

Superior Court of California  
County of Kern  
New Delano Courthouse

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PROJECT FEASIBILITY REPORT

SEPTEMBER 3, 2009



ADMINISTRATIVE OFFICE  
OF THE COURTS

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OFFICE OF COURT CONSTRUCTION  
AND MANAGEMENT

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## 1. EXECUTIVE SUMMARY

### 1.1. Introduction

This Project Feasibility Report for the proposed New Delano Courthouse for the Superior Court of California, County of Kern has been prepared as a supplement to the *Judicial Branch AB 1473 Five-Year Infrastructure Plan Fiscal Year 2010-2011*. This report documents the need for the proposed new 3-courtroom facility, describes alternative ways to meet the underlying need, and describes the recommended project.

### 1.2. Statement of Project Need

The recommended project—construction of a new 3-courtroom facility in the City of Delano—will replace the existing Delano/McFarland Branch. This new facility will be a modern, secure courthouse serving northern county residents.

The proposed new courthouse will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Replace the unsafe and physically deficient court-occupied space in the Delano/McFarland Branch Courthouse;
- Create a modern, secure courthouse—to benefit Kern County residents—for criminal, traffic, civil, family, probate, juvenile, , and for the provision of basic services heretofore not provided to county residents due to space restrictions: jury assembly room, self-help center, a children’s waiting room, family court mediation, adequately-sized in-custody holding, attorney interview/witness waiting rooms, and secure circulation for court staff and court visitors; and
- Replace the gravely inadequate existing in-custody holding facilities with code compliant and secure in-custody holding to support the community and prison population.

The Delano/McFarland Branch Courthouse has significant security problems, many physical problems, and numerous deficiencies with Americans with Disabilities Act (ADA) accessibility. This prevents the court from operating in a safe and efficient manner. These conditions reduce access to justice for all county residents and negatively impacts overall court operations, in terms of strain on resources, workload, and staffing.

This project—ranked in the Immediate Need priority group of the Trial Court Capital-Outlay Plan that was adopted by the Judicial Council in October 2008—is one of the highest priority trial court capital-outlay projects for the judicial branch, and was selected by the Judicial Council in October 2008 as one of 41 projects to be funded by Senate Bill (SB) 1407 revenues.

### 1.3. Options Analysis

The AOC and the court examined two facility development options to provide adequate space for court functions in Delano:

- Project Option 1: Construct a New Courthouse

- Project Option 2: Renovate/Expand the Existing Delano/McFarland Branch Courthouse

Project Option 1, construct a new courthouse with three courtrooms, is the recommended alternative.

#### **1.4. Recommended Option**

The recommended project is to construct a new 3-courtroom courthouse in Delano. This option is recommended as the most cost-effective solution for meeting current and mid-term needs of the court.

A space program for the proposed project, which has been created in collaboration with the court, outlines a need for approximately 39,780 Building Gross Square Feet (BGSF). Based on a site program for the new facility, a site of approximately 3.44 acres is needed for the courthouse.

The estimated project cost to construct the project is \$41.924 million, without financing and including land costs. These costs are based on constructing a 2-story building. The facility would require 135 public surface parking spaces, and three secure parking spaces. The specific building design and plan will be dependent on the final site plan for the site selected and may vary in the number of floors, provision of a basement, and use of a mechanical penthouse. The building design will be determined in the preliminary plan phase of the project.

A preliminary project schedule has been developed based upon approval processes by the Department of Finance and the Joint Legislative Budget Committee to be implemented as a result of Senate Bill 1407 (Ch. 311, Statutes of 2008), and Senate Bill No. 12, Special Session (SBX2 12, Ch. 10, Statutes of 2009). Construction costs are escalated to the start and midpoint of construction based on five percent annual escalation. In the current schedule, the acquisition phase will begin fall 2009 and design will begin fall 2011 pending completion of site selection and acquisition. Construction is then scheduled to begin spring 2013 and be completed fall 2014.

## **2. STATEMENT OF PROJECT NEED**

### **2.1. Introduction**

The court facility serving Delano has severe security problems, is overcrowded, and has many physical condition problems. As the Delano/McFarland Branch Courthouse cannot be renovated and expanded on site—for a variety of reasons discussed more fully under Section 3.2., Project Option 2—the operations of this facility need to be incorporated into a new secure, and physically appropriate building.

### **2.2. Transfer Status**

Under the Trial Court Facilities Act, negotiations for transfer of responsibility of all trial court facilities from the counties to the state began July 1, 2004. Assembly Bill (AB) 1491 (Ch. 9 Statutes of 2008)(Jones) was enacted and extends the deadline for

completing transfers to December 31, 2009. Transfer status for each existing facility affected by the proposed project is provided in the following table.

TABLE 2.2a  
Existing Facilities Transfer Status

Facility	Location	Owned or Leased	Type of Transfer	Transfer Status
Delano/McFarland Branch Courthouse.....	1122 Jefferson Street Delano, CA 93215	Owned	TOR/TOT	03/31/09

*Note: Only facilities directly affected by the project are listed.*

**2.3. Project Ranking**

Since 1998, the AOC has been engaged in a process of planning for capital improvements to California’s court facilities. The planning initiatives began with a statewide overview, moved to county-level master planning, and then to project-specific planning studies.

On October 24, 2008, the Judicial Council adopted an update to the *Prioritization Methodology for Trial Court Capital-Outlay Projects* (the methodology) based on the enactment of Senate Bill (SB) 1407. SB 1407 provides enhanced revenues to finance up to \$5 billion in lease-revenue bonds for trial court facility construction for both Immediate and Critical Need projects. In accordance with SB 1407, trial court capital-outlay projects with viable economic opportunities are given priority when submitting detailed funding requests to the executive and legislative branches.

In October 2008, the Council also adopted an updated trial court capital-outlay plan (the plan) based on the application of the methodology. The plan identifies five project priority groups to which 153 projects are assigned based on their project score (determined by existing security, physical conditions, overcrowding, and access to court services).

This project—ranked in the Immediate Need priority group in the Trial Court Capital-Outlay Plan adopted by the Judicial Council in October 2008—is one of the highest priority trial court capital-outlay projects for the judicial branch, and was selected as one of 41 projects to be funded by SB 1407 revenues by the Judicial Council in October 2008.

**2.4. Summary of Economic Opportunities**

In accordance with Chapter 311, Statutes of 2008, Government Code section 70371.5(e), in recommending a project for funding, the Judicial Council shall consider economic opportunities for the project. “Economic opportunity” includes, but is not limited to, free or reduced costs of land for new construction, viable financing partnerships with, or fund contributions by, other government entities or private parties that result in lower project delivery costs, cost savings resulting from adaptive reuse of existing facilities, operational efficiencies from consolidation of court calendars and operations, operational savings from sharing of facilities by more than one court, and building operational cost savings from consolidation of facilities.

