

Superior Court of California  
County of Butte  
New North Butte County  
Courthouse

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PROJECT FEASIBILITY REPORT

DECEMBER 21, 2007



ADMINISTRATIVE OFFICE  
OF THE COURTS

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OFFICE OF COURT CONSTRUCTION  
AND MANAGEMENT

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I. EXECUTIVE SUMMARY

**A. Introduction**

This Project Feasibility Report for the proposed 5-courtroom New North Butte County Courthouse for the Superior Court of California, County of Butte has been prepared as a supplement to the *Judicial Branch AB 1473 Five-Year Infrastructure Plan Fiscal Year 2008–2009*. This report documents the need for the proposed new 5-courtroom facility, describes alternative ways to meet the underlying need, and outlines the recommended project.

**B. Statement of Project Need**

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

- Consolidate two unsafe, overcrowded, and physically deficient facilities—one in Chico and one in Paradise;
- Expand court services—including the return of criminal case processing to the northern part of the county—by increasing judicial-proceedings capacity, moving from three to five courtrooms to accommodate 1 funded Senate Bill 56 (Dunn) judgeship and 1 future, unfunded new judgeship from the next 100 requested new judgeships (Assembly Bill 159 (Jones));
- Enhance access to court services by providing expanded services in the county’s population center (i.e., the greater Chico/Paradise Ridge area) where the majority of social services, justice partners, and local bar members are also located; and
- Reduce overcrowding at the existing Butte County Courthouse.

The Superior Court of California, County of Butte serves the residents of Butte County with three separate facilities: the Chico Courthouse in the City of Chico, the Paradise Courthouse in the Town of Paradise, and the Butte County Courthouse (main courthouse) in the City of Oroville. The Chico and Paradise courthouses are located in the northern part of the county and the main courthouse is located in the south. Both the Chico and the Paradise courthouses poorly serve the growing needs of the county, hindering the court’s ability to provide a full range of services to this population center (i.e., the greater Chico area). The fact that these facilities are not consolidated simply exacerbates their functional problems. Due to the inadequacy of its facilities, the court has been required to distribute/process its workload by function, rather than by location. This condition has been well into effect for more than ten years. For example, although the county’s population center is in the greater Chico area, the court must process all of its criminal, family law, juvenile, and mental health cases, as well as all appeals and the jury selection for every criminal case type, in the southern part of the county—the location of 10 of its 13 total courtrooms. This is one of the many conditions that impacts access to justice for all county residents and negatively impacts the operations of the main courthouse.

Due to space restrictions, problems with Americans with Disabilities Act (ADA) accessibility, and security constraints, matters heard in the Chico and Paradise courthouses are limited to civil, traffic, and small claims. The need has existed to return criminal case processing to the northern

half of the county, particularly in the greater Chico area. Furthermore, although the county provides many services, such as behavioural health, social welfare, and public health in the City of Chico, Butte County citizens must travel to Oroville for the majority of their judicial services needs. Clients/defendants participating in the court's many collaborative programs such as: Drug Court, Domestic Violence Court, and Mental Health Court, must travel back and forth between Oroville and Chico to meet their responsibilities of participation in court and rehabilitative activities. In addition, since all family law and domestic violence cases are required to be heard at the main courthouse—due to facility conditions that disallow adequate security and availability of judicial resources—this creates a hardship for many individuals, particularly self-represented litigants. Finally, the majority of the Butte County Bar Association maintains offices in Chico, not Oroville.

The Chico Courthouse was constructed in 1966, has two courtrooms, and is solely occupied by the court. The Paradise Courthouse was constructed in 1961, has one courtroom, and is only partially occupied by the court, with the majority of space being occupied by other county agencies. Both facilities have significant security problems and severe accessibility deficiencies, are very overcrowded, have many physical problems, and prevent the court from operating safe and efficient court facilities.

The recommended project—construction of a new 5-courtroom facility in the northern part of the county, in the greater Chico area—will replace the existing courthouses in Chico and Paradise. It will also provide space for the court's one funded SB 56 judgeship and its one future, unfunded new judgeship from the next 100 requested new judgeships. The increase from three existing to five new courtrooms will provide expanded court services through increased judicial-proceedings capacity. Overcrowding at the courthouse in Oroville will be reduced, as north-county matters would then be appropriately heard in the new north-county facility. By siting this courthouse in the county's population center, it will contribute to the success of the county's planned northern government complex—a future center that will provide county government services to north-county residents. The court would benefit from the adjacencies of such county government functions and justice partners. This new facility will also greatly assist the court in expanding the collaborative services with its neighboring superior courts and counties, particularly in the areas of self-help assistance/referrals, information systems (IS) support (to the Superior Court of Glenn County), and multi-court training.

This project—ranked in the Immediate Need priority group in the Trial Court Five-Year Infrastructure Plan adopted by the Judicial Council in April 2007—is one of the highest priority trial court capital-outlay projects for the judicial branch.

### **C. Options Analysis**

Two alternatives for the construction of a new facility were evaluated based on their ability to meet current and projected need for new judges, programmatic requirements, and their short and long-term cost to the state:

- Project Option 1: Construct a New Courthouse; or
- Project Option 2: Renovate and Expand the Existing Chico Courthouse.

Project Option 1—construction of a new courthouse—is the recommended alternative.

In addition to the project options, three financial alternatives for delivering a new facility were evaluated based on ability to meet the programmatic requirements and provide economic value.

- Financing Option 1: State Financing
- Financing Option 2: Pay-As-You-Go
- Financing Option 3: Public/Private Partnership

The recommended financing alternative is Financing Option 1: State Financing. With this option, the site acquisition, preliminary planning, and working drawing phases will be funded directly, while the construction phase will be funded with lease revenue bonds. This method will ultimately cost more than Option 2—Pay-As-You-Go—but the state does not have the financial resources at this time to fund all projects with the Pay-As-You-Go approach.

#### **D. Recommended Option**

The recommended project is to construct a new 5-courtroom facility in the northern part of the county, in the greater Chico area. This facility will consolidate court operations of the two existing north-county facilities: Chico and Paradise courthouses. It will also provide two additional courtrooms and associated support space for the court's one funded SB 56 judgeship and its one future, unfunded new judgeship from the next 100 requested new judgeships.

The new building will be a full-service courthouse. Site support will include surface parking for visitors, staff, and jurors. An updated space program for the proposed project, which has been created in collaboration with the court, outlines a need for approximately 60,000 BGSF. Based on a site program developed to accommodate the new facility and needed parking, a site of approximately 4.0 acres is needed for the courthouse and parking lot.

This option is recommended as the most cost-effective solution for meeting current and mid-term needs of the court. In replacing the existing court buildings, this project will solve the current space shortfall, increase security, replace inadequate and obsolete buildings, and provide for consolidation. This option will best serve the current needs of the public and the justice system, as well as provide the foundation for long-term needs. The court estimates that this project will provide over \$145,000 in annual savings to its support budget, one percent of the FY 2006–2007 annual support budget. This savings will result from a reduction in supervisory and security staff and in courier service, as well as discontinued janitorial services. Letters of support for the new courthouse project—submitted by the Butte County Chief Administrative Officer, the City Manager of the City of Chico, and the president of the Butte County Bar Association—have been attached as Appendix D.

The estimated project cost to construct the courthouse is \$79.7 million, without financing. This cost is based on constructing a two-story building with a basement and partial mechanical penthouse. The facility would be supported by 8 secure parking spaces at the basement level.

Preliminary project schedules have been developed assuming that funding is included in the FY 2008–2009 State Budget Act and that acquisition of a site is successful. This schedule is based

on a traditional design/bid/build project delivery. In the current schedule, the acquisition phase will occur from May 2008 to January 2010, preliminary planning will occur from January 2010 through August 2010, working drawing construction documents will be generated from September 2010 through June 2011, and construction will begin in June 2011 with completion scheduled for January 2013.

Impact on the trial court and the AOC's support budgets for FY 2008–2009 will not be material. It is anticipated that this project will impact the AOC and trial court support budgets in fiscal years beyond the current year as certain one-time and ongoing costs are incurred.

II. STATEMENT OF PROJECT NEED

**A. Introduction**

The court facilities serving Butte County are decentralized, have severe security problems, are overcrowded, and have many physical condition problems. The court facilities need to be consolidated into two secure and physically-appropriate buildings.

**B. 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. The state will receive title to the Chico Courthouse. However and in accordance with the provisions of the Trial Court Facilities Act of 2002 (Senate Bill 1732 (Escutia)), the county will pursue a recapture of the space equity. Moreover, the state will not receive title to the Paradise Courthouse, as it is a shared-use facility and only the responsibility for the court-occupied space will transfer to the state. Transfer status for each existing facility is provided below in Table 1.

TABLE 1  
Existing Facility Transfer Status

Facility	Location	Type of Transfer	Transfer Date
Chico Courthouse	655 Oleander Avenue	Transfer of Title	June 2007
Paradise Courthouse	747 Elliot Road	Transfer of Responsibility	June 2007

**C. 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 have gradually moved from a statewide overview to county-level master planning to project-specific planning efforts. On August 25, 2006, the Judicial Council adopted a new, simplified policy for prioritizing trial court capital-outlay projects, entitled *Prioritization Methodology for Trial Court Capital-Outlay Projects* (the methodology).

In April 2007, the council 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 175 projects are assigned based on their project score (determined by existing security, overcrowding, and physical conditions). All projects within each group will have the same priority for implementation. Should there be a lack of sufficient funding—within a given capital project funding cycle—to fund all qualifying Immediate Need funding group projects, further project selection will be based on additional subcriteria:

- Rating for security criterion;
- Economic opportunity; and
- Replacement or consolidation of disparate small leased or owned space that corrects operational inefficiencies for the court.

The new Butte County project meets the requirements of the all three of these criteria as described as follows:

**Rating for Security Criterion:** Security ratings are based on the 2004 Review of Capital Project—Prioritization rating for security. These scores range from a low of 0 to a high of 80. The New North Butte County Courthouse project has a security rating of 80, the highest possible rating.

**Economic Opportunity:** Consideration of economic opportunity allows for projects that have documented capital or operating savings for the state. In an effort to eliminate leased facilities and better serve Butte County’s largest population and growth areas, the county government is in the process of implementing its county-wide facilities master plan, which is aimed at consolidating their greater Chico area offices into a new northern government complex. The new courthouse project is aligned with this plan, and the county is committed to locating its future complex in a location suitable to the local court. The county has hired a consultant to perform a feasibility study and evaluate available properties for the northern county complex.

There are potential sites for this new complex, and the likelihood exists that a donation, a land swap, or a sale at a below-market rate would be available, either directly with the state or through the county to provide a site for the new courthouse. A property swap negotiated for the existing Chico Courthouse site—to which the state will hold title upon transfer and of which the county is definite to recapture—is highly prospective. The county has not yet adopted a resolution to provide land for this project.

The court estimates that this project will provide over \$145,000 in annual savings to its support budget, one percent of the FY 2006-2007 annual support budget. This savings will result from a reduction in supervisory and security staff and in courier service, as well as discontinued janitorial services

**Consolidate Disparate, Small Spaces:** This project will consolidate two existing facilities—the Chico and Paradise Courthouses—which house a total of three courtrooms. The Butte County Courthouse in Oroville would remain to serve the southern region of the county.

The proposed New North Butte County Courthouse project is in the Immediate Need priority group, making it a high priority trial court capital-outlay project for the judicial branch. Letters of support for the new courthouse project—submitted by the Butte County Chief Administrative Officer, the City Manager of the City of Chico, and the president of the Butte County Bar Association—have been attached as Appendix D.

#### **D. Current Court Operations**

The court operates a full-service courthouse (i.e., the Butte County Courthouse) in Oroville and two small branch courts, in Chico and Paradise. The main courthouse holds 10 courtrooms. All criminal, family law, juvenile, and mental health cases are heard there, as well as all appeals and the jury selection for every criminal case type processed by the court. The main courthouse is located in the Butte County Service Center, which also houses the county jail, a juvenile hall, and the offices of the district attorney and the county probation department. Butte County citizens travel to Oroville for the majority of their judicial services needs.

