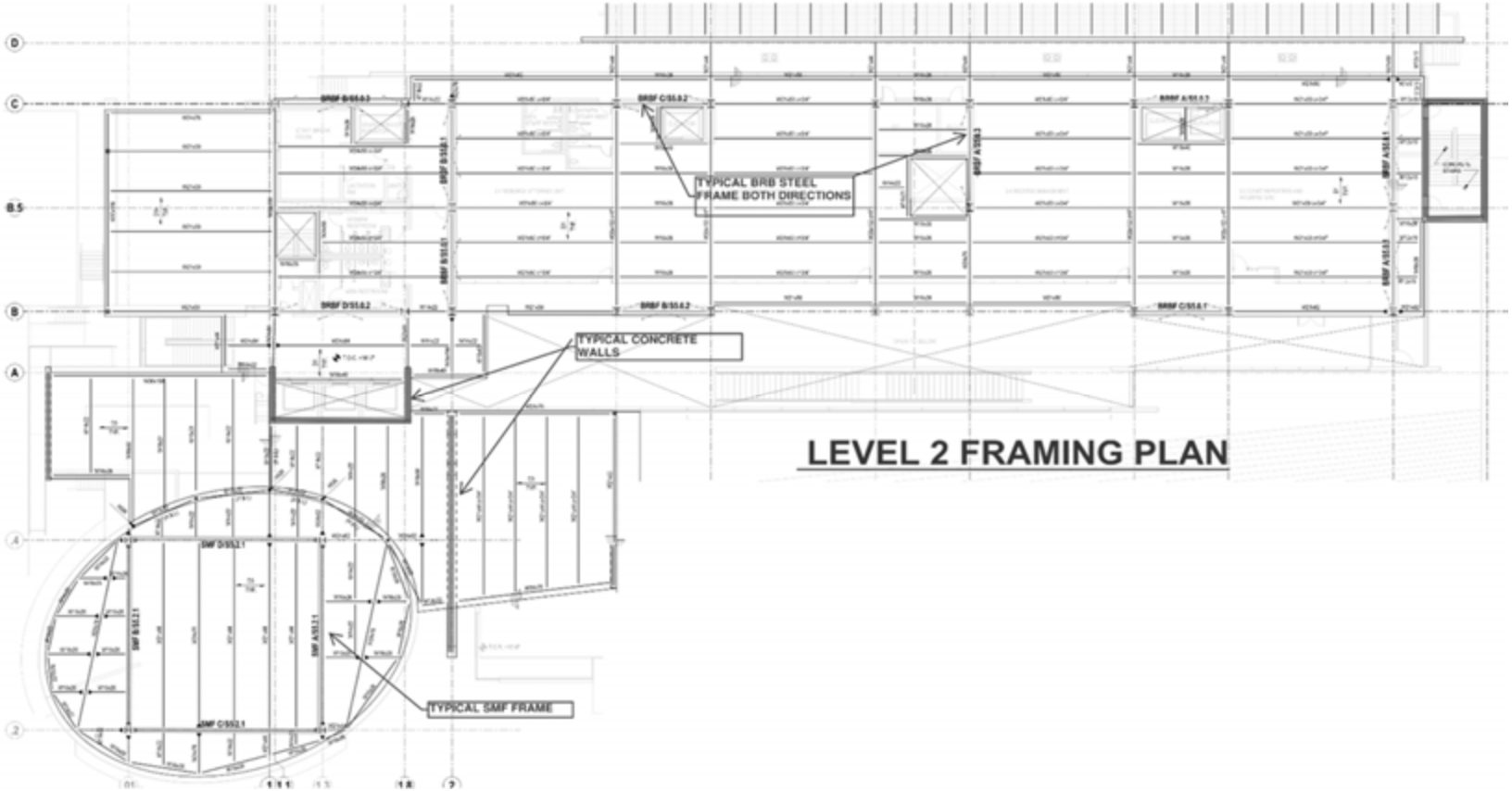
- TYPICAL CONCRETE RETAINING WALLS @ PERIMETER & SALLYPORT AREA
- TYPICAL 16” CONCRETE DRIVEN DISPLACEMENT PILE FOUNDATIONS & STRUCTURAL SOG



STRUCTURAL SYSTEMS

TYPICAL BUILDING FRAMING:

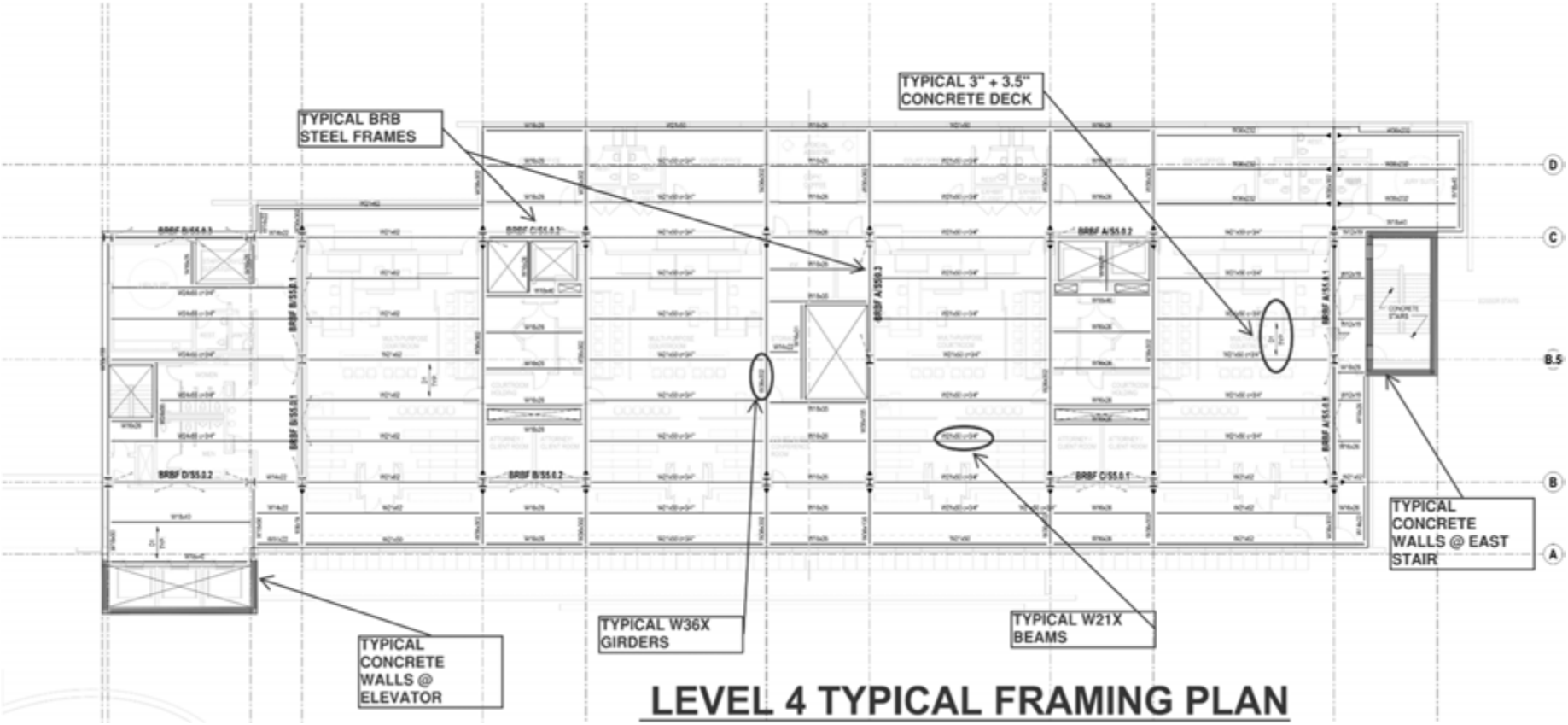
- BRB (BUCKLING RESTRAINED BRACES) FRAMES FOR LATERAL SYSTEM IN BOTH DIRECTIONS @ MAIN BLDG
- SMF (SPECIAL MOMENT FRAME) AND CONCRETE WALLS @ JURY ASSEMBLY, ELEVATOR & EAST STAIR



STRUCTURAL SYSTEMS

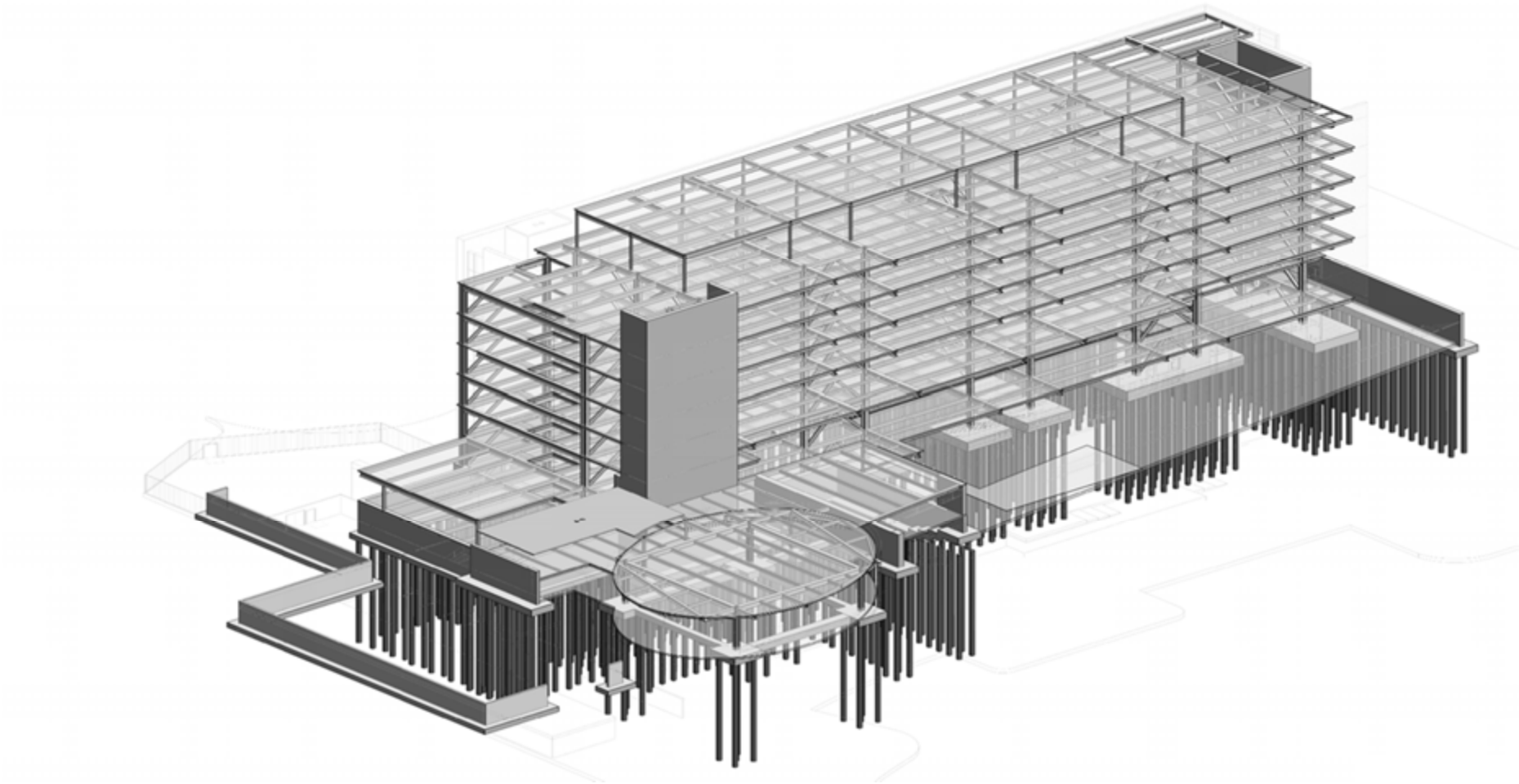
TYPICAL BUILDING FRAMING:

- TYPICAL METAL DECK FLOOR 3” + 3.5” LIGHTWEIGHT CONCRETE FILL
- TYPICAL STRUCTURAL STEEL FLOOR FRAMING WITH W21X STEEL BEAMS & W36X GIRDERS



STRUCTURAL SYSTEMS

3D STRUCTURAL MODEL VIEW:



MEP APPROACH REVIEW

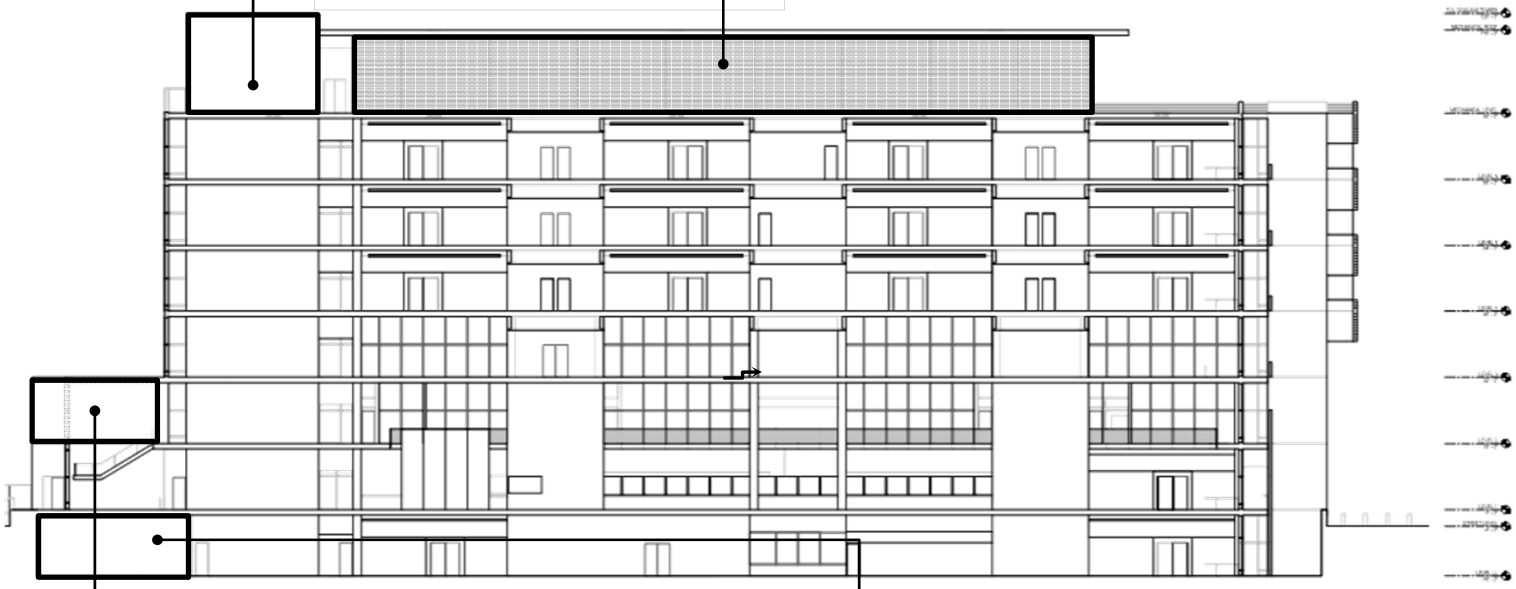
MECHANICAL SYSTEMS

Mechanical Roof Level

- Air handling units and exhaust fans located within roof enclosure
- Fan-array AHUs offer redundancy
- AHUs equipped with economizer controls & duct silencers (1)
- VAV air distribution to floors below
- VRF condensers for level 3 to level 6 (on e-power) to cool Elect, IDF rooms etc.

Cooling Tower Yard

- Cooling tower
- Outdoor staircase pressurization fans
- Outdoor toilet exhaust



Lower Roof (above Café)

- Air handling units for Jury Assembly and Café
- VRF condenser for lower level to level 2
- Flue combustion air intake and flue exhaust

Basement mechanical rooms

- Water-cooled centrifugal chillers
- Chilled water pumps
- Condensing water pumps
- Condensing type boilers
- Heating hot water pumps
- Access hatch at loading dock for access

Note:-

1. 100% outside air handling unit with exhaust fan is proposed to serve the lower level detention area. Heat recovery pipe is allowed for energy conservation.

MEP APPROACH REVIEW

PLUMBING SYSTEMS

Utility yard
- **Fire pump room (direct access from Ground)**
- **Gas meters**

Water distribution and hot water generation
- **(2) electric water heaters located on lower level & level 2 (in lieu of centralized system for cost savings)**
- **Lower level and L1 directly fed from main city line**
- **Levels 2 to 6 served by booster pump - due to low pressure**

Tank
Underground firewater tank

Water Pump rooms
- **Domestic booster Pump**
- **Duplex sewage ejector**
- **(1) electric water heater**
- **Water Softener**

Level 2 Janitor Closet
- **(1) electric water heater**

MEP APPROACH REVIEW

ELECTRICAL SYSTEMS

Utility yard
- **Outdoor Generator**
- **Outdoor pad mounted transformer**

Electrical design summary
- **Estimated load ~2,000 kVA**
- **Main Switchboard 2,500 A to 3,000 A**
- **Electrical sub-metering provided**

Basement
- **Main Electrical Rm**
- **Emergency Elec. Rm**

Electrical rooms
- **Vertically stacked**
- **Located centrally to minimize cabling costs**

LEED UPDATE

- JCC requirement to achieve **LEED Silver** level certification
- Project is registered with USGBC (LEED # 1000065460) under LEED 2009
- Tracking 60 Yes / 22 Maybe / 28 No points – goal is 50 points for LEED Silver

LEED 2009 for New Construction and Major Renovations

Project Checklist

Santa Rosa Courthouse

Y	?	N			
18	6	2	**Sustainable Sites**	Possible Points:	26
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
		1	Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
	2		Credit 4.4	Alternative Transportation—Parking Capacity	2
	1		Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
	1		Credit 6.2	Stormwater Design—Quality Control	1
	1		Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
	1		Credit 8	Light Pollution Reduction	1
4	3	3	**Water Efficiency**	Possible Points:	10
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
2	1	1	Credit 3	Water Use Reduction	2 to 4
13	6	16	**Energy and Atmosphere**	Possible Points:	35
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
6	4	9	Credit 1	Optimize Energy Performance	1 to 19
		7	Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
3			Credit 5	Measurement and Verification	3
	2		Credit 6	Green Power	2
6	2	6	**Materials and Resources**	Possible Points:	14
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		2	Credit 3	Materials Reuse	1 to 2

Y	?	N			
			Materials and Resources, Continued		
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
	1		Credit 7	Certified Wood	1
11	3	1	**Indoor Environmental Quality**	Possible Points:	15
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
		1	Credit 6.2	Controllability of Systems—Thermal Comfort	1
	1		Credit 7.1	Thermal Comfort—Design	1
1			Credit 7.2	Thermal Comfort—Verification	1
1			Credit 8.1	Daylight and Views—Daylight	1
	1		Credit 8.2	Daylight and Views—Views	1
6			**Innovation and Design Process**	Possible Points:	6
1			Credit 1.1	Innovation: Historical Trees Preservation	1
1			Credit 1.2	Innovation: Controllability of small power shut-off	1
1			Credit 1.3	Innovation: Integrated Pest Control	1
1			Credit 1.4	Innovation: Green Clearning	1
1			Credit 1.5	Exemplary Performance: Construction Waste Management	1
1			Credit 2	LEED Accredited Professional	1
2	2		**Regional Priority Credits**	Possible Points:	4
1			Credit 1.1	Regional Priority: SSc4.1- Public Transportation	1
	1		Credit 1.2	Regional Priority: WEc3-Water Use Reduction (40% Required)	1
1			Credit 1.3	Regional Priority: IEQc8.1 (Daylight)	1
	1		Credit 1.4	Regional Priority: EAc2 - On-site Renewable Energy	1
60	22	28	**Total**	Possible Points:	110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

BUDGET

	BUDGET	50% DD ESTIMATE
HARD CONSTRUCTION COST		
FY 12-13 Hard Construction Cost Sub-total	$99,057,863	
Current Hard Construction Cost Sub-total	$83,591,843	
Total Reductions	$15,466,020	
Percent Reduced	15.61%	
DESIGN-TO-BUDGET		
FY 12-13 Hard Construction Cost Sub-total (including Cost Reductions)	$83,591,843	$85,082,993
Data, Communications and Security	$2,878,814	$4,044,698
CCCI Adjustment to July 2014 dollars (CCCI 5264 to CCCI 5959)	$11,416,624	$11,767,429
Current FY 15-16 Design-to-Budget	$97,887,281	$100,895,120

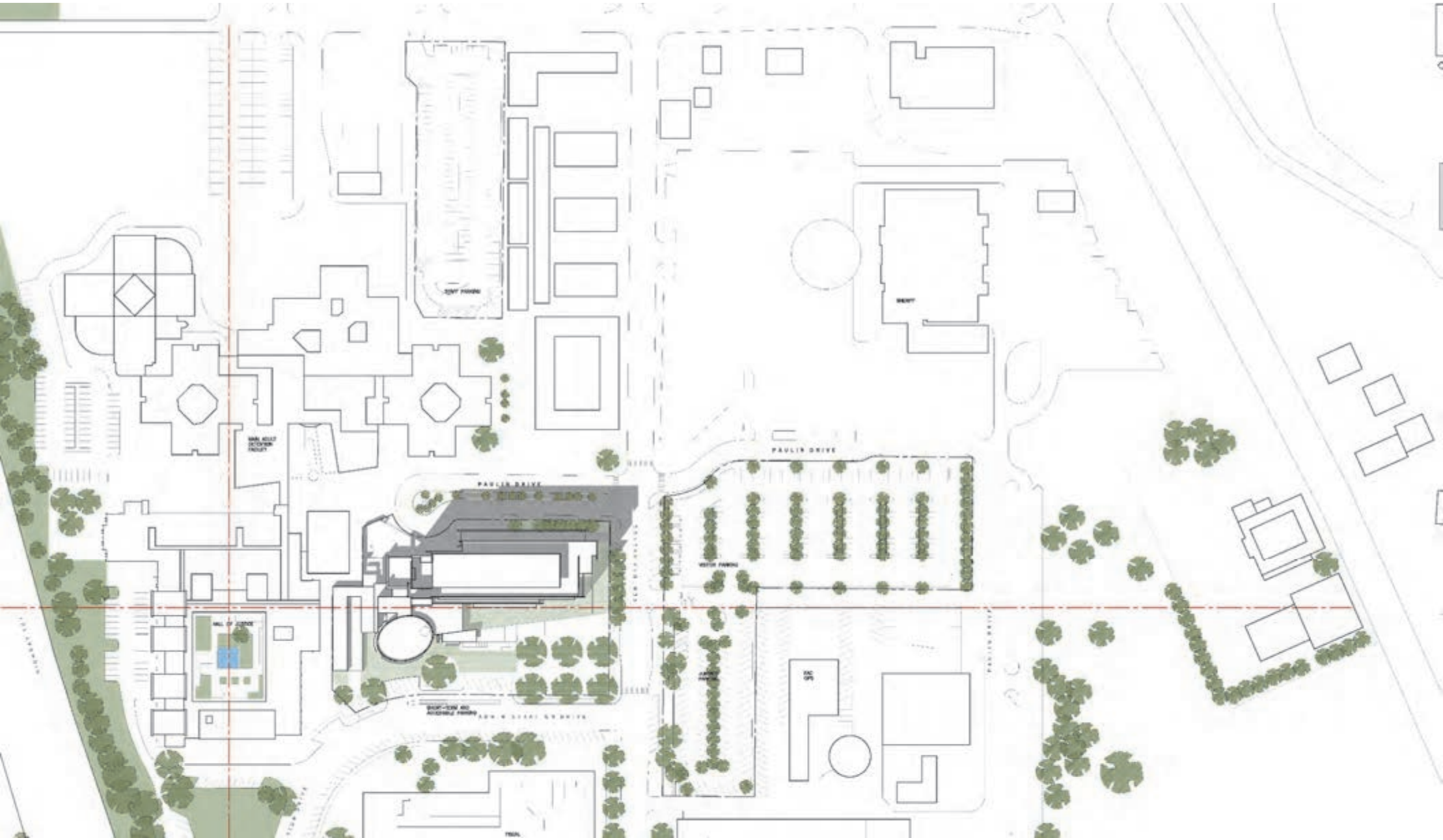
APPROVAL REQUESTED

Request 50% Design Development approval to continue towards 100% Design Development with the goal of eliminating the current estimated budget deficit of approximately $3.01 million.

