

Superior Court of California
County of San Joaquin
New Stockton Court

PROJECT FEASIBILITY REPORT

SEPTEMBER 8, 2006



ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

Contents

I. EXECUTIVE SUMMARY 1

A. Introduction 1

B. Statement of Project Need 1

C. Options Analysis 1

D. Recommended Option 3

II. STATEMENT OF PROJECT NEED..... 5

A. Introduction 5

B. Transfer Status..... 5

C. Project Ranking 5

D. Current Court Operations 6

E. Demographic Analysis 6

F. Judicial Projections 7

G. Staffing Plan 8

H. Existing Facility 8

III. OPTIONS ANALYSIS..... 13

A. Introduction 13

B. Facility Development Options..... 13

C. Analysis of Facility Options..... 16

D. Project Development Alternatives..... 17

E. Analysis of Project Development Alternatives 18

F. Financial Alternatives..... 19

G. Analysis of Financing Alternatives 20

 1. *Finance Alternative 1: Partial Revenue Bond Financing* 21

 2. *Finance Alternative 2: Pay-As-You-Go* 22

 3. *Finance Alternative 3: Private Financing/Lease Purchase* 22

H. Recommended Financial Alternative 23

IV. RECOMMENDED PROJECT 25

A. Introduction 25

B. Project Description..... 25

C. Space Program..... 25

D. Courthouse Organization..... 26

E. Site Selection and Requirements 27

 1. *Parking Requirements*..... 27

 2. *Site Program*..... 28

F. Design Criteria 32

G. Sustainable Design Criteria 32

H. Provision for Correction of Seismic Deficiencies and Disposition of Property 32

I. Estimated Project Cost 33

J. Project Schedule 33

K. Impact on Court’s 2007–2008 Support Budget 35

APPENDIX A..... 1

A. Executive Summary of the 2003 Master Plan 1

APPENDIX B..... 1

A. Options Analysis 1

APPENDIX C..... 1

A. Detailed Space Program for the New Stockton Court 1

APPENDIX D.....1
 A. City of Stockton Resolution for Land Donation.....1

I. EXECUTIVE SUMMARY

A. Introduction

This Project Feasibility Report for the proposed new Stockton Courthouse for the Superior Court of California, County of San Joaquin has been prepared as a supplement to the Judicial Council's *Five-Year Infrastructure Plan Fiscal Year 2007-2008*. This report documents the need for the proposed new 29-courtroom facility, describes alternative ways to meet the underlying need, and outlines the recommended project.

B. Statement of Project Need

The City of Stockton is the county seat of San Joaquin and is located approximately 60 miles east of the San Francisco Bay Area and 45 miles south of Sacramento. In the past decade, Stockton and the nearby communities of Tracy, Manteca and Lodi have experienced significant and rapid population increases, largely due to people relocating to the area from the San Francisco Bay Area. The county is projected to have 1.7 million residents by 2050, a 201 percent increase from 2000.

The court currently shares a building in downtown Stockton with the county. The existing facility in Stockton was constructed in 1963, is overcrowded, and is in poor, deteriorated physical condition. The building cannot provide separate, secure circulation for prisoners. Based on the 2006 Court Statistics Report, the court has a higher percentage of criminal felony filings when compared to the state average. The number of jury trials for criminal felony cases is also higher than the state average. The AOC and the County of San Joaquin are currently preparing for the transfer of responsibility of the existing facility.

This project—ranked in the Immediate Need priority group in the Trial Court Five-Year Infrastructure Plan adopted by the Judicial Council in August 2006—is one of the highest priority trial court capital-outlay projects for the judicial branch. Replacement of the existing Stockton court was also identified in the Facilities Master Plan (master plan) as the court's highest priority project. The master plan is summarized in Appendix A of this report.

C. Options Analysis

Facility reuse, project, and financial alternatives have been studied for this project.

Four facility options for delivering a new facility were evaluated based on their ability to meet the programmatic requirements and the future needs of the court in a cost effective manner.

The four facility options studied include:

- Facility Option A: Option A consists of a new court facility with 29 courtrooms and all court support to be located immediately adjacent to the existing courthouse, hereafter referred to as the “Court Wing”.

- Facility Option B: Option B includes a new court facility with 24 courtrooms connected to the existing Court Wing. Five courtrooms would remain in the Court Wing and be used for non-custody proceedings. The remaining space in the Court Wing will be used for court support functions.
- Facility Option C: Option C will provide a new court facility with 18 courtrooms. The existing Court Wing will remain in use with 11 courtrooms some of which will need to be used for in-custody proceedings although separation of circulation routes may not be possible.
- Facility Development Option D: Option D consists of a new court facility with 29 courtrooms and reuse of the existing Court Wing for administrative and support functions only.

Facility Option A: construction of a new 29-courtroom facility—is the preferred option. Options B, C, and D include reuse of the Court Wing and continued use of the building for courtrooms is problematic due to the lack of separate circulation for in-custody defendants and staff. All circulation occurs in the public corridor. The Court Wing structure is narrow in width, preventing renovation that would provide the three recommended circulation routes from being feasible. Option D placed administrative functions in the Court Wing. While this approach is more reasonable from an operational standpoint than retaining courtrooms in the space, the unpredictable costs of the retrofit and renovation make this option risky as renovation costs could easily exceed the costs of new construction and long term useful life of the building is limited.