The Chico Courthouse is located in the City of Chico, approximately 26 miles from this main courthouse. This building has two courtrooms and is solely occupied by the court. The Paradise Courthouse is located in the Town of Paradise and is approximately 25 miles from the Chico Courthouse. It has one courtroom and is only partially occupied by the court, with the county as the majority tenant (i.e., a member of the Board of Supervisors and a division of the County Assessor's Office). Due to overall space deficiencies, problems with ADA accessibility, and security constraints, only civil, traffic, and small claims matters can be processed at the Chico and Paradise Courthouses.

The court is recognized as a leader in collaborative and therapeutic treatment programs.<sup>1</sup> In addition to traditional judicial case processing and judicial proceedings, the court provides a number of special programs, such as Adult Drug Court, Dependency Drug Court, Domestic Violence Court, Family Law Orders Clinic, Family Treatment Court, Mentally-Ill Offender Court, Juvenile Drug Court, Juvenile Peer Court, Truancy Court, and Unified Family Court. Several of these programs are grant funded or were initially funded by grants. According to the Superior Court of Butte County Strategic Plan, drug use and commerce has spanned generations, and the district attorney estimates that approximately 90 percent of all criminal cases filed with the court in Butte County are drug related. The court's innovative drug court programs are a response to this local culture. The court has also focused on developing family law initiatives in response to community needs and state and federal mandates. The domestic violence court, family law orders clinic, and family treatment court are examples of these programs.

The court also provides its services to the adjacent counties, through self-help assistance/referrals, information systems support, and multi-court training. Through its Self-Help Assistance and Referral Program (SHARP)—offered from both the main and the Chico Courthouse—regional services are provided to citizens of the adjacent counties both in person and via teleconferencing with lawyers and staff of the superior courts of Glenn and Tehama counties. The court also shares a family law facilitator with the Superior Court of Glenn County. In terms of IS technology, the court supports the entire IS infrastructure for the Superior Court of Glenn County. It also provides them with website support, a database for its general ledger and financial transactions, and all of its technical support. And in terms of training for both judicial and non-judicial staff, sessions are offered from its facilities on a regular basis to the superior courts of Glenn and Tehama counties.

The Superior Court of California, County of Butte had a fiscal year 2004–2005 average filing rate of 3,278 per judicial position equivalent (JPE) and an average of four jury trials per JPE.

## **E. Demographic Analysis**

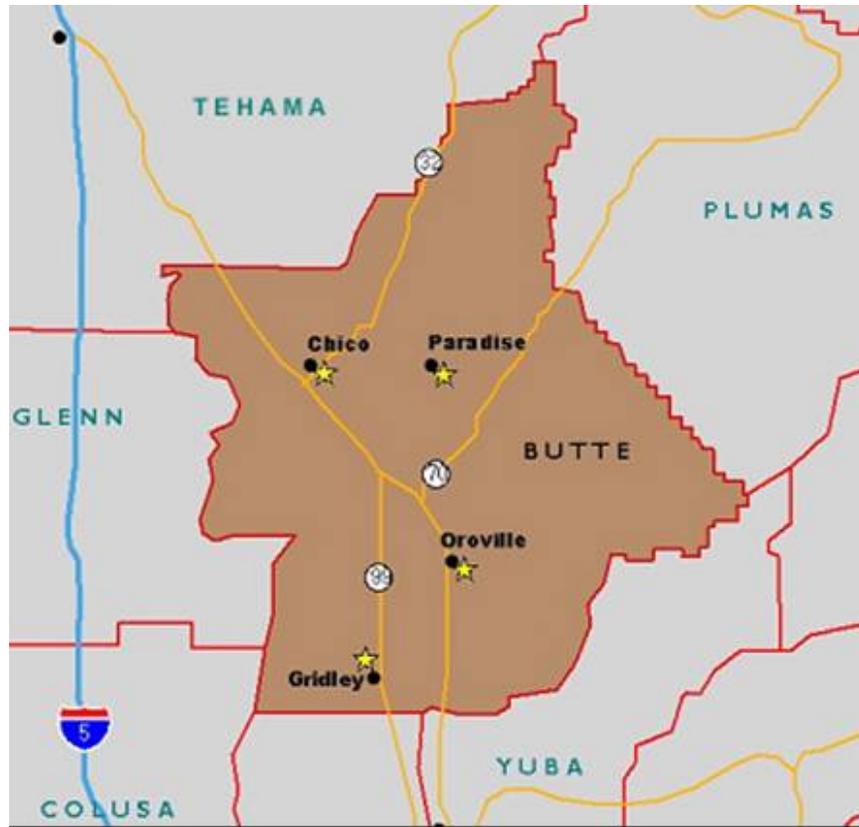
Butte County is located approximately 120 miles northeast of the City of San Francisco and is one of California's original 27 counties. The county covers approximately 1,676 square miles between the Sacramento River and the Sierra Nevada Mountains, encompassing prime agricultural lands, forests, rivers, lakes, foothills, and rugged mountains and canyons. As shown

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<sup>1</sup>. The court has received ten Ralph N. Kleps awards. These prestigious awards are bestowed upon courts that have demonstrated excellence, innovation, and outstanding court services through the development of justice-based programs.

below in Figure 1, it is surrounded by the counties of Tehama to the north, Plumas to the east, Glenn and Colusa to the west, and Sutter and Yuba to the south. Major jurisdictions in Butte County include the cities of Biggs, Chico, Gridley, Oroville (the county seat), and the town of Paradise. Chico is the largest, followed by Paradise and Oroville. More than 75 percent of the county's population resides in the northern part of the county, in the greater Chico/Paradise Ridge area. Highways 99 and 70—running north-south and connecting Chico and Oroville—are the busiest in the county. Highway 70 branches off to connect Biggs and Gridley, the other towns toward the south of the county. Highway 99 connects to Interstate 5, approximately 30 miles northwest of Chico. There is approximately 26 miles between the City of Oroville and the City of Chico and approximately 26 miles between the City of Chico and the Town of Paradise.

FIGURE 1  
Butte County Regional Map



Per the Department of Finance, the population of Butte County grew by 9 percent from 1990 to 2000. Growth increased to 6 percent per year from 2000 to 2006. The population of Butte County is projected to grow substantially over the next twenty years, from approximately 204,672 in 2000 to 287,130 in 2050, representing an increase of 40 percent. Table 2 below summarizes the population projections.

TABLE 2  
Population Projections in Five-Year Increments for Butte County, 2000 to 2050

	2000	2010	2020	2030	2040	2050
Total County Population	204,672	228,020	260,730	278,828	282,492	287,130

Source: State of California, Department of Finance, Population Projections by Race/Ethnicity for California and Its Counties 2000–2050, Sacramento, California, May 2004.

**F. Judicial Projections**

The court’s master plan includes a projection of JPEs<sup>2</sup>. Current and projected JPEs determine the number of current and future courtrooms needed by each court. Projected JPEs are determined through two methods: the California Judicial Needs Assessment Project (assessment project) and the adjustment to the 2002–2003 facility master plan projections that factor in current funding proposals for new judgeships.

The assessment project provides an estimate of current judicial need through the application of a workload methodology adopted by the Judicial Council in August 2001. On February 23, 2007, the Judicial Council approved an updated workload assessment, identifying 361 currently needed new judgeships in addition to identifying the additional 100 judgeships submitted in fiscal years 2007–2008 (Assembly Bill 159) and 2008–2009 for legislative approval.

The initial application of the workload methodology in the 2002–2003 facility master plans resulted in a dramatic increase in JPEs over the master plan’s 20-year time frame. The AOC studied these projections given the status of funding requests for new judgeships and determined that the projections should increase more gradually as a basis for facilities planning. The adjustment made to the 20-year facilities master plan projections was performed by the AOC Office of Court Research, which developed the methodology for adjusting the JPEs projections to be more aligned with requested funding for new judgeships. The starting point for the adjusted projections is 2009, based on the proposed 150 new judgeships, 50 of which were authorized in the FY 2006–2007 Budget Act (SB 56). In the methodology, the projections for 2014, 2019, 2024, and 2029 have been established by computing the rate of growth in JPEs projected for each of these five-year increments and applying them to the 2009 projections. The adjusted methodology maintains the different growth rates for each court used in the original master plan projections and uses the last growth rate to develop the 2024–2029 projection.

Table 3 below presents information used to determine the near-term need for this project, including the existing JPEs within the northern part of the county, the approved new judgeship for FY 2006–2007, and the new judgeship proposed for allocation in FY 2007–2008. The proposed FY 2007–2008 judgeship allocation is based on the update to the assessment project approved by the council in February 2007.

<sup>2</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.

TABLE 3  
Current and Projected JPEs (Including Proposed New Judgeships)

Location	Existing JPEs	SB 56 06-07	Proposed 07-08	Proposed 08-09	Project JPEs
Northern County	3.0	1	1	0	5.0

**G. Staffing Plan**

The court presently has a total of 28 non-judicial staff serving the existing Chico (22) and Paradise (6) courthouses. To assist with facility planning, the court estimated a need of 72 non-judicial staff to support the projected five courtrooms. Staff growth will result from the provision of a full range of services to the northern part of the county and from the continued regional services provided to the adjacent counties/superior courts.

**H. Existing Facilities**

Two existing facilities are affected by this project, both of which will be vacated once the new court facility is complete. These existing courthouses are listed in Table 4.

TABLE 4  
Affected Court Facilities in Butte County

Facility	Location	Number of Existing Courtrooms Affected by This Project	Departmental Square Footage Occupied by the Court
Chico Courthouse	655 Oleander Avenue	2	12,135
Paradise Courthouse	747 Elliot Road	1	3,960
<b>Total Existing Courtrooms and DGSF</b>		<b>3</b>	<b>16,095</b>

The total space currently occupied in these buildings is 16,095 square feet

The square footage required for five courtrooms in the greater Chico area (i.e., the existing three courtrooms, plus one funded judgeship, and one future judgeship) is 44,036 Departmental Gross Square Feet (DGSF). This represents a shortfall of 27,941 DGSF to meet the current and mid-term needs of the court, based on the space program developed in 2007 and presented in Appendix C.

The Chico Courthouse is a small, single-story building that was constructed in 1966. This facility was considered physically adequate but functionally deficient by the Task Force and in the master plan. The Paradise Courthouse is a small, single-story building that was constructed in 1961 and underwent interior renovation in 1980. This facility was considered physically adequate by the Task Force and in the master plan.

Issues with the existing facilities are summarized as follows:

### Chico Courthouse

- The courthouse has no security entrance screening, as physical constraints prohibit its installation. The lobby area is also insufficient as a public waiting area.

FIGURE 2  
No Entrance Screening



- Secure circulation does not exist to separate judicial officers and staff from the public.
- Judicial officers and staff do not have secure parking.
- Judicial officers and staff do not have a secure route from the parking area into the courthouse and must walk through the public hallway to their chambers and offices.
- The building contains many physical deficiencies, such as a roof that is at the end of its useful life and ductwork that requires modifications for HVAC distribution.
- The building is seismically deficient. No plan to remediate this condition exists at this time.
- Due to space restrictions, ADA inaccessibility, and security constraints, the jury-capable courtrooms cannot be utilized for criminal trials. In the past, the court experienced inmate escapes on two separate occasions, due the building's physical deficiencies.
- Many non-ADA compliant features exist throughout the building, including circulation routes, corridor widths, door-strike clearances, and hardware, restrooms for the public and for judicial officers, and public phones and drinking fountains.
- Many features of the courtrooms, such as judicial benches (see Figure 3 below) and spectator seating, are not ADA accessible.

FIGURE 3  
Non-ADA Compliant Judicial Bench



- The court has been sued two times for ADA deficiencies.
- The courtrooms are undersized per the *California Trial Court Facilities Standards* and have design flaws, such as poor visibility.