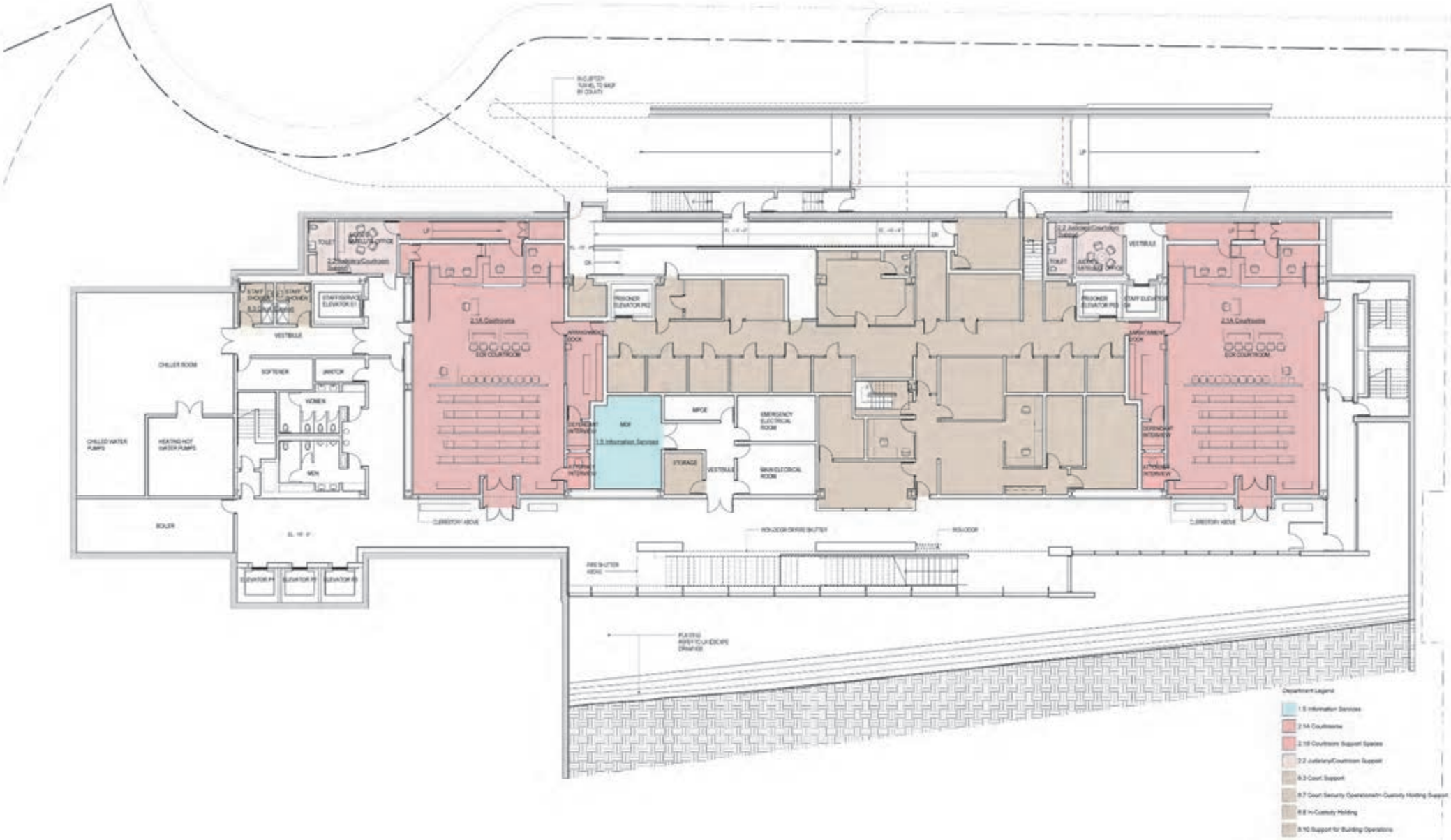
UPCOMING MILESTONES

100% Design Development	April 2016
100% Construction Documents	February 2017

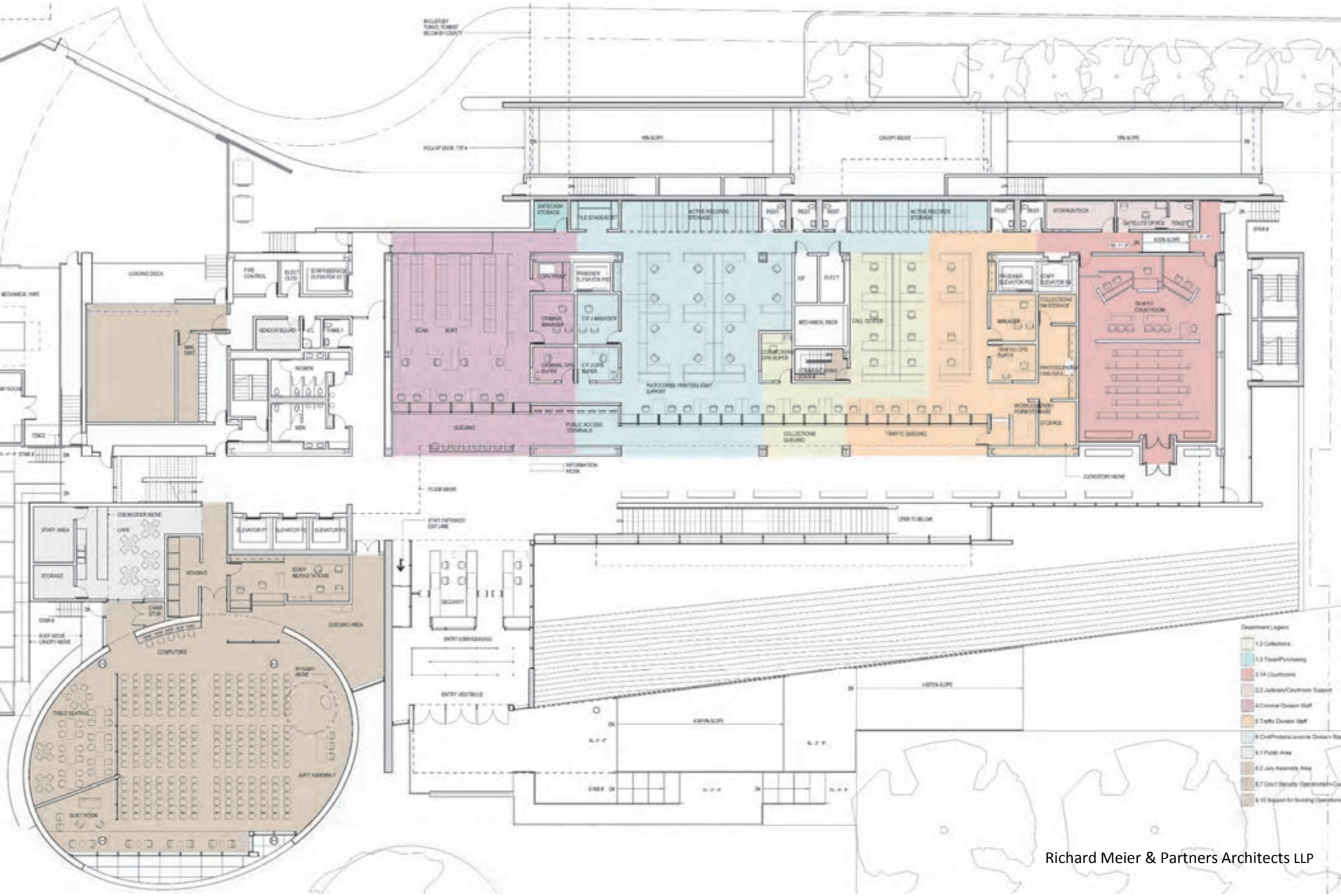
SONOMA COUNTY ADMINISTRATIVE CENTER



LOWER LEVEL PLAN

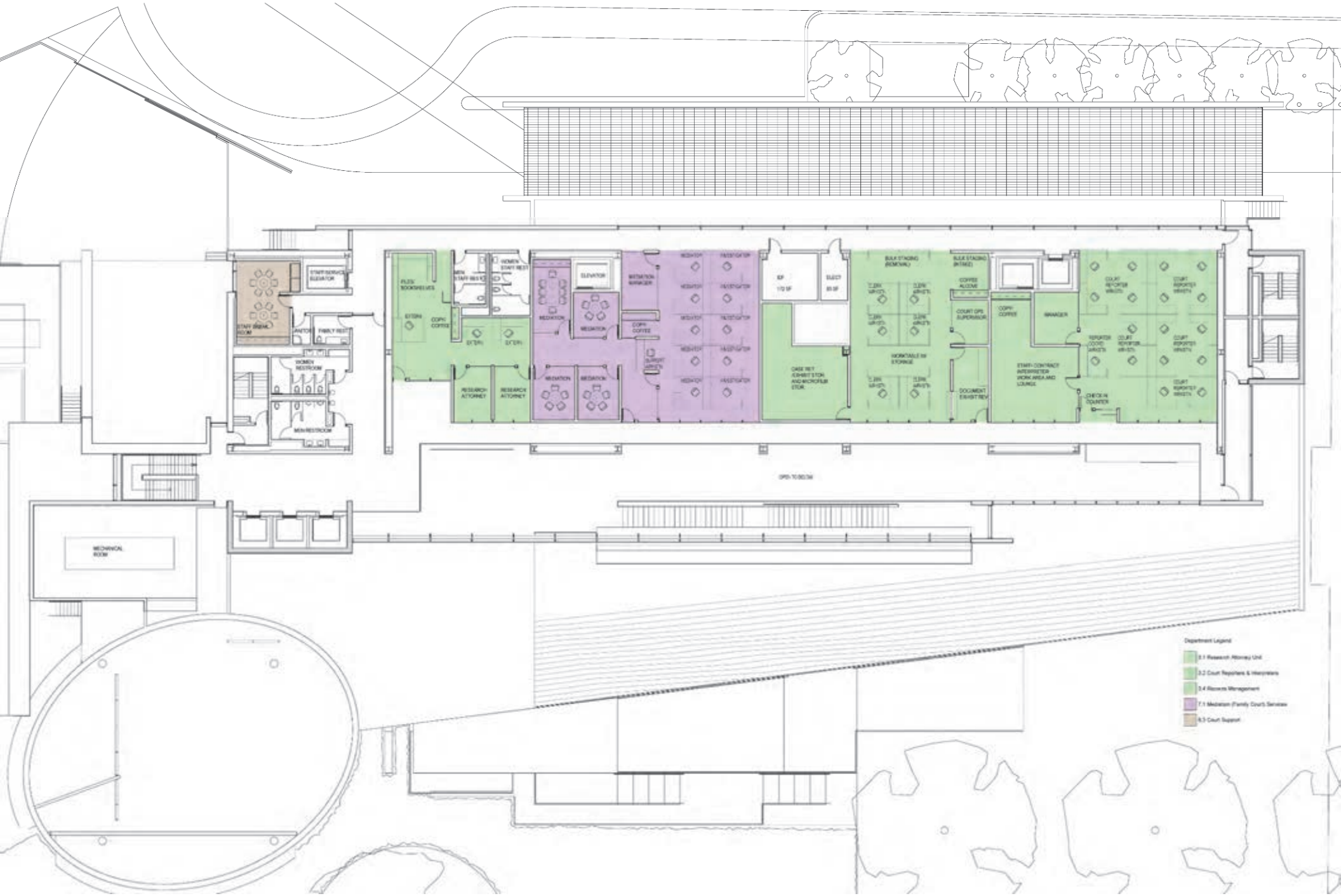


FIRST FLOOR PLAN

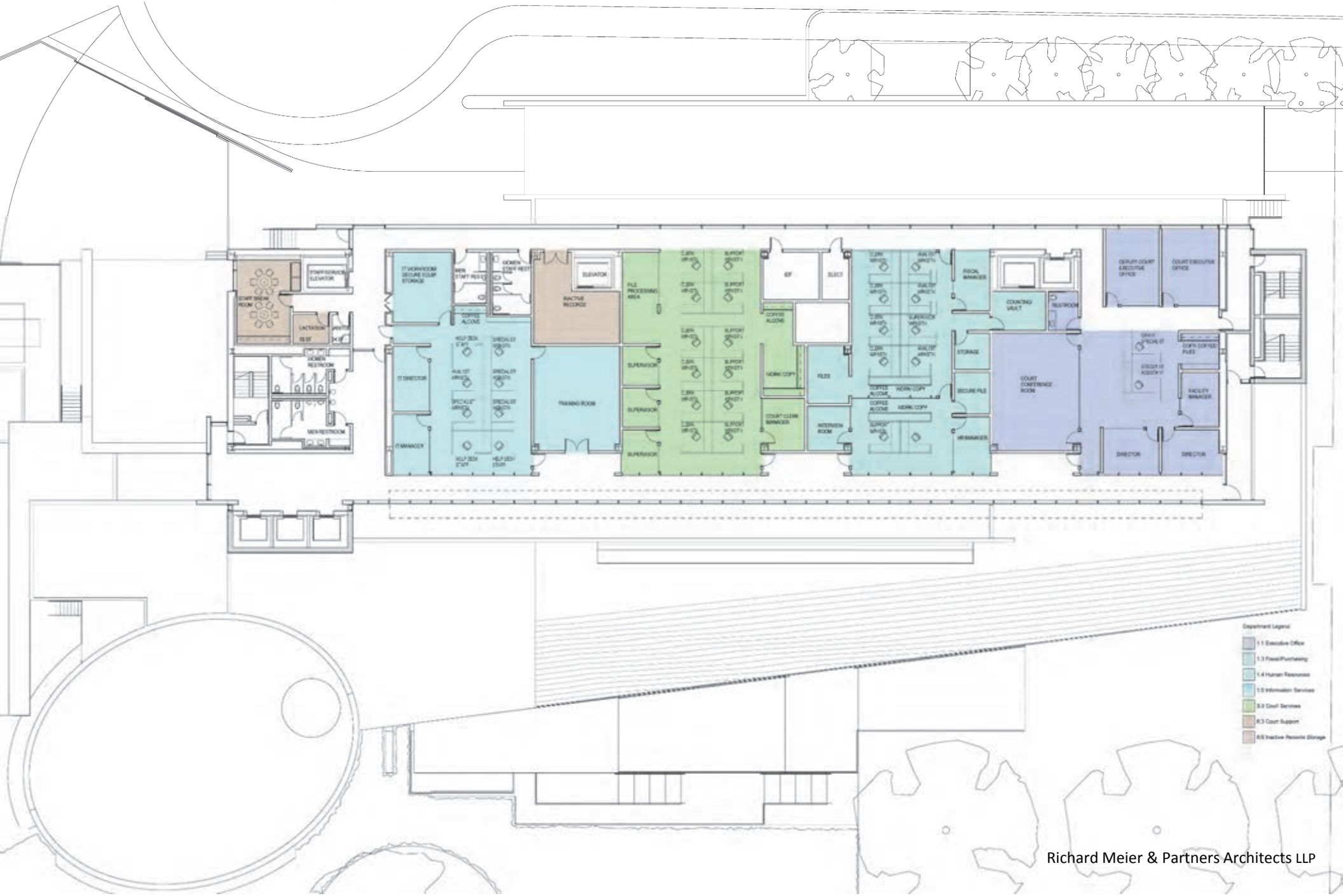


Santa Rosa Criminal Courthouse
Superior Court of California
CCRS 50% Design Development Presentation
3 March 2016

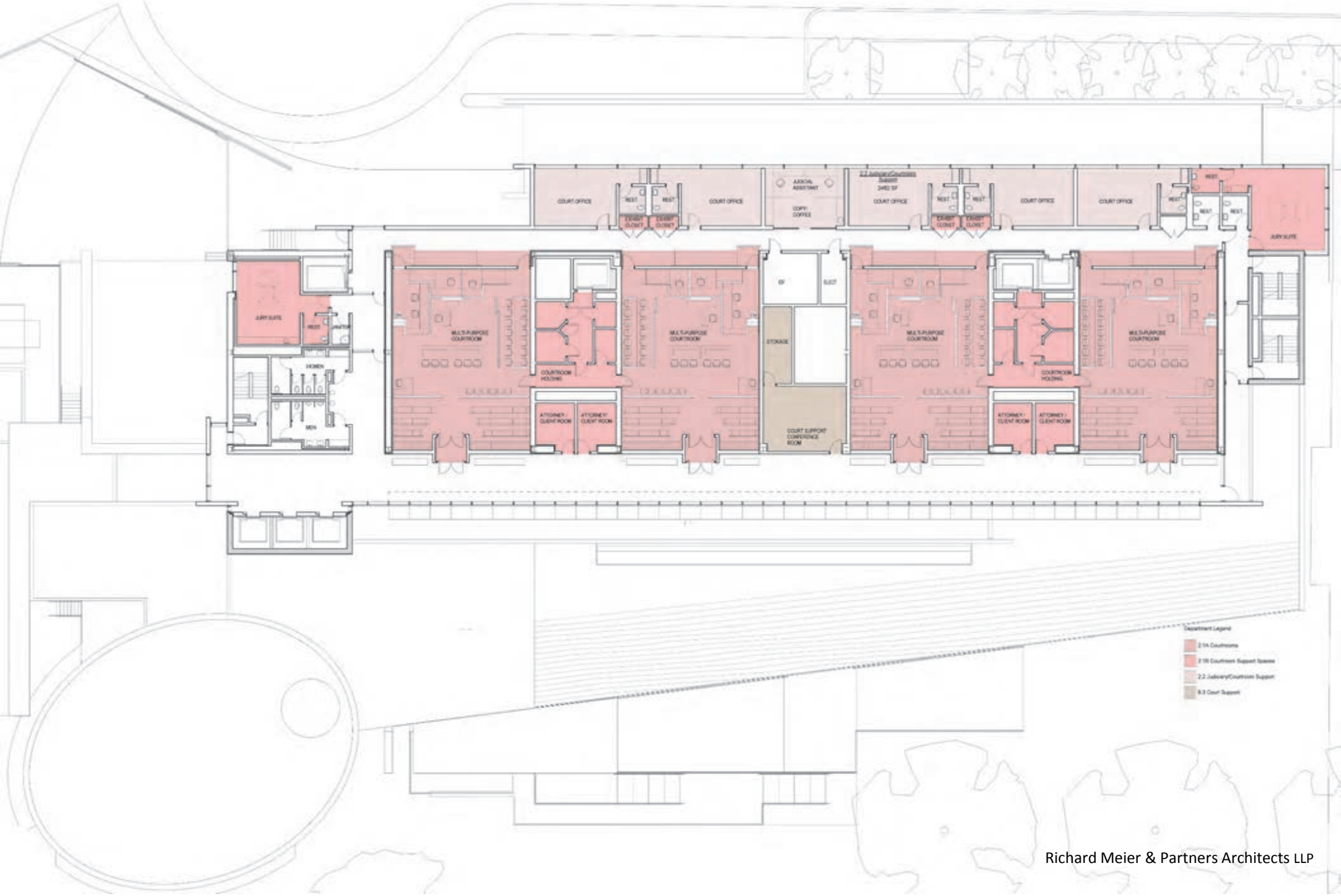
SECOND FLOOR PLAN



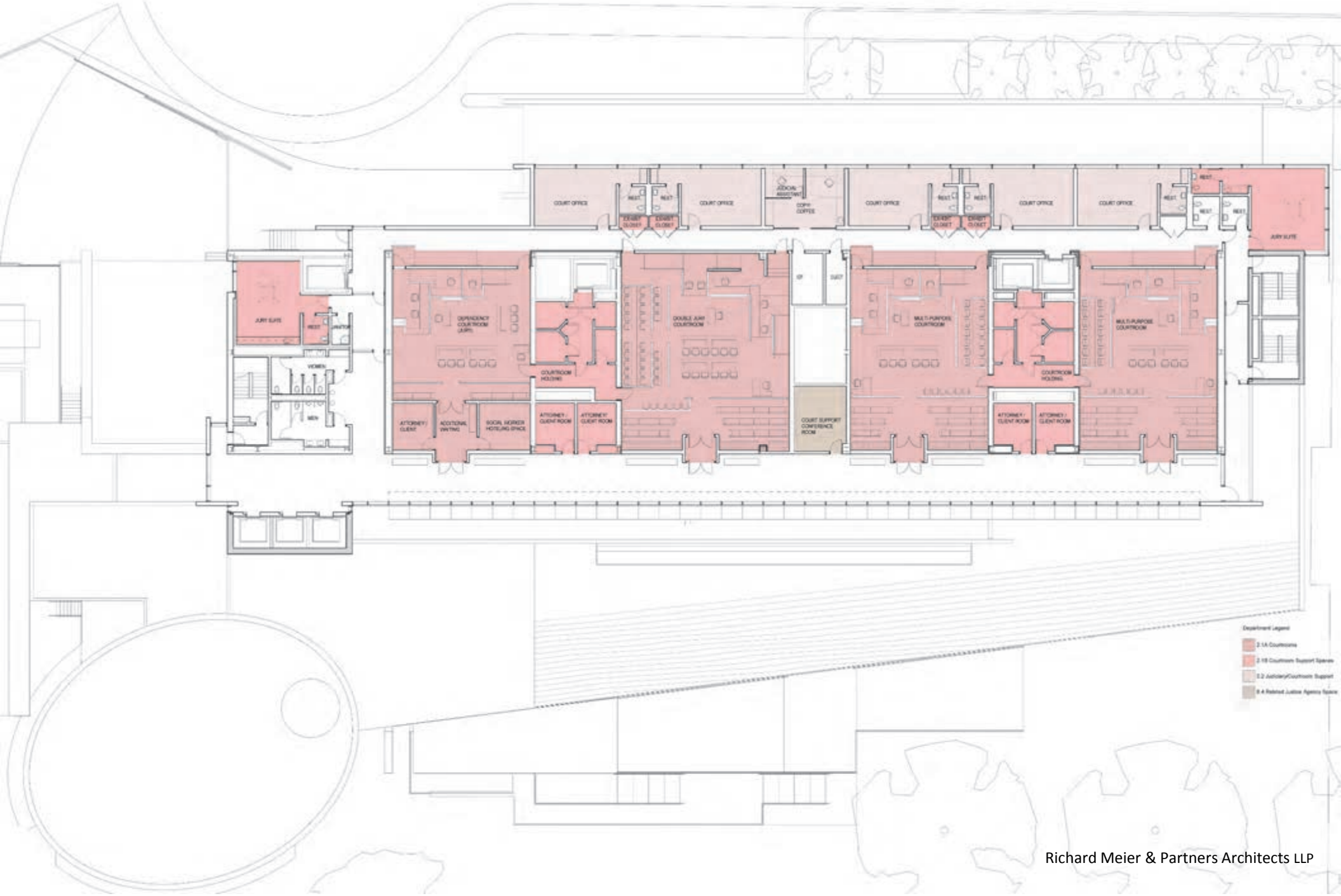
THIRD FLOOR PLAN



TYPICAL COURTROOM LEVEL PLAN



LEVEL 6 PLAN


COURT OFFICE
REST.
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JANITOR

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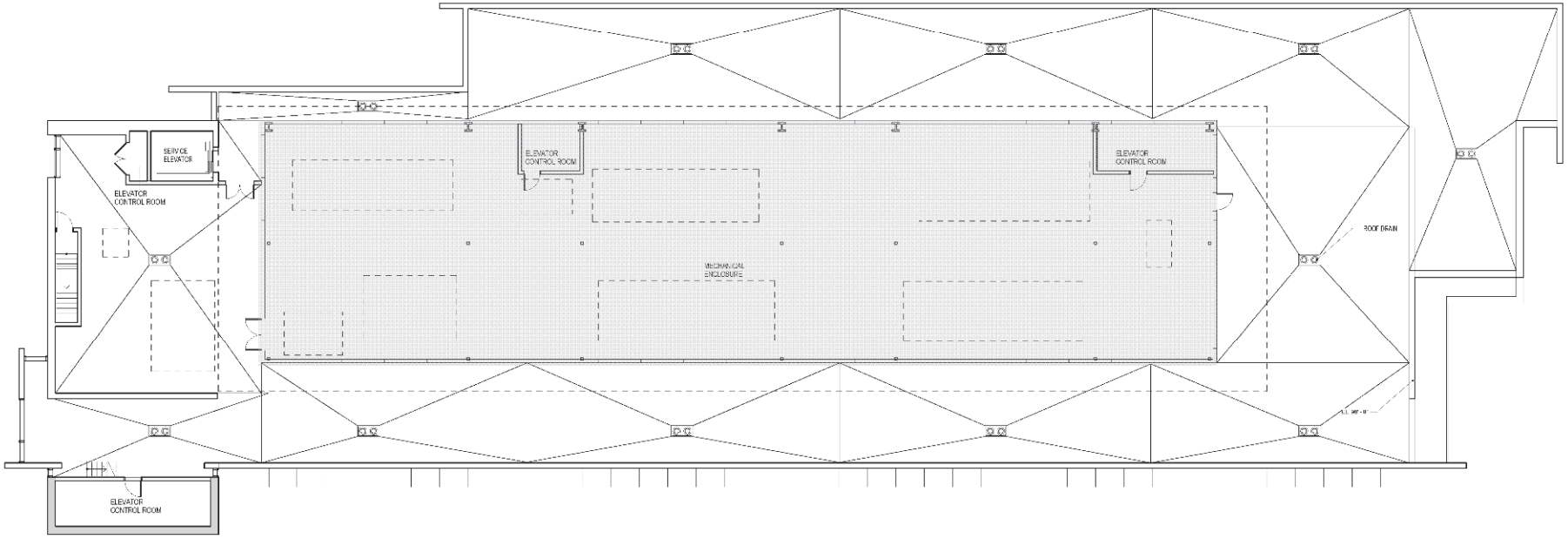