Two project 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 Alternative 1: Complete construction of all courtrooms and related support space for current judges, and seven new judgeships, including three proposed in Senate Bill (SB) 56.
- Project Alternative 2: Leave space unfinished in new facility for future judgeships and complete as needed in the future.

Project Alternative 1—completing all construction for current and proposed new judgeships, including three proposed in SB 56—is the recommended alternative. All seven new judgeships proposed for this project are likely to be approved before the project is finished.

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

These are the three financing alternatives studied for the recommended project alternative:

- Financing Alternative 1: Partial Revenue Bond Financing
- Financing Alternative 2: Pay-As-You-Go
- Financing Alternative 3: Private Financing/Lease Purchase

The recommended financing alternative is Financing Alternative 1: partial revenue bond financing, in which the state pays for acquisition, preliminary plans, and working drawings on a pay-as-you-go basis, and finances construction costs through lease-revenue bonds. This financing alternative will allow the judicial branch to address additional capital needs in other parts of the state by amortizing the construction costs of the project over the many generations that will benefit from the new court facility.

A comparison of the estimated costs and net present value (NPV) of the recommended project total cost with financing based on these three alternatives is provided in Table 1. Estimated costs for Alternatives 1 and 2 include construction and all project costs. Financing costs are included in Alternative 1. The private financed lease-purchase costs include annual lease costs based on the estimated project loan amount.

TABLE 1
Comparison of Recommended Project Total Cost with Financing 2007–2043

	<u>Alternative 1</u> <u>Partial Revenue</u> <u>Bond Financing</u>	<u>Alternative 2</u> <u>Pay-As-You-Go</u>	<u>Alternative 3</u> <u>Private Financing</u> <u>Lease-Purchase</u>
Total Estimated Cost	\$360,144,750	\$211,395,000	\$456,872,586
Estimated Net Present Value (NPV)	\$221,679,905	\$194,581,784	\$252,223,500
NPV % of Total Cost	62%	92%	53%

D. Recommended Option

The recommended solution for meeting the court facility needs for the Superior Court of California, County of San Joaquin is to construct a new courthouse with 29 courtrooms in downtown Stockton adjacent to the existing courthouse. The proposed courthouse would replace the existing 22 courtrooms and provide seven new courtrooms for proposed new judgeships. Secure parking, sallyport, and in-custody holding will be located at the basement level. Short-term visitor parking will be provided onsite; staff, visitor, and juror parking will be located offsite.

An updated space program for the proposed project, which has been created in collaboration with the court, outlines a need for approximately 256,720 building gross square feet and 360 staff. Based on a site program developed to accommodate the new facility, the court should acquire a

site with a minimum of 1.62 acres. The City of Stockton has offered to provide a site at no cost to the state¹.

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 building, this project will solve the current space shortfall, increase security, and replace an inadequate and obsolete building. 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 estimated project cost to construct the recommended project is \$211.4 million, without financing costs. This cost is based on constructing an 8-story building with a basement and partial penthouse, 10 surface parking spaces, and 33 secure parking spaces within the basement.

Preliminary project schedules have been developed assuming that funding is included in the 2007-2008 State Budget Act.

Proposed Project Schedule

Land Acquisition (including CEQA)	July 2007–May 2008
Preliminary Plans	June 2008–May 2009
Working Drawings	May 2009–September 2010
Construction	September 2010–August 2012

A compressed schedule for preliminary and working drawings will be evaluated during the acquisition phase and based upon progress therein.

Impact on the trial court and the AOC’s support budgets for FY 2007–2008 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. The court will assign seven proposed new judgeships to this site, to include three pending legislative approval for FY 2006–2007, and four to be requested in subsequent fiscal years prior to completion of the new facility. Funding for facilities is included in the SB 56 legislation and will be used to offset operations and maintenance costs of the new facility to the extent allocated to the court.

¹ To facilitate site criteria such as security setbacks, short-term surface parking, retention of some park area, the AOC recommends that the parcel immediately adjacent to Hunter Square Plaza be acquired.

II. STATEMENT OF PROJECT NEED

A. Introduction

The City of Stockton is the county seat of San Joaquin County and is located approximately 60 miles east of the San Francisco Bay Area and 45 miles south of Sacramento. Stockton is home to the largest inland seaport in California and is the largest city in the county with nearly 300,000 residents. Due to its location at a railroad and port transfer point, the criminal case filings for this court are relatively high—11th highest in 58 counties—for a county of its size. In the past decade, Stockton and the nearby communities of Tracy, Manteca and Lodi have experienced a population boom, due largely to people relocating to the area from the San Francisco Bay Area.

The existing facility in Stockton is overcrowded, outdated, lacks secure circulation, and in need of physical modification. This section provides documentation of the need to replace this facility.

B. Transfer Status

Pursuant to 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 AOC has been actively working with San Joaquin County to transfer all facilities to the State and transfer of responsibility for the Court Wing is estimated to occur by June 30, 2007. This facility will then be the responsibility of the Judicial Council and will be managed by the Administrative Office of the Court (AOC).

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 *Methodology for Prioritization of Trial Court Capital-Outlay Projects*.

The current list of trial court capital-outlay plan identifying project priority groups was also adopted by the council at that time. Trial court projects are placed in one of five priority groups 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 Stockton project meets the requirements of the first two of these criteria as described as follows:

Rating for Security Criterion: In the 2004 Review of Capital Project—Prioritization each building was rated for its contribution to improved security. These scores range from a low of zero to a high of 80. The New Stockton Court project has a security rating of 72.