FIGURE 4  
Column Blocking Judge's Visibility

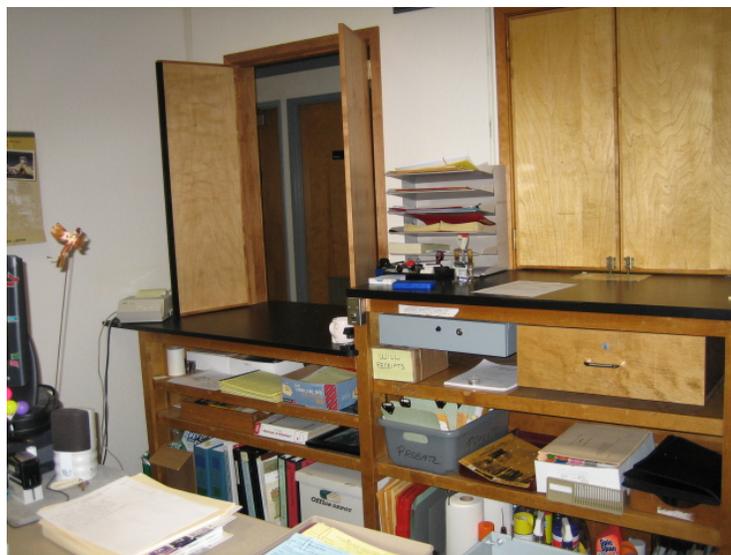


- The lack of adequate space has forced usage of space beyond its design intent. The computer system server room is also used for file storage, and the area for public service is completely minimized.

**FIGURE 5**  
**Server Room / File Storage**



**FIGURE 6**  
**One-Window Probate Counter**



Paradise Courthouse

- The courthouse has no security entrance screening, as physical constraints prohibit its installation. The lobby area is also insufficient as a public waiting area.

FIGURE 7  
No Entrance Screening



- Secure circulation does not exist to separate the judge and the staff from the public.
- This building—including its public, staff, and courtroom areas—is non-ADA compliant.

FIGURE 8  
Non-ADA Compliant Judicial Bench



- Neither the judge nor staff has secure parking.
- Neither the judge nor staff has a secure route from the parking area into the courthouse and must walk through the public hallway to their chambers and offices.
- Due to space restrictions, ADA inaccessibility, and security constraints, the jury-capable courtroom cannot be utilized for criminal trials. In the past, the court was required to escort inmates to the courtroom by public corridor, due the building's physical deficiencies
- The courtroom is undersized per the *California Trial Court Facilities Standards*.
- The lack of adequate space has forced usage of space beyond its design intent. Judicial and staff functions are forced to compete with space for file storage, equipment, etc.
- The public service counter is inadequate in size to effectively serve court users, resulting in long lines.

FIGURE 9  
Constrained Customer Service Area



- The building is seismically deficient. No plan to remediate this condition exists at this time.

### III. OPTIONS ANALYSIS

#### A. Introduction

The purpose of this section is to compare potential options for construction and financing of a new court facility for the superior court in the northern part of the county, in the greater Chico area.

#### B. Project Options

The AOC and the court examined two facility development options to provide adequate space at good economic value to the state for court functions in Butte County:

- Project Option 1: Construct a New Courthouse; or
- Project Option 2: Renovate and Expand the Existing Chico Courthouse.

In Project Option 1, a building of approximately 60,000 gross square feet (GSF) for five courtrooms and associated support space would be constructed on a new site in northern part of the county, in the greater Chico area. The existing Chico and Paradise Courthouses would be vacated by the court, once the new courthouse is completed.

In Project Option 2, the existing courthouse would remain in use, as the state will receive title to the building. However, cost estimates were not prepared for this option, because it is not viable. This situation is explained below and detailed under the Cons to this option.

#### **Project Option 1: Construction of a New Courthouse**

The total cost of this option is \$79.7 million not including financing costs.

#### **Pros:**

- The option will provide a new full service courthouse to the northern part of the county, in the greater Chico area; will consolidate the operations of the both the Chico and Paradise Courthouses; will address the court's space deficiencies; will provide court operational cost savings; will avoid additional high costs associated with seismically upgrading the Chico Courthouse building; and will benefit from a possible land donation or the sale of the existing Chico Courthouse or its swap for land offered by the county at their new northern government complex site.
- This option achieves the immediately-needed improvements to the superior court and enhances its ability to serve the public: consolidation of two unsafe, overcrowded, and physically deficient facilities; expansion of court services—including the return of criminal case processing to the northern part of the county—by increasing judicial-proceedings capacity; enhancement of access to court services by providing expanded services in the county's population center (i.e., the greater Chico/Paradise Ridge area); and reduction of overcrowding at the existing Butte County Courthouse.

- This option, in contrast to Project 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 construction.
- This option will not result in any future disruption to court operations, because construction is completed in one phase.
- This option will not incur additional costs for swing space to temporarily house the court.
- This option will not incur extra moving cost to relocate the court to the swing space before construction starts and then back in to the expanded court.
- This option will not incur buyout costs for the equity of the space occupied by the county.

**Cons:**

- The Chico and Paradise Courthouses would not remain in use as court buildings.

**Project Option 2: Renovate and Expand the Chico Courthouse**

In this option, the existing courthouse in the City of Chico would be renovated and expanded. However, it is not possible to expand the building (nor its parking area) on the existing site and too costly and impractical to renovate. Therefore, cost estimates were not prepared, because the option is not viable.

The court fully occupies the existing Chico Courthouse, which is approximately 12,135 GSF. The space required for the immediately-needed improvements to the superior court and the benefit of the public is approximately 60,000 GSF. Not only would additional, undetermined funds be needed to seismically upgrade the building, but renovating this undersized building still does not resolve the total space shortfall of approximately 48,000 GSF. Renovating and seismically upgrading the building provides no additional space for courtrooms, support spaces, and customer areas that are the most needed court components. Furthermore, this undersized building cannot be expanded on its existing parcel, and additional funds would be needed purchase adjacent land for expansion. However, the ability to expand the existing building does not exist at this time, as adjacent properties are not currently on the market, as well as unsuitable for court operations, given their close proximity to existing residences. Therefore, neither an increase in building size nor an increase in surface area for needed parking can be achieved. Consequently, the combination of the cost impracticality of the building's renovation and seismic upgrading—as well as costs associated with swing space and moving during construction—and the infeasibility of site expansion for needed building and parking areas invalidates this facility development option.

**Pros:**

- If it were possible to renovate and expand the Chico Courthouse, it would remain in use as court facility.

**Cons:**

- Even though adjacent land is unavailable for purposes of expanding the building, if it was available, additional, undetermined funds would be required for the purchase. The county has not indicated its willingness to sell either of the two adjacent parcels, as it is currently interested in recapturing the space equity in the Chico Courthouse.
- No area on site is available to accommodate the increase in surface parking associated with a larger courthouse. Even though adjacent land is unavailable and site expansion infeasible, if it was available, additional, undetermined funds would be required to purchase it for the expansion of surface parking. Also and only if land was available, the construction of a parking structure on such an adjacent parcel is too costly and therefore impractical.
- A new full service courthouse would not be created in the northern part of the county, in the greater Chico area. As the existing Chico Courthouse cannot be expanded, no consolidation of its operations with the operations of the Paradise Courthouse would occur. Renovating the existing building does not address the court's space deficiency of approximately 48,000 GSF.
- Renovating the existing building prohibits the following immediately-needed improvements from occurring: the creation of additional courtrooms for increased judicial-proceedings capacity and the return of needed criminal case processing in northern part of the county, the enhancement of access to justice for north county residents, and the reduction of overcrowding at the Butte County Courthouse.
- The court would have to continue to operate in the Paradise Courthouse and all of the existing building's physical and functional deficiencies would remain, including security problems, severe accessibility deficiencies, and overcrowding, which prevent the court from operating a safe and efficient court facility. This situation is not beneficial to the state from a financial perspective and does not further the goal of owning/operating its courthouses.
- Projected court operational cost savings would not be realized through this option, as consolidation of facilities would not be possible.
- Based on our project cost estimates, renovation construction costs are on average 87 percent of the cost for new construction. When costs to temporarily relocate existing functions are included as part of the total project cost, the cost for renovation exceeds the cost to replace with a new facility.

- The existing building is seismically deficient, requiring substantial reconstruction throughout. Seismic upgrading of this building will result in a significantly higher total project cost than it would for the cost of new construction.
- Court operations would be greatly disrupted due to the relocation of court services into additional leased facilities to allow for renovation at the existing courthouse. It will be very difficult to find adequate lease space with enough area to house the functions of the court in the northern part of the county, in the greater Chico area.
- This option would incur additional costs for swing-space, in order to temporarily house the court for the duration of construction. Leasing space for court facilities is relatively expensive. All leasing and tenant improvement costs are non-recoverable to the state.
- This option would incur double the amount of moving costs to relocate the court to swing space before construction starts and then to move them again into the renovated facility.

### **C. Finance Options**

In addition to the project options, three financial alternatives for delivering a new facility were evaluated based on ability to meet the programmatic requirements and provide economic value.

- Financing Option 1: State Financing
- Financing Option 2: Pay-As-You-Go
- Financing Option 3: Public/Private Partnership

These options are evaluated based on their short and long-term cost to the state and ability to support AOC objectives for implementing as many capital-outlay projects as possible with limited funds. For purposes of this analysis, a 30-year time frame was evaluated for results that may indicate cost savings to the state in the long-term. The long-term analysis attempts to compare the final costs to what would be considered the life expectancy of new building systems.

It is difficult to predict the economic environment in 30 years so the following assumptions were made:

- The total project cost<sup>3</sup> for the courthouse without financing costs is \$79.7 million. Total cost by project phase includes: Acquisition Phase at \$14.5 million, Preliminary Plans Phase at \$2.3 million, Working Drawings Phase at \$3.6 million, and Construction Phase at \$59.3 million.
- It is understood that the actual results could change, depending on the economic environment and when the actual solution is implemented. The estimates were done by applying current cost rates and using the best estimated projected cost rates.

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<sup>3</sup> Total project cost is January 2007 cost escalated to start and mid-point of construction based on the construction schedule provided in Section IV of this report.

- For the purpose of calculating the cost analysis projections, a uniform inflation rate was used throughout the entire 30-year time study.
- The economic analysis is based on a conceptual cost estimate and 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. Each option is assumed to have similar operating and maintenance expenses.
- Public/Private Partnership costs were not estimated at this time. Base rent, tenant improvement allowance, and operations and maintenance costs will be subject to negotiations as part of the partnership agreement.

The unique costs, advantages, and disadvantages of each option are described below. Each option will ultimately result in the state owning the real estate asset, and can provide a new court facility that meets the needs of the court and is appropriately sited to meet the requirements of both the state and the local community.

#### **Finance Option 1: State Financing**

In this alternative the state would pay at each phase for site acquisition, preliminary plans, and working drawings. The construction phase would then be financed by the sale of lease revenue bonds at interest rates available through state tax-exempt financing. The state would directly manage all aspects of project development. This is a more complicated transaction requiring slightly greater state agencies resources than Option 2.

The final cost by the end of the time period 2008–2038 is \$136.0 million. With this alternative, the state would make a monthly-amortized payment of \$327,672 or \$3.9 million per year for 30 years beginning in 2013 and ending in 2043. The interest rate used for the purpose of this estimate was 5.25 percent.

The main benefit of this alternative is that the total development costs of the project are distributed throughout a longer period.

#### **Pros:**

- The majority of the costs to the state—the cost of the construction phase—are distributed over 30 years; amortizing the cost of the new courthouse to the many generations that will benefit from use of the facility.
- The upfront costs are lower than Finance Option 2 because the state is funding only the land acquisition and design costs in the first two to three years of the project.

**Cons:**

- The overall cost, including financing, is higher than Finance Option 2.

**Finance Option 2: Pay-As-You-Go Financing for All Phases**

Like Finance Option 1, the state would directly manage all aspects of project development. However, in this approach, the state would pay for all project costs. The state would fund site acquisition, design, and construction on a pay-as-you-go basis.

With this alternative, the AOC would pay-as-you-go for all phases of the development of the new court facility. The final cost by the end of the time period 2008–2038 is \$79.7 million. This option is the least expensive of the three alternatives analyzed because there are no financing costs. However, this alternative requires funding for all project phases and greater “one-time” demands on the state budget.

**Pros:**

- The overall development cost is lower than all the other alternatives due to the lack of financing costs.

**Cons:**

- The state must fund all development costs of the project within the first four to five years of the project.
- This alternative reduces the number of court projects that can be addressed immediately with the limited state resources available.