JUDICIAL COUNCIL OF CALIFORNIA

455 Golden Gate Avenue • San Francisco, California 94102-3688
Telephone 415-865-4200 • Fax 415-865-4205 • TDD 415-865-4272

MEMORANDUM

Date
February 19, 2016

To
Members of the Court Facilities Advisory Committee

From
William Guerin
Director, Capital Program

Subject
Materials for March 3, 2016 CFAC meeting

Action Requested
Please Review

Deadline
March 3, 2016

Contact
Kelly Quinn
Principal Manager for Business and Planning, Capital Program
818-558-3078 phone
kelly.quinn@jud.ca.gov

At the CFAC portion of the meeting, which is expected to start at approximately 12:30 p.m., the project teams for the Santa Barbara–New Santa Barbara Criminal Courthouse and Lake–New Lakeport Courthouse projects will present the status of their respective projects.

The Santa Barbara project has completed 100% schematic design, the first phase of Preliminary Plans. While the project has undergone substantial value-engineering, the project is severely constrained by existing site conditions and is impacted by the unique requirements of building in the historic center of Santa Barbara. The schematic design estimate for this project is approximately $10 million, or 10 percent, over the authorized total project budget of $99.507 million.

The Lakeport project—currently in the Working Drawings, or final, phase of design—is also affected by a site that is challenging to build on and by CEQA mitigation commitments as well. The project team has done extensive value engineering of the last scheme approved by the Courthouse Cost Reduction Subcommittee (CCRS) and explored an alternative design in an effort to reduce the project cost. While the alternative scheme does yield some construction cost savings, the estimated savings from the alternate design are nearly eliminated by the

additional design fee to accelerate the redesign in order to maintain the current project schedule. If the schedule slips, construction inflation will likewise eliminate any savings. This project is approximately $6 million, or 12 percent, over the authorized total project budget of $49.984 million.

The materials provide more specific information on the budget shortfall for each project. In summary, there are two main drivers of cost increases: 1) site specific conditions including CEQA requirements and 2) the need for an Integrated Converged Network. Neither of these were accounted for in the original 2009 conceptual estimates for the projects—which were developed prior to selection and acquisition of project sites—but are real costs to the projects. Each of these are described below. Previous projects with more flat and open sites, which the CCRS has reviewed and have moved forward to bidding and construction, have been able to absorb these site and network costs. We have been unable to find funds within the total project budgets for the Santa Barbara and Lake capital outlay projects to cover these costs and maintain the authorized building size.

Site Specific Conditions and CEQA Requirements

Site specific conditions and CEQA requirements vary by project, but include:

- Topography and soils conditions
- Demolition of existing buildings
- Hazardous materials abatement
- Phased construction
- Utility relocation

CEQA requirements are specific to each project and include:

- Various traffic or accessibility features, such as cross walk, traffic signals, accessible ramp, bus loop and stop
- Protection of flora or fauna
- Local or historical design context

Converged Network Integration

With the rapid advance of digital technology in building systems, our courthouses are designed with a converged digital network. Fiber optic and copper cabling for the network is a cost effective and secure way to carry low voltage signals for both the building systems and the court's network. The physical network is provided as part of the building construction. However, the programming and associated active electronics for the convergence of the network is provided later in the construction process by a telecommunications firm in coordination with the building construction contractor and is necessary to complete and commission an operational building. The cost of this ranges from approximately $6 to $11 per

square foot depending on the size of the building, with larger buildings on the low end per square foot. This cost is not included in the projects budgets established in 2009.

Given the projects' budget shortfalls, the project teams plan to seek direction on how to move forward at the upcoming CFAC meeting.

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SANTA BARBARA

NEW SANTA BARBARA CRIMINAL COURTHOUSE

CFAC PROJECT REVIEW AT
100% SCHEMATIC DESIGN MILESTONE
MARCH 3, 2016

AGENDA

1. Project Summary
2. Space Program
3. Site & Security
4. Building Design
5. Sustainability
6. Building Systems
7. Cost Estimate
8. Next Steps

Project Summary

- New Criminal Courthouse in Santa Barbara to replace physically deficient Figueroa Courthouse
- 92,331 sf building, consolidating 8 Criminal Courtrooms from Anacapa and Figueroa Courthouses. Includes areas for support staff, jury assembly, administration, and in-custody spaces
- Four levels, including basement
- 1.8 acre site located adjacent to historic Anacapa Courthouse on existing Figueroa Courthouse site, Hayward parcel (acquired in 2011), and former Monitoring Station site
- Construction planned in two phases/increments to allow for ongoing court operations during construction and demolition

Project Milestones

Schematic Design	November 2014 – August 2015
CFAC Project Review at 100% SD	March 3, 2016
Design Development	March 2016 – August 2016
Public Works Approval	August 2016 – October 2016
Working Drawings/ Agency Review	October 2016 – January 2018
Bid / Bond / Public Works	January 2018 – November 2018
Construction	November 2018 – February 2022

GROUPS CONSULTED

Judicial Council of California

Courthouse Cost Reduction Subcommittee

Design Peer Review Panel
- Taal Safdie, Safdie Rabines Architects
- Clifford Ham, Judicial Council, Capital Program
- Ray Polidoro, Judicial Council, Capital Program
- Scott Shin, Judicial Council, Capital Program
- Nick Turner, Judicial Council, Real Estate Facilities Management

Project Advisory Group (PAG)
- Helene Schneider, Santa Barbara Mayor
- Salud Carbajal, Supervisor
- Lt. Kelly Hamilton, Sheriff's Department
- Matt Pontes, Santa Barbara County Representative

Design Advisory Group (DAG)
- Steve Amerikaner, Santa Barbara Business Community
- Marc Fisher, Vice Chancellor, UC Santa Barbara
- William Mahan, Historic Landmarks Commission
- Sheila Lodge, Planning Commission

Santa Barbara Historic Landmarks Commission (HLC)

Santa Barbara County Judges

Program Area Reduction

- Program area was previously reviewed and approved by CCRS in January 2014
- Program reduced by 5.3% from prior authorized 97,266 BGSF to 92,331 BGSF

SPACE PROGRAM

New Santa Barbara Criminal Courthouse - Space Program Compliance

No.	DEPARTMENT	PROGRAM NSF	SD PHASE NSF
1.0	Public Area: Entry Lobby & Screening	1,843	1,846
2.0	Court Sets	21,616	22,159
3.0	Judicial Chambers and Courtroom Support	3,488	3,548
4.0	Court Operations	878	849
5.0	Appeals	358	268
6.0	Criminal / Records / Records Division	4,785	4,447
7.0	Self Help	348	370
8.0	Court Administration	3,231	3,250
9.0	Jury Services	3,355	3,443
10.0	Sheriff Operations	1,015	1,326
11.0	Central In-Custody Holding	2,730	1,579*
12.0	Building Support	7,895	4,649**
	Total Net Square Feet (NSF)	51,542	47,734
	Total Gross Square Feet (GSF)	92,331	92,331

* Excludes 2700 NSF of Sallyport with open screened roof
** Excludes 3500 NSF of Secured Staff Parking with open screened roof

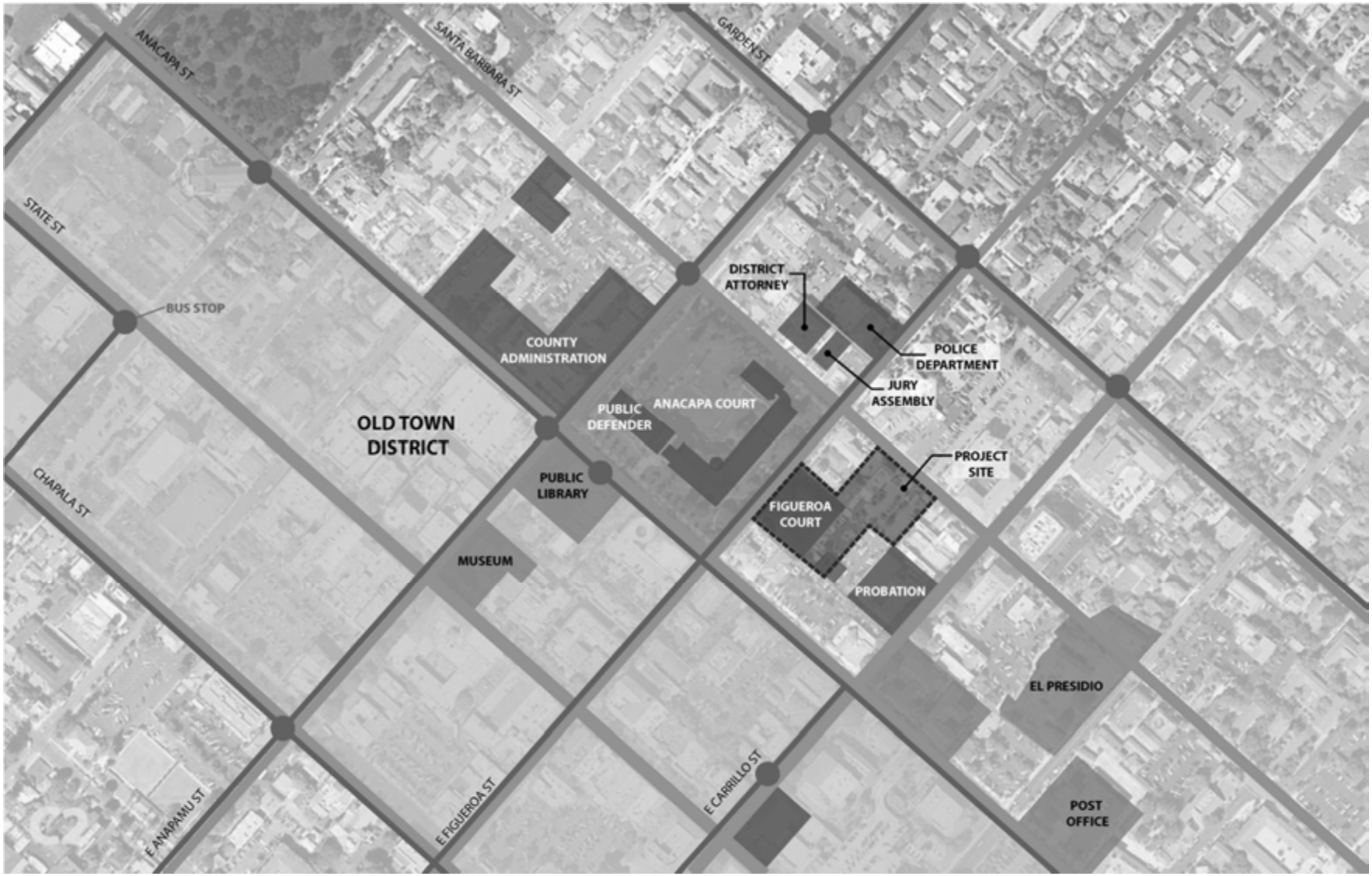
Site & Security

NEW SANTA BARBARA CRIMINAL COURTHOUSE

March 3, 2016

HISTORIC ANACAPA COURTHOUSE

SITE CONTEXT



SITE IMAGES

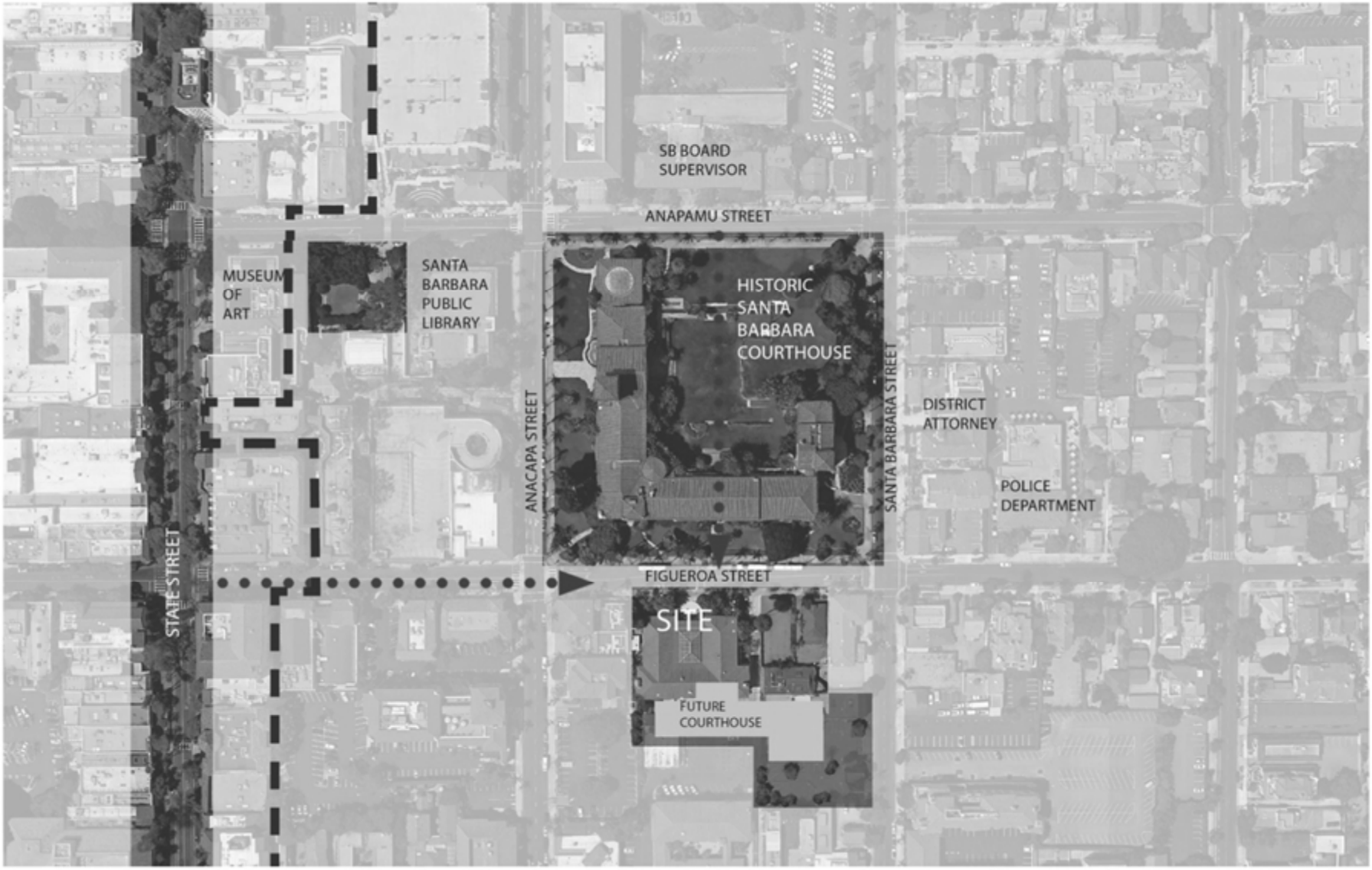
View of existing Figueroa Courthouse / Probation parking lot, looking southeast.

View of existing Figueroa Courthouse, looking north.

View of existing parking lot & Hayward parcel, looking northeast.

View of existing Figueroa Courthouse at Figueroa St., looking west.

SITE


SB BOARD
SUPERVISOR
ANAPAMU STREET
MUSEUM
OF
ART
SANTA
BARBARA
PUBLIC
LIBRARY
HISTORIC
SANTA
BARBARA
COURTHOUSE
ANACAPA STREET
SANTA BARBARA STREET
DISTRICT
ATTORNEY
POLICE
DEPARTMENT
STATE STREET
FIGUEROA STREET
SITE
FUTURE
COURTHOUSE

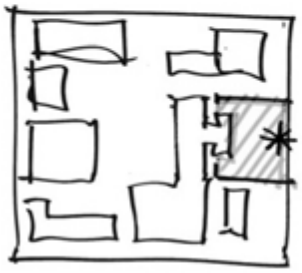
NEW SANTA BARBARA CRIMINAL COURTHOUSE

March 3, 2016

Architectural and Urban Strategies

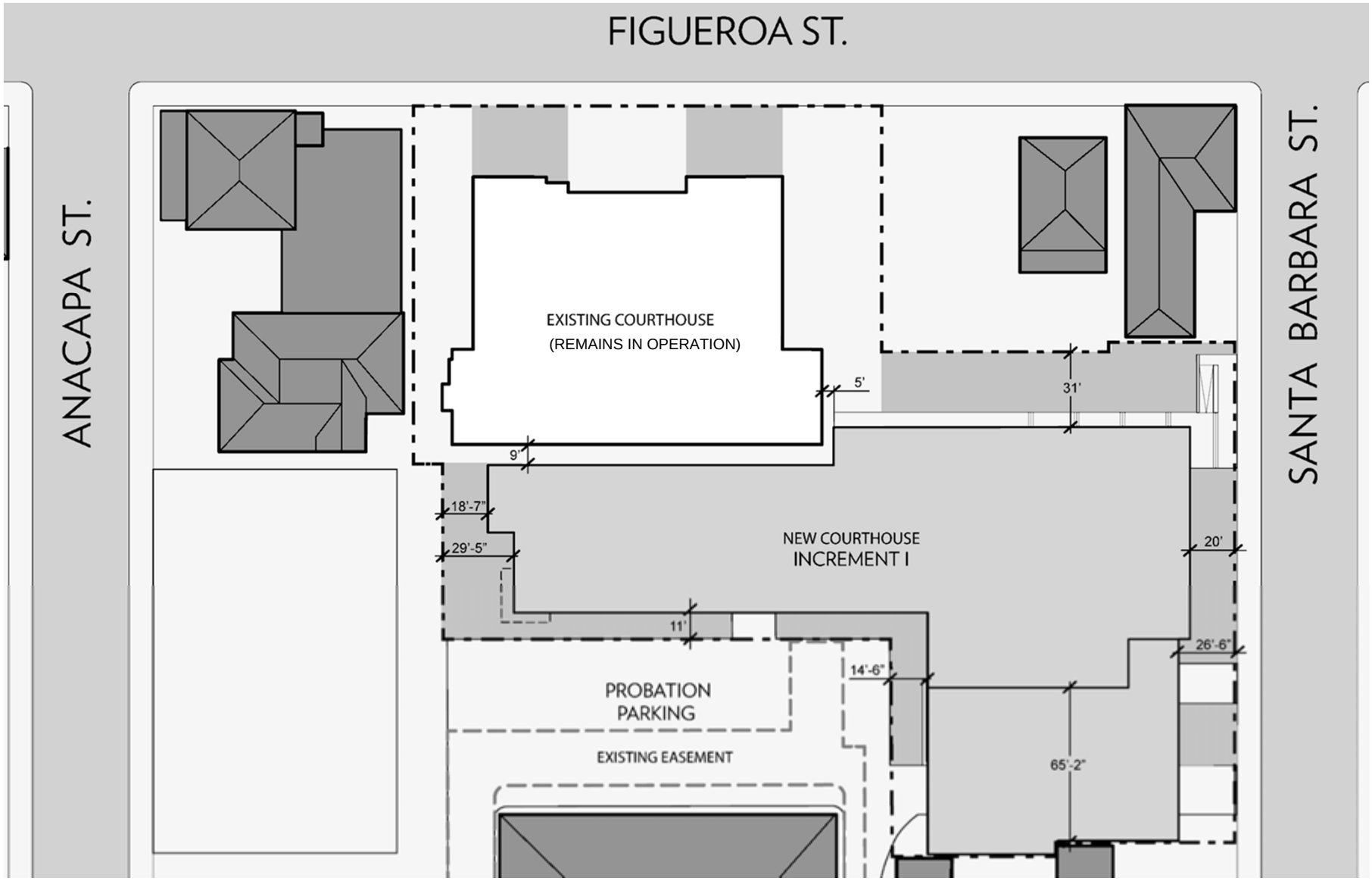
Most of the building is mid-block—
minimal sides facing out to streets