Potential economic opportunities for this project are as follows:

2.4.1. Free or Reduced Costs of Land.

The project may benefit from a land trade between the State of California's interest in the existing Delano courthouse and the City of Delano for a site for the new courthouse in relation to the City's proposed development of a new police station. The County of Kern, which occupies and has an equity share in the existing Delano courthouse, would need to agree to this transaction.

2.4.2. Financing Partnerships.

No viable financing partnerships that would reduce project delivery costs have been identified for this project.

2.4.3. Adaptive Reuse of Existing Facilities.

The City of Delano is exploring potential reuse of an abandoned large retail store structure for the site of their new police station. It may be feasible to co-locate the courthouse on this site with the relocated police department. In this scenario, there is a potential for the courthouse to use all or part of the existing former retail structure. The feasibility and cost of this option will be explored pending future discussions with the City and the County.

2.4.4. Consolidation of Court Calendars and Operations.

The project does not consolidate multiple existing facilities into one new courthouse.

2.4.5. Sharing of Facilities.

This project will not be shared by more than one court.

**2.5. Current Court Operations**

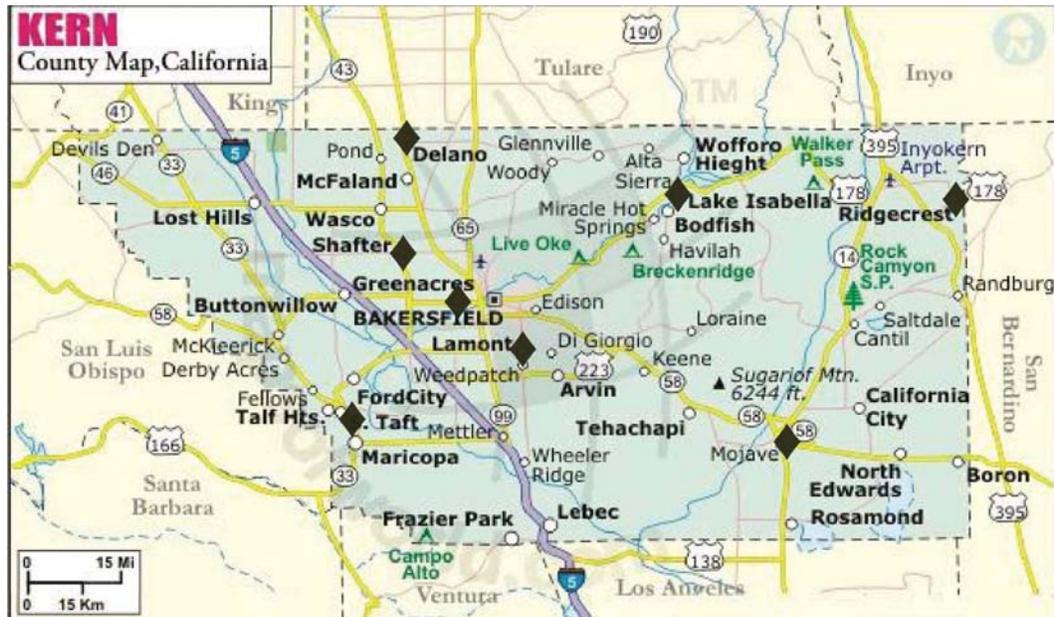
Kern County is located in the southern San Joaquin Valley. It is bounded by Los Angeles County to the south, San Luis Obispo County to the west, Kings County and Tulare County to the north, San Bernardino County to the east and Riverside County to the south. The county measures approximately 65 miles in the north-south direction and 145 miles in the east-west direction. It is geographically a relatively large county.

The Superior Court of Kern County operates four regional divisions countywide: Metropolitan Division with five facilities; East Division with three facilities; South Division with two facilities; and the North Division with two facilities. These regional divisions handle adult and juvenile traffic and non-traffic infractions, misdemeanor criminal cases, felony arrangements and preliminary hearings, small claims (\$7,500 and below), civil suites up to \$25,000 and family law matters.

The two facilities in the North Division are Delano/McFarland Branch Courthouse also known as the North Kern Regional Court located in Delano and the Shafter/Wasco

Branch located in Shafter. The Delano/McFarland Branch Courthouse serves the communities of Delano, Elmo, Famoso, McFarland, Pond, Richgrove, Vineland, and other smaller outlying rural communities. In addition to serving these communities, the court also handles cases from two neighboring prisons: Kern Valley State Prison and North Kern State Prison. Kern Valley State Prison is a level 4 maximum security prison. Due to the high security risk associated with handling these types of prisoners and the substandard security features of the Delano/McFarland Branch Courthouse, these prison cases have temporarily been assigned to the Bakersfield Court until the proposed new courthouse is operational.

FIGURE 2.5a  
Kern County Court Facility Locations



The Delano/McFarland Branch Courthouses located in downtown Delano, surrounded by county and city government buildings. It is a stand-alone facility on one corner of a square block shared with Delano city facilities. The site is adjacent to the police station and shares parking with other city and county functions. The court facility is a single story structure housing the court and other support services related to the court. The court shares the building with county functions and there is no room for expansion. The City of Delano expressed an interest in acquiring space in the building after it is vacated by the court.

## 2.6. Judicial Projections

Current and projected Judicial Position Equivalents (JPEs)<sup>1</sup> are the basis for establishing both the number of courtrooms and the size of a proposed capital-outlay project. Projected JPEs are determined by the Update of the Judicial Workload Assessment (the

<sup>1</sup> JPEs are defined as the total authorized judicial positions adjusted for vacancies, assistance rendered by the court to other courts, and assistance received by the court from assigned judges, temporary judges, commissioners, and referees.

2008 assessment) as adopted by the Judicial Council in October 2008.

The 2008 assessment provides an estimate of current judicial need through the application of a workload methodology adopted by the Judicial Council in August 2001. In 2004, the council approved a proposal to seek the creation of 150 new judgeships based on the statewide assessed current need of approximately 350 new judgeships. Projects to be funded by SB 1407 will include space for these 150 new judgeships: 50 authorized by SB 56 (Ch. 390, Statutes of 2006) in FY 2006-2007 that have been funded, 50 authorized by AB 159 (Ch. 722, Statutes of 2007) in FY 2007–2008 whose funding has been deferred, and the last 50 that are still to receive legislative authorization and be funded.