Economic Opportunity: Consideration of economic opportunity allows for projects that have documented capital or operating savings for the state. The New Stockton Court project has a valuable economic opportunity in the form of a donation of land by the City of Stockton. See Appendix D for a copy of the resolution on this donation.

The proposed New Stockton Court project is in the Immediate Need priority group, making it a high priority capital-outlay project for the judicial branch.

D. Current Court Operations

The Superior Court of California, County of San Joaquin has 30 courtrooms in five locations: Stockton, Lodi, Tracy, Manteca, and French Camp. All case types, except juvenile delinquency, are heard in Stockton. Limited jurisdiction cases are primarily heard at the branch courts in Tracy, Manteca, and Lodi due to existing facility constraints.

The court has an ongoing strategic plan involving aspects such as community outreach, service delivery, juvenile justice, jury duty, staffing, technology applications, and facilities. This plan identifies long-range goals; however, inadequate facilities have limited the Court's progress in implementing many goals, examples of deferred strategic goals are:

- Creation of a self-help center;
- Creation of a family law center;
- Expansion of jury facilities to provide adequate seating, restrooms and amenities, and to provide separate and secure waiting for seated jurors for use prior to court sessions;
- Improve accessibility for persons with disabilities; and
- Completion of telecommunications and infrastructure improvements.

The 22 courtroom departments at the existing Stockton facility typically are allocated to the following case types: four civil courtrooms, nine criminal trial courtrooms, three criminal arrangement courtrooms, one criminal preliminary hearing courtroom, two family law courtrooms, one juvenile dependency courtroom, and two traffic courtrooms.

E. Demographic Analysis

According to the most recent California Department of Finance (DOF) population projections, the population of San Joaquin County grew from 569,072 in 2000 to 664,369 in 2005, an increase of 17 percent. The county currently ranks fifteenth when compared to counties statewide for total population. The DOF has reported that the population of San Joaquin County is projected to grow by 74 percent between 2000 and 2020, from 567,798 to 989,462 residents. The county is projected to have 1.7 million residents by 2050, a 201 percent increase from 2000. Much of the growth in the county is attributable to persons working in the Bay area and seeking more affordable housing.

F. Judicial Projections

The master plan included a projection of judicial position equivalents (JPEs) and court staff². The number of current and projected JPEs determines the number courtrooms needed now and in the future for each court. The AOC Office of Court Research reviewed these projections and developed a methodology for adjusting the JPEs projections to be more realistic. The year 2007 Judicial Position Equivalents (JPEs) projections in the master plans are based on the actual JPEs plus 150 proposed new judgeships, 50 of which are included in Senate Bill (SB) 56, pending FY 2006–2007 approval. In the new methodology, the master plan projections for 2012, 2017, and 2022 were adjusted by computing the rate of growth in JPEs projected for each of these five-year increments and applying them to the 2007 projections, which is the adjusted starting point for the JPEs projections for planning purposes. The adjusted methodology maintains the different growth rates for each court used in the original master plan projections.

The long-term judicial needs assessment provides an estimate of judicial need based on a workload methodology. This assessment results in a dramatic increase in judicial positions for current workload. The AOC adjusted these JPE projections to yield a more gradual increase for use in determining the need for facilities to accommodate the judicial positions. While the judicial workload standards are recognized as the basis of long-term judicial needs planning, this approach adjusts the projections in the near term to yield a plan that begins with current JPEs and incorporates the current plans of the Judicial Council regarding requests for additional positions. The resulting projection is then used for facility planning.

The Judicial Council approved staff recommendations for the establishment of 150 new judgeships over a three year period, beginning in FY 2006–2007 (50 each year), based upon the judicial needs assessment. A proposal to establish the new judgeships was submitted to the Governor and Legislature for consideration during the FY 2006–2007 budget process. SB 56, currently pending legislative approval, authorizes the establishment of the first 50 new judgeships in FY 2006–2007. The additional 100 judgeships will be resubmitted in future fiscal years as planned for legislative approval.

To determine the near-term need for this project, the existing JPEs are presented in Table 2. Proposed new judgeships for FY 2006–2007, FY 2007–2008, and FY 2008–2009 are also presented, in addition to JPE estimates as of 2022.

² 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 2
Current and Projected 2022 JPEs (Including Proposed New Judgeships)

Location	Existing JPEs	SB56 06-07	Proposed 07-08	Proposed 08-09	Adjusted 2022 JPEs
Countywide	32.3	3	3	2	50.3
Stockton Allocation	22	3	3	1	-

G. Staffing Plan

The court presently has 256 non-judicial staff at the existing Stockton facility. To assist with facility planning, the court estimated a need of 331 non-judicial staff to support the projected 29 courtrooms. Staff growth includes support of the seven proposed new judgeships, growth in family court services, drug court, and support staff needed due to the increasing number of self-represented litigants.

H. Existing Facility

The court occupies two connected buildings in downtown Stockton, the entire Court Wing, and a portion of the Administration Wing. County offices are also located in the Administration Wing. The total space available is approximately 207,320 departmental gross square feet (DGSF) (total building gross square footage (BGSF) is 232,075) of which the court occupies approximately 105,730 square feet or 51 percent of the total space. This represents a shortfall of 84,432 DGSF to meet the current and mid-term needs of the court based on the space program developed in 2006 and presented in Appendix C.

These buildings were constructed in 1963, and based on their age; it is likely that the Court Wing and Administration Wing are seismically deficient. The buildings are not fully accessible to persons with disabilities. The building has asbestos materials; lead paint is also likely present based on the age of the building. There is visible water staining, which could be evidence of a water intrusion problem.