Articulation—***ensemble*** of building parts,
like the historic courthouse

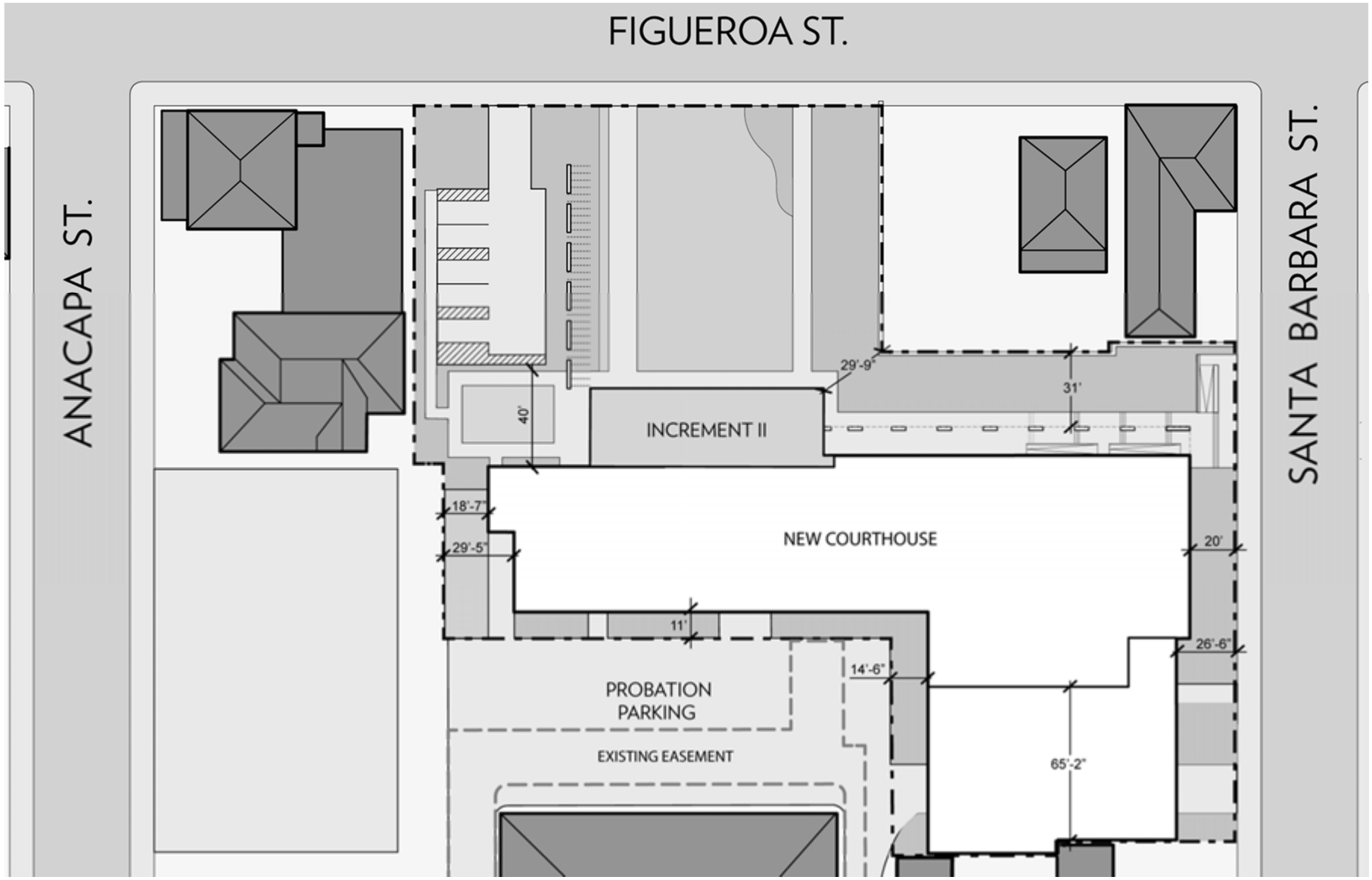


Public space for public use,
like the historic courthouse

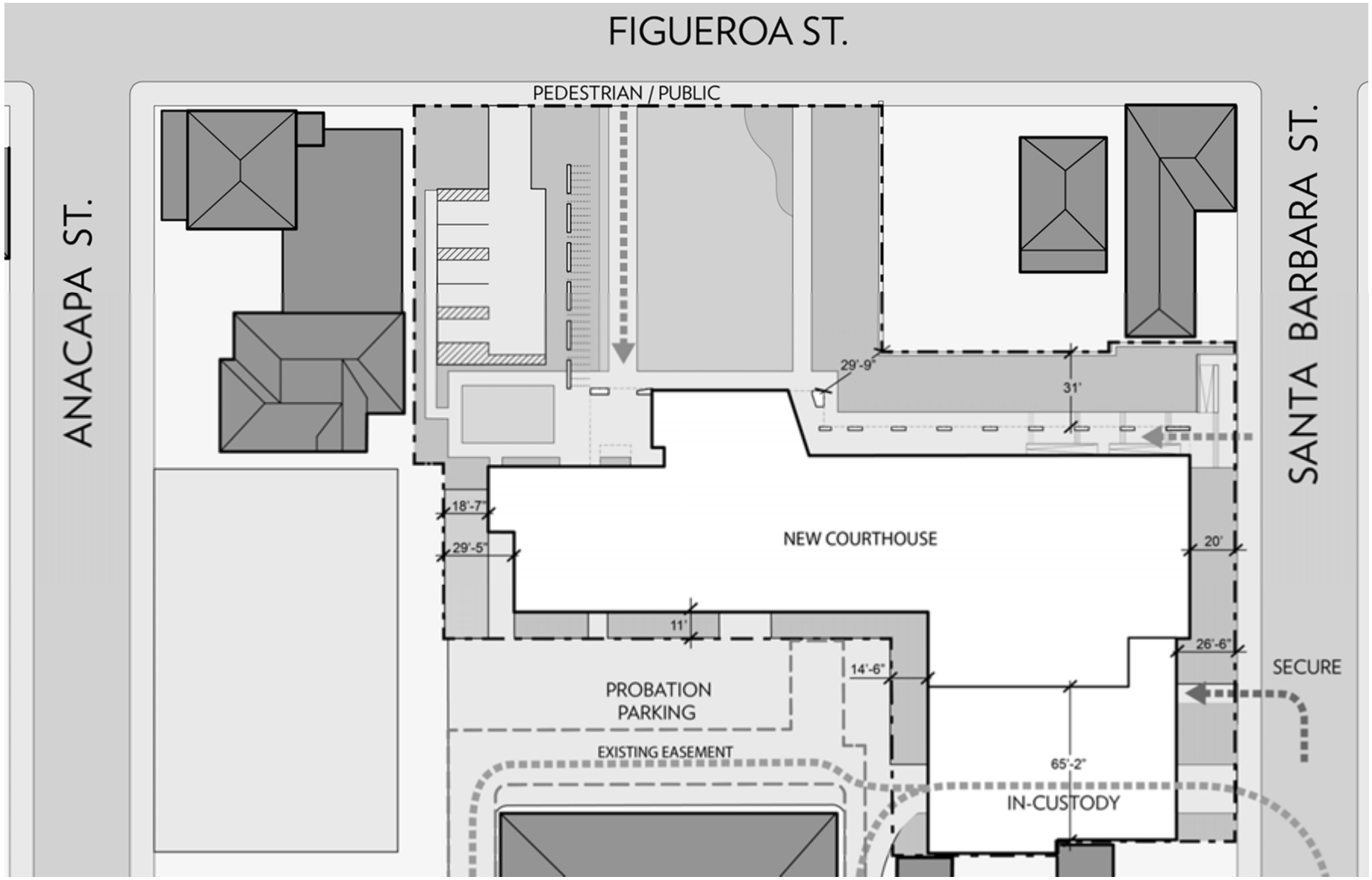
SITE PLAN – INCREMENT 1



SITE PLAN – INCREMENT 2



SITE ACCESS


FIGUEROA ST.
ANACAPA ST.
SANTA BARBARA ST.
PEDESTRIAN / PUBLIC
29'-9"
31'
18'-7"
29'-5"
NEW COURTHOUSE
20'
11'
26'-6"
14'-6"
SECURE
PROBATION
PARKING
EXISTING EASEMENT
65'-2"
IN-CUSTODY

Risk Assessment

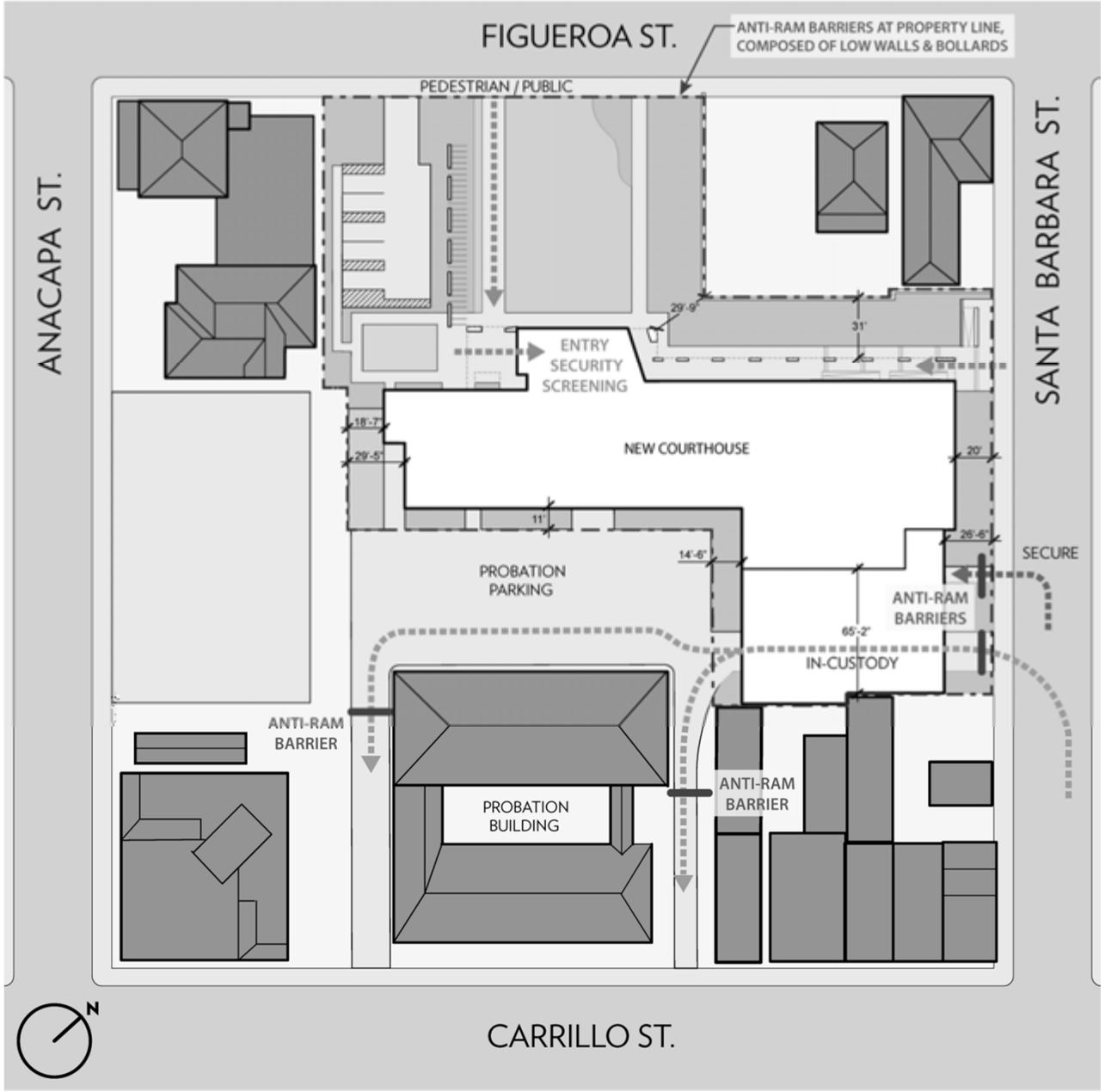
- The JCC has completed a risk assessment, concluding project is at low risk
- Building shall comply with recommendations of JCC risk assessment

Security Design

- Anti-ram barriers, bollards, and planter walls at site perimeter
- Per risk assessment report, site limitations require facades with < 25’ setbacks to be mitigated by design and physical barriers

In-Custody Security

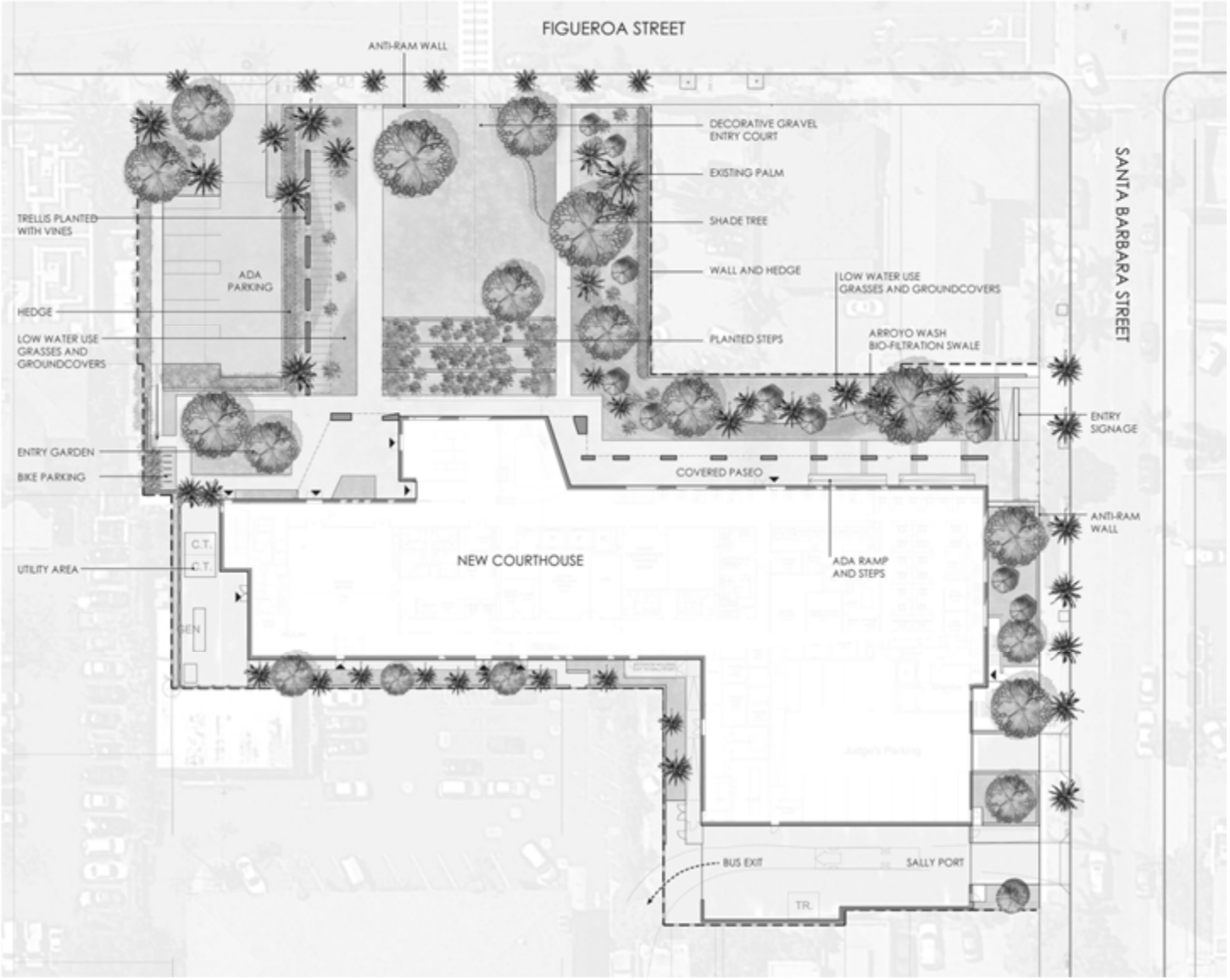
- Central holding to meet current holding metrics for capacity, with staffed control room
- Inmates delivered by vehicle to Central Holding through secure sally port



SECURITY

- Three separate entrances: Public, Restricted,& In-Custody
- <25’ setbacks at probation parking lot mitigated by securing area with anti-ram barriers
- Primary building structure located >25’ at Anacapa & Santa Barbara streets