On October 24, 2008, the Judicial Council approved an updated assessment identifying 327 currently needed new judgeships. These 327 currently-needed new judgeships do not include either the 50 SB 56 or the 50 AB 159 judgeships but do include the last 50 new judgeships that are still to receive legislative authorization and funding.<sup>2</sup>

The 2008 assessment also prioritizes the next 100 new judgeships beyond the 150 new judgeships described above. Projects funded by SB 1407 will not include programmed space for these additional 100 new judgeships; however and as applicable to the court, they will be accounted for under the column labeled Future Growth in Table 2.6a below and will be used to determine the appropriate site size of a project, as described in Section IV.E.2, Site Program.

Table 2.6a below provides information used to determine the near-term need for this project, which includes two existing JPEs (including any applicable SB 56 judgeships), one AB 159 judgeship, and one future growth judgeship. The countywide total, provided for reference, includes current and proposed (as described above) new judgeships: 43 existing JPEs, three AB 159 judgeships, and two of the next 50 proposed judgeships.

TABLE 2.6a  
 Current and Projected JPEs to be Assigned to New Courthouse  
 (Including Proposed New Judgeships)

Location	Current JPEs	AB 159	Proposed 50	Future Growth	Total JPEs	Basis for Proposed Project
Delano/McFarland Branch .....						
Courthouse	2.0	1	0	1	3	3
Countywide .....	43	3	2	5	53	

The court plans to assign one judgeship from the next 277 future new judgeships to this project; the site has been sized for a future building expansion to accommodate this additional new judgeship.

<sup>2</sup> The last 50 (of the 150) new judgeships were proposed for funding in FY 2008–2009 through the authorization of SB 1150 (Corbett); however, the state legislature failed to pass this bill.

**2.7. Existing Facilities**

One existing facility containing two courtrooms is directly affected by this project as shown in the table below. This facility is currently unsafe, substandard in size, and overcrowded.

TABLE 2.7a  
Existing Facilities

Facility	Location	Number of Existing Courtrooms Affected by This Project	Departmental Square Footage Occupied by the Court	Court Space as a Percentage of Total Building Square Footage
Delano/McFarland Branch Courthouse.....	1122 Jefferson Street Delano, CA 93215	2	9,397	80.64%
<b>Total Existing Courtrooms and DGSF .....</b>		<b>2</b>	<b>9,397</b>	

The functional square footage of space currently occupied by the court is 9,397. The square footage required for the project is 28,415 Departmental Gross Square Feet (DGSF) or 39,780 (BGSF). This represents a shortfall of 19,018 DGSF to meet the current and near-term needs of the court based on the space program developed and shown in Appendix A.

The existing facility contains numerous deficiencies relative to access and efficiency, security, and Americans with Disabilities Act (ADA) accessibility which creates impediments to the administration of justice. Specific issues with the existing facility are summarized as follows:

2.7.1. Delano/McFarland Branch Courthouse.

2.7.1.1. *Security*

- The judges park in the congested parking area where prisoners are off-loaded from bus transportation.

FIGURE 2.7b  
Judge's Parking Shared with Sallyport



- The prisoner holding area is very small and congested which makes it impossible to properly secure.
- In addition to handling county and city prisoners, the court handles cases from two state prisons located within the court's jurisdiction. They are the North Kern State Prison is a level 2 facility and the Kern Valley State Prison is a level 4 facility. This court processes inmates that must be housed separately due to the various classifications which include male, female, juvenile, protective custody, high profile, gang affiliations and violent inmates. The state prison inmates must be housed individually. With the level of security required to process these types of inmates, six group holding cells, eight individual cells, and two interview rooms are needed. The court currently struggles to house prisoners with only four very small holding cells. Due to the high security risk associated with handling these types of cases and the substandard security features of the Delano/McFarland Courthouse, these cases have been temporarily assigned to the Bakersfield Court until the proposed new courthouse is completed.
- There are no client/attorney conference rooms.
- Prisoners are lined up in a small hallway which also serves as the sallyport. This area becomes very congested and impossible to secure.

#### 2.7.1.2. *Other Building Deficiencies*

- The public lobby is small and confined due to the addition of court screening magnetometer and resulting queuing lines.

- There is not adequate space in the courthouse for jury assembly and therefore jurors must assemble in the building public lobby area.
- The court clerk's area is very congested and there is not adequate space to house the active files. Files are stored outside of the building in a portable storage container located in the parking lot.
- The building has no attorney interview/witness waiting rooms. Attorneys are forced to confer with their clients, victims, and witnesses in public waiting areas or outside the building.

FIGURE 2.7c  
Jury Assembly is Held in the Crowded Public Lobby



Figure 2.7d  
Court Records Storage Container in Court Parking Lot



### 3. OPTIONS ANALYSIS

#### 3.1. Introduction

The purpose of this section is to compare potential options to meet the facility needs of the Kern County superior court in Delano to support the northern portions of Kern County.

#### 3.2. Project Options

The AOC and the court examined two facility development options to provide adequate space for court functions in Delano:

- Project Option 1: Construct a New Courthouse
- Project Option 2: Renovate and Expand the Existing Delano/McFarland Branch Courthouse

These options are evaluated based on their ability to provide the space required at good economic value to the state.

##### 3.2.1. Project Option 1: Construction of a New Courthouse.

In Option 1, a building of approximately 39,780 gross square feet will be constructed on a new site with three courtrooms and associated support space. With this option, the existing courthouse will remain in use until the proposed new courthouse is completed. The city of Delano has expressed interest in acquiring space in the existing courthouse after it is vacated by the court. The project may benefit for a land trade between the State of California's interest in the existing Delano Courthouse and the City of Delano for a site for the new courthouse in relation to the City's proposed development of a new police station. The County of Kern, which occupies and has an equity share in the existing Delano Courthouse, would need to agree to this transaction.

##### 3.2.1.1. *Pros*

- Replace the unsafe and physically deficient court-occupied space in the Delano/McFarland Branch Courthouse;
- Create a modern, secure courthouse—to benefit Kern County residents—for criminal, traffic, civil, family, probate, juvenile, , and for the provision of basic services heretofore not provided to county residents due to space restrictions: jury assembly room, self-help center, a children's waiting room, family court mediation, adequately-sized in-custody holding, attorney interview/witness waiting rooms, and secure circulation for court staff and court visitors; and
- Replace the gravely inadequate existing in-custody holding facilities with code compliant and secure in-custody holding to support the community and prison population.