**Finance Option 3: Enter into a Public/Private Partnership for Development and Delivery of a New Courthouse**

In this option, the state would request authority to enter into an agreement with a legal entity to develop and construct a new courthouse which the state would occupy and lease for a specific term and then assume ownership at the end of the term. This option provides the state an opportunity to receive a new, modern court facility with minimal initial capital costs. The cost of the project is distributed over the length of the agreement term, during which time the state would make lease payments and then own the facility upon conclusion of the term. In addition, the agreement could discount the state’s total capital and operating costs through benefit of the entity’s ability to leverage revenues from non-court uses.

**Pros:**

- Public/Private Partnership shares the investment, risk, responsibility, and rewards of the proposed projects between government and private sector participants. Many risks are transferred to the private sector over the life of the contract.

- Components are bundled (design, construction, financing, operation and maintenance) resulting in integrated, efficient service delivery. The developer is the single point of contact for the procurement and delivery of all services under the contract.
- Public/Private Partnership brings discipline to the costs and maintenance timeline of the project over its lifetime. The cost to the state is distributed over a longer period of time as compared to Finance Options 2 and 3. Payments are made over the life of the asset and can be linked with operational performance amortizing the costs to the many generations that will benefit from use of facility.
- Shifting long-term operations and maintenance responsibilities to the private partner creates incentive to ensure construction quality as the private partner will be responsible for those costs for many years.
- There could be no immediate capital costs to the state; the entire project development cost could be financed by the legal entity.
- The project may be completed in a shorter amount of time. The private entity has strong incentive to complete the project quickly because they need the stream of revenue to repay the capital costs. This may result in savings of 8 percent per year for every year the schedule is reduced.
- A new court facility could be combined with other appropriate and compatible non-court uses that would provide some subsidy to reduce the state's ownership costs.
- Competitive solicitation could give the state the best financing terms and potential for subsidies from redevelopment of current court properties and development of new facilities.
- The state would obtain full equity with options to acquire non-court space for future growth needs, eliminating the current problem of under-building for the future.
- This option provides a means to provide a new facility, within the limited resources currently available, by partnering with an experienced real estate and financing entity for the construction of the new courthouse. AOC staff would ensure that the final design and the subsequent construction of the courthouse meet the requirements stated in the *California Trial Court Facilities Standards* and remedy the inadequacies of the existing facility, and that ongoing operations and maintenance are delivered at a cost effective and asset preserving level.

**Cons:**

- There may not be enough interest in the project from qualified developers due to the size of the project and the location remote from major cities.

- This option will require the state to enter into a long-term agreement with an entity for an amount sufficient to fund the development, construction, and annual operations and maintenance costs of the new facility.
- The financing costs may be higher than Options 1 and 2.

The alternatives presented typically do not have their costs uniformly distributed. The construction of a new facility through a full pay-as-you-go option will incur higher initial costs than will financing the construction phase using state financing or private financing in a Public/Private Partnership arrangement. In the full pay-as-you go option the state will pay the complete capital up-front for site acquisition, architectural and engineering services, and construction. The third option—construction of a new facility through a private/public partnership—will have lower initial and yearly costs because the state will not have to pay the costs of delivering the facility. A private developer may be able to construct a building more quickly than the public sector. The shorter construction schedule will reduce cost escalation. However, in the long term, financing costs on a private financed project, assuming private sector financing rates, could result in higher overall costs.

**D. Recommended Financial Alternative**

The recommended financing alternative is to develop the project using Finance Option 1: State Financing. With this option, the site acquisition, preliminary planning, and working drawing phases will be funded directly while the construction phase will be funded with lease revenue bonds. This method will ultimately cost more than the Option 2 Pay-As-You-Go approach but the state does not have the financial resources at this time to fund all projects.

A summary of estimated costs and NPV totals is provided in Table 5.

TABLE 5  
Summary Total Estimated Cost—2008–2043

	<b>Option 1 State Financing</b>	<b>Option 2 Pay-As-You-Go Financing</b>	<b>Option 3 Public/Private Partnership</b>
Total Estimated Cost	\$135,980,000	\$79,681,000	Unknown
Estimated Net Present Value (NPV)	\$84,588,000	\$72,208,000	Unknown
NPV % of Total Cost	62%	91%	Unknown

See Appendix B for additional financial information.

IV. RECOMMENDED PROJECT

**A. Introduction**

The recommended solution to meet the court’s facilities needs in Butte County 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, estimated project cost and schedule, and estimated impact on the court’s support budget.

**B. Project Description**

The proposed project includes the design and construction of a new North Butte County Courthouse for the Superior Court of California, County of Butte. The project creates a full-service courthouse, replacing and consolidating two existing facilities, as well as providing space for the court’s 1 funded SB 56 judgeship and its 1 future, unfunded new judgeship from the next 100 requested new judgeships. It will include 5 courtrooms; court support space for court administration, court clerk, court security operations and holding; and building support space. Secure parking, sallyport, and in-custody holding will be located at the basement level. Parking to support the courthouse will be provided on site in a surface parking lot.

The proposed new building will be approximately 60,000 BGSF.

**C. Space Program**

Space needs are based on the program provided in the master plan and recently confirmed by the court. The revised space program is based on the *California Trial Court Facilities Standards* (the standards). The overall space program summary is provided in Table 6.

TABLE 6  
Space Program Summary: New North Butte County Courthouse

	<b>Division</b>	<b>Projected Staff</b>	<b>Projected Square Feet</b>
1.0	Court Administration	6	1,519
2.0	Courtroom and Related Services	8	20,400
3.0	Information Technology	4	1,100
4.0	Court Operations	41	6,390
5.0	Family Court Services	16	3,794
6.0	Jury Assembly	1	4,220
7.0	In-Custody Holding	0	1,715
8.0	Building Support	2	4,900
<b>Total Projected Staff and Net Square Feet</b>		<b>78</b>	<b>44,036</b>
	Interdepartmental Circulation/Restrooms/Bldg. Support	25%	11,009
	Building Envelop/Mechanical/Electrical	10%	4,404
<b>Total Projected Gross Square Feet</b>			<b>59,449</b>

Detailed program data is provided in Appendix C.

The space needs for the new facility slightly exceed the state average of 10,000 BGSF per courtroom. Among the reasons for this is that in addition to traditional judicial case processing and judicial proceedings, the court provides a number of special programs to its county residents, as well as regional services and training opportunities to courts of the adjacent counties.

The following summary—described in full under Section II. D. Current Court Operations—is representative of the special programs and services currently provided by the superior court, which require appropriately-sized space(s) for continued and evolving operation:

Special Programs (Countywide)

- Adult Drug Court
- Dependency Drug Court
- Domestic Violence Court
- Family Law Orders Clinic
- Family Treatment Court
- Juvenile Drug Court
- Juvenile Peer Court
- Mentally-Ill Offender Court
- Truancy Court
- Unified Family Court

Self-Help Assistance and Referral Program (SHARP) (Regional)

- Two existing SHARP centers provided in the county: one in Oroville and one in Chico.
- Regional services provided countywide and to the Superior Courts of Glenn and Tehama Counties through in-person and teleconference services.
- A family law facilitator shared with the Superior Court of Glenn County.

Information Technology/Systems Assistance to the Superior Court of Glenn County

- The entire IS infrastructure is supported.
- All technical support is provided.
- A database for its general ledger and financial transactions is provided.
- All web site support is provided.

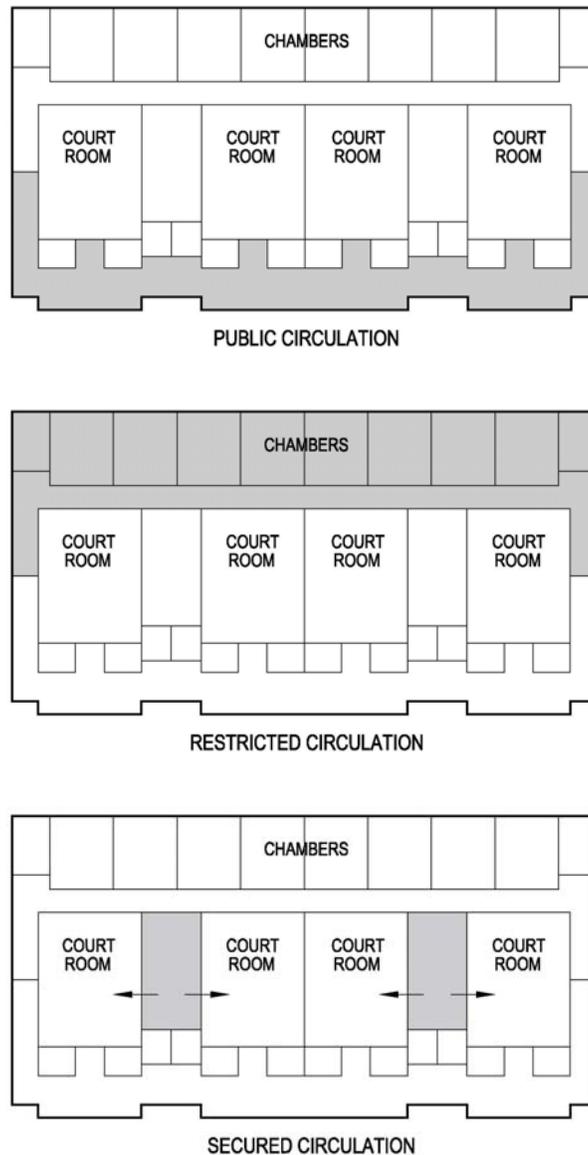
Multi-Court Training (Regional)

- Onsite training routinely offered for the Superior Courts of Glenn and Tehama Counties.
- Various types of training provided for both judicial and non-judicial staff of adjacent counties.

**D. Courthouse Organization**

Per the *California Trial Court Facilities Standards*, courthouses that hear criminal cases 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. Figure 10 illustrates the three circulation zones.

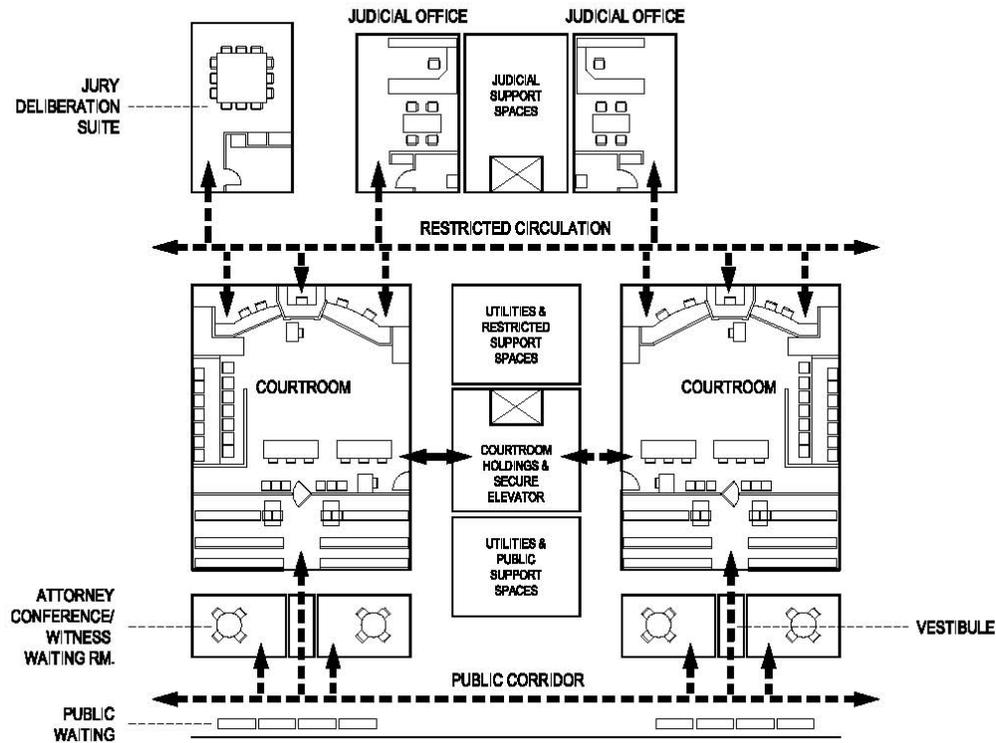
FIGURE 10  
Three Circulation Zones



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. Figure 11 illustrates how a typical court floor should be organized.