The downtown Stockton court facility was considered functionally marginal by the task force and in the master plan due primarily to a lack of secure circulation. Other issues include the following:

- There are only seven jury deliberation rooms provided to support 22 courtrooms. On average, 10 to 13 juries are in attendance each day at the courthouse.
- Prisoner holding capacity is deficient for the volume of in-custody cases handled at the facility. The court has 22 holding cells with a maximum capacity of 88. The current daily average of in-custody defendants at the court is 200, significantly higher than the code maximum occupancy.
- There is only one courtroom in the Court Wing that is accessible to persons with disabilities and it is located in the basement. This courtroom has an inadequate public waiting area considering its high volume of use.

- Only six of the courtrooms have direct in-custody access from the basement holding area to the courtroom holding areas. Prisoners must be walked through the public corridors to enter the remaining courtrooms. At the six courtrooms with holding facilities, in-custody defendants enter the courtrooms through staff corridors. No separate secure circulation for prisoners is provided in the building.
- Two courtrooms have large structural columns located between the spectator area and the courtroom well. These columns impede the ability of the judicial officer to control the courtroom.
- Judges' parking is located on site adjacent to the loading dock and the sallyport for delivery of prisoners. The parking area is not fenced or gated; the public has free access to the area.
- Several entrances have been closed to facilitate security screening. The entrance in operation is inadequate for current volumes and considered by the court to be unsafe for weapons screening. Due to a lack of space, the screening queue often extends out into the parking lot. This becomes a problem whenever a large number of jurors are summoned, and is especially problematic during inclement weather and summer high temperatures.
- Support space is inadequate for the current number of court staff. Many storage closets are being used as copy rooms, and in some cases, have been converted into offices. There is limited storage area for court supplies and forms.
- The receiving area is used mainly by the county, limiting court access. The loading area is inadequate in size for unloading most trucks, often requiring unloading from the street.

Figures 1 through 6 are photographs of the existing Stockton facility.

FIGURE 1
Exterior View—Main Entrance



FIGURE 2
Exterior View—Unsecured Judicial Parking (Both Levels)



FIGURE 3
Interior View—Water Damage at Lobby

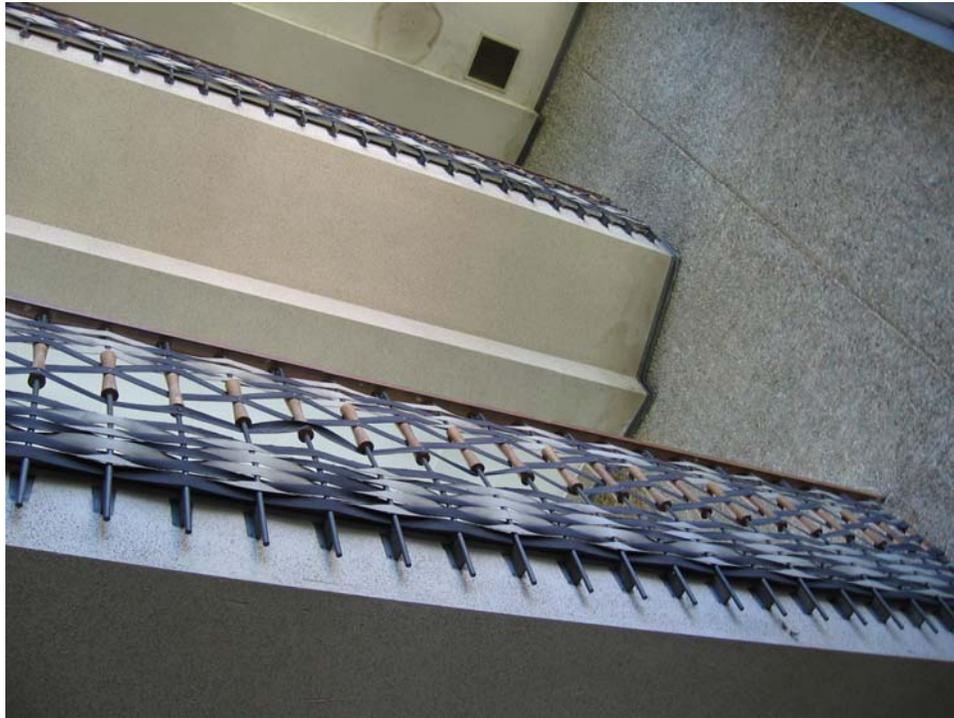


FIGURE 4
Interior View—Inadequate Basement Level Courtroom (Department 48)



FIGURE 5
Interior View—Courtroom



FIGURE 6
Interior View—Jury Assembly



III. OPTIONS ANALYSIS

A. Introduction

The purpose of this section is to compare potential reuse options for the existing facility, two project completion options, and three financial delivery options for construction of a new court facility in Stockton for the Superior Court of San Joaquin County.

B. Facility Development Options

The AOC and the court examined four options for development of court facilities on the Hunter Square site in downtown Stockton. Three options explored the feasibility of reusing the existing Court Wing to meet the current and future facilities needs of the court. In each option, short-term visitor parking will be provided onsite; staff, visitor, and juror parking will be located offsite. These options are described as follows:

- **Facility Option A: New Court Facility.** Option A consists of a new court facility with 29 courtrooms and court support to be located immediately adjacent to the existing Court Wing. This project will include a new eight-story building with six courts per floor. Secure parking, sallyport, and in-custody holding will be located at the basement level. The estimated total cost of this project is \$211.4 million.