- This option, in contrast to Option 2 (Renovation and Expansion), has lower risks to the state in terms of the potential for unidentified costs and schedule delays due to unforeseen existing conditions discovered during renovation of the Delano/McFarland Branch Courthouse.
- This option achieves the immediately-needed improvements to the superior court and enhances its ability to serve the public: enhancement of access to court services by providing improved facilities for current court proceedings: criminal, traffic, civil, family, probate, juvenile, and for the provision of basic services heretofore not provided to county residents due to space restrictions: jury assembly room, self-help center, a children’s waiting room, family court mediation, adequately-sized in-custody holding, attorney interview/witness waiting rooms, and secure circulation for court staff and court visitors.
- Unlike Option 2, this option will not incur costly additional expenses for swing space to temporarily house the court. These costs are sunk costs and cannot be recovered after the new courthouse is completed.
- This option will not incur extra moving costs to relocate the court to the swing space before construction starts and then back in to the new courthouse.
- This option will not incur buyout costs for the equity of the space occupied by the county.
- This option will not result in any future disruption to court operations, because construction is completed in one phase.

3.2.1.2. *Cons*

- This option requires authorization of SB 1407 funds for site acquisition and related soft costs (including CEQA), design, and construction.

3.2.2. Project Option 2: Renovate and Expand the Existing Delano/McFarland Branch Courthouse.

In this option, the existing Delano/McFarland Branch Courthouse would be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. Currently, the court occupies approximately 81 percent of the total 14,965 building square footage. To meet the needs of the court, it is estimated that an addition approximately 30,383 square feet in size would be required. The total site requirements for the courthouse expansion and related parking would require 3.44 acres. The existing site is not large enough to meet this size requirement. For this reason, cost estimates were not prepared for this option because it was not considered viable.

### 3.3. Recommended Project Option

The recommended option is Option 1, Construction of a new courthouse. This option provides the best solution for meeting the court facility needs for the County of Kern.

The project will accomplish the following immediately needed improvements to the Superior Court and enhance its ability to serve the public:

- Replace the unsafe and physically deficient court-occupied space in the Delano/McFarland Branch Courthouse;
- Create a modern, secure courthouse—to benefit Kern County residents—for criminal, traffic, civil, family, probate, juvenile, , and for the provision of basic services heretofore not provided to county residents due to space restrictions: jury assembly room, self-help center, a children’s waiting room, family court mediation, adequately-sized in-custody holding, attorney interview/witness waiting rooms, and secure circulation for court staff and court visitors; and
- Replace the gravely inadequate existing in-custody holding facilities with code compliant and secure in-custody holding to support the community and prison population.

## 4. RECOMMENDED PROJECT

### 4.1. Introduction

The recommended solution to meet the court’s need in the City of Delano is to construct a new courthouse. The following section outlines the components of the recommended project, including project description, project space program, courthouse organization, parking requirements, site requirements, design issues, and estimated project cost and schedule.

### 4.2. Project Description

The proposed project includes the design and construction of a New Delano Courthouse for the Superior Court of California, County of Kern. The proposed new building will be approximately 39,780 BGSF. The project replaces the existing Delano/McFarland Branch Courthouse and will include three courtrooms; court support space for court administration, court clerk, court security operations and holding; and building support space. The surface parking area will provide three secure spaces for judicial officers and 135 spaces for staff, visitors, and jurors. The project site will be capable of accommodating building expansion for one future new judgeships from the 277 future new judgeships for which funding has not been requested by the Judicial Council. The project’s pre-design planning has taken the superior court’s future growth into consideration.

A minimum site area of approximately 3.44 acres has been identified to accommodate the superior court’s current needs (i.e., space for three current JPEs) and future needs (i.e., site capacity for a future building addition for one future new judgeship.

While a site has not been selected for the new courthouse, the project may benefit from a land trade between the State of California’s interest in the existing Delano Courthouse and the City of Delano for a site for the new courthouse in relation to the City’s proposed development of a new police station. The County of Kern, which occupies and has an equity share in the existing Delano Courthouse, would need to agree to this transaction

**4.3. Space Program**

Space needs for this project have been developed based on the *California Trial Court Facilities Standards* (the standards) in collaboration with the court. The overall space program summary is provided in the following table.

TABLE 4.3a  
 Space Program Summary for the Project

Division/Functional Area	Projected Need		Total Departmental GSF	Comments
	Courtrooms	Total Staff		
Public Area: Entry Lobby & Security Screening	-	-	1,404	
Courtsets	3	6	11,157	
Judicial Chambers & Courtroom Support	-	6	2,265	
Court Operations	-	4	331	
Clerk's Office (Criminal/Traffic/Civil/Family/Probate/Juvenile)	-	14	3,422	
Family Court Mediation/Civil Settlement/Self-Help	-	3	893	
Court Administration	-	5	1,083	
Jury Services/Multipurpose Room	-	1	1,512	
Sheriff Operations	-	2	698	
Central In Custody Holding	-	-	3,046	
Building Support	-	1	2,605	
<b>Subtotal</b>	<b>3</b>	<b>42</b>	<b>28,415</b>	
Gross Area Factor			1.40	
<b>Total Building Gross Square Feet</b>			<b>39,780</b>	
BCSF per Courtroom			13,260	

Note:

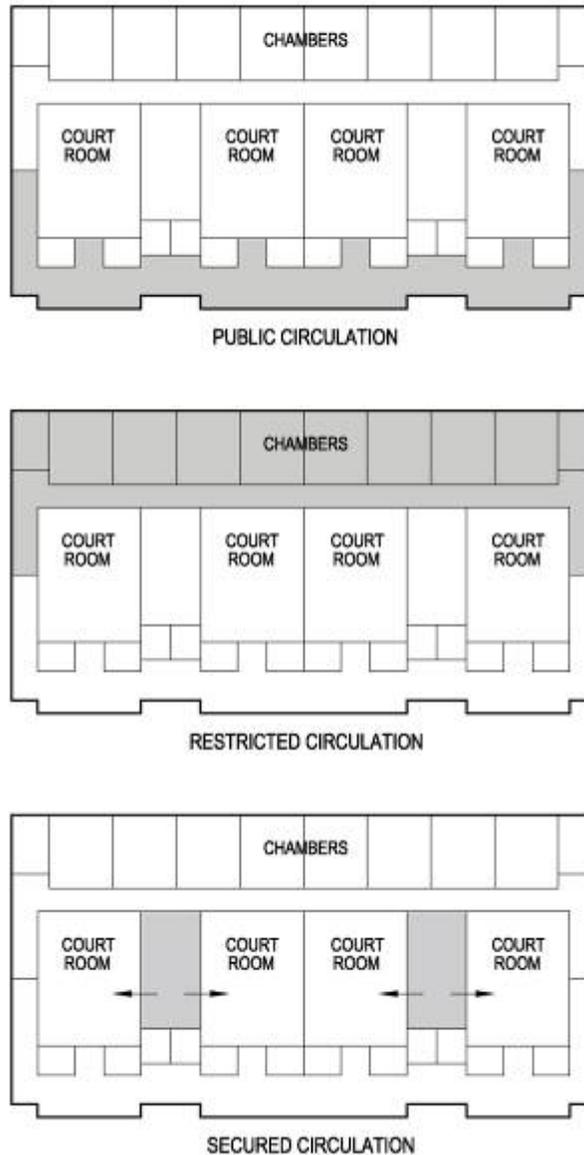
1. Gross Area Factor includes space for staff and public restrooms, janitor's closets, telecommunications and electrical rooms, mechanical shafts, circulation, e

Detailed program data is provided in Appendix A.