FIGURE 11  
Court Floor Organization



## E. Site Selection and Requirements

The selection of an appropriate site for the new courthouse is a critical decision in the development of the project. 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.

### 1. Parking Requirements

At the Chico Courthouse, no secure parking for judicial officers or staff exists. Parking for judicial officers, staff, visitors, and jurors has to be accommodated either by what becomes available on city streets or within two small lots of either side of the building. These lots, however, are shared by adjacent county agencies and their use is unrestricted, thereby creating a constant demand. Regularly scheduled events at the intermediate school across the street from the courthouse also affect the availability of spaces within these lots and on the streets.

At the Paradise Courthouse, the same situation exists as in Chico, except there is no available street parking, and only six spaces are striped for parking outside the building. As the court

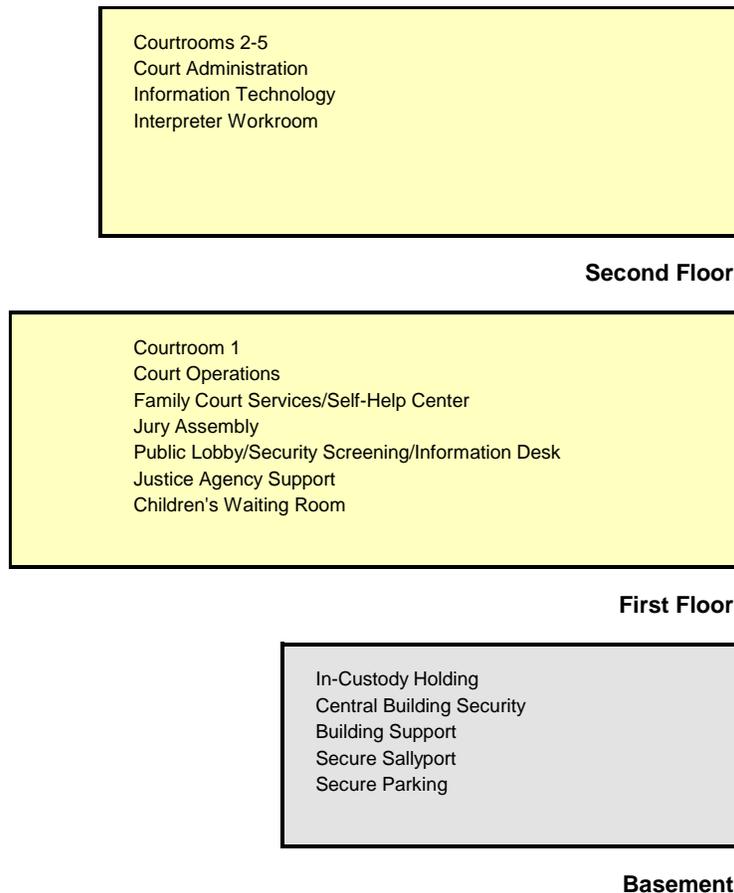
building is shared by other county agencies, these spaces are at a premium. A number of small county buildings (i.e., Recreation Department, Veteran’s Memorial, etc.) lie in fairly close proximity to the courthouse; however, their parking areas are undefined and unrestricted, filling quickly as well.

For the new courthouse project, parking for visitors, staff, and jurors was calculated at 35 spaces per courtroom. The AOC has a parking study underway which will result in recommended parking standards for court facilities statewide. The parking required for this project will be reevaluated during the site acquisition phase.

2. Site Program

A site program was developed for the recommended option of a new courthouse in the northern part of the county, in the greater Chico area. 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 building footprint is based on preliminary space allocation per floor. Figure 12 below illustrates the basis for the assignment of space and the determination of the building footprint. The statistical stacking table is provided in Appendix C.

FIGURE 12  
Courthouse Stacking Diagram



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. Table 7 below delineates that a minimum site area of 4.0 acres has been identified to accommodate the needs of the new courthouse and its parking lot. This site size will accommodate both current needs (i.e., space for three current JPEs, one funded SB 56 judgeship, and one future, unfunded new judgeship from the next 100 requested new judgeships) and future needs (i.e., expansion of one additional courtroom for future growth).

TABLE 7  
Site Program

Site Component	Project Need	1-Courtroom Addition	Total Need	Comments
<b>Structures</b>				
Court Footprint	28,013	7,500	35,513	2-Story building with a basement (Both Phases)
Total Structure	28,013	7,500	35,513	
<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	
Outdoor Staff Area	250	-	250	
Total Site Elements	1,268	-	1,268	
<b>Parking</b>				
Secure Judicial Parking	-	-	-	Located at basement level
Visitor, Juror and Staff Parking	175	35	210	Assume 35 spaces per courtroom
Total Parking Spaces	175	35	210	
Total Parking Area	61,250	12,250	73,500	Assume surface parking at 350 SF per space
<b>Total Site Requirements</b>				
Structures	28,013	7,500	35,513	
Site Elements	1,268	-	1,268	
Parking	61,250	12,250	73,500	
Subtotal Site Requirements	90,531	19,750	110,281	
Vehicle/Pedestrian Circulation	18,106	3,950	22,056	20% of site
Landscaping/Setbacks	31,686	6,913	38,598	35% of site
<b>Total Site Requirements</b>	140,323	30,613	170,936	
<b>Total Acreage Requirements</b>	<b>3.22</b>	<b>0.70</b>	<b>3.92</b>	

A site has not been recommended for Project Option 1. The establishment of a site selection committee and the development of site selection criteria will be undertaken when project funding is secured. However, the recommended option is aligned with Butte County's *Facilities Master Plan*, a long-range planning document that expresses the need for consolidation of its northern county government offices into a northern government complex. The county has expressed its commitment to siting this complex in a location suitable to the court. At present, a number of properties in the greater Chico area are being assessed by their consultants, who were obtained through a recent Request for Proposal process. These consultants have been preparing an evaluation that will identify the advantages and disadvantages of selecting each site and their

associated development costs. Once finalized, the county will share this information with the AOC, and AOC staff will analyze the results. Discussions have been ongoing to identify an economic opportunity in the form of a land donation, a below-market land acquisition cost, or a property swap negotiated for the existing Chico Courthouse site (to which the state will hold title upon transfer and of which the county is definite to recapture).

**F. Design Criteria**

Per the *California Trial Court Facilities 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.

**G. Sustainable Design Criteria**

Per the *California Trial Court Facilities 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. All courthouse projects shall be designed for sustainability and, at a minimum, to the standards of a LEED™ “Certified” rating. Depending upon the project’s program needs and construction cost budget, projects may be required to meet a higher standard. 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 *California Trial Court Facilities Standards*.

**H. Provision for Correction of Seismic Deficiencies and Disposition of Property**

In accordance with the Trial Court Facilities Act of 2002 (SB 1732), the Judicial Council will acquire responsibility for, and in some cases, title to existing court facilities through a transfer process that is now underway. This transfer process began July 1, 2004 and must be complete by July 1, 2007. Existing facilities affected by proposed projects must be transferred to the state before the DOF will release funds for new projects.

When a facility has been rated seismically deficient, neither title nor responsibility can be transferred until provision is made for correction of the deficiency except when transfer occurs in accordance with SB 10 (Dunn) which was enacted in August 2006. At this time, no agreements as to specific provision for correction of a seismic deficiency have been fully negotiated or executed. Provisions that may be made in lieu of seismic retrofit of an existing building are expected to include:

- Donation of land for a new court facility or parking;
- Financial contribution by lump sum or negotiated payment over time towards the cost of a new court facility, or
- A combination of both land donation and financial contribution.

**I. Estimated Project Cost**

The estimated project cost to construct the recommended courthouse project is \$72.9 million, without financing costs. This is based on a project of approximately 60,000 gross square feet with 210 surface parking spaces and 8 basement level secure parking spaces.

Construction costs for the courthouse are estimated to be \$53.2 million and include site grading, site drainage, lighting, landscaping, drives, loading areas, vehicle sallyport, 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 midpoints of construction based on 8 percent annual escalation (5 percent escalation and 3 percent market conditions).

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.

The detailed cost estimate is provided in Appendix B.

**J. Project Schedule**

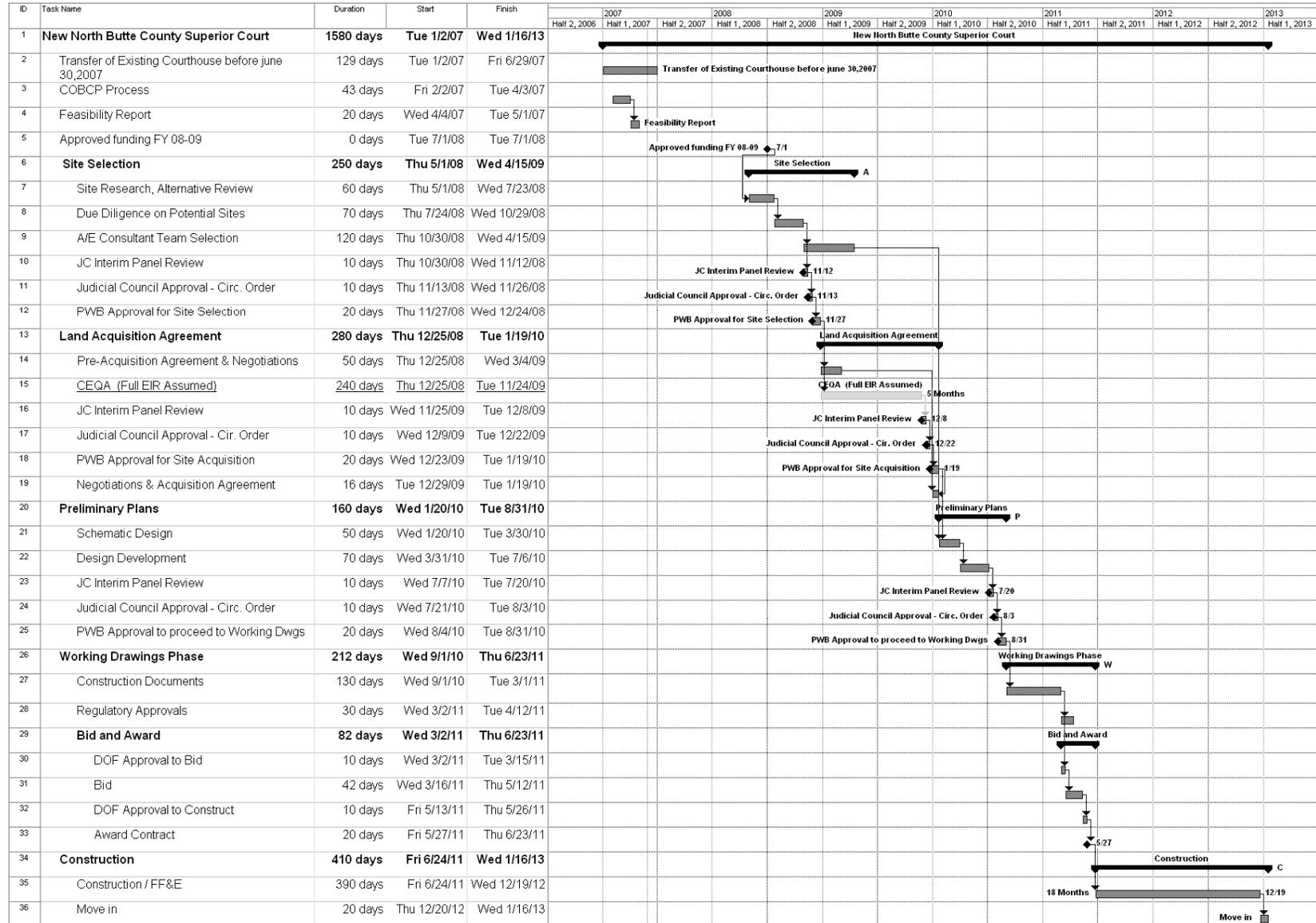
Preliminary project schedules have been developed assuming that funding is included in the FY 2008–2009 State Budget Act and that acquisition of the site provided by the county is successful. This schedule is based on a traditional design/bid/build project delivery.