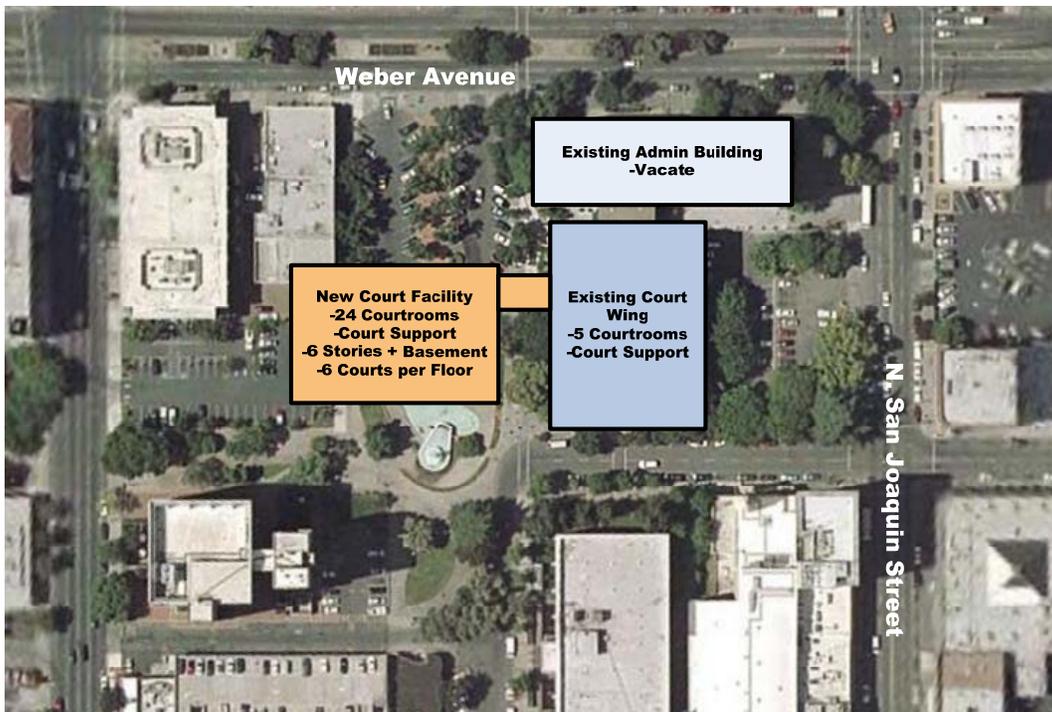
A site diagram is provided in Figure 7.

FIGURE 7
Facility Option A—Site Diagram



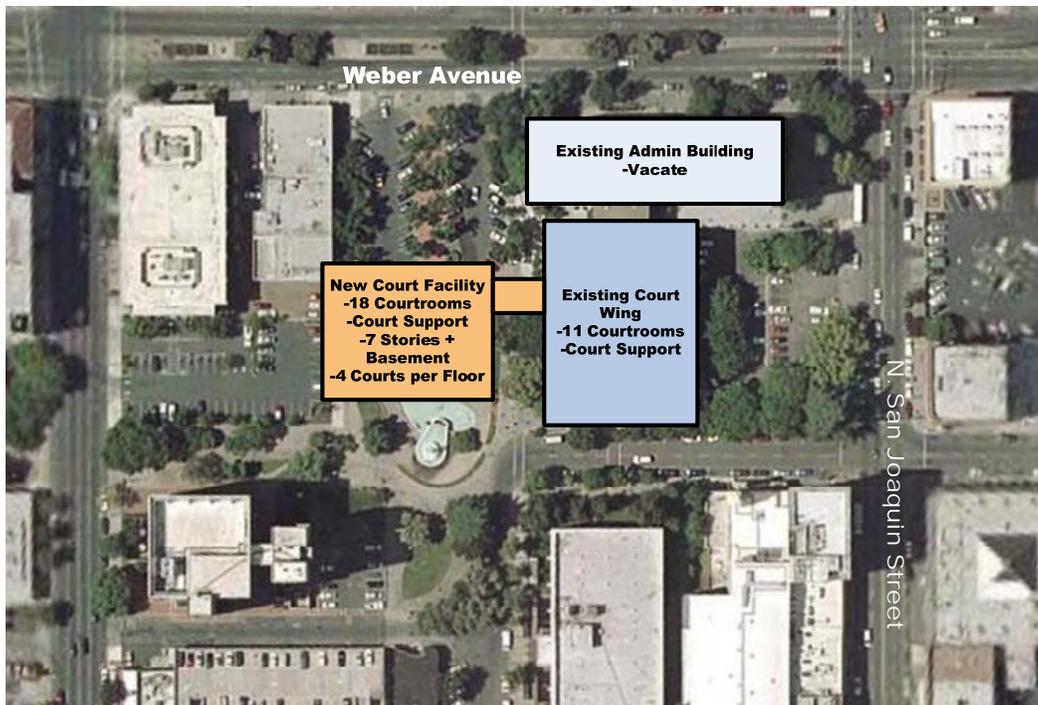
- **Facility Option B: New Court Facility plus Renovation of the Court Wing for Five Courtrooms.** Option B includes a new court facility with 24 courtrooms connected to the existing Court Wing. The new building will be six stories with six courtrooms per floor and a basement level for secure parking, the sallyport, and in-custody holding. The Court Wing will undergo major renovation to provide five courtrooms, which will be used for non-custody proceedings. The remaining space in the Court Wing will be used for court support functions. The two buildings will be connected at each level. A site diagram for Option B is provided in Figure 8. The estimated total cost of this project is \$203.1 million.