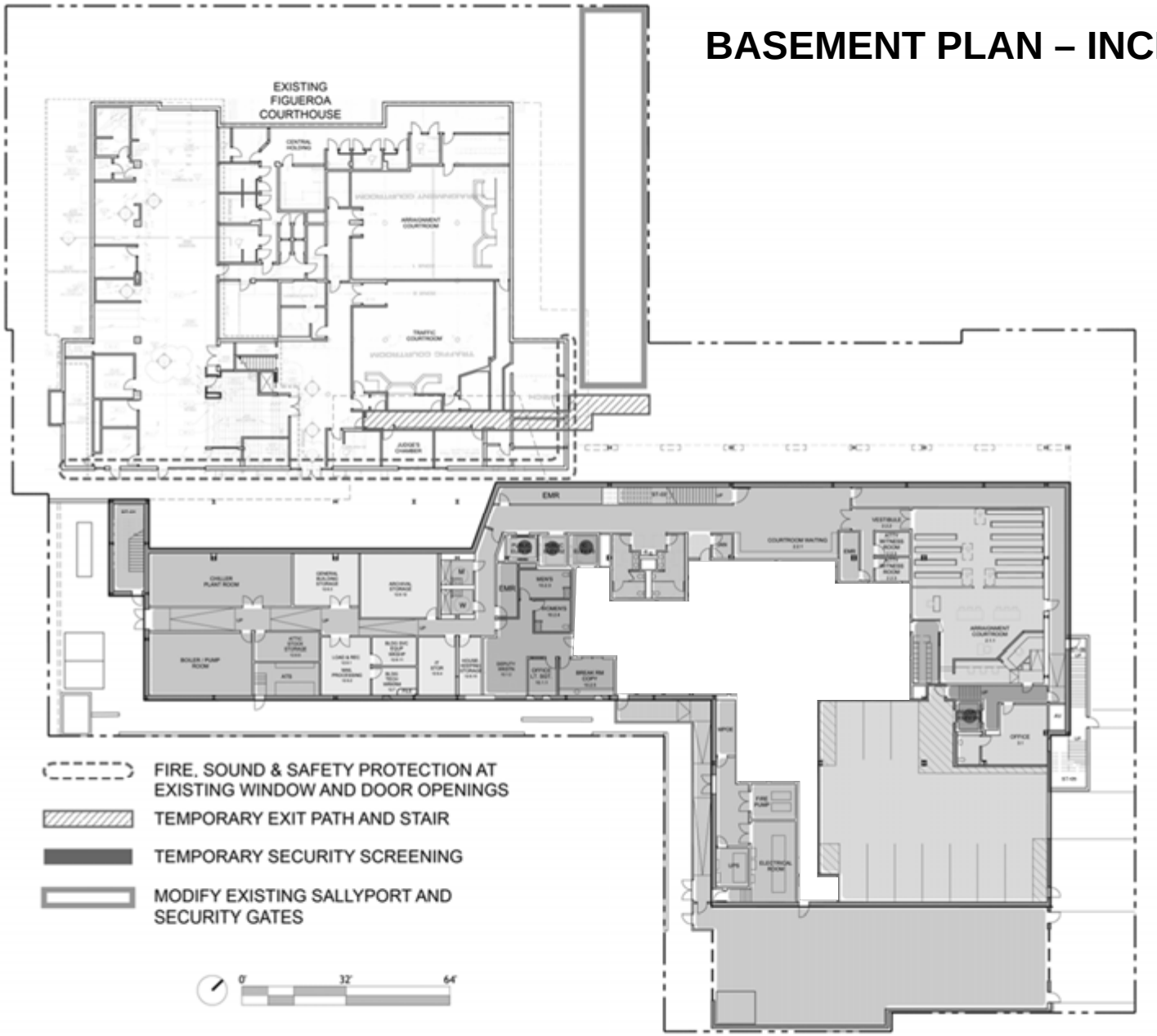
LANDSCAPE PLAN



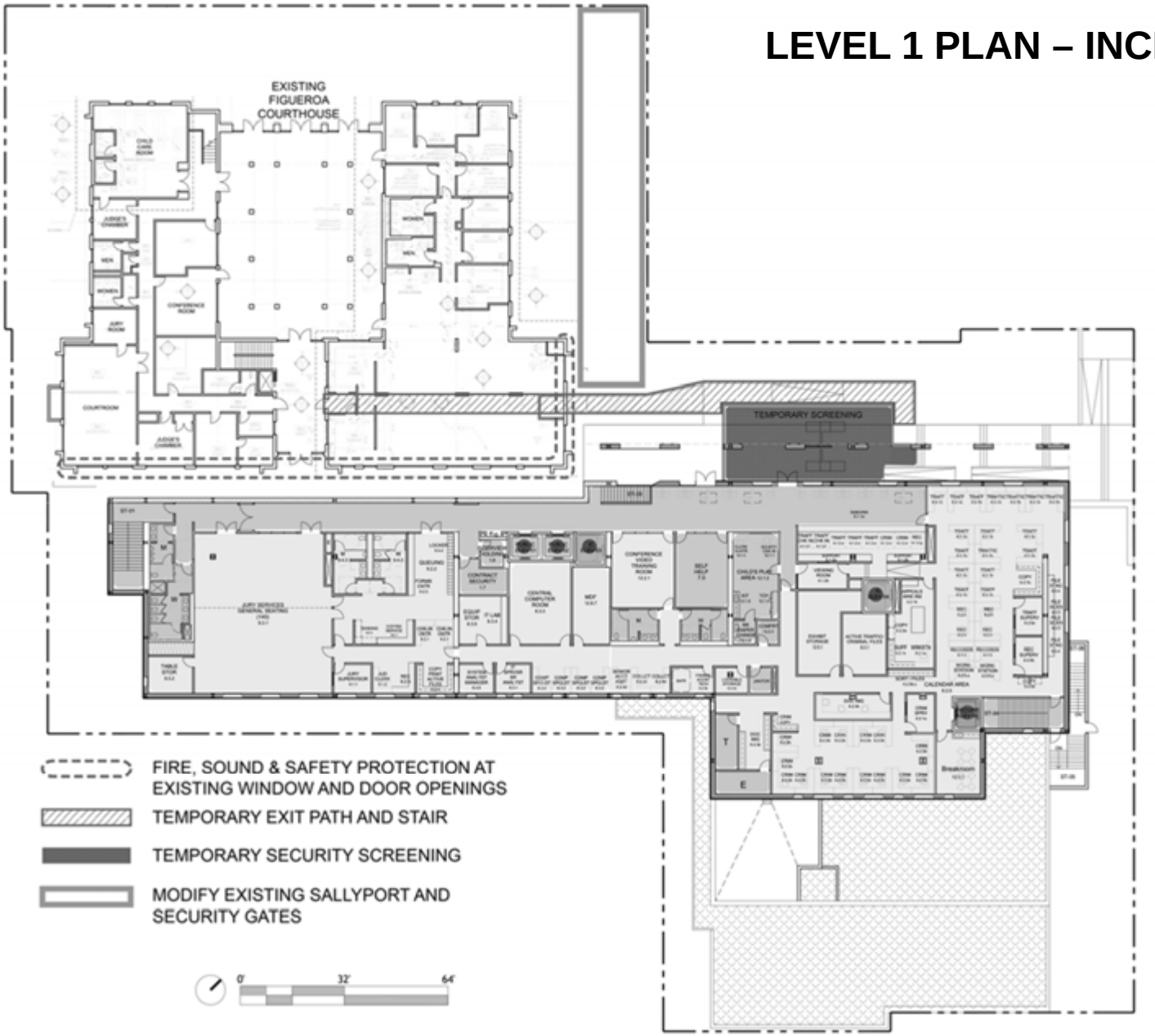
LANDSCAPE MATERIALS

Building Design

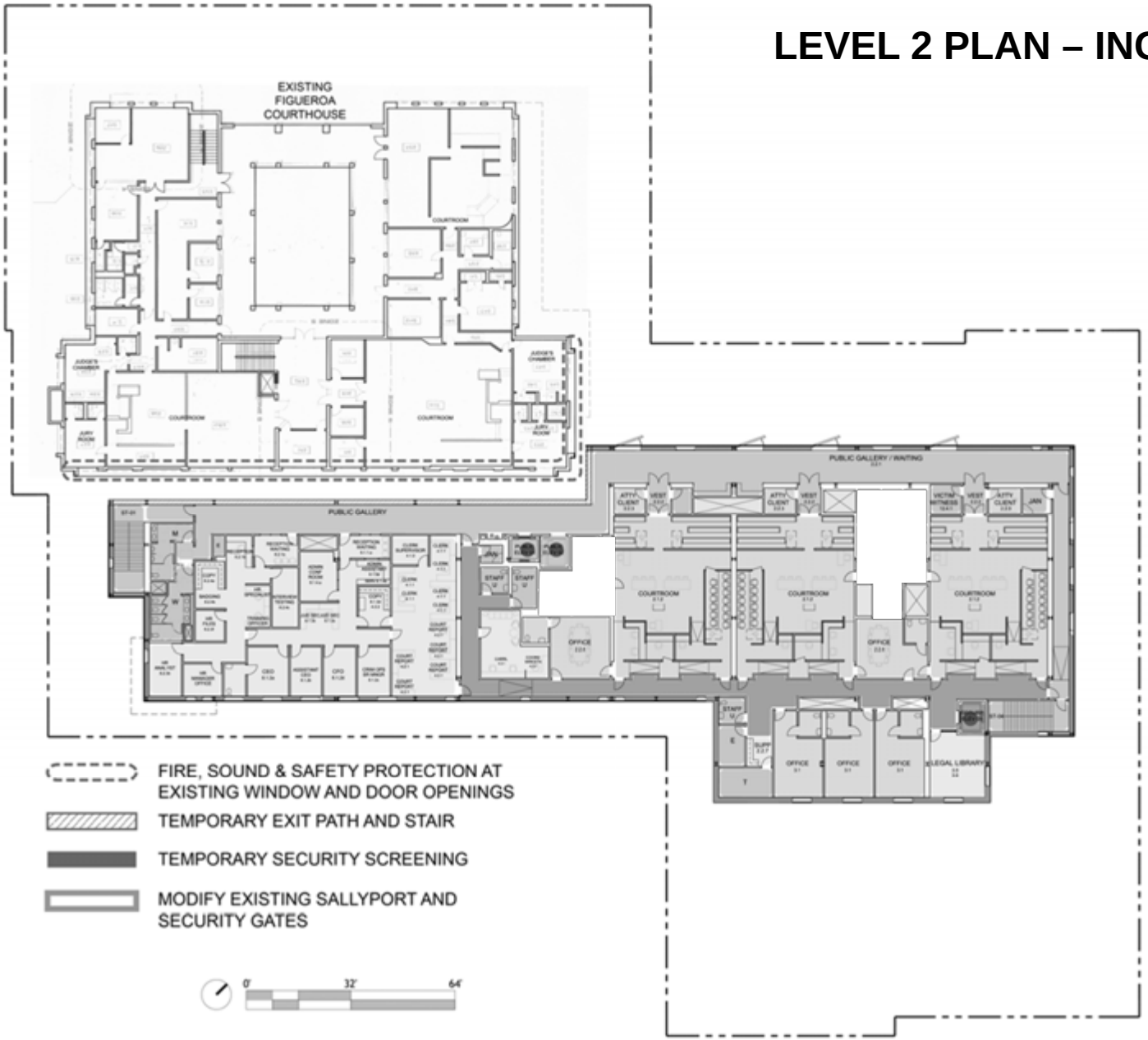
BASEMENT PLAN – INCREMENT 1



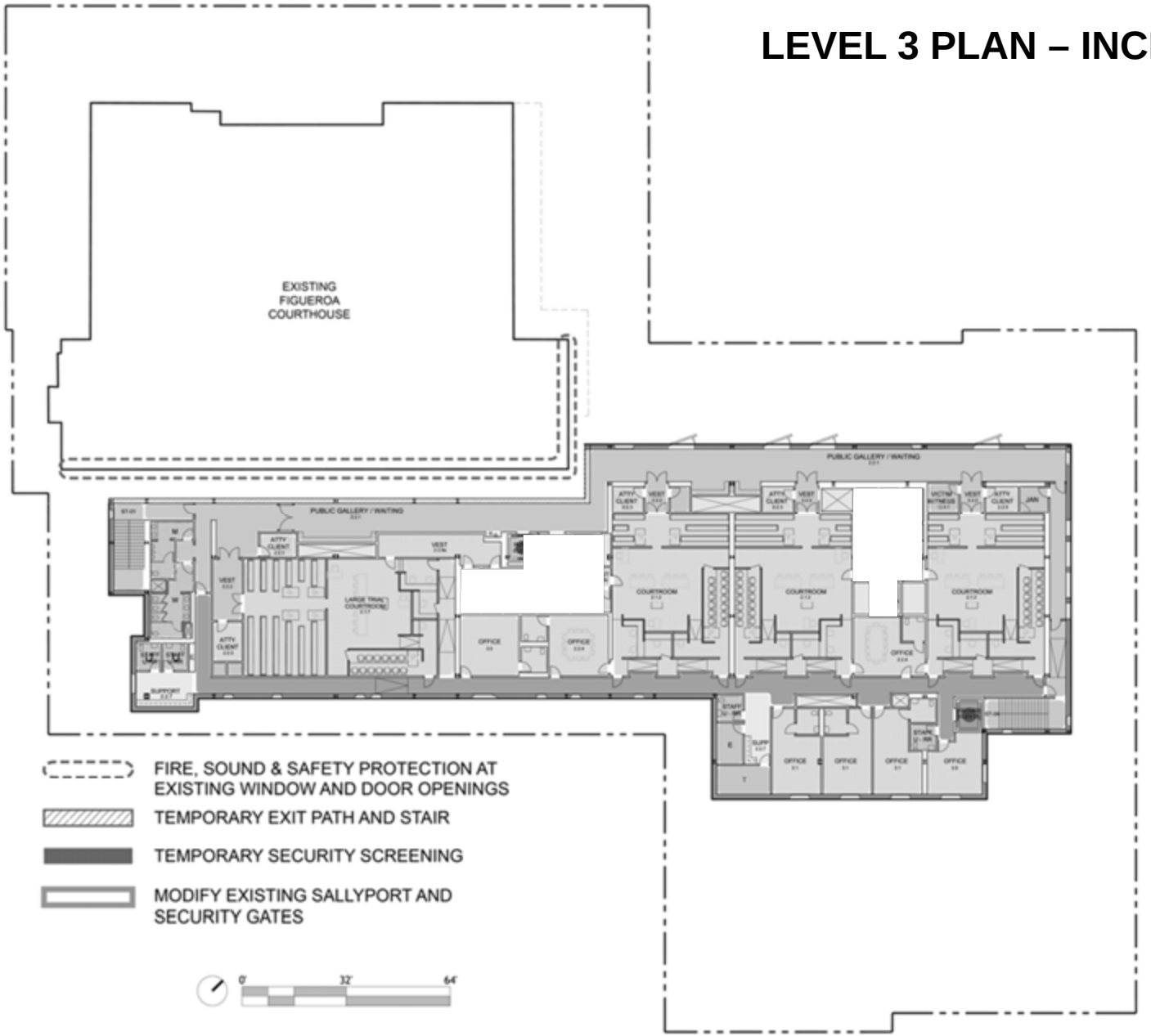
LEVEL 1 PLAN – INCREMENT 1



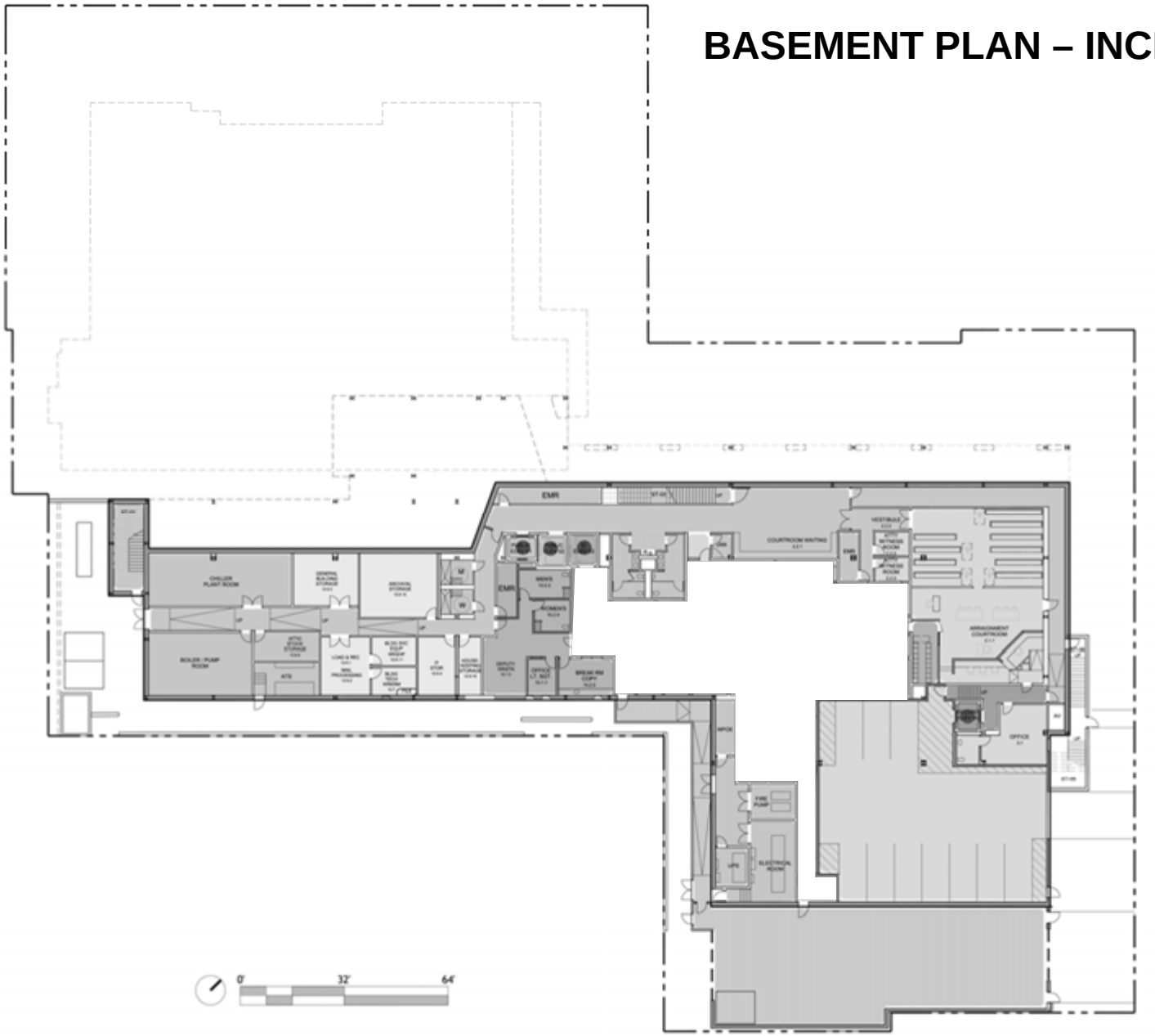
LEVEL 2 PLAN – INCREMENT 1



LEVEL 3 PLAN – INCREMENT 1



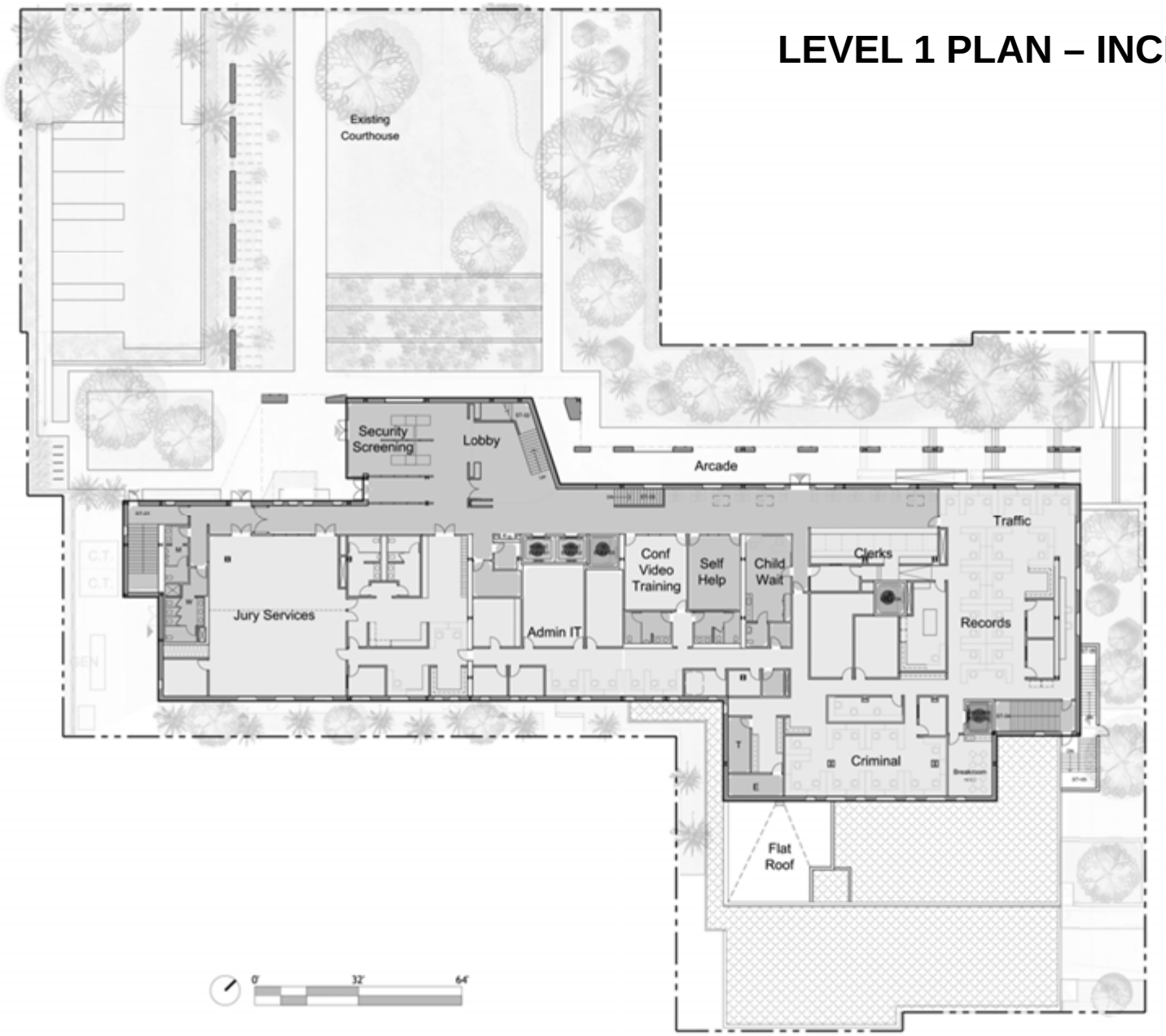
BASEMENT PLAN – INCREMENT 2



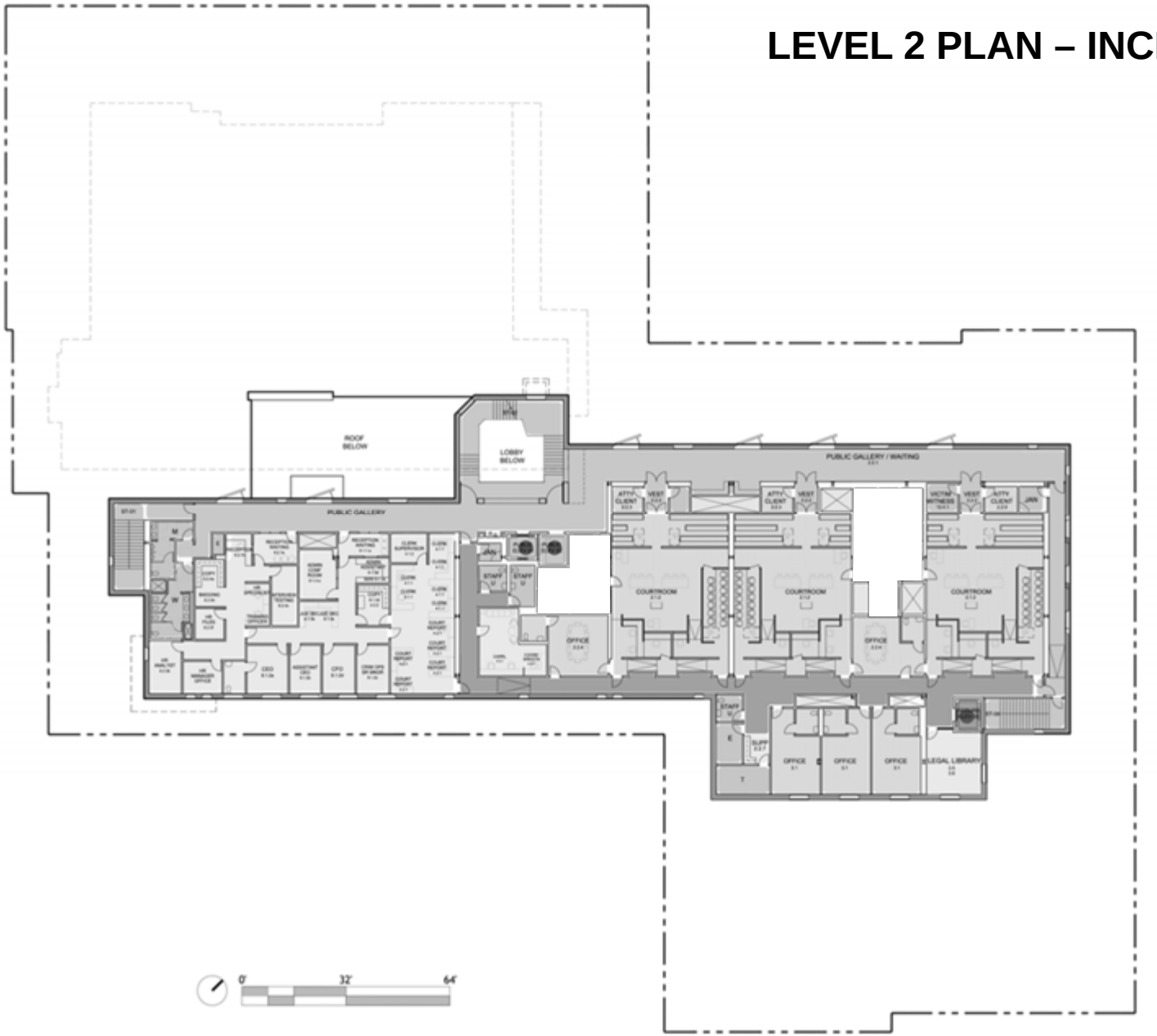
NEW SANTA BARBARA CRIMINAL COURTHOUSE

March 3, 2016

LEVEL 1 PLAN – INCREMENT 2



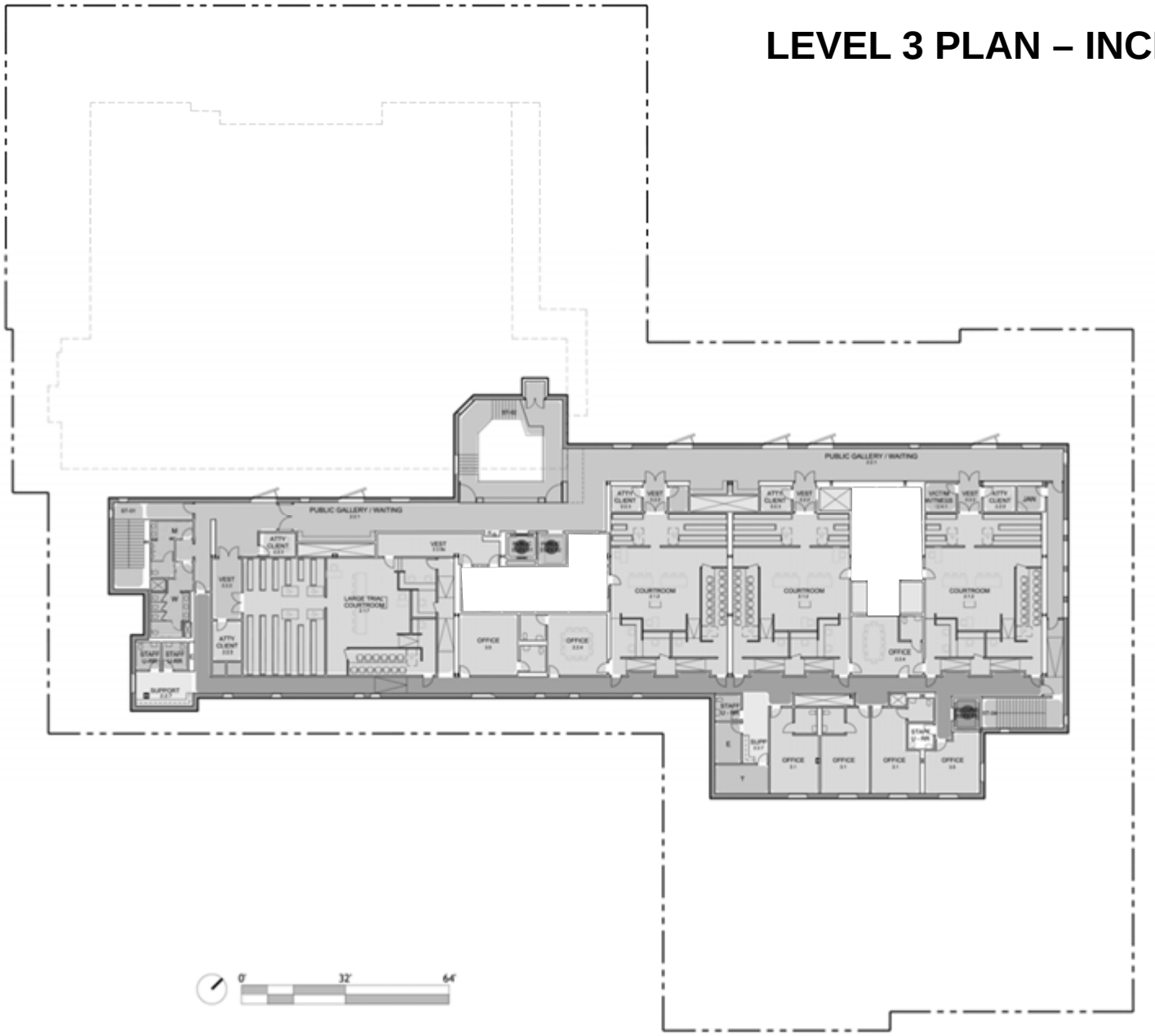
LEVEL 2 PLAN – INCREMENT 2



NEW SANTA BARBARA CRIMINAL COURTHOUSE

March 3, 2016

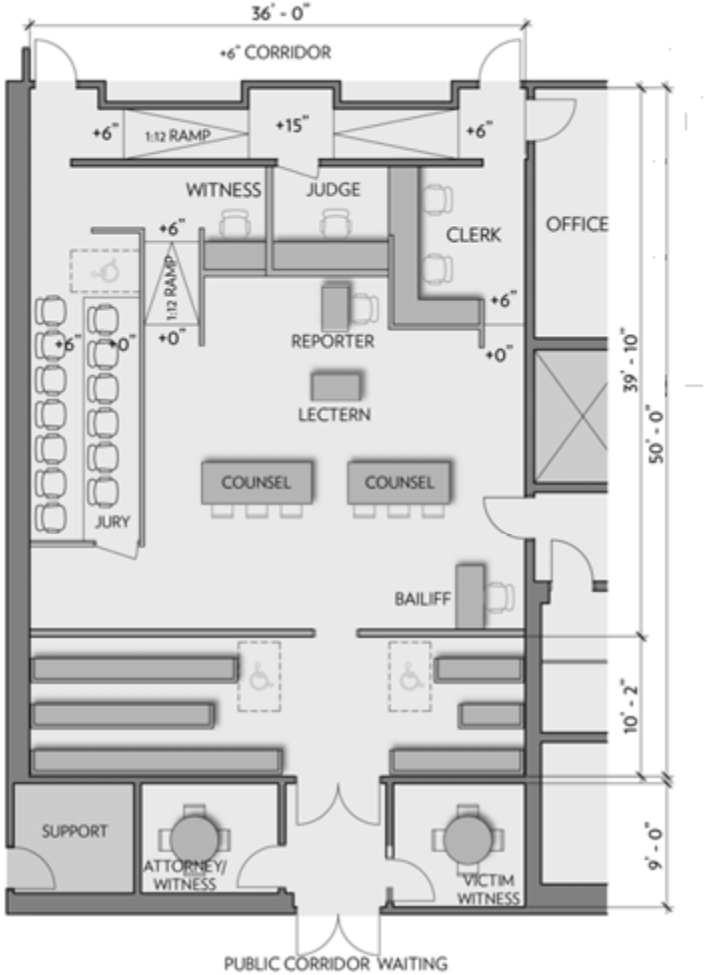
LEVEL 3 PLAN – INCREMENT 2



NEW SANTA BARBARA CRIMINAL COURTHOUSE

March 3, 2016

MULTIPURPOSE (JURY) COURTROOM



COURTROOM MULTI PURPOSE
1800 SF

SPECTATOR SEATS:	
SEATS @ 18" PER PERSON:	+/-48
ADA:	2
TOTAL:	+/-50
VOIR DIRE SEATS:	
JURY:	14
WELL:	0
SPECTATOR:	+/-50
TOTAL:	**+/-64**