Proposed Project Schedule

Land Acquisition (including CEQA)	May 2008–January 2010
Preliminary Plans	January 2010–August 2010
Working Drawings	September 2010–June 2011
Construction	June 2011–January 2013

A compressed schedule for all phases will be evaluated during the analysis and negotiation of a public/private partnership. The project schedule is provided in Figure 13.

FIGURE 13  
 Project Schedule



**K. Impact on Court's FY 2008–2009 Support Budget**

Impact on the trial court and the AOC's support budgets for FY 2008–2009 will not be material. It is anticipated that this project will impact the AOC and trial court support budgets in fiscal years beyond the current year as certain one-time costs and ongoing costs are incurred. These costs that are directly associated with the construction and commissioning of the new courthouse are included in the estimate of project cost that precedes this section. In the long term, a new facility will be more efficient to operate due to consolidation improved systems and use of space. This will result in lower operating costs when reviewed incrementally.

APPENDIX A

**A. Executive Summary of the 2002 Master Plan**

**Introduction**

The Lockyer-Isenberg Trial Court Funding Act of 1997 shifted responsibility for funding trial court operations from the counties to the state and established the Task Force on Court Facilities (Task Force) to identify facility needs and possible funding alternatives. It was the overarching recommendation of the Task Force that responsibility for trial court facilities funding and operation be shifted from the counties to the state. The Task Force developed a set of findings and recommendations after surveying the superior court facilities to identify the functional and physical problems of each facility.

In June 2001, the AOC began a capital planning process to develop a facility master plan for each of the 58 trial courts in California. Each master plan was guided by a steering committee or project team composed of members of the local court, county administration, county justice partners, and the AOC. The master plans confirmed the Task Force findings related to physical and functional conditions, refined the caseload projections for each court, considered how best to provide court services to the public, developed judicial and staffing projections, and examined development options for how best to meet goals related to court service, operational efficiency, local public policy, and cost effectiveness.

The Facilities Master Plan prepared for the Superior Court of California, County of Butte, dated July 2002, built upon the Task Force findings. The goal of the master plan was to develop a practical, cost-effective, 20-year framework for phase facility improvements to meet anticipated operational and service needs. The master plan presented the facilities options and made recommendations.

A summary of the master plan is provided here as a reference document.

**Superior Court of California, County of Butte  
Court Facilities Master Plan**

**Recommended Plan**

The master plan option is to consolidate at a new site, one that is acquired in the greater Chico area. The existing Chico and Paradise Courthouses would then revert to county uses. The new project would provide the benefits of:

- Maximum flexibility;
- Cost effectiveness through the construction of new building versus renovation/expansion of existing facilities (that also include the high costs of temporary relocation);
- Lower operations and maintenance costs;
- Less disruption to the Chico and Paradise court functions;
- Appropriate entrance design;
- Proper siting;
- Resource efficiency due to the consolidation of operations into two facilities: the existing Butte County Courthouse in Oroville and the new facility in the greater Chico area;
- Reduction of staff requirements from consolidated versus split-court operations;
- Clarity of destination for the public: one court facility in the northern part of the county and one in the southern;
- Full property control by the state/court versus previous shared-use situations;
- Minimization of only one move for staff from the existing Chico and Paradise facilities;
- Fundable increments to support the state's long-term fiscal planning; and
- Revenue from the sale of the existing Chico Courthouse site to offset its construction.

Planning and design is crucial in maximizing the optimal development capacity for the new site. Five courtrooms are planned for a two-story building. The basement level minimizes visibility of in-custody operations, such as the vehicle sallyport, holding, and loading dock. As a result, the building height above ground is reduced by a full story. A parcel of approximately 4 acres would be needed to support the new building and its surface parking for jurors, visitors, and staff. Furthermore, the existing court Chico and Paradise facilities can remain in operation, until the new courthouse is ready for occupancy; thereby minimizing relocation costs.

Achieving this long-term strategy will result in the court operating from two major locations: Oroville and the greater Chico area. This combination best serves the growing population of the county.

Excerpted from:

Court Facilities Master Plan, HOK Architects

Superior Court of California, County of Butte – Court Facilities Master Plan

APPENDIX B

**B. Options Analysis**

**Introduction**

In order to complete the financial analysis, cost estimates were created for the capital-outlay project. No estimates were completed for the public/private partnership option as the actual cost of this option will be subject to negotiation with the private entity. These estimates and calculations were then used to support the economic analysis. Appendix B includes each of the estimates and calculations created to support Section III of this report.

The following tables include the construction and project cost estimates and financial analysis worksheets.

**TABLE B-1  
Construction Cost Estimate: Project Option 1—Construction of a New Courthouse**

	<b>ADMINISTRATIVE OFFICE – OF THE COURTS</b>  OFFICE OF COURT CONSTRUCTION AND MANAGEMENT	Project Cost Summary
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New North Butte County Courthouse

New Capital Outlay

Date Estimated: 10/5/2007

Prepared by: M. Alpay

Location: Chico/Paradise

Project ID: 0

CCCI (Cost Estimate Basis): 4869 Jan-07

Site - Building ID: TBD

CCCI (Basis for Adjustment): 4942 Sep-07

M.

AOC Project Manager: Alpay

Construction Start: 12/22/2011

AOC Planner: C. Magnusson

Construction End: 7/17/2013

Project Description:

New courthouse building to be occupied by the Superior Court of California, County of Butte. The proposed project will be located on a new site of approximately 3.92 acres between the cities of Chico and Paradise. The new courthouse with a partial basement is estimated to be 59,500 building gross square feet (BGSF) in area with 5 courtrooms. Parking for the facility will include 210 surface parking spaces and 8 secure basement parking spaces.

Cost Estimate	Unit Cost	Quantity	Cost	Remarks
<b>Construction Costs</b>				
Site Development				
Off Site Improvements		1 LS	\$504,560	
Demolition & Grading	\$1.65 /sf	170,936 sf	\$282,044	
Drainage, Lighting, Landscape, Hardscape	\$18.00 /sf	135,423 sf	\$2,437,614	
Basement	\$275.00 /sf	13,676 sf	\$3,760,900	
Parking				
Surface Parking	\$6,600 /sp	210 sp	\$1,386,000	
Secure Underground Parking	\$59,125 /sp	8 /sp	\$473,000	
Building Construction				
New Construction	\$424 /sf	59,500 sf	\$25,228,000	
<b>Construction Cost Subtotal</b>			<b>\$34,072,118</b>	

<b>Miscellaneous Construction Costs</b>				
Furniture, Fixtures & Equipment	\$39 /sf	59,500 sf	\$2,320,500	

**Superior Court of California, County of Butte  
New North Butte County Courthouse**

**Appendix B**

Data, Communications & Security		\$15 /sf	59,500 sf	\$892,500	
<b>Miscellaneous Construction Cost Subtotal</b>				\$3,213,000	
<b>Estimated Total Current Construction Costs</b>				\$37,285,118	

Adjust CCCI	from	4869	to	4942	\$559,009	
Market Conditions	60	months	@	0.25%	\$5,676,619	
Escalation to Start of Construction	51	months		0.42%	\$8,106,212	
Escalation to Midpoint	9	months	@	0.42%	\$1,736,923	
Contingency (including escalations)				5.00%	\$2,668,194	
<b>Estimated Total Construction Cost</b>					\$56,032,075	

TABLE B-2  
Project Cost Estimate



ADMINISTRATIVE OFFICE  
 OF THE COURTS  
 OFFICE OF COURT CONSTRUCTION  
 AND MANAGEMENT

Summary of Costs by Phase

New North Butte County Courthouse

New Capital Outlay

Date Estimated:	10/5/2007	
Prepared by:	M. Alpay	
CCCI (Cost Estimate Basis):	4869	Jan-07
CCCI (Basis for Adjustment):	4942	Sep-07
Construction Start:	12/22/2011	
Construction End:	7/17/2013	

Location: Chico/Paradise

Project ID: 0

Site - Building ID: TBD

AOC Project Manager: M. Alpay

Estimated Project Cost by Phase (\$ 000's)	Study	Acquisition	Preliminary	Working	Construction	Totals
	(S)	(A)	Plans	Drawings	(C)	
			(P)	(W)		
<b>Construction Costs</b>						
Construction Costs (see prior page for detail)					\$37,285	\$37,285
Adjust CCCI					\$559	\$559
Market Conditions					\$5,677	\$5,677
Escalation to Start of Construction					\$8,106	\$8,106
Escalation to Midpoint					\$1,737	\$1,737
Contingency					\$2,668	\$2,668
<b>Construction Costs Subtotal</b>	\$0	\$0	\$0	\$0	\$56,032	\$56,032
<b>Architectural and Engineering</b>						
A&E Design Services		\$75	\$1,566	\$2,013	\$895	\$4,549
Construction Inspection					\$0	\$0
Bid Advertising, Printing and Mailing				\$149		\$149
<b>A&amp;E Fees Subtotal</b>	\$0	\$75	\$1,566	\$2,163	\$895	\$4,698
<b>Site Acquisition</b>						
Purchase Price		\$13,675				\$13,675
<b>Site Acquisition Subtotal</b>	\$0	\$13,675	\$0	\$0	\$0	\$13,675
<b>Other Project Costs</b>						
Special Consultants		\$130	\$149	\$388	\$328	\$996
Geotechnical Services & Land Surveying		\$130	\$183	\$89	\$71	\$474
Materials Testing Laboratory		\$93			\$186	\$280
Commissioning			\$112	\$112	\$112	\$336
Project/Construction Management		\$0	\$93	\$186	\$1,305	\$1,585
Site Due Diligence/CEQA		\$245	\$172			\$416
Property Appraisals		\$52				\$52
Legal Services		\$75				\$75
Peer Review				\$93		\$93
Constructibility/Value Review				\$93		\$93
Minimum Code Review				\$101		\$101
Moving and Relocation Expenses						\$0
Plan Checking			\$37	\$331	\$48	\$416

**Superior Court of California, County of Butte  
New North Butte County Courthouse**

**Appendix B**

Post-Occupancy Evaluation					\$82	\$82
Utility Connections/Fees/Other		\$0			\$280	\$280
<b>Other Project Costs Subtotal</b>	\$0	\$726	\$745	\$1,394	\$2,412	\$5,277
						\$0
<b>A&amp;E Fees plus Other Project Costs Subtotal</b>	\$0	\$14,475	\$2,311	\$3,556	\$3,307	\$23,650
						\$0
<b>Total Estimated Project Costs</b>	\$0	\$14,475	\$2,311	\$3,556	\$59,339	\$79,681

Less Funds Transferred						
Less Funds Available not Transferred						
Carryover			\$14,475	\$16,787	\$20,342	
<b>Balance of Funds Required</b>		\$14,475	\$16,787	\$20,343	\$79,681	\$79,681

TABLE B-3  
 Economic Analysis—30-Year Period  
 Cost Comparison—Cumulative Cost Summary—State Financing Alternatives

Year	Option 1 Partial State Financing	Option 2 Pay-As-You-Go
2008-2013	\$19,656,000	\$79,681,000
2014-2018	\$38,988,657	\$79,681,000
2019-2023	\$58,648,986	\$79,681,000
2024-2028	\$78,309,316	\$79,681,000
2029-2033	\$97,969,645	\$79,681,000
2034-2038	\$121,562,040	\$79,681,000
2039-2043	\$135,979,615	\$79,681,000