FIGURE 8
Facility Option B—Site Diagram



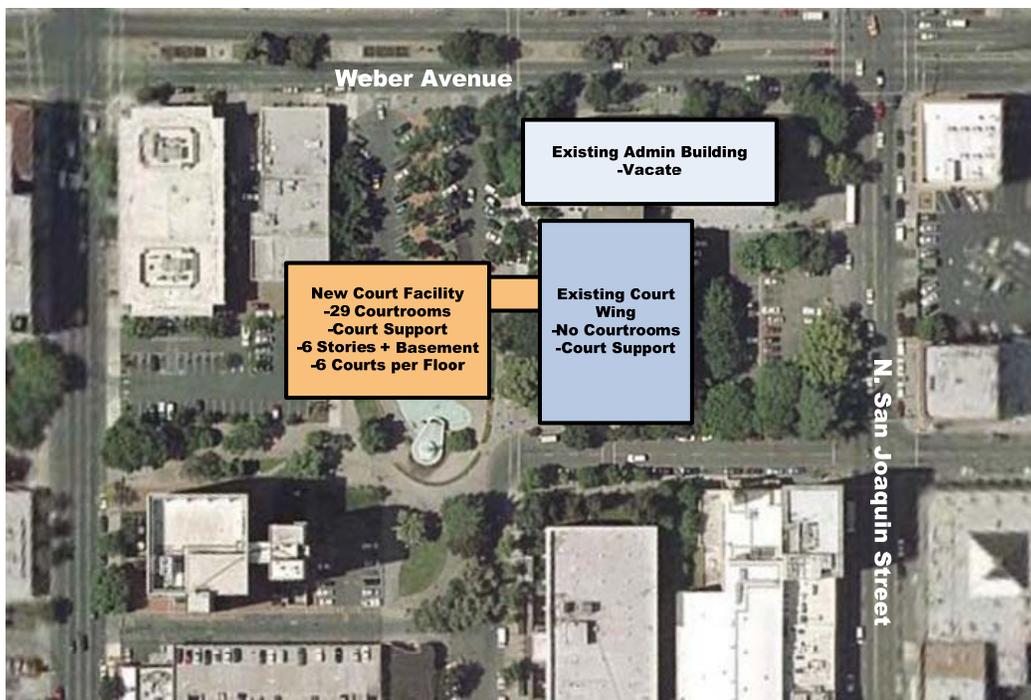
- **Facility Option C: New Court Facility plus Renovation of the Court Wing for Eleven Courtrooms.** Option C will provide a new court facility with 18 courtrooms. The new building will be seven stories and have four courtrooms per floor. The Court Wing will undergo a major renovation to include 11 courtrooms and support space. A portion of the 11 courtrooms that will remain in the Court Wing will need to be used for in-custody proceedings although separation of circulation routes may not be possible. Figure 9 includes a site diagram of Option C. The estimated total cost of this project is \$210.9 million.

FIGURE 9
Facility Option C—Site Diagram



- **Facility Option D: New Court Facility plus Renovation of the Court Wing for Administrative Functions.** Option D consists of a new court facility with 29 courtrooms and major renovation of the Court Wing to facilitate reuse for administrative and support functions. The new building will be six stories with six courtrooms per floor and include a basement for secure parking, the sallyport, and in-custody holding. Parking will be provided in the same manner as Option A. A diagram of site Option D is provided in Figure 10. The estimated total cost of this project is \$215.6 million.

FIGURE 10
Facility Option D—Site Diagram



C. Analysis of Facility Options

The existing Court Wing and Administration Wing are technically one building with a common basement level. At the upper floors, the wings are connected by an atrium lobby with walkways linking each floor. The buildings share HVAC and electrical systems. HVAC units are located on the roof of the Administration Wing. Mechanical equipment, electrical transformers, and electrical main switching equipment is located in the basement of the Administration Wing and the in the basement of the Court Wing. Separating the buildings has been discussed; however, the feasibility of separating of mechanical and electrical systems has not been evaluated.

Based on their age, both wings of the building are likely to be seismically deficient. The county is in the process of estimating the cost of seismic retrofit and, the AOC and county are

continuing to discuss possible provisions for correction. The buildings have asbestos materials and likely have lead paint; hazardous materials abatement costs have not been estimated.

Options B, C, and D include reuse of the Court Wing. Use of the building for courtrooms is problematic due to the lack of separate circulation for in-custody defendants and staff. All circulation occurs in the main public corridor. The wing is narrow in width, preventing renovation that would provide the three recommended circulation routes from being feasible. Option D placed administrative functions in the Court Wing. While this approach is more reasonable from an operational standpoint than retaining courtrooms in the space, the unpredictable costs of the retrofit and renovation make this option risky as renovation costs could easily exceed the costs of new construction.

Option A is the recommended facility option because of its operational efficiency, and overall security. The unpredictable costs and risks associated with the other facility reuse option that include reuse of the Court Wing are too substantial. Separation of the Court Wing from the Administration Wing may not be cost effective. The time required, in reuse options, to renovate the building while the Court remained in operation will significantly delay the provision of a new court facility resulting in higher future costs as construction prices escalate. Cost estimates created to assess the options resulted in a higher renovation square foot cost than a new building square foot cost.