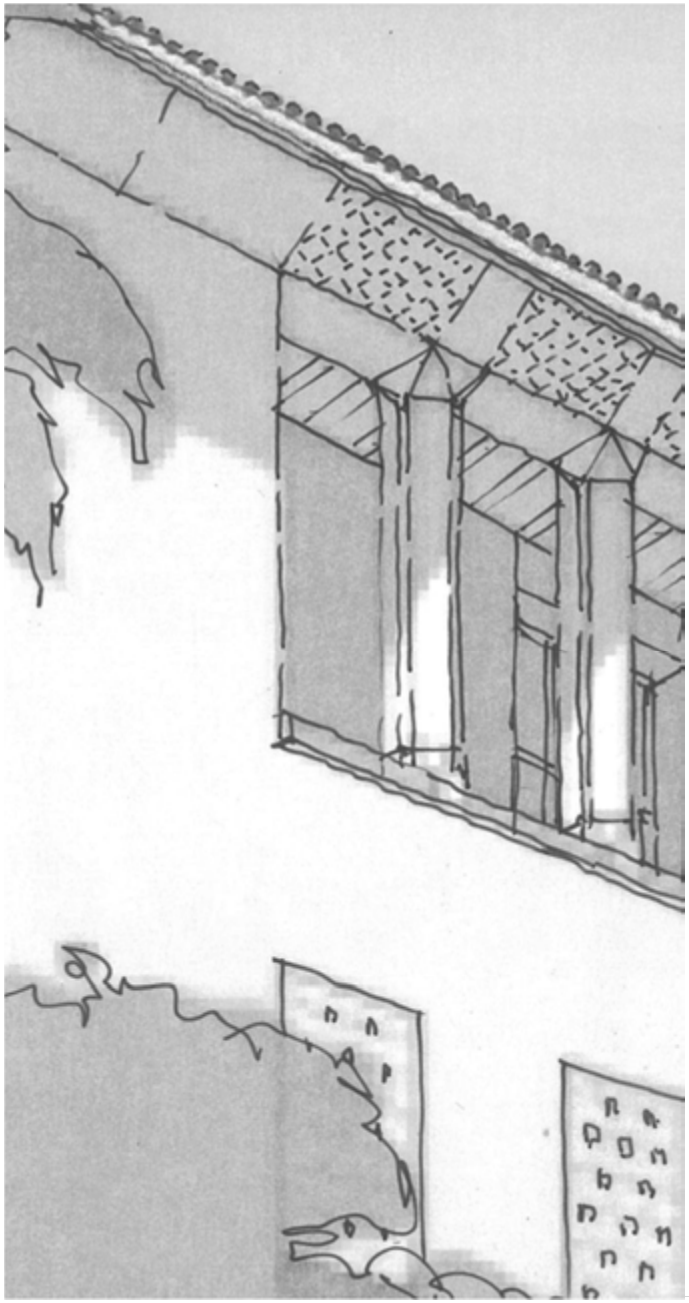
- Courtroom design follows JCC template : Trial Courtroom A / San Diego Central Courthouse
- Courtroom width = 36’
- Finish floor elevations of courtroom areas comply with JCC guidelines

INTERIOR MATERIALS

- Interior materials & finishes shall comply with California Trial Court Facilities Standards

- Selections will prioritize materials and finishes that are most environmentally friendly and best for human health, per LEED guidelines

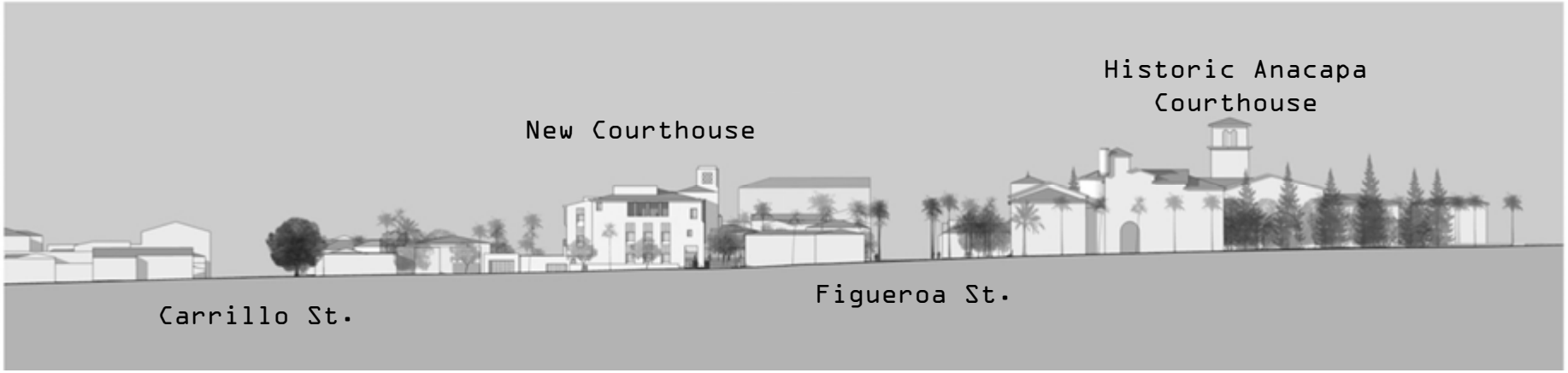
- Typical finishes:
  - Courtrooms: high-durability carpet, veneer plaster walls with wood-panel accents, custom millwork, acoustic metal ceilings
  - Public areas: ground concrete floors, veneer plaster walls, painted acoustic steel decking and veneer plaster ceiling
  - Work areas: high-durability carpet, painted gypsum board walls, acoustical tile ceiling
  - Support spaces: concrete floor with epoxy sealer, abuse-resistant gypsum board walls, exposed concrete deck ceiling (painted)



EXTERIOR MATERIALS

- Exterior facade reflects Santa Barbara vernacular materials: white plaster, clay tile roof, stone base
- Simple, durable, and elegant materials appropriate for civic building
- Perforated window screens & deep inset window designs contribute to building's energy efficiency

EAST STREET ELEVATION – SANTA BARBARA ST.



VIEW FROM HISTORIC COURTHOUSE ENTRANCE

VIEW FROM FIGUEROA ST.

VIEW FROM SANTA BARBARA ST.

EXTERIOR DESIGN – LOGGIA AT SANTA BARBARA ST.

EXTERIOR DESIGN – PLACITA & MAIN ENTRANCE

EXTERIOR DESIGN – PASEO & ARCADE

Site

- Public transit & pedestrian-friendly siting
- Bicycle parking

Water

- Low-flow fixtures
- Drought-tolerant landscape
- On-site storm-water management & treatment

Energy

- Maximize use of passive ventilation & thermal mass
- Chilled beam heating & cooling system

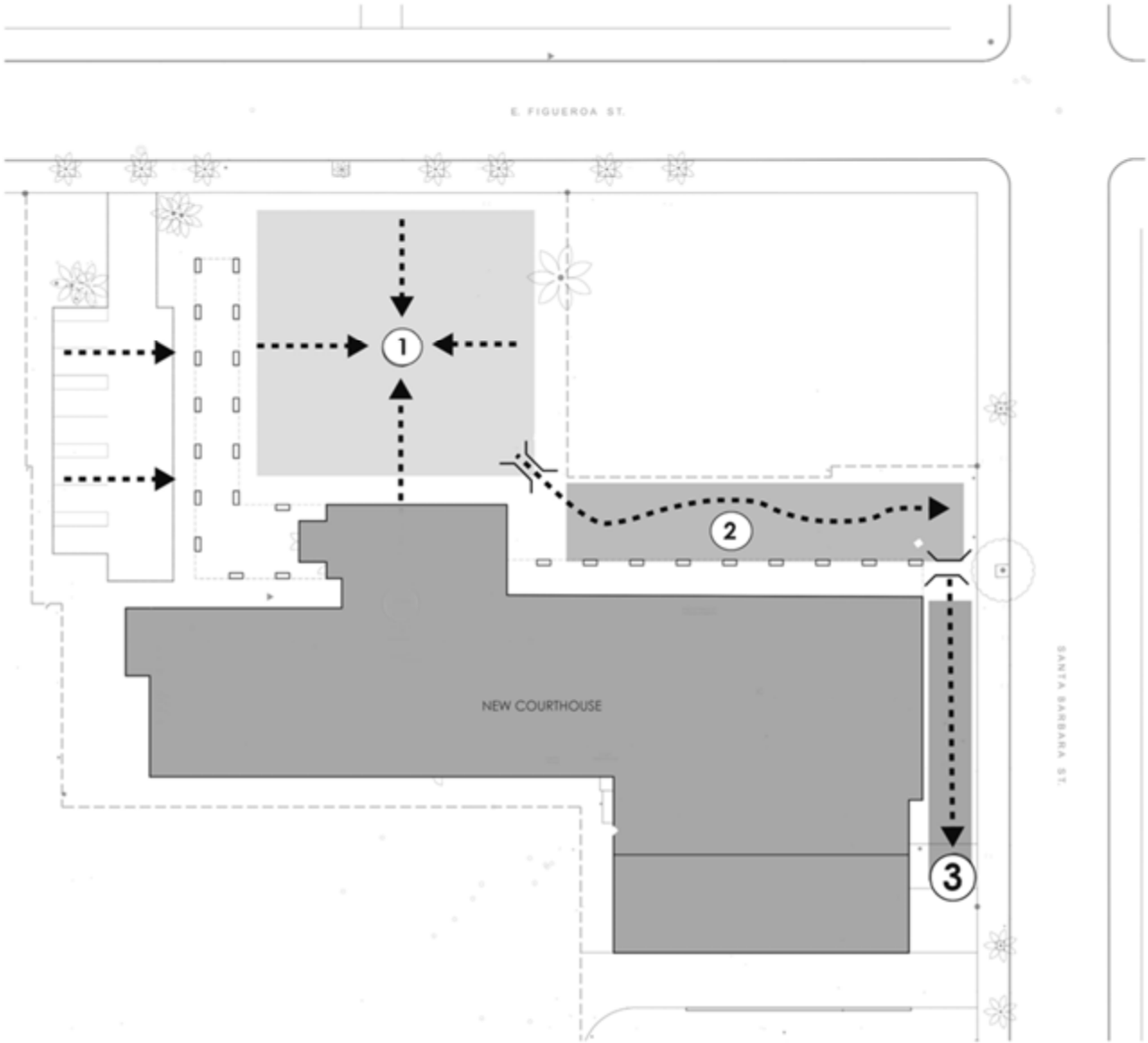
Daylighting

- Maximize natural daylighting in courtrooms and regularly occupied spaces
- Clerestory windows at level 3 courtrooms

LEED Certification

- Project to be certified under current LEED version 3 (v2009) New Construction and Major Renovations criteria
- Project targeted to achieve LEED silver certification

STORMWATER MANAGEMENT



LEGEND

1 **INFILTRATE:**
Excess rainwater from roof and site hardscape surfaces is directed towards an infiltration area that is recessed to allow for temporary ponding during storm events. Dry wells ensure rapid infiltration to reduce run-off and promote recharging of underground aquifers

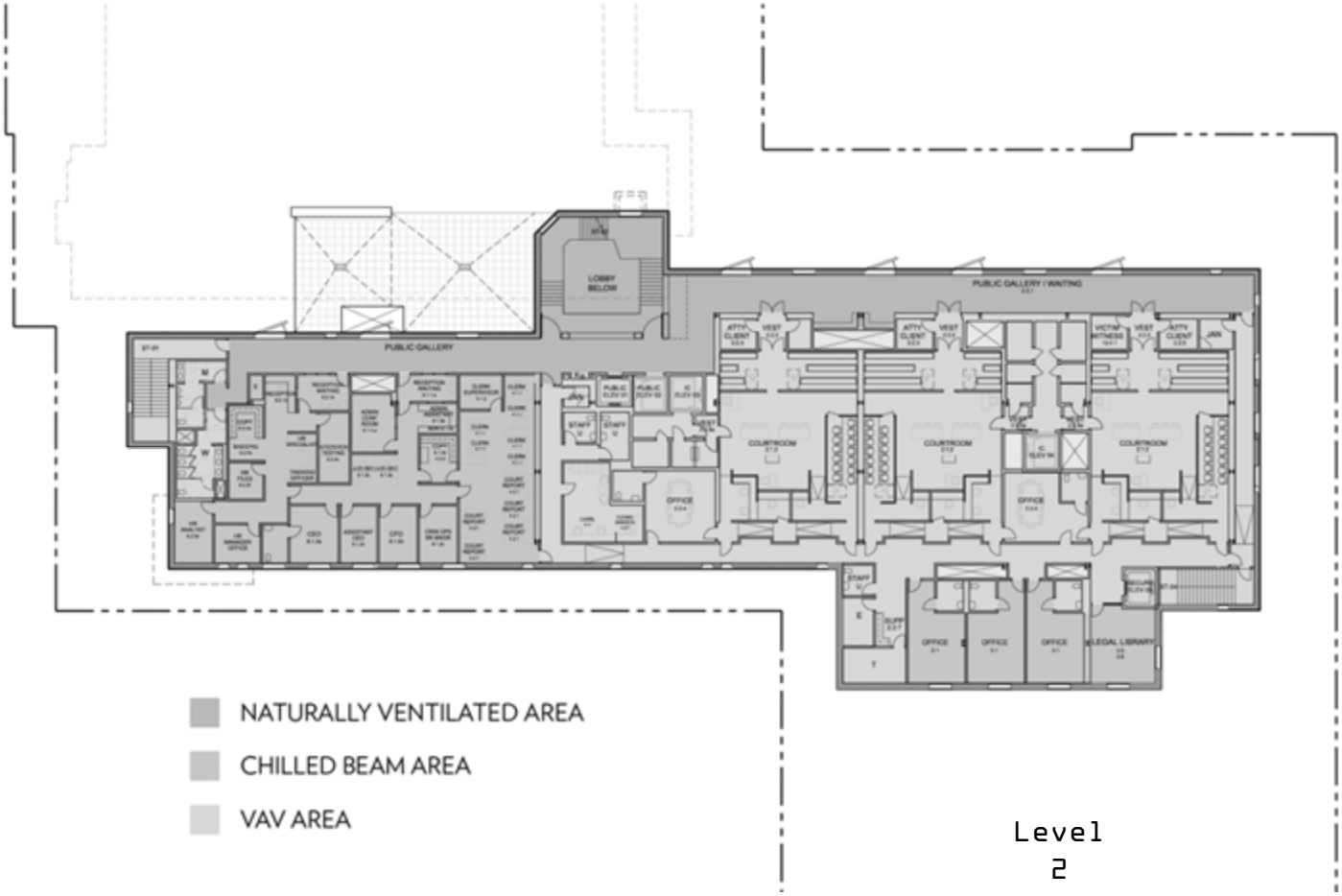
2 **BIO-FILTRATION:**
During storm events, once the infiltration area is saturated, the excess raintwater overflow is directed through a series of bio-filtration scwales for cleaning.

3 **STORM OVERFLOW:**
After treatment in the bio-filtration swales, the remaining "clean" rainwater is directed to the city storm drainage system.

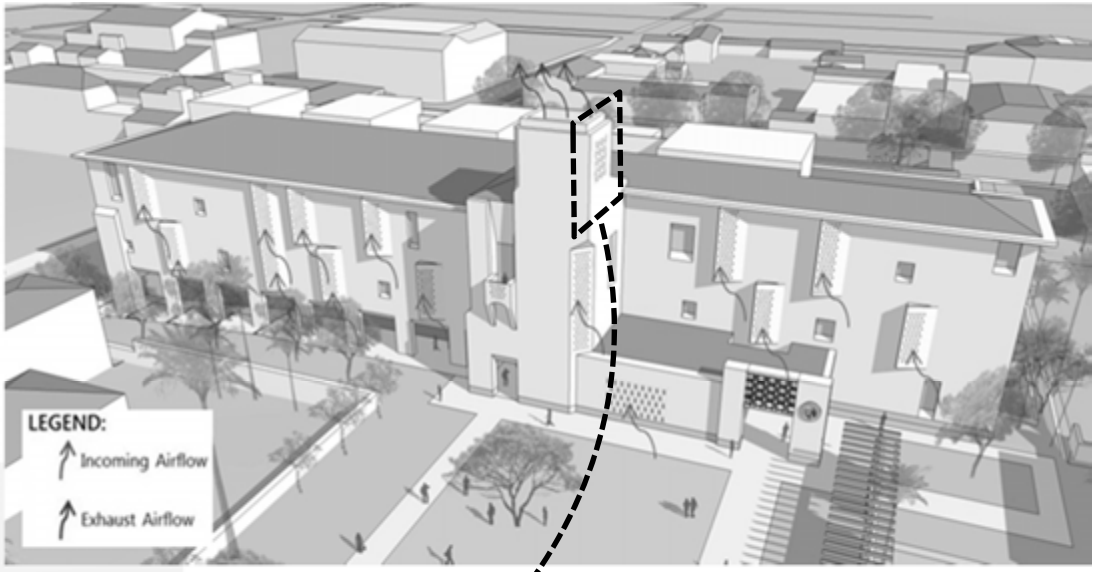
MECHANICAL SYSTEMS – SUSTAINABILITY

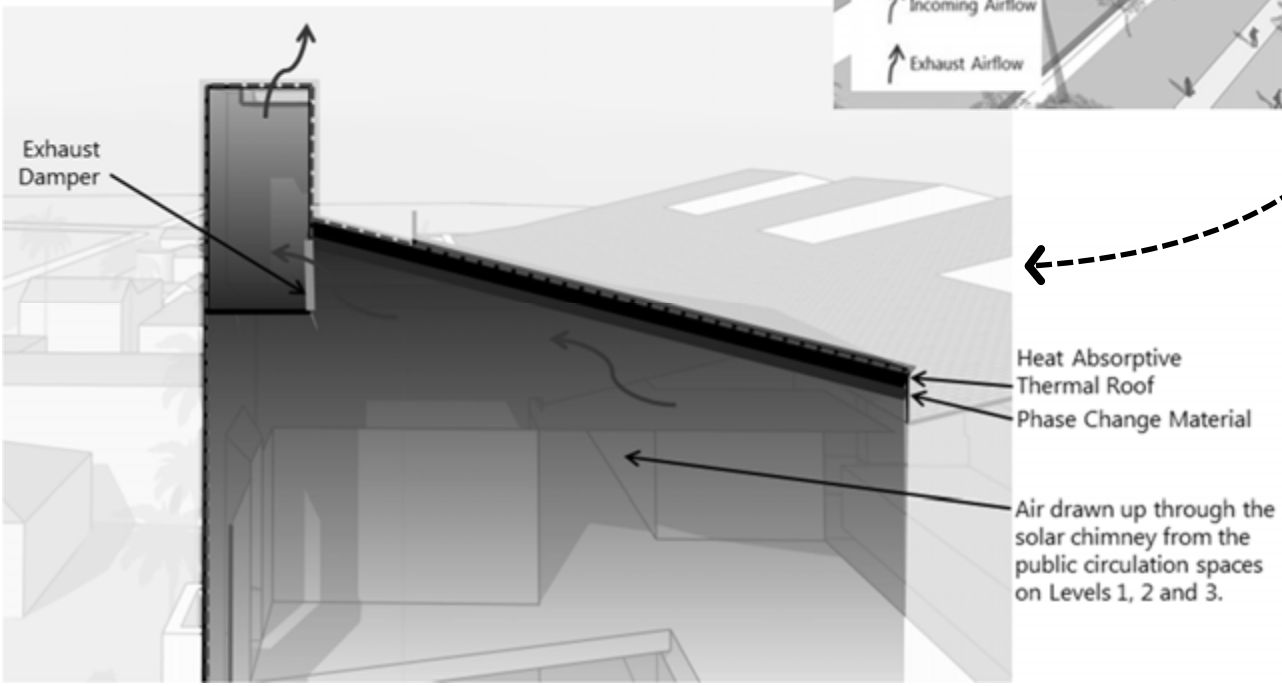
- High efficiency Water Cooled Turbo-core Chillers
- High efficiency condensing boilers
- High efficiency ECM pumps
- Chilled beam radiant solution
- Traditional variable air volume system for Courtrooms
- Natural ventilation of public circulation zones

MECHANICAL SYSTEMS – BUILDING ZONES



MECHANICAL SYSTEMS - SOLAR CHIMNEY





MECHANICAL SYSTEMS

- Mechanical systems have been designed in compliance with the California Building Code and California Trial Court Facilities standards
- Whole building energy consumption will be compliant with the requirements of Title 24 Energy Code and shall exceed a baseline ASHRAE 90.1 performance by 15%
- Increased fresh air ventilation rates of 30% above ASHRAE, in conformance with LEED strategy
- Passive solution and building management system controls shall be implemented to save energy throughout