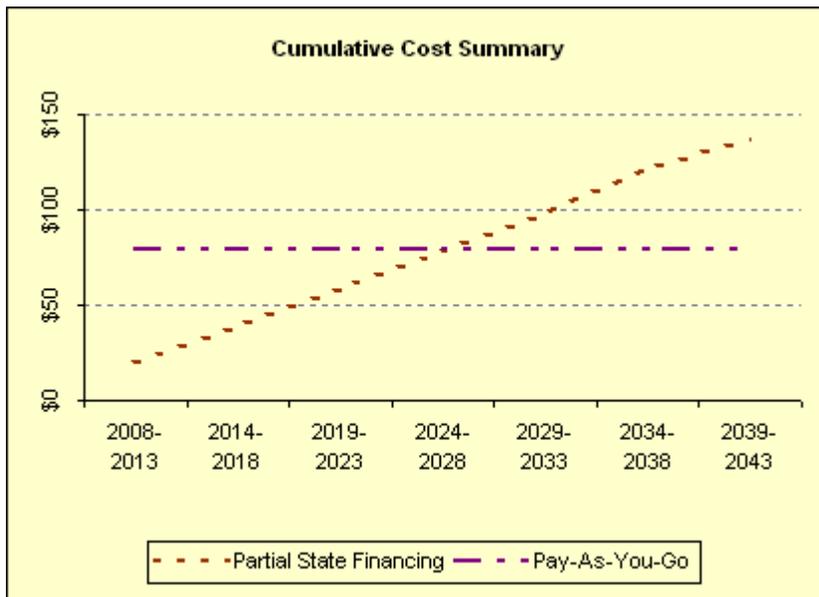


TABLE B-4  
 Economic Analysis—30-Year Period  
Cost Comparison of State Financing Alternatives—5-Year Increments

Year	Option 1 Partial State Financing	Option 2 Pay-As-You-Go
2008-2013	\$19,656,000	\$79,681,000
2014-2018	\$19,332,657	\$0
2019-2023	\$19,660,329	\$0
2024-2028	\$19,660,329	\$0
2029-2033	\$19,660,329	\$0
2034-2038	\$23,592,395	\$0
2039-2043	\$14,417,575	\$0
<b>Total Cost:</b>	<b>\$135,979,615</b>	<b>\$79,681,000</b>
<b>NPV Total:</b>	<b>\$84,588,327</b>	<b>\$72,207,914</b>
<b>NPV % of total cost</b>	<b>62%</b>	<b>91%</b>

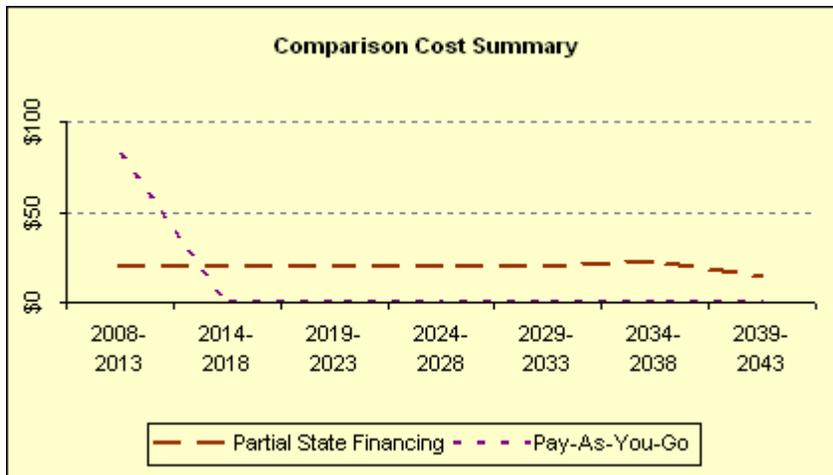


TABLE B-5  
 Term of Analysis—30-Years  
Cost Comparison of State Financing Alternatives—By Year

Year	Option 1 Partial State Financing	Option 2 Pay-As-You-Go
<b>2008</b>	\$14,393,000	\$14,475,000
2009	\$2,073,000	\$2,311,000
2010	\$3,190,000	\$3,556,000
2011	\$0	\$59,339,000
2012	\$0	\$0
<b>2013</b>	\$3,604,394	\$0
2014	\$3,932,066	\$0
2015	\$3,932,066	\$0
2016	\$3,932,066	\$0
2017	\$3,932,066	\$0
<b>2018</b>	\$3,932,066	\$0
2019	\$3,932,066	\$0
2020	\$3,932,066	\$0
2021	\$3,932,066	\$0
2022	\$3,932,066	\$0
<b>2023</b>	\$3,932,066	\$0
2024	\$3,932,066	\$0
2025	\$3,932,066	\$0
2026	\$3,932,066	\$0
2027	\$3,932,066	\$0
<b>2028</b>	\$3,932,066	\$0
2029	\$3,932,066	\$0
2030	\$3,932,066	\$0
2031	\$3,932,066	\$0
2032	\$3,932,066	\$0
<b>2033</b>	\$3,932,066	\$0
2034	\$3,932,066	\$0
2035	\$3,932,066	\$0
2036	\$3,932,066	\$0
2037	\$3,932,066	\$0
<b>2038</b>	\$3,932,066	\$0
2039	\$3,932,066	\$0
2040	\$3,932,066	\$0
2041	\$3,932,066	\$0
2042	\$2,621,377	\$0
<b>2043</b>	\$327,672	\$0
<b>Total</b>	<b>\$135,979,615</b>	<b>\$79,681,000</b>

TABLE B-6  
 Economic Analysis—30-Year Period  
Finance Option 1: State Financing

Estimated Project Cost (Pay-As-You-Go): \$219,252,000	\$20,342,000	Total BGSF: 59,500
Estimated Project Cost (Financed):	\$59,339,000	Interest Rate: 5.25%
Total Project Cost:	\$79,681,000	
Term of the Financing: 30 Years		Inflation Rate: 3.00%

	Monthly Payment	Cost by Year
<b>2008</b>	\$0	\$14,393,000
2009	\$0	\$2,073,000
2010	\$0	\$3,190,000
2011	\$0	\$0
2012	\$0	\$0
<b>2013</b>	\$327,672.15	\$3,604,394
2014	\$327,672.15	\$3,932,066
2015	\$327,672.15	\$3,932,066
2016	\$327,672.15	\$3,932,066
2017	\$327,672.15	\$3,932,066
<b>2018</b>	\$327,672.15	\$3,932,066
2019	\$327,672.15	\$3,932,066
2020	\$327,672.15	\$3,932,066
2021	\$327,672.15	\$3,932,066
2022	\$327,672.15	\$3,932,066
<b>2023</b>	\$327,672.15	\$3,932,066
2024	\$327,672.15	\$3,932,066
2025	\$327,672.15	\$3,932,066
2026	\$327,672.15	\$3,932,066
2027	\$327,672.15	\$3,932,066
<b>2028</b>	\$327,672.15	\$3,932,066
2029	\$327,672.15	\$3,932,066
2030	\$327,672.15	\$3,932,066
2031	\$327,672.15	\$3,932,066
2032	\$327,672.15	\$3,932,066
<b>2033</b>	\$327,672.15	\$3,932,066
2034	\$327,672.15	\$3,932,066
2035	\$327,672.15	\$3,932,066
2036	\$327,672.15	\$3,932,066
2037	\$327,672.15	\$3,932,066
<b>2038</b>	\$327,672.15	\$3,932,066
2039	\$327,672.15	\$3,932,066
2040	\$327,672.15	\$3,932,066
2041	\$327,672.15	\$3,932,066
2042	\$327,672.15	\$2,621,377
<b>2043</b>	\$327,672.15	\$327,672
<b>Total Project Cost</b>		<b>\$135,979,615</b>

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<b>Total - Net Present Value</b>	<b>\$84,588,327</b>
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Notes:

1. Site acquisition, preliminary planning, and working drawings will be funded on a pay-as-you-go basis.
2. Construction will be financed, payment to begin at occupancy in January 2013.

TABLE B-7  
 Economic Analysis—30-Year Period  
Finance Option 2: Pay-As-You-Go Financing

Estimated Project Cost:	\$79,681,000
Annual Inflation Rate:	3.0%
Term of the Analysis:	30 Years

	Total Gross Sq. Ft.	Cost/yr Project
<b>2008</b>		\$14,475,000
2009		\$2,311,000
2010		\$3,556,000
2011	59,500	\$59,339,000
2012		-
<b>2013</b>		-
2014		-
2015		-
2016		-
2017		-
<b>2018</b>		-
2019		-
2020		-
2021		-
2022		-
<b>2023</b>		-
2024		-
2025		-
2026		-
2027		-
<b>2028</b>		-
2029		-
2030		-
2031		-
2032		-
<b>2033</b>		-
2034		-
2035		-
2036		-
2037		-
<b>2038</b>		-
<b>Total - Project Cost</b>		<b>\$79,681,000</b>

<b>Total - Net Present Value</b>	<b>\$72,207,914</b>
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APPENDIX C

**C. 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 new 5-courtroom facility. The following pages include a series of tables with a list of spaces required for each major court component, followed by a basement program and a statistical stacking table.

**Superior Court of California, County of Butte  
 Projected Staff and Space Requirements Summary**

Division	Projected Staff Quantity	Projected Square Feet
1.0 Court Administration	6	1,519
2.0 Courtroom and Related Services	8	20,400
3.0 Information Technology	4	1,100
4.0 Court Operations	41	6,390
5.0 Family Court Services	16	3,794
6.0 Jury Assembly	1	4,220
7.0 In-Custody Holding	-	1,715
8.0 Building Support	2	4,900
<b>Total Projected Staff and Net Square Feet</b>	<b>78</b>	<b>44,036</b>
Interdepartmental Circulation/Restrooms/Bldg. Support	25%	11,009
Building Envelope/Mechanical/Electrical	10%	4,404
<b>Total Projected Gross Square Feet</b>		<b>59,449</b>

**1.0 Superior Court of California, County of Butte**  
 Court Administration (Central Admin in Oroville)

Description	S.F./Standard	Projected Need	Projected Square Feet
<b>Staff Work Area</b>			<b>708</b>
Court Administration	160	1	160
Court Administration	140	2	280
Court Administrator/Hotel	140	1	140
Administrative Assistant	64	2	128
<b>Reception Area (Shared w/Fiscal/Judges/IT)</b>			<b>94</b>
Reception Area (6 seats)	90	1	90
HR Job Postings/Benefit Area	4	1	4
<b>Administrative Support</b>			<b>240</b>
Conference/Training Room; Capacity 12 persons	240	1	240
<b>Administrative Work Room</b>			<b>128</b>
Photocopier; freestanding	42	1	42
Storage Cabinet 2 drw; 24"x48" w locking	12	2	24
Worktable; 36" x 60"	28	1	28
FAX Machine	4	1	4
Printer	15	1	15
Shredder w/24" dia. Container	15	1	15
<b>File Room Area</b>			<b>45</b>
File, lateral, 3 drw	15	3	45
		6	1,215
25%			304
			1,519
<b>Total Workstations and Net Square Feet</b>		<b>6</b>	<b>1,519</b>





**4.0 Superior Court of California, County of Butte**  
 Court Operations

Description	S.F./Standard	Projected Need	Projected Square Feet
<b>Staff Work Area</b>			<b>2,600</b>
Court Manager	140	1	140
Supervisor (Traffic, Criminal, & Compliance)	80	1	80
Supervisor (Civil, Family, & Probate)	80	1	80
Court/Processing Clerks	64	28	1,792
Court Attendants	42	6	252
Court Compliance	64	4	256
<b>Public Counter</b>			<b>885</b>
Public Counter; 5 lf each	40	6	240
Public Counter; 5 lf each (Compliance)	40	3	120
Queuing Area; Capacity 5 per counter position	9	45	405
Work Counter w/forms storage	60	1	60
Staff Printer/Copier/Forms	60	1	60
<b>Public Document Review Area</b>			<b>206</b>
Workstation w/computer	40	2	80
Sit-down Workstation;5 lf	42	2	84
Photocopier; medium, freestanding	42	1	42
<b>Exhibit Storage</b>	300	1	<b>300</b>
<b>Work Room</b>			<b>190</b>
Photocopier; large, production	64	1	64
Storage Cabinet; 2 drw; 24"dx48"w	22	2	44
Work Counter; 10lf (with 2 Storage Cabinets beneath)	50	1	50
FAX Machine (locate on counter)	4	-	-
Impact Printer	20	1	20
Bulk Form Storage	12	1	12
<b>Records Management</b>			<b>734</b>
Active Files; 42" w x 7 shelves	12	50	600
File Scanning Station	42	2	84
Mobile File Cart	5	2	10
Courier Staging	40	1	40
		41	4,915
	30%		1,475
			6,390
<b>Total Workstations and Net Square Feet</b>		<b>41</b>	<b>6,390</b>

**5.0 Superior Court of California, County of Butte**

Family Court Services (Multi-Court System - Butte, Glenn, Tehama)