D. Project Development Alternatives

This analysis compares two alternative methods of developing the proposed capital project (Option A), which 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 Alternative 1: Complete construction of all space.** In this option, all courtrooms and related support space for current judges, judges for this project in the 50 judgeships approved in the Fiscal Year 2006-2007 budget pending legislative approval, and judges included in the requests for new judgeships planned for FY 2007-2008 and FY 2008-2009, which are likely to be approved by the time the project is finished, are constructed and finished at one time. A building of 256,720 gross square feet will be constructed and all 29 courtrooms and associated support space will be completed in this option. The total cost of this option is \$211.4 million.
- **Project Alternative 2: Leave space unfinished in new facility for future judgeships.** In this alternative, space for future judgeships proposed for FY 2007-2008 and FY 2008-2009 will be left unfinished and completed as needed. The unfinished courtrooms are for the San Joaquin allocation of the 100 judges recommended by the Judicial Council, but not currently included in proposed legislation. This option constructs a building of 256,720 gross square feet, but only 25 of 29 courtrooms will be completed. Four courtrooms, approximately 20,000 departmental gross square feet, will be left unfinished and will be completed as a separate project after the new facility has been occupied; however the four additional judgeships are likely to be approved before the initial project is complete. The estimated cost of phase one which provides 25 of 29 courtrooms is \$203.9 million. The phase two cost to finish out the additional four courtrooms in five

years is \$12.2 million. The total project cost of Project Alternative 2 is \$216.2 million, \$4.8 million more than Project Alternative 1. Disruption of court operations during construction is not quantified in costs.

E. Analysis of Project Development Alternatives

The unique costs, advantages, and disadvantages of each project development option are described in the following section.

Project Alternative 1: Complete construction of all space

Advantages:

- All courtrooms and related spaces are made available to serve immediate and mid-term needs of the court and the community.
- The long-term cost of this option is the lower than Alternative 2 because construction is completed in one phase.
- This option will not result in any future disruption to the public or court operations because construction is completed in one phase.
- As recommended by the Judicial Council, pending legislative approval, the remaining new judgeships are to be allocated in Fiscal Years 2007–2008 and 2008–2009. With this option, the required space will be available when it is needed.

Disadvantages:

- The cost to the state is 4 percent higher in comparison to the initial cost of the first phase of Alternative 2 in which fewer courtrooms are finished in the initial construction contract.
- The future allocation of new judgeships could be delayed, leaving four of 29 courtrooms vacant for a period of time.

Project Alternative 2: Unfinished space in new facility for future judgeships

Advantages:

- The state is not required to complete facility construction for judges not yet approved.
- The overall project cost is 2 percent higher in comparison to the cost of Alternative 1, but the initial cost to the state is 4 percent lower than Alternative 1.
- Potential other interim uses by county or others can be explored with rental income to offset operations and some capital costs.

Disadvantages:

- The cost of completing the unfinished space within an operating court facility, and in the future is higher than if the new facility was entirely outfitted in one phase.
- As recommended by the Judicial Council, pending legislative approval, the remaining new judgeships are to be allocated in Fiscal Years 2007–2008 and 2008–2009, prior to the projected tenant improvement completion date of 2017.
- Future court operations will be disrupted by the construction required to finish out the space left unfinished under the first construction contract.

Recommended Project Alternative

Based on the analysis of relative costs and the benefits described above, the recommended project alternative is Project Alternative 1: Complete construction of all space. This option achieves space for additional judges included in the first 50 and next 100 new judgeships, which are likely to be approved before the project is completed in 2013. This option is the most cost effective in the long term because the cost of finishing out all 29 courtrooms in the new facility is less expensive than the long-term cost of implementing Project Alternative 2.

F. Financial Alternatives

Three financing options have been developed for the recommended project alternative (Project Alternative 1 described above). These options are evaluated based on their short and long-term cost to the state and ability to support Judicial Council objectives for implementing as many capital-outlay projects as possible with limited funds.

The first option is to use a combination of pay-as-you-go funding for the pre-construction phases of the project and revenue bond financing for construction; the second option is to pay-as-you-go funding for all phases of the project; and the third option is to use private financing for the project and negotiate a lease-to-purchase arrangement.

For purposes of this analysis, a 30-year period 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.

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 lease revenue bonds financing. 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 financed lease-purchase—will also 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, will result in higher overall costs and potential quality reductions.

These are the three alternatives studied:

1. Partial Revenue Bond Financing

In this alternative the state would pay, at delivery, 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 approach for transaction and slightly greater state agencies resources needed.

2. Pay-As-You-Go

Like Alternative 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.

3. Private Financing/Lease Purchase

A lease-purchase arrangement with a private party would allow the state to own the facility and land after a predetermined number of years (this study assumes 30 years). The state would select the potential site, and the private developer would then purchase it or lease it back from a state purchase. The private developer would manage the design and construction of the building according to AOC specifications. The analysis assumes the project would be financed at a private-sector rate, which could be considerably higher than the interest rate available through a tax-exempt financing mechanism available if the state finances the building.

The alternative to lease space with no future equity was not considered feasible for this project. Due to the size of the court facility, existing viable space is not available in downtown Stockton. A new build-to-suit rental will not result in equity at the same expense. Court occupancies are not a re-usable program for other uses so potential landlords will need to recoup their entire investment through the rent to the court.