PLUMBING SYSTEM

- High efficiency water fixtures shall be used throughout the project for water and cost savings
- Hot water to be provided by gas-fired domestic hot water plant, supplemented by a solar thermal hot water system
- Rainwater harvesting for potable water is not feasible, due to low annual rainwater volumes in Santa Barbara

ELECTRICAL SYSTEM

- Utility transformer located within secured area for access by authorized and utility personnel only
- Main electrical service switchboard sized to accommodate both designed and anticipated future loads
- Generator to provide back-up power to Emergency and Standby loads per California Building Code and California Trial Court Facilities standards

ELECTRICAL SYSTEM

- Uninterruptible power supply (UPS) for operation critical and IT loads
- Segregated distribution system (Lighting, Power, HVAC loads) per Title 24 Energy Code
- Distribution system split on a floor-by-floor basis for ease of maintenance
- Networked lighting control system to enable efficient control of lighting to meet requirements of Title 24 Energy Code

ELECTRICAL SYSTEM - LIGHTING

- Daylighting will maximize visual comfort and will enhance occupant satisfaction
- Energy Savings will be maximized with the use of daylighting and high efficacy LED and fluorescent light sources
- Lighting will support need for high visual acuity throughout the facility
- Lighting fixtures will be long life and low maintenance

LOW VOLTAGE SYSTEMS - TELECOMMUNICATIONS

- Main point of entry room on Basement Level with conduit distribution to Main distribution frame room (MDF)
- MDF room located on Level 1 next to Court Central Computer Room and Admin IT – sized to accommodate six (6) 42U racks
- Intermediate distribution frame (IDF) rooms located on each level (stacked) with vertical fiber distribution
- Category 6A horizontal cabling between floor IDF and all IP based outlets on integrated network

Security

- Security design shall comply with California Trial Court Facilities Standards
- Low voltage security systems will include door access control, intercom system, building and site cameras, wireless duress alarms, and intrusion alarm systems

Audio Visual

- AV program and design reviewed with JCC and local courts.
- AV systems shall comply with California Trial Court Facilities Standards

Structural System

- Both concrete & steel options initially considered
- Structural steel framing design chosen for weight, cost, and flexibility

Gravity System

- Roof & floor consist of lightweight concrete over metal deck supported by structural steel beams and columns

Lateral System

- Upper floors: buckling restrained braced frames with metal deck and concrete diaphragms chosen for reduced tonnage, reduced foundation costs & seismic performance
- Lower floor: Perimeter basement walls to serve as concrete shear walls

Foundation System

- Geotechnical engineering analysis of expected settlements allowed spread footings to be selected as the most cost effective foundation system

STRUCTURE

Braced frame locations

Buckling Restraint
Braced Frames

Cost Estimate

PROJECT COST ESTIMATE

FY 15-16 CCCI July 2014 Consolidated between CM at Risk and Architect

	DESIGN TO BUDGET	CURRENT EST.
1. NEW BUILDING & SITE DEVELOPMENT	50,000,000	50,000,000
1.1 BASE BUILDING CONSTRUCTION (including costs for Title 24 – Cal Green Energy Savings)	0	1,400,000
2. DEMOLITION/PHASED CONSTRUCTION		
2.1 DEMOLITION OF EXISTING BUILDINGS	0	1,200,000
2.2 EXISTING COURTHOUSE REMODEL	0	700,000
2.3 PHASED CONSTRUCTION	0	900,000
2.4 PREMIUM FOR IRREGULAR SITE/BUILDING	0	1,600,000
3. CONVERGED IT NETWORK		1,000,000
4. LOCAL MARKET CONDITIONS		
4.1 PREMIUM FOR SANTA BARBARA MARKET	0	3,600,000
SUBTOTAL – Additional Construction Scope	0	**10,400,000**
TOTAL – Project Construction Scope	50,000,000	**60,400,000**
BUDGET SHORTFALL	**10,400,000**	

VALUE ENGINEERING SUMMARY

	APPROVED	REJECTED
ARCHITECTURAL		
Delete Sandstone Base	(342,000)	
Reduce Building Height by 2 feet	(157,000)	
Delete Veneer Plaster at Jury Assembly	(177,000)	
Reduce Interior Glazing by 50%	(205,000)	
Reduce Bulletproof Glazing	(160,000)	
Delete Kitchen Appliances	(20,000)	
Reduce basement walls by 12”	(101,000)	
Reduce Chambers finish	(500,629)	
MECHANICAL / ELECTRICAL / PLUMBING		
Combine Roof and Overflow Drainage	(72,000)	
Eliminate Electrical Sub Metering	(114,000)	
Solar Thermal Water Heating		178,000
Standard Chiller in lieu of Turbo Chiller		195,000
VAV Overhead in lieu of Chilled Beam System		502,000
Standardized Air Handlers		130,000
Standardized Dedicated Outside Air Unit		
65,000		
TOTAL VALUE ENGINEERING	**(1,848,000)**	**1,070,000**

Life Cycle Cost Analysis

LIFE CYCLE COST SUMMARY

Description	First Cost	Yearly Utility	Yearly Operations & Maintenance	Yearly Period Expense	Payback at 50 Years	Internal Rate of Return at 50 Years	Net Present Value at 50 Years
	(Cost) Savings				Study Duration = 50 Years		
Chilled Beams in Offices / Chambers in lieu of a Variable Air Volume System with Overhead Ductwork	$ (412,042)	$ 8,960	$ 5,135	30,448	28 years	6.40%	$ 134,949
Natural Ventilation in Public Corridors	$ 107,374	$ 1,280	$ 3,114	6,762	1 year	N/A	$ 250,227
Solar Hot Water System	$ (50,802)	$ 2,176	$ 1,700	0	20 years	8.50%	$ 45,597

SYSTEM COMPARISONS

Alternate Heating / Cooling Systems Comparison			
Consideration	**Overhead VAV**	**Chilled Beams**	**Natural Ventilation at Public Corridors**
First Costs	Baseline Cost	Highest First Cost	Lowest First Cost
Architectural	Baseline system	Reduced Shaft Space Required	No Shaft Space Required
Durability	Baseline system	Airside: Improved durability. Waterside: comparable to Baseline VAV.	Airside: simlar to Baseline, Window Actuators are less reliable but there are fewer components required . Waterside: improved over VAV Baseline.
Maintenance	Baseline system	Comparable to Baseline	Lower than Baseline.
Life Cycle Operating Costs	Highest Energy costs	Lower than Baseline.	Lower than Baseline.
User Comfort	Potential for discomfort at low air volumes.	Improved comfort v. Baseline VAV	Less controllability v. Baseline system; however, public corridors are transient spaces with more flexible temp.
Acoustics	Baseline, low chance for noise	Low chance for noise	Some chance for noise due to open windows; public spaces are less sensitive.
Flexibility	Excellent zoning	Excellent zoning. Not suitable for meeting rooms.	Less flexible, suitable for lower loads.
Central Plant	Baseline system.	Airside: less central plant for AHU. Waterside: less than baseline. Additional pumps required.	Airside: None required. Waterside: less, boiler only, no chiller capacity required.

Discussion and Questions

New Lakeport Courthouse

Court Facilities

Advisory Committee Meeting

March 3, 2016

Agenda

- Project Budget History
- Options Studied
- Cost Analysis
- Discussion and Questions

History of Hard Construction Budget

- FY 09-10 Project – Original Authorized
  - 50,158 BGSF
  - $35.3 million
- JCC Mandated budget reductions
  - $28.7 million

History of Hard Construction Budget

- Project team reductions of Dec 2012
  - 47,300 BGSF
  - $28.3 million
- Project team made additional reductions January 2013
  - $24.8 million

History of Hard Construction Budget

- CCRS reduction of January 2013
  - $20.0 million
- Project team explored options
- CCRS approved January 2014
  - 45,300 BGSF
  - $23.8 million ($3.8 m increase)

Review of Design-to-Budget

Hard Construction Cost

Original FY 09-10 Hard Construction Cost	$ 35,320,290
Current Hard Construction Cost	$ 23,800,000
Total Reductions	$ 11,520,290
Percent Reduced	32.6%

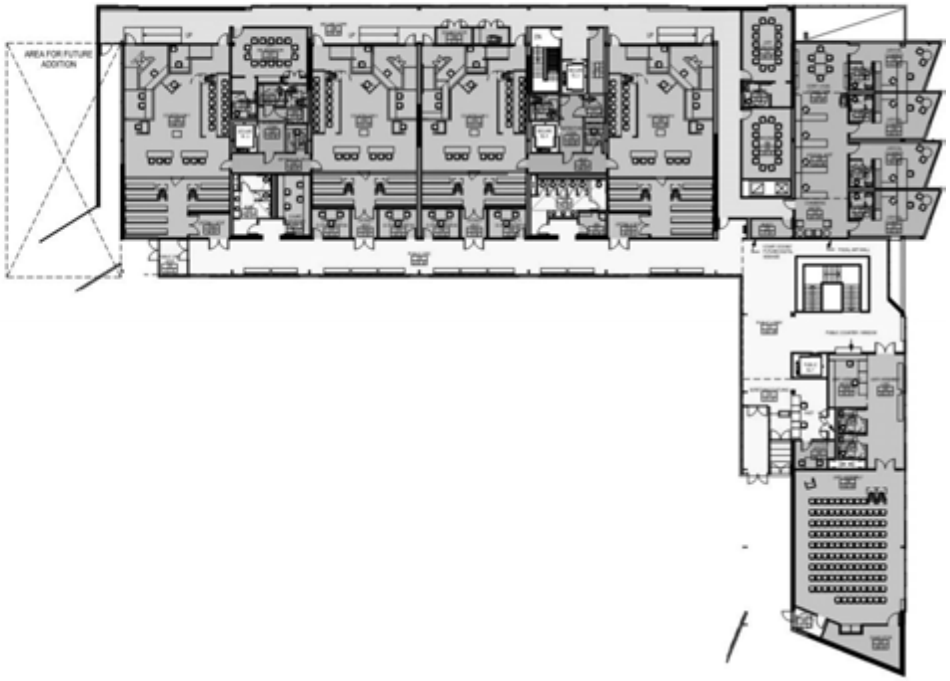
Design-to-Budget

FY 09-10 Hard Construction Cost	$ 23,800,000
Data, Communications and Security	$ 770,100
CCCI Adjustment to July 2014 dollars (CCCI 5264 to CCCI 5959)	$ 3,243,963
Current FY 15-16 Design-to-Budget	$ 27,814,063

L Shaped Scheme – May 2015

- Current Design
- 45,271 SF
- 120 Parking Spaces
- Interior Sally Port – 2 stalls

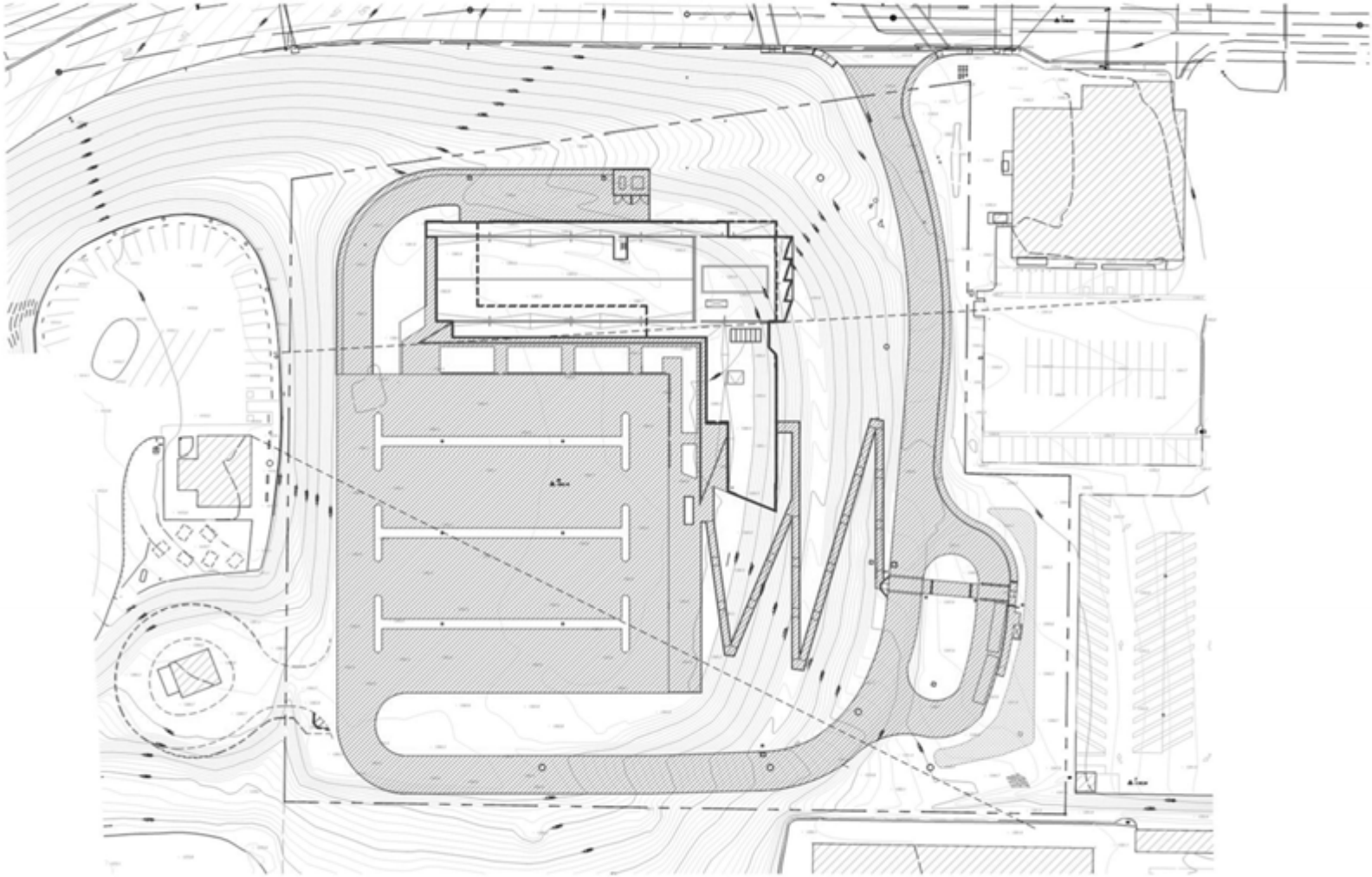
Lower Floor



Upper Floor

Site Development

L Shaped Scheme – May 2015



18 NOVEMBER 2015
MARK CAVAGNERO ASSOCIATES

LAKEPORT COURTHOUSE
90% Pre-Working Drawings - OVERLAY

SITE PLAN
SCALE: 1/64" = 1'-0"

Value Engineering List – Architect's Figures

May 2015

Value Engineering list	Variance
Site	
1. Site Access Road width – reduce from 26' to 24' width	$19,188
2. Site Lighting – Reduce Site Lighting	$191,880
3. Site Paving – Reduce Sally port service area	$7,970
4. Site Enclosure – CMU instead of Concrete, lower height from 8 feet to 6 feet	$64,821
5. Site Retaining walls – Segmented Block or CMU instead of Concrete	$23,616
6. Align CEQA Alternates: Restorative planting	$10,476
7. Site Furnishing – Reduce removable bollards, Benches & Trash receptacles	$33,825
Building	
1. Exterior – Stucco in lieu of Metal Panels, Reduce Glazing, CIP formwork	$1,011,086
2. Exterior – Provide ships ladder & hatch to roof instead of stair (deviation)	$22,448
3. Exterior – Simplify Roof, Reduce Canopy, Eliminate concrete deck	$292,890
4. Equipment – Xray scanner & Appliances (Infrastructure only)	$24,846
5. Interior – Detention walls CMU instead of Grouted walls	$149,091
6. HVAC – Air Handler, Change from evaporative cooled to Air cooled packaged unit	$95,940
7. Data – Consolidate all Technology rooms MDF & IDF to Lower level	$22,878
8. Electrical – Change to Aluminum feeders, Bus & windings for Transformers	$27,552
9. Electrical – Use MC cables, minimum ½" conduit, Replace K-13 with K-4 Transformers	$80,565
10. Low Voltage – Minimize Card readers, Duress Alarm reduce switch port count	$76,604
11. Interior – Consolidate Interior Finishes at Floor and Ceiling	$127,846
12. Plumbing – Eliminate sensor at fixtures, minimize drains and delete fuel separator	$146,438
13. Electrical – Consolidate Interior light fixtures	$189,992
14. Interior – Reduce Roller shades to align with current glazing	$293,244
Other	
1. Reduce Design Contingency	$878,000
2. General Conditions and Overhead and Profit	$101,000

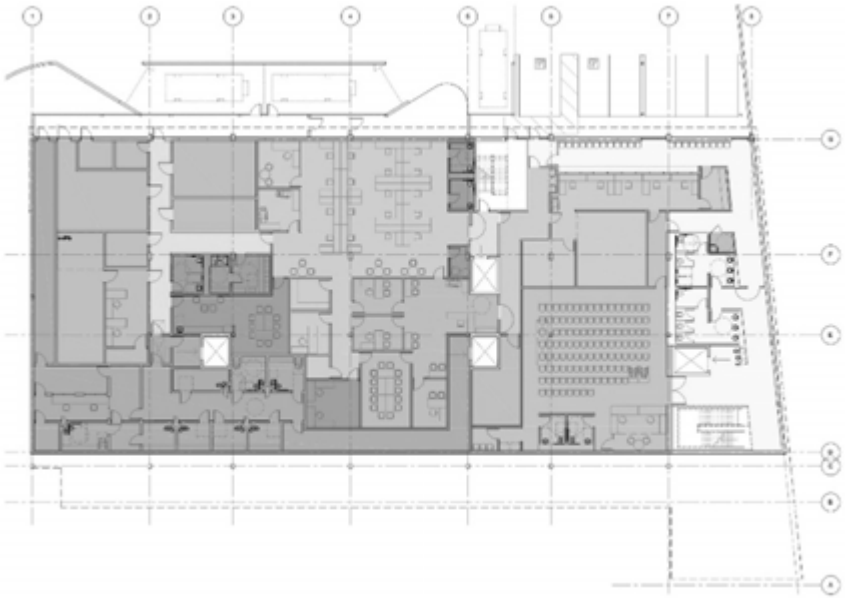
TOTAL REDUCTIONS: $ 3,892,196

L-Shaped Scheme Estimate

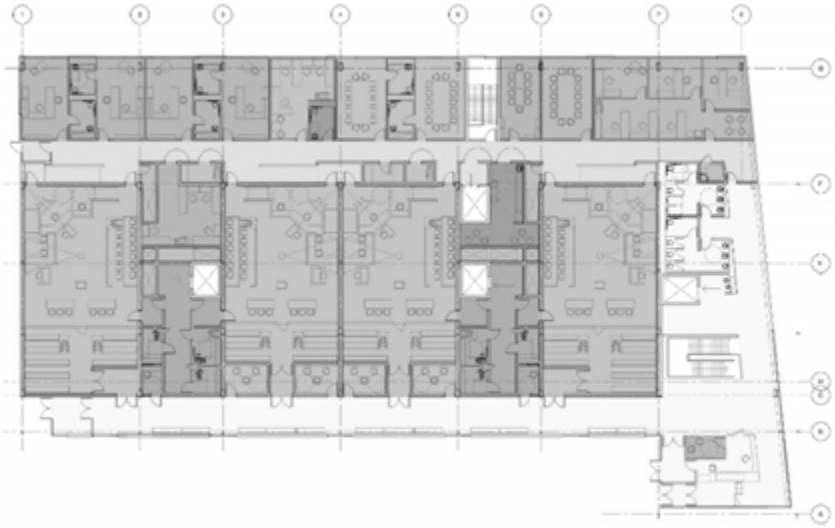
- $4.7 million over design-to-budget of $27.8 million
- $1.4 million for CEQA mitigation
- **$6.1 million budget shortfall**

Rectangular Scheme – October 2015

- 43,654 SF: Reduced 1,617 SF from L-Shaped Design
- 120 Parking Spaces
- Exterior Sally Port – 2 stalls



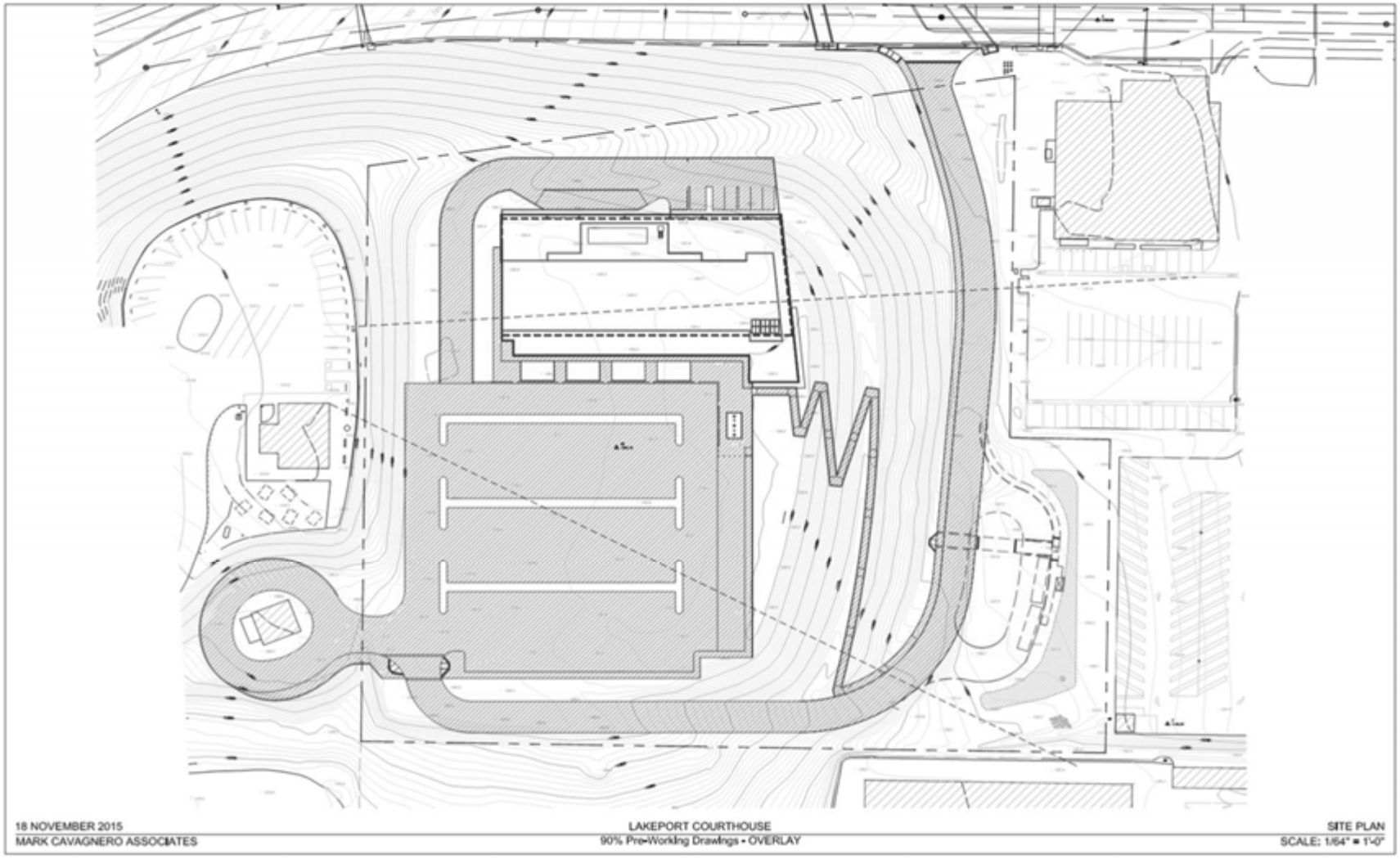
Lower Floor



Upper Floor

Site Development

Rectangular – October 2015



Project Schedule

- L-Shaped Design
  - Working Drawings March 2016 to May 2017
  - Construction June 2017 to June 2019
- Rectangular Design (fast tracked with additional fees)
  - Preliminary Plans March 2016 to May 2016
  - Working Drawings June 2016 to May 2017
  - Construction June 2017 to June 2019