Description	S.F./Standard	Projected Need	Projected Square Feet
<b>Staff Work Area</b>			<b>2,056</b>
Family Court Services Director	140	1	140
Family Law Facilitator	120	1	120
Mediators	64	4	256
Family Court Services Investigator	120	2	240
File Examiner	64	1	64
Paralegal	64	1	64
Clerical Support	64	2	128
Waiting Area w/play area			150
Mediation Room			450
Mediation Orientation			300
File Area; Active Files			144
<b>Work Room</b>			<b>152</b>
Photocopier; freestanding			42
Storage Cabinet 2 dwr; 24"x48" w/locking			48
Worktable; 36" x 60"			28
FAX Machine			4
Printer			15
Shredder w/24" dia. Container			15
<b>Self-Help Center</b>			<b>827</b>
Pro per Facilitator (SHARP Director)			120
Public Counter; 5 lf each (share w/Mediation & Facilitator)			160
Computer Workstation			75
Bookcase; 36"x12"x5 shelves			40
Work Table w/ 4 seats			240
Clerical Support/Reception			192
		16	3,035
		25%	759
			3,794
<b>Total Workstations and Net Square Feet</b>		<b>16</b>	<b>3,794</b>

**6.0 Superior Court of California, County of Butte**  
 Jury Assembly

Description	S.F./Standard	Projected Need	Projected Square Feet
<b>Staff Work Area</b>			<b>64</b>
Jury Clerk	64	1	64
<b>Jury Processing Area</b>			<b>687</b>
Public Counter; 5 lf	40	2	80
Queuing Area	9	50	450
Forms Counter	5	20	100
File Cabinet, vertical 5 draw; legal	9	2	18
Photocopier small; convenience	30	1	30
Fax/Printer	9	1	9
<b>Jury Assembly/Waiting Area</b>			<b>2,400</b>
General Seating (Average call 200)	12	200	2,400
Computer Carrel (share w/self-help center)	20	-	-
<b>Vending Area</b>			<b>225</b>
Vending Machine	15	3	45
Table w/4 chairs	60	3	180
<b>Jury Amenities</b>			<b>-</b>
Use Public Restrooms			
		1	3,376
	25%		844
			4,220
<b>Total Workstations and Net Square Feet</b>		<b>1</b>	<b>4,220</b>



**8.0 Superior Court of California, County of Butte**  
 Building Support

Description	S.F./Standard	Projected Need	Projected Square Feet
<b>Building Lobby</b>			<b>930</b>
Vestibule	100	1	100
Queuing; Security Screening	14	20	280
Security Screening Station; magnometer/x-ray	250	1	250
Secure Public Lobby	300	1	300
<b>Information Desk</b>		-	<b>42</b>
Volunteer Desk w/Brochure/Pamphlet Display	42	1	42
<b>Children's Waiting Room</b>	250	1	<b>250</b>
<b>Interpreter Workroom</b>			<b>84</b>
Unassigned Workstation	42	2	84
<b>Public Vending</b>			<b>90</b>
Table w/4 chairs	60	1	60
Vending Machine	15	2	30
<b>Central Building Security</b>			<b>600</b>
Central Control Room (combined with Holding Area Control)		-	-
Supervisor's Office (for Sergeants & Higher Officers)	100	2	200
Deputy Workstations	64	4	256
Locker/Shower Room (Unisex)	80	1	80
Interview/Holding Room	64	1	64
<b>Staff Break Room</b>			<b>377</b>
Kitchenette; 14 lf w/sink, refig., micro	77	1	77
Table w/4 Chairs	60	5	300
<b>Justice Partner Support Area</b>			<b>200</b>
Computer carrels, book shelving	200	1	200
<b>Building Support</b>			<b>1,510</b>
Mail Room	150	1	150
Receiving Area	60	1	60
Inactive Record Storage	600	1	600
Supply Storage	200	1	200
Telecommunications Equipment Room	200	1	200
Main Electrical Room	200	1	200
Housekeeping/Maintenance Storage	100	1	100
		2	4,083
	20%		817
			4,900
<b>Total Workstations and Net Square Feet</b>		<b>2</b>	<b>4,900</b>

**Basement Program**

Basement Component	Project Need	1-Courtroom Addition	Total Need	Comments
<b>Structures</b>				
Ground Level Footprint	5,733	-	5,733	Includes in-custody holding, central building security, and building support.
Parking Area Lobby	-	-	-	Included in basement gross square footage
Sallyport and Sheriff's Parking	2,930	-	2,930	Bus staging, plus 4 secure parking spaces
Sheriff's Transportation Storage	80	-	80	
<b>Total Structure</b>	<b>8,743</b>	<b>-</b>	<b>8,743</b>	
<b>Parking</b>				
Secure Staff Parking	8	-	8	(6) Judicial officers and (2) key administrative staff
<b>Total Parking Area</b>	<b>3,360</b>	<b>-</b>	<b>3,360</b>	Assume basement parking at 420 SF per space
<b>Total Basement Requirements</b>				
Subtotal Basement Requirements	12,103	-	12,103	
Vehicle Circulation	1,573	-	1,573	25% of parking area and sallyport
<b>Total Basement GSF</b>	<b>13,676</b>	<b>-</b>	<b>13,676</b>	

**Statistical Stacking Table**

New 5-Courtroom Courthouse -  
 Building Occupancy By Floor

Component	Program DGSF	New Facility			Total
		Basement	1st Floor	2nd Floor	
Court Administration	1,519	-	-	1,519	<b>1,519</b>
Courtsets/Judiciary 1	4,080	-	4,080	-	<b>4,080</b>
Courtsets/Judiciary 2-5	16,320	-	-	16,320	<b>16,320</b>
Information Technology	1,100	-	-	1,100	<b>1,100</b>
Court Operations	6,390	-	6,390	-	<b>6,390</b>
Family Court Services	3,794	-	3,794	-	<b>3,794</b>
Jury Assembly	4,220	-	4,220	-	<b>4,220</b>
In-Custody Holding	1,715	1,715	-	-	<b>1,715</b>
Building Lobby	1,116	-	1,116	-	<b>1,116</b>
Information Desk	50	-	50	-	<b>50</b>
Children's Waiting Room	300	-	300	-	<b>300</b>
Interpreter Workroom	101	-	-	101	<b>101</b>
Public Vending	108	-	108	-	<b>108</b>
Central Building Security	720	720	-	-	<b>720</b>
Staff Break Room	452	-	452	-	<b>452</b>
Agency Support	240	-	240	-	<b>240</b>
Building Support	1,812	1,812	-	-	<b>1,812</b>
<b>Total Departmental Gross Square Feet</b>	<b>44,037</b>	<b>4,247</b>	<b>20,750</b>	<b>19,040</b>	<b>44,037</b>
<b>Estimated GSF Per Floor</b>	<b>59,450</b>	<b>5,733</b>	<b>28,013</b>	<b>25,704</b>	<b>59,450</b>

APPENDIX D

**D. Letters of Project Support**

**Introduction**

The following letters—submitted by the Butte County Chief Administrative Officer, the City Manager of the City of Chico, and the president of the Butte County Bar Association—express strong support for the New North Butte County Courthouse project.

CHIEF ADMINISTRATIVE OFFICE  
COUNTY OF BUTTE



PAUL McINTOSH  
Chief Administrative Officer

25 COUNTY CENTER DRIVE  
OROVILLE, CALIFORNIA 95965-3380  
Telephone: (530) 538-7224  
Facsimile: (530) 538-7120

MEMBERS OF THE BOARD  
Bill Connelly  
Jane Dolan  
Mary Anne Houx  
Curt Josiassen  
Kim K. Yamaguchi

October 3, 2006

Kim Davis, Director  
Judicial Council of California  
Administrative Office of the Courts  
Office of Court Construction and Management  
455 Golden Gate Avenue  
San Francisco, California 94102-3688

Re: New North County Court Facility

Dear Kim,

The Board of Supervisors of the County of Butte supports the construction of a new court facility in the northern portion of Butte County to serve the Chico and Paradise regions. In 2004, the Board of Supervisors adopted a county-wide facilities master plan that provided for the consolidation of county offices in the Chico region into a northern county complex. The co-location of a new regional court facility is perfectly in line with that master plan.

The County of Butte and the Butte County Superior Court have been working diligently on the transfer of court facilities as provided for in SB1732 (Chapter 1802, Statutes of 2002). In fact, Butte County will be one of the first counties in California to execute a transfer when we complete the transfer of the Juvenile Hall Courtroom. This transition speaks to the close working relationship county administration and the Courts have developed and continue to support.

Please let me know if you have any questions or concerns regarding Butte County's support for a North County Regional Court facility. We look forward to working with the Butte County Superior Court and the Administrative Office of the Courts on the successful accomplishment of this project.

Sincerely,

Paul McIntosh  
Chief Administrative Officer



OFFICE OF THE  
CITY MANAGER

411 Main Street - 3rd Floor (530) 895-7200  
P.O. Box 3420 Fax (530) 895-4825  
Chico, CA 95927 <http://www.ci.chico.ca.us>

D-11/Chrono

October 3, 2006

Kim Davis, Director  
Judicial Council of California  
Administrative Office of the Courts  
Office of Court Construction and Management  
455 Golden Gate Avenue  
San Francisco, CA 94102-3688

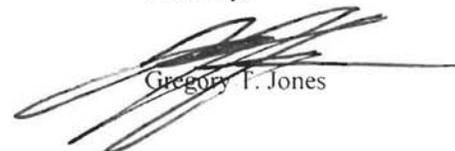
RE: Development of a new North County Regional Court Facility

Dear Ms. Davis,

The City of Chico supports the development of a new North County Regional Court facility that would serve the residents of the City of Chico and surrounding areas. I understand that the County of Butte and the Superior Court of Butte County are working cooperatively to locate a site within the greater Chico area for such a facility and that the placement of a new court fits with Butte County's long range facility plans.

Once again, on behalf of the City of Chico, I strongly support the development of a new North County Regional Court facility, and the City looks forward to working with the County, Courts and the State of California to make this a successful project.

Sincerely,



Gregory F. Jones

cc: Paul McIntosh, Butte Co. CAO  
Sharol Strickland, Court Executive Officer

**BUTTE COUNTY BAR ASSOCIATION**

*341 Broadway, Suite 309*

PO Box 3927, Chico, California 95927

Telephone: 530/345-1940 Facsimile: 530/891-4084 E-mail: buttecobar@sunset.net

**MICHAEL L. BURY**  
D. FERRIS

*President*  
2725 The Esplanade  
Chico CA 95973  
95928  
530/343-7800

**FREDERICK SCHILL**

*Vice President*  
2068 Talbert Drive #300  
Chico CA 95928  
530/891-5400

**TIMOTHY**

*Secretary-Treasurer*  
515 Wall Street  
Chico CA  
530/895-1621

October 6, 2006

Kim Davis, Director  
Judicial Council of California  
Administrative Office of the Courts  
Office of Court Construction and Management  
455 Golden Gate Avenue  
San Francisco, CA 94102-3688

RE: Development of a new North Butte County Court Facility

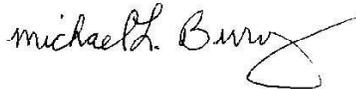
Dear Ms. Davis:

On behalf of the Butte County Bar Association, I would like to express our full support for the development of a new North Butte County Court Facility.

The Chico and Paradise court houses are not ADA accessible and have serious security problems. It is my understanding that both the County of Butte and the City of Chico are supportive of such a facility being constructed in the Chico area. Chico and the surrounding area is the largest population center in Butte County and generates the largest number of cases. It would be appropriate to have a North Butte County Court Facility located in the Chico area. The current two courtrooms in the Chico Courthouse are small. They are too small for jury selection. Jury selection occurs in Oroville and then the trials are moved to Chico some twenty plus miles away. This can be at best described as inconvenient to all participants, parties, jurors, attorneys, and court personnel alike.

Butte County is already suffering from the lack of adequate court facilities. Projections indicate that it is only going to get worse if new court facilities are not constructed. Again, the Butte County Bar Association strongly supports the development of a North Butte County Court Facility in the Chico area.

Very truly yours,



Michael L. Bury  
President, Butte County Bar Association

cc: Sharol Strickland, Court Executive Officer  
Butte County Superior Court