G. Analysis of Financing Alternatives

It is difficult to predict the future economic environment so the following assumptions were made:

- The total project cost³ without financing is \$211,395,000. Total cost by project phase includes Acquisition Phase at \$5,159,000, Preliminary Plans Phase \$9,084,000, Working Drawings Phase at \$12,079,000, and Construction Phase at \$185,073,000.

³ Total project cost is July 2006 cost escalated to start and mid-point of construction based on the construction schedule provided in Section IV of this report.

- 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.
- 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.

The unique costs, advantages, and disadvantages of each option are described in the following section. Each option will ultimately result in the state owning the real estate asset, 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.

1. Finance Alternative 1: Partial Revenue Bond Financing

With this alternative, the State would pay-as-you-go for site acquisition, preliminary plans, and working drawings. The construction phase would then be financed with lease revenue bonds.

The final cost by the end of the time period 2007–2038 is \$360.1 million. With this alternative, the state would make a monthly-amortized payment of \$1.1 million or \$13.3 million per year for 25 years beginning in 2012 and ending in 2037. 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.

In the long term, Finance Alternative 1 has the second lowest overall cost of the three alternatives analyzed because the state will pay lower interest rates on projects funded through lease revenue bonds than a developer will pay to secure private financing.

Advantages:

- The majority of the costs to the state—the cost of the construction phase—are distributed over 25 years; amortizing the cost of the new courthouse to the many generations that will benefit from use of the facility.
- This option provides maximum control over the building design process and construction, resulting in a higher quality public building.

- The overall total development cost is lower than the developer financing lease-purchase alternative.
- The upfront costs are lower than Finance Alternative 2 because the state is funding only the land acquisition and design costs in the first two to three years of the project.

Disadvantages:

- The overall cost is higher than Finance Alternative 2.

2. Finance Alternative 2: Pay-As-You-Go

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 2007–2037 is \$211.4 million.

This option is the least expensive of the three alternatives analyzed because there are no financing costs. However, this alternative requires front end funding for all project phases.

Advantages:

- The overall development cost is lower than all the other alternatives due to the lack of financing costs.
- Like Finance Alternative 1, this option provides maximum control over the building design process and construction, resulting in a higher quality public building.

Disadvantages:

- 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.

3. Finance Alternative 3: Private Financing/Lease Purchase

This alternative provides the new facility through a private financed lease-purchase agreement. In this option the state would select the potential site and the developer would then purchase it and then fund and manage design and construction of a new facility according to AOC specifications.

This alternative provides the AOC an opportunity to build a new facility with no upfront costs, but a higher overall cost than the other options. The long-term cost for all project phases—site acquisition, design, and construction—is distributed over 30 years, during which time the state will make monthly lease payments and will own the facility upon retirement of debt. At the end of the 2007–2043 time period, the final estimated cost is \$456.9 million. The AOC would make a monthly-amortized payment of \$1.3 or \$15.2 million per year for 30 years, beginning in 2012, when the facility is estimated to be completed, and ending in 2042. The interest rate used for the purpose of this estimate was 7 percent.

The differences between this alternative and Finance Alternative 1 are this option has no upfront costs and the higher final costs have been distributed over a longer period. It might be possible to complete the new building in a shorter period because this alternative would not require a multi-step funding request process.

Advantages:

- The cost to the AOC is distributed over a longer period of time as compared to the other alternatives.
- There are no immediate capital costs to the state—the entire project development cost is financed by a private developer.
- The project may be completed in a shorter amount of time.

Disadvantages:

- The overall long-term cost is higher than for Finance Alternatives 1 and 2 due to the cost of private sector financing.
- The state may have less control over the design process, and the detail and quality of construction than in Finance Alternatives 1 and 2 because the private developer is directly managing the design team and the contractor to deliver the project.

H. Recommended Financial Alternative

The 30-year analysis attempts to provide a long-term cost comparison. By the end of the 30-year period analyzed, the private financed lease-purchase option proves to be the most costly at \$456.9 million. The second-highest cost alternative is to build a new facility through the partial revenue bonds financing option, with a final cost of approximately \$360.1 million. Building a new facility using pay-as-you-go funding is the least costly in the long term with an estimated cost of \$211.4 million.

Reviewing the final costs, it is clear that the most cost-effective alternative to construct a new facility using the pay-as-you-go method because this alternative has the lowest estimated cost. However, the partial revenue bond financing alternative allows the AOC to finance the most

costly portion of the project and therefore reduce the initial cost to the state and allow the construction of more needed new court facilities.

A summary of estimated costs and NPV totals is provided in Table 3.

TABLE 3
Comparison of Recommended Project Total Cost with Financing—2007–2043

	Alternative 1 Partial Revenue Bond Financing	Alternative 2 Pay-As-You-Go	Alternative 3 Private Financing Lease-Purchase
Total Estimated Cost	\$360,144,750	\$211,395,000	\$456,872,586
Estimated Net Present Value (NPV)	\$221,679,905	\$194,581,784	\$252,223,500
NPV % of Total Cost	62%	92%	55%

See Appendix B for additional financial information

IV. RECOMMENDED PROJECT

A. Introduction

The recommended solution to meet the court’s facilities needs in the downtown Stockton area is to construct a new courthouse to replace the existing courthouse in downtown Stockton. 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 the new Stockton Court for the Superior Court of California, County of San Joaquin. The recommended project consists of a new court facility with 29 courtrooms and all court support to be located immediately adjacent to the existing Court Wing—on a site known as Hunter Square—to be donated by the City of Stockton and