**4.4. Courthouse Organization**

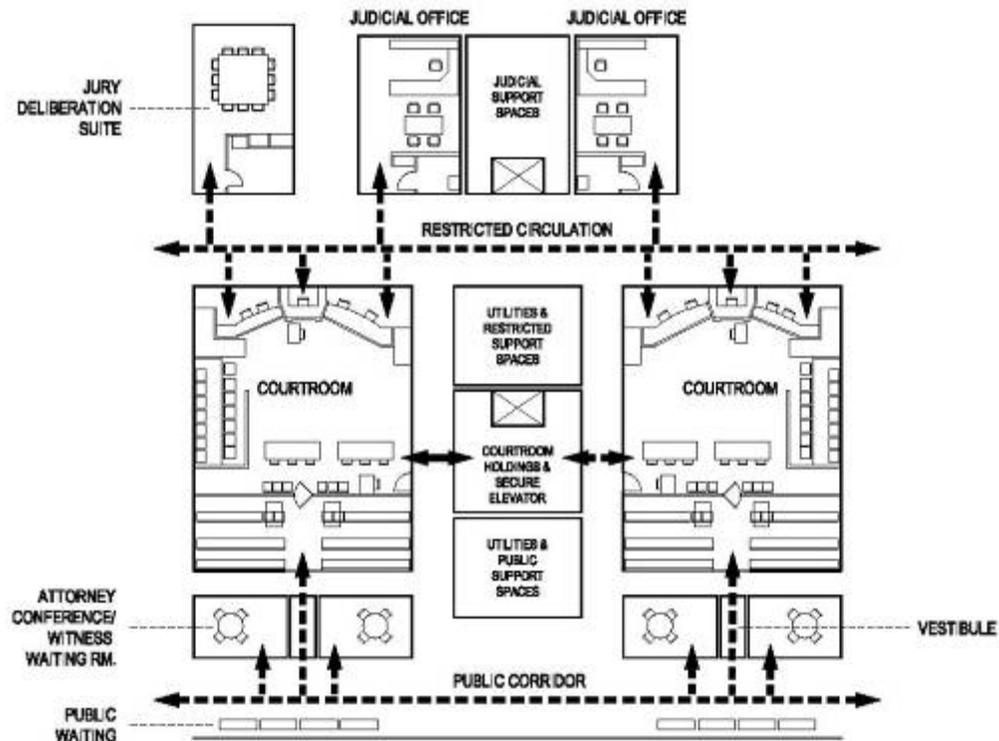
According to the standards, courthouses require three separate and distinct zones of public, restricted, and secured circulation. The three zones of circulation shall only intersect in controlled areas, including courtrooms, sallyports, and central detention (when applicable). The following figure illustrates the three circulation zones.

FIGURE 4.4a  
Three Circulation Zones



The court set includes courtrooms, judicial chambers, chamber support space, jury deliberation room, witness waiting, attorney conference rooms, evidence storage, and equipment storage. A restricted corridor connects the chamber suites with staff offices and the secure parking area. Adjacent to the courtrooms is the secure courtroom holding area, accessed via secured circulation. The following figure illustrates how a typical court floor should be organized

FIGURE 4.4b  
Court Floor Organization



#### 4.5. Site Selection and Requirements

The selection of an appropriate site for the project is a critical decision. Several factors, including parking requirements, the site program, site selection criteria, site availability, and real estate market analysis will be considered in making a final site selection.

##### 4.5.1. Parking Requirements.

Parking for court staff, judicial officers, and the general public is currently very limited. A total of two parking spaces are reserved for judicial officers in the parking area adjacent to the courthouse which is also used as the sally port. Most court staff and the public park in the adjacent city-owned parking lot and the public streets.

The proposed project includes three secure surface parking spaces next to the new courthouse and 135 surface parking spaces for staff, jurors, and the general public. Parking for visitors, staff, and jurors was calculated at 45 spaces per courtroom. The parking required for this project will be reevaluated during the site acquisition phase.

4.5.2. Site Program.

A site program was developed for the recommended project. The site program is based on an assumed building footprint, onsite parking, and site elements such as loading areas, refuse collection, and outdoor staff areas. The site has been sized to accommodate growth of one future new judgeship as indicated in Section 2.5.

The building footprint is based on preliminary space allocation per floor. The site calculations include the building footprint, site elements, landscaping, and site setbacks. The calculation of site acreage needed has been done on a formula basis, which assumes a flat site. The approach does not take into account any environmental factors, topographic features, or other unique characteristics of a site, and thus should be viewed as a guide to site acreage requirements.

The following table below delineates that a minimum site area of approximately 3.44 acres has been identified to accommodate the needs of the project.

TABLE 4.5a  
Site Program

Site Component	Project Need	1-Courtroom Addition	Total Need	Comments
<b>Structures</b>				
Court Footprint	20,526	7,500	28,026	2-Story building - No basement
Total Structure	20,526	7,500	28,026	
<b>Site Elements</b>				
Loading Bay	480	-	480	Assume 1 @ 12' x 40'
Refuse/Recycling Collection	288	-	288	Assume 12' x 24'
Emergency Generator	200	-	200	
Bicycle Parking Area	50	-	50	
Sallyport and Sheriff's Parking	2,930	-	2,930	Bus staging, plus 4 secure parking spaces
Outdoor Staff Area	250	-	250	
Total Site Elements	4,198	-	4,198	
<b>Parking</b>				
Secure Judicial Parking	3	1	4	Surface parking
Visitor, Juror and Staff Parking	135	45	180	Assume 45 surface parking spaces per courtroom
Total Parking Spaces	138	46	184	
Total Parking Area	48,300	16,100	64,400	Assume surface parking at 350 SF per space
<b>Total Site Requirements</b>				
Structures	20,526	7,500	28,026	
Site Elements	4,198	-	4,198	
Parking	48,300	16,100	64,400	
Subtotal Site Requirements	73,024	23,600	96,624	
Vehicle/Pedestrian Circulation	14,605	4,720	19,325	20% of site
Landscaping/Setbacks	25,559	8,260	33,819	35% of site
<b>Total Site Requirements</b>	<b>113,188</b>	<b>36,580</b>	<b>149,768</b>	
<b>Total Acreage Requirements</b>	<b>2.60</b>	<b>0.84</b>	<b>3.44</b>	