Rectangular Scheme Estimate

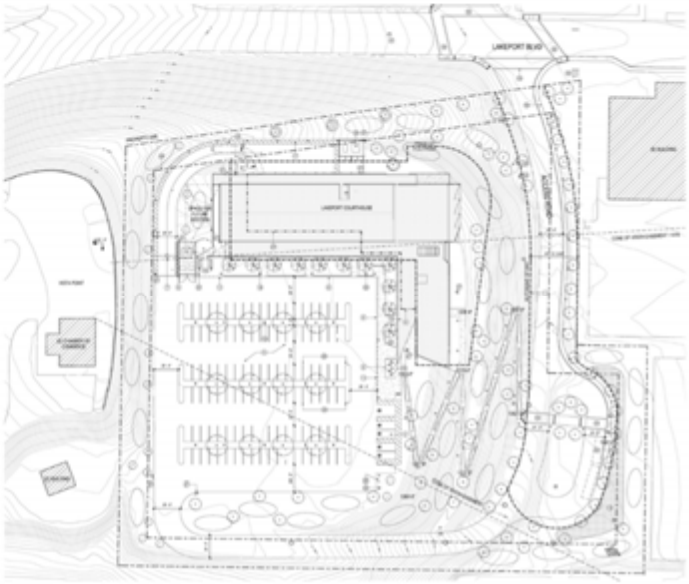
- $3.9 million over design-to-budget of $27.8 million
- $1.7 million for CEQA mitigation
- $0.4 million in design fees to maintain project schedule
- **$6.0 million budget shortfall**

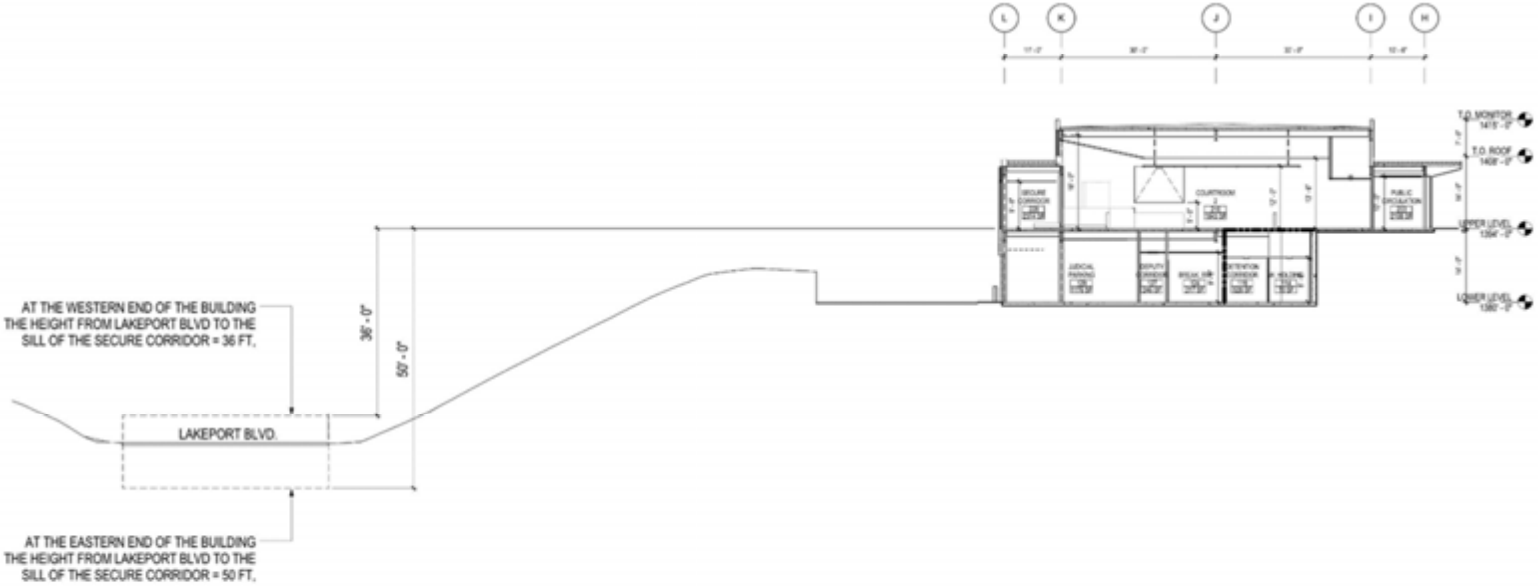
Budget Shortfall Components

- Site Based Costs
- CEQA Mitigation Scope
- Under Estimated General Conditions
- Converged Network Integration

Site Based Costs $1,915,000

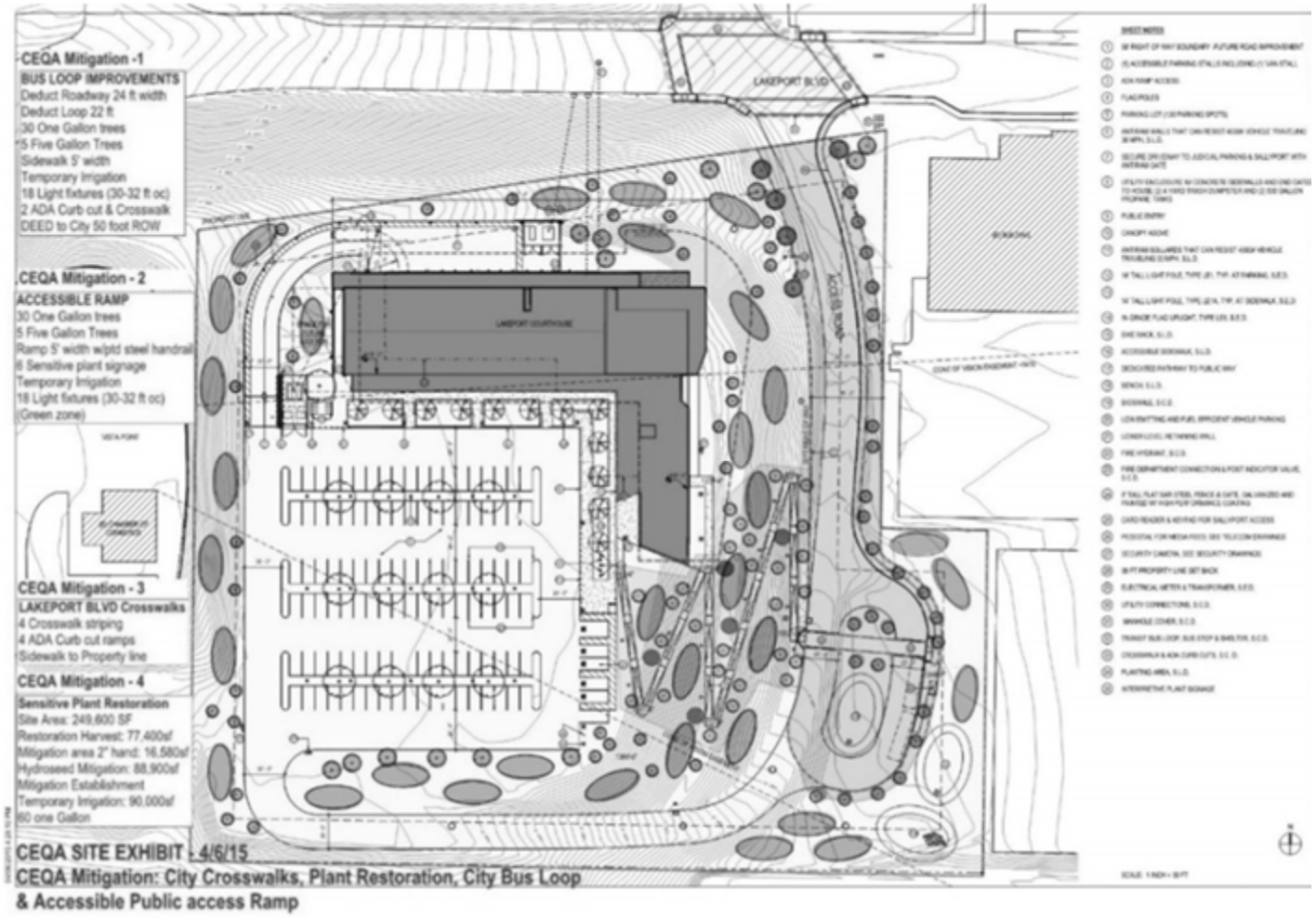
- Topography and Poor Soils





CEQA Mitigation Scope – $ 1,373,000

- CEQA Mitigation 1 – Lakeport City Bus Stop & Loop Drive $ 34,000
- CEQA Mitigation 2 – Accessible Public Ramp $ 506,000
- CEQA Mitigation 3 – Lakeport Boulevard City Crosswalks $ 53,000
- CEQA Mitigation 4 – Sensitive Plant Species Restoration $ 480,000



Under Estimated General Conditions

- Total $ 2,317,000

Converged Network Integration

- Total $ 486,000

Budget Increase Summary

• Site Based Costs	$1,915,000
• CEQA Mitigation Scope	$1,373,000
• Under Estimated General Conditions	$2,317,000
• Converged Network Integration	$ 486,000
Subtotal	$6,091,000

Discussion and Questions

2/10/19

Court Facilities Advisory Committee

Hon. Brad R. Hill, Chair

Administrative Presiding Justice of the Court of Appeals 5th Appellate Dist.

Justice Hill and Committee Members,

I'm writing you today to encourage you to vote to approve the Lake County Courthouse project. Many hours have been spent by local citizens and State employees to select a site, participate in design review and attempting to satisfy a shrinking budget target. All the time following the guidelines that we were given to us by the State. I believe we have went as far as we can in pairing down the project. The building site was approved by the State and then purchased for over one million dollars. This project has been years in the making and means a great deal to the citizens of Lake County. To have a new, safe, and efficient courthouse would be a great contribution to our community. It would also create desperately needed jobs to an economy that has been devastated by fires. Please move our project forward, it would be in the best interest fiscally and operationally to the State, our Community, and all the people who would be directly and indirectly effected by its construction.

Thank you,

Bill Brunetti

Member of the Local Courthouse Committee

CALIFORNIA LEGISLATURE

STATE CAPITOL
SACRAMENTO, CALIFORNIA
95814

February 17, 2016

Hon. Brad R. Hill, Chair
Court Facilities Advisory Committee
c/o Capital Programs Office
455 Golden Gate Avenue
San Francisco, California 94102-3688

RE: Lakeport Courthouse project support for additional funding

Dear Justice Hill and Committee Members:

We are writing in support of the recommendation of the Judicial Council staff to augment the Lakeport Courthouse project budget by approximately $6.2 million and authorize the project to move forward.

As you know, the new Lakeport Courthouse project will be presented to your committee on March 3 of this year. This project is important not only for the court and court users, but to all of Lake County and many others in our districts. This project is sorely needed and will provide a safe, accessible, and efficient place to conduct court business – something that has been challenging, if not impossible, at the current location.

The new Lakeport Courthouse was ranked in the Immediate Need Project Priority Group of the Trial Court Capital Outlay Plan, and is one of the highest priority capital-outlay projects for the judicial branch. The current court occupies the 4th floor of the existing Lakeport Courthouse, which is severely overcrowded, poorly serves the growing needs of the superior court, and lacks basic security features, causing unnecessary risk to the staff and public who use this building. This facility has severe accessibility deficiencies, is very overcrowded, and has many structural issues that prevent the court from providing safe and efficient court services to the public.

We strongly support authorizing the necessary funds to bring this project to completion, and appreciate all the time and attention your commission has given to making this new courthouse a reality.

Warm Regards,

Senator Mike McGuire

Assemblymember Bill Dodd

COUNTY OF LAKE
BOARD OF SUPERVISORS
Courthouse - 255 North Forbes Street
Lakeport, California 95453
TELEPHONE (707) 263-2368
FAX (707) 263-2207

Jim Comstock – District 1
Jeff Smith – District 2
Jim Steele – District 3
Anthony W. Farrington – District 4
Rob Brown – District 5

February 16, 2016

Court Facilities Advisory Committee
Honorable Brad R. Hill, Chair
Administrative Presiding Justice of the Court of Appeal, Fifth Appellate District

Dear Justice Hill and Committee Members:

The new Lakeport Courthouse project will be presented to the Court Facilities Advisory Committee on March 3, 2016. We respectfully request that you support the recommendation of Judicial Council staff to augment the project budget by approximately $6.2 million and authorize the project to move forward.

The Lakeport Courthouse project is important not only for the court and court users, but to the entire County. For the court and court users, the project will provide a safe, accessible and efficient place to conduct court business. For the citizens of Lake County, the project will ensure jurors have a safe place to sit while waiting to serve and victims of crimes will not have to wait in the hallways with defendants and/or their families.

There are only three conference rooms in the entire courthouse to be predominately shared by over 10 County departments housed within the first three floors of the courthouse. The Board Chambers are very often used as a jury waiting room and our smaller conference rooms for court appointed mediations, as well as outside county agencies for deposition services related to Lake County case loads. The new courthouse will significantly improve the administration of justice in Lake County by providing suitable space for such services.

The new Lakeport Courthouse project will provide much needed employment opportunities for our citizens and boost the local economy. This is particularly important in Lake County which has seen significant devastation due to the recent wildfires that destroyed over 1,300 homes and businesses in our community. Additionally, Lake County has a high unemployment rate, which over the last five years has averaged 10.9%, compared with the State of California unemployment rate of 8.9%.

While the County is fully supportive of this project, unfortunately we are not in a financial position to contribute much funding to the new Lakeport Courthouse project. Not only are we ranked amongst the poorest counties in California, but after having suffered from

the third most disastrous wildland fire in the state, Lake County is now faced with a significant reduction in its tax base. However, the County of Lake intends to buy out the Court's interest in the 4th floor, assuming an affordable price can be negotiated. This money would then be available to be used towards the project budget. We have previously stated that this is the extent to which we can financially contribute to the new Lakeport Courthouse project.

Significant time, effort and money have been expended on this project thus far. We urge your committee to please appropriate the necessary funds to bring this project to completion.

Thank you for your time. We appreciate your efforts to support Lake County.

Sincerely,

LAKE COUNTY BOARD OF SUPERVISORS

Rob Brown, Chair
District 5

Jim Comstock
District 1

Jeff Smith
District 2

Jim Steele
District 3

Anthony Farrington
District 4

BOARD OF SUPERVISORS
LAKE COUNTY, CAL

cc: Senator Mike McGuire
Assemblymember Bill Dodd
Rural County Representatives of California
California State Association of Counties

Superior Court
State of California
County of Lake
255 N. Forbes Street
Lakeport, California 95453
707-263-2374

ANDREW S. BLUM

PRESIDING JUDGE

February 17, 2016

Hon. Brad Hill, Chair
Court Facilities Advisory Committee
Administrative Presiding Justice of the Court of Appeal
Fifth Appellate District

Hon. Jeffrey W. Johnson, Chair
Courthouse Cost Reduction Subcommittee
Associate Justice of the Court of Appeal
Second Appellate District, Division One

Hon. Patricia M. Lucas, Vice-Chair,
Court Facilities Advisory Committee
Assistant Presiding Judge
Superior Court of California, County of Santa Clara

Subject: New Lakeport Courthouse

Dear Justice Hill & Committee Members:

The New Lakeport Courthouse project will be presented to the Court Facilities Advisory Committee (CFAC) on March 3, 2016. The immediate need for a new courthouse in Lakeport is well documented. The need, as well as the scope of the Lakeport Courthouse project has been recognized and reaffirmed by the Judicial Council, the Court Facilities Advisory Committee, and the Courthouse Cost Reduction Sub-Committee (CCRS) on multiple occasions.

That need has not changed. The court still operates in a facility that is severely overcrowded, lacks adequate security, is seismically unsafe, and has failing systems. There is no jury assembly room forcing jurors to wait in the narrow public hallways, with parties, attorneys, victims, and sometimes the accused perpetrator. Staff areas are so crowded that closets and hallways have been converted into

workstations. The facility is a shared use facility with multiple exterior doors, which makes perimeter security screening ineffective. In-custody defendants are moved through public hallways because of the lack of separate circulation paths.

We recognize that the site acquired for this project has presented challenges. However, the project team followed the process established by the Judicial Council to select the site. The Project Advisory Group (PAG), established as required by California Rule of Court 10.184, reviewed over 35 potential sites. The PAG voted to keep the courthouse within the city limits of Lakeport. In addition to that restriction, many potential sites were eliminated because they were in the 100 year floodplain, as required by the Judicial Council Site Selection and Acquisition Policy, or were less than the required 3 acres. The preferred site, a dilapidated shopping center, was actually eliminated because the seller would not reduce the asking price of $3 million, despite an appraisal which put the value of the property at less than $500,000. The current site received approval from all the necessary levels including, the Judicial Council Project Manager, the Administrative Director of the Courts, the Project Advisory Group, the State Public Works Board, and Department of Finance. Given all of these limiting factors, coupled with the Judicial Council staff's aggressive timeline to complete the acquisition, the site selected was the best option available at the time. It should also be noted that the site selection occurred in 2009 and 2010 when the project's authorized budget was over 30% more than it is today. More recently, at the direction of the CCRS, the project team did an extensive review which analyzed alternative building designs on the current site and alternative sites in Lakeport to determine whether redesigning or relocation of the project to a different site would be less expensive than the current design. It was determined that neither option was feasible or cost effective. The challenges with this site do not change the need for a functional, safe, long-lasting building.

The court understands the necessity to use the limited SB1407 funds in the most cost-effective manner possible. The court has therefore been flexible and open to change when time and time again we have been presented with reductions to our project. The square footage has been reduced by nearly 10%. The current design allows for approximately 11,300 square feet per courtroom, compared to the statewide average among SB1407 projects of approximately 11,663. The project does not include terrazzo flooring, marble counters or other high end finishes. In fact, in the current design the materials have been reduced to concrete floors, stucco façade, drywall and any wood in the project has been almost entirely eliminated. Additionally, some mechanical/electrical systems deviate from the requirements of the Trial Court Facilities Standards. Despite the extensive work completed by the architect, construction manager and Judicial Council staff and all of these reductions, the steps taken were not enough to bring the project in on budget.

We write you, not to ask for restoration of these items, we simply ask for no further reductions to the project we have today. The architect and construction manager have both reviewed the project in detail and come to the conclusion that a safe, functional, long-lasting, four courtroom facility cannot be built on this site without the additional funding requested. Further reductions or delays will jeopardize the

functional, safe, long lasting building that the Judicial Branch, the Court and the citizens of Lake County deserve. We urge you to support the recommendation of Judicial Council staff and authorize the additional funding necessary to move this project forward.

If you have any questions, please contact us at (707) 263-2575 or by email at Krista.LeVier@lake.courts.ca.gov.

Sincerely,

ANDREW S. BLUM
Presiding Judge

KRISTA LEVIER
Executive Officer

cc: Hon. Michael S. Lunas, Assistant Presiding Judge, Superior Court of California, County of Lake
Hon. Richard C. Martin, Judge, Superior Court of California, County of Lake
Hon. Stephen O. Hedstrom, Judge, Superior Court of California, County of Lake
Mr. William Guerin, Director, Judicial Branch Capital Program Office

CITY OF LAKEPORT
Over 100 years of community pride, progress and service

2/17/2016

Court Facilities Advisory Committee
Hon. Brad R. Hill, Chair
Administrative Presiding Justice of the Court of Appeal, Fifth Appellate District

Dear Justice Hill and Committee Members:

The New Lakeport Courthouse project will be presented to the Court Facilities Advisory Committee on March 3, 2016. We write to ask that you support the recommendation of Judicial Council staff to augment the project budget by approximately $6.2 million and authorize the project to move forward.

The Lakeport Courthouse project is important not only for the court and court users, but to the entire County. For the court and court users, the project will provide a safe, accessible and efficient place to conduct court business. For the citizens of Lake County, the project will ensure jurors have a safe place to sit while waiting to serve and victims of crimes will not have to wait in the hallways with defendants and/or their families.

The project will provide much needed employment opportunities for our citizens and boost the local economy. This is particularly important in Lake County which has seen significant devastation due to the recent wildfires that destroyed over 1300 homes and businesses in our community. Additionally, Lake County has a high unemployment rate. Over the last five years the Unemployment Rate in Lake County has averaged 10.9%, compared with the State of California Unemployment Rate of 8.9%.

While the City is fully supportive of this project, unfortunately, we are not in a financial position to contribute funding to the project. The City has experienced significant constraints on financial resources, in addition to the loss of Redevelopment funds that were slated to assist in this project.

Significant time, effort and money have been expended on this project thus far. Please authorize the necessary funds to bring this project to completion. Thank you for your time.

Sincerely,

Marc Spillman
Mayor, City of Lakeport

225 PARK STREET • LAKEPORT, CALIFORNIA 95453 • TELEPHONE (707) 263-5615 • FAX (707) 263-8584

Court Facilities Advisory Committee

As of October 26, 2015

Hon. Brad R. Hill, Chair
Administrative Presiding Justice of the
Court of Appeal, Fifth Appellate District

Hon. Patricia M. Lucas, Vice-Chair
Assistant Presiding Judge of the
Superior Court of California,
County of Santa Clara

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Presiding Judge of the
Superior Court of California,
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Mr. Anthony P. Capozzi
Attorney at Law

Mr. Stephan Castellanos, FAIA
Principal Architect
Derivi Castellanos Architects
Former State Architect of California

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Judge of the Superior Court of California,
County of San Mateo

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Superior Court of California,
County of Shasta

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Judge of the Superior Court of California,
County of Shasta

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County of Siskiyou

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Judge of the Superior Court of California,
County of Solano

Ms. Linda Romero Soles
Court Executive Officer
Superior Court of California,
County of Merced

Court Facilities Advisory Committee

As of October 26, 2015

Mr. Larry Spikes
County Administrative Officer
County of Kings

Mr. Kevin Stinson
Assistant Clerk Administrator
Court of Appeal, Fourth Appellate District, Division Three

Mr. Val Toppenberg
Consultant
Former Redevelopment Director for City of West Sacramento and for City of Merced

Hon. Robert J. Trentacosta
Judge of the Superior Court of California, County of San Diego

Mr. Thomas J. Warwick, Jr.
Attorney at Law

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Mr. Stephan Castellanos, FAIA
Hon. Keith D. Davis
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Steven E. Jahr (Ret.)
Hon. Gary R. Orozco
Mr. Kevin Stinson
Mr. Thomas J. Warwick, Jr.

Independent Outside Oversight Consultant (IOOC) Subcommittee

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Hon. Gary R. Orozco
Hon. David Edwin Power (Ret.)
Mr. Thomas J. Warwick, Jr.

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Hon. Donald Cole Byrd
Mr. Anthony P. Capozzi
Hon. Jeffrey W. Johnson
Hon. Gary R. Orozco
Hon. David Edwin Power (Ret.)
Mr. Thomas J. Warwick, Jr.