4.5.3. Site Selection.

Once initial funding for the project is secured, the AOC will develop a list of sites to be considered by the project's local Project Advisory Group and to which approved site selection criteria will be applied (per Rule 10.184(d) of the California Rules of Court and subject to final approval by the Administrative Director of the Courts). The site selection/site acquisition process—for all trial court capital projects—is outlined in the *Site Selection and Acquisition Policy for Court Facilities* approved by the Judicial Council of California on June 29, 2007.

#### **4.6. Design Criteria**

According to the standards, California court facilities shall be designed to provide long-term value by balancing initial construction costs with projected life cycle operational costs. To maximize value and limit ownership costs, the standards require architects, engineers, and designers to develop building components and assemblies that function effectively for the target lifetime. These criteria provide the basis for planning and design solutions. For exact criteria, refer to the standards approved by the Judicial Council on April 21, 2006.

#### **4.7. Sustainable Design Criteria**

According to the standards, architects and engineers shall focus on proven design approaches and building elements that improve court facilities for building occupants and result in cost-effective, sustainable buildings. At the outset of the project, the AOC will determine whether the project will participate in the formal LEED certification process of the United States Green Building Council. For additional criteria, performance goals, and information on energy savings programs please refer to the standards.

#### **4.8. Estimated Project Cost**

The estimated project cost for the recommended courthouse project is \$41.924 million, without financing and including land costs. This is based on a project of approximately 39,780 gross square feet with 135 surface parking spaces for staff, jurors, and the public plus three surface level secure parking spaces for judicial officers. The specific building design and plan may vary in the number of floors, provision of a basement, and use of a mechanical penthouse, depending on the final site selected. No relocation costs for owners or tenants have been included in the budget, because it is assumed that the AOC will not seek a property if tenants or owners require relocation costs. The building design will be determined in the preliminary plan phase of the project.

Construction costs for the project include site grading, site drainage, lighting, landscaping, drives, loading areas, vehicle sally port, and parking spaces. Construction costs include allowances for furniture, fixtures, and equipment (FF&E) and data, communications, and security. Construction costs are escalated to the start and midpoint of construction based on five percent annual escalation.

Project costs are added to the construction costs and include fees for architectural and engineering design services, inspection, special consultants, geotechnical and land survey consultants, materials testing, project management, CEQA due diligence, property appraisals, legal services, utility connections, and plan check fees for the state fire marshal and access compliance.

Cost criteria include the following:

- The total project cost—without financing costs—is \$41.924 million<sup>3</sup>
- The actual costs could change, depending on the economic environment and when the actual solution is implemented. The estimates were created by applying current cost rates and using a best estimate of projected cost increases.
- The cost estimate is based on the assumption that the courthouse project shall be designed for sustainability and, at a minimum, to the standards of a LEED™ “Silver” rating.
- The estimate is based on a hypothetical building; it does not represent a specific construction type, the use of specific building materials, or a predetermined design. The analysis is based on a series of set performance criteria required for buildings of similar type and specifications.
- The estimates do not include support costs such as utilities and facilities maintenance.

#### **4.9. Project Schedule**

A preliminary project schedule has been developed based upon approval processes by the Department of Finance and the Joint Legislative Budget Committee to be implemented as a result of Senate Bill 1407 (Ch. 311, Statutes of 2008), and Senate Bill No. 12, Special Session (SBX2 12, Ch. 10, Statutes of 2009).

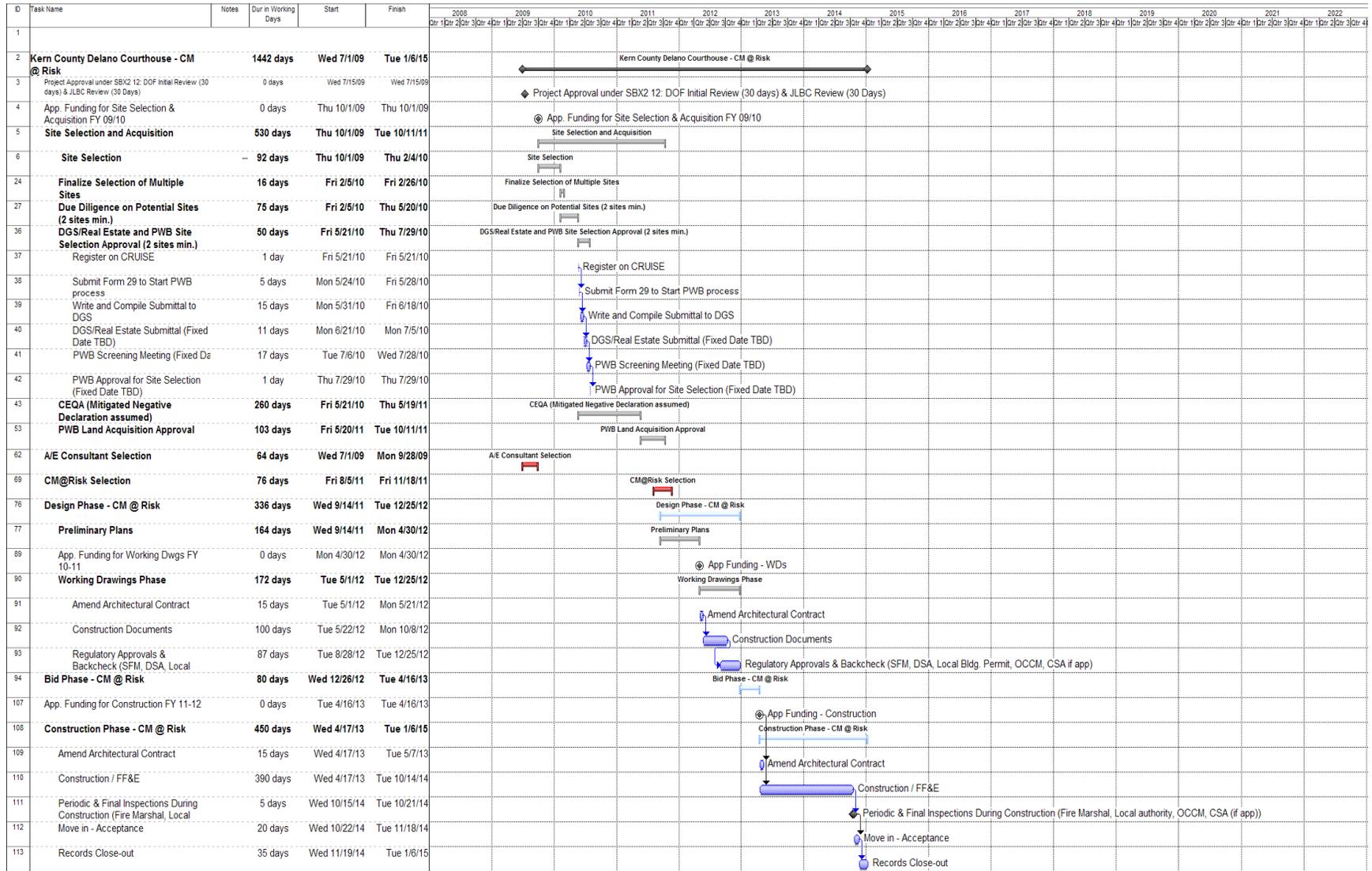
In the current schedule, the acquisition phase will begin fall 2009 and design will begin fall 2011 pending completion of site selection and acquisition. Construction is then scheduled to begin spring 2013 and be completed fall 2014.

The project schedule is provided in the following figure.

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<sup>3</sup> The total project cost is based on construction cost estimates provided by the Cumming Corporation which have been escalated to the mid-point of construction and are based on the construction schedule provided in Section 4.9 of this report.

FIGURE 4.9a  
Project Schedule



APPENDIX A: DETAILED SPACE PROGRAM

**Introduction**

A detailed space program was developed for the recommended option.

The following table is the summary of the program for a 3-courtroom facility. The following pages include a series of tables with a list of spaces required for each major court component.

Superior Court of California, County of Kern

Projected Staff and Space Requirements Summary for the Delano Courthouse

Date Prepared: March 5, 2009

Author: Bruce Newman

Division/Functional Area	Projected Need		Total Departmental GSF
	Courtrooms	Total Staff	
Public Area: Entry Lobby & Security Screening	-	-	1,404
Courtsets	3	6	11,157
Judicial Chambers & Courtroom Support	-	6	2,265
Court Operations	-	4	331
Clerk's Office (Criminal/Traffic/Civil/Family/Probate/Juvenile)	-	14	3,422
Family Court Mediation/Civil Settlement/Self-Help	-	3	893
Court Administration	-	5	1,083
Jury Services/Multipurpose Room	-	1	1,512
Sheriff Operations	-	2	698
Central In Custody Holding	-	-	3,046
Building Support	-	1	2,605
<b>Subtotal</b>	<b>3</b>	<b>42</b>	<b>28,415</b>
Gross Area Factor			1.40
<b>Total Building Gross Square Feet</b>			<b>39,780</b>
BGSF per Courtroom			13,260

Note:

1. Gross Area Factor includes space for staff and public restrooms, janitor's closets, telecommunications and electrical rooms, mechanical shafts, circulation, etc.

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Public Area: Entry Lobby &amp; Security Screening</b>					
1 Entry Vestibule	120	-	1	120	
2 Security Screening Queuing	10	-	20	200	
3 Weapons Screening Station	250	-	1	250	
4 Security Screening Office/Locker/Break	150	-	1	150	
5 Secure Public Lobby	450	-	1	450	
6 Information Kiosk	64	-	-	-	
Subtotal Staff and Net Area		-		1,170	
Departmental Grossing Factor	20%			234	
Subtotal Departmental GSF				1,404	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Courtsets</b>					
Courtroom, Large	2,100	-	1	2,100	Includes ADA ramping
Courtroom, Multipurpose (jury)	1,750	-	2	3,500	Includes ADA ramping
Courtroom Clerk Workstation	-	3	-	-	Locate in courtroom
Courtroom Clerk Copy/Supply/Workroom	80	-	1	-	
Bailiff Workstation	-	3	-	-	Locate in courtroom
Exhibit Storage	50	-	3	150	
Courtroom Entry Vestibule	64	-	3	192	
Courtroom Technology/Equipment Room	25	-	3	75	
Courtroom Holding/Attorney Interview	125	-	3	375	
Holding Vestibule	40	-	3	120	
Jury Deliberation (includes. 2 restrooms, kitchenette)	410	-	2	820	
Child Support/DCSS Disso-Master Alcove	50	-	1	50	
Red Light Video Viewing Room	100	-	-	-	
Courtroom Waiting	200	-	3	600	
Attorney/Client Conference Room	100	-	6	600	
				-	
Subtotal Staff and Net Area		6		8,582	
Departmental Grossing Factor	30%			2,575	
Subtotal Departmental GSF				11,157	
<b>Judicial Chambers &amp; Courtroom Support</b>					
Judicial Chambers (Includes restroom, closet)	400	3		1,200	
Judicial Secretary Workstation	64	3		192	
Chambers Waiting/Reception	60	-	3	180	
Judicial Conference/Law Library	240		1	240	
Subtotal Staff and Net Area		6		1,812	
Departmental Grossing Factor	25%			453	
Subtotal Departmental GSF				2,265	
<b>Court Operations</b>					
<b>Court Operations/Courtroom Clerks</b>					
Court Services Specialist	64	2		128	
Court Services Analyst	64	1		64	
Court Reporter Workstation	48	1		48	
Interpreter Work Carrels	25	-	1	25	
Subtotal Staff and Net Area		4		265	
Departmental Grossing Factor	25%			66	
Subtotal Departmental GSF				331	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Clerk's Office (Criminal/Traffic/Civil/Family/Probate/Juvenile)</b>					
<b>Staff</b>					
Legal Process Clerk Workstation	48	6	-	288	
Probate Examiners Workstation	64	1	-	64	
Shared Network Printer	12	-	1	12	
CLETS Workstation	48	-	1	48	
<b>Service Counter</b>					
Counter Workstation	64	7	-	448	
Queuing Area	10	-	20	200	
Work Counter/Form Storage	40	-	1	40	
Photocopiers/Printers (Staff Support)	40	-	1	40	
Public File Viewing/Document Review	120	-	1	120	computers, microfiche
<b>Active Records</b>					
Active Files; 42" x 7 shelf unit	12	-	80	960	
File Scanning Station	48	-	1	48	
File Staging Area	60	-	1	60	
File Carts	6	-	4	24	
<b>Shared Support</b>					
Copy/Work Room	200	-	1	200	
Cash Safe	40	-	1	40	
Mail Box Area	40	-	1	40	
Subtotal Staff and Net Area		14		2,632	
Departmental Grossing Factor	30%			790	
Subtotal Departmental GSF				3,422	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Family Court Mediation/Civil Settlement/Self-Help</b>					
<b>Mediation</b>					
Family Court Mediators Office	200	1	-	200	
<b>Civil Settlement Unit/Alternative Dispute Resolution</b>					
Attorney Mediator Office	120	-	1	-	
<b>Self-Help</b>					
Family Law Facilitator Office	120	2	-	240	
<b>Shared Support</b>					
Counter Workstation	25	-	1	-	Sign-in
Waiting Area 1	15	-	4	60	Provide two separate waiting areas
Waiting Area 2	15	-	4	60	Provide two separate waiting areas
Computer Workstation	20	-	2	40	Public use
Work Table	40	-	1	40	Public use
Form Display	10	-	1	10	
Workshop Room, Capacity 30	450	-	-	-	Use Multi-Purpose Room
File Unit	12	-	2	24	
Copy/Work Room	40	-	1	40	Share w/Clerk's Office
Mail Box Area	40	-	-	-	Share w/Clerk's Office
Subtotal Staff and Net Area		3		714	
Departmental Grossing Factor	25%			179	
Subtotal Departmental GSF				893	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Court Administration</b>					
<b>Court Executive Office</b>					
Court Supervisor	150	1	-	150	
Assistant Court Supervisor	64	2	-	128	
Court Budget Analyst	64	2	-	128	
HR Workstation	64	-	1	64	
IT Workstation	64	-	1	64	
IT Secure Equipment Storage	60	-	1	60	
Central Computer Room	200	-	1	200	
Reception Waiting Area	60	-	1	60	
Shared Network Printer	12	-	1	12	
Subtotal Staff and Net Area		5		866	
Departmental Grossing Factor	25%			217	
Subtotal Departmental GSF				1,083	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Jury Services/Multipurpose Room</b>					
<b>Jury Administration</b>					
Legal Process Clerk Workstation	48	1	-	48	
Shared Network Printer	12	-	1	12	
<b>Jury Processing</b>					
Check-in Counter Station	64	-	-	-	Check in at workstation
Queuing Area	120	-	1	120	
<b>Jury Assembly/Multipurpose Room</b>					
			<b>70</b>	<b>960</b>	<b>Total Capacity</b>
General Seating	15	-	64	960	
Carrel Workstation	20	-	2	40	
Table Seating	80	-	1	80	4 seats at one table
<b>Juror Support</b>					
Vending Area	120	-	-	-	use public vending
Women's Restroom	300	-	-	-	use public restroom
Men's Restroom	250	-	-	-	use public restroom
Subtotal Staff and Net Area		1		1,260	
Departmental Grossing Factor	20%			252	
Subtotal Departmental GSF				1,512	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Sheriff Operations</b>					
<b>Staff</b>					
Lieutenant Office	120	1	-	120	
Clerk Workstation	48	1	-	48	
<b>Support</b>					
Weapons Armory/Emergency Equipment	80	-	1	80	
Men's Locker/Shower/Toilet Room	150	-	1	150	
Women's Locker/Shower/Toilet Room	120	-	1	120	
Copy/Work/Supply Alcove	40	-	1	40	
Subtotal Staff and Net Area		2		558	
Departmental Grossing Factor	25%			140	
Subtotal Departmental GSF				698	

<b>Central In Custody Holding</b>					
Vehicular Sallyport	2,500	-	-	-	At exterior
Pedestrian Sallyport	200	-	1	200	
Detainee Staging	100	-	1	100	
Holding Control Room	500	-	1	500	
<b>Central Holding, Adult</b>					
			<b>54</b>	<b>384</b>	<b>Total Capacity - Adult</b>
Group Holding - Male	192	-	2	384	capacity 16
Group Holding - Female	192	-	1	192	capacity 16
Individual Holding - Male	60	-	4	240	
Individual Holding - Female	60	-	2	120	
Individual Juvenile	60	-	1	60	
Probation Staff Office	100	-	1	100	
Attorney/Detainee Interview Room	60	-	1	60	
Attorney Vestibule/Waiting	60	-	1	60	
Storage Room	100	-	1	100	
Staff Restroom	60	-	1	60	
Subtotal Staff and Net Area		-		2,176	
Departmental Grossing Factor	40%			870	
Subtotal Departmental GSF				3,046	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Building Support</b>					
<b>Children's Waiting Room</b>					
Secure Check-in Station	60	-	1	60	
Play Area	200	-	1	200	reading, television, computer areas
Clerk/Volunteer Workstation	48	1	-	48	
Restroom	60	-	1	60	for clients
Subtotal Staff and Net Area		1		368	
Departmental Grossing Factor	20%			74	
Subtotal Departmental GSF				442	
<b>Staff Support</b>					
Large Training/Conference Room	500	-	-	-	Use Jury/Multipurpose
Small Conference/Training Room	250	-	1	250	
IT Training Room	324	-	-	-	Use Jury/Multipurpose
Staff Break Room	200	-	1	200	
Staff Lactation Room	80	-	1	80	
Staff Shower/Restroom	80	-	2	160	
Subtotal Staff and Net Area		-		690	
Departmental Grossing Factor	20%			138	
Subtotal Departmental GSF				828	
<b>Public Area Support</b>					
Vending Area	75	-	1	75	3 vending machines
Vending Seating	80	-	1	80	4 seats at each table
Subtotal Staff and Net Area		-		155	
Departmental Grossing Factor	20%			31	
Subtotal Departmental GSF				186	
<b>Exhibits Storage</b>					
Exhibit Viewing Room	64	-	1	64	
Exhibits Storage	200	-	1	200	
Subtotal Staff and Net Area		-		264	
Departmental Grossing Factor	20%			53	
Subtotal Departmental GSF				317	
<b>Building Operations</b>					
Building Engineer	64	-	1	64	
Loading/Receiving Area	60	-	1	60	
Mail Processing and Distribution Center	120	-	1	120	
General Building Storage	250	-	1	250	
Housekeeping Storage	100	-	1	100	
Building Service Equipment/Workshop	100	-	1	100	
Subtotal Staff and Net Area		-		694	
Departmental Grossing Factor	20%			139	
Subtotal Departmental GSF				833	
Subtotal Staff and Net Area		1		2,171	
Subtotal Departmental GSF				2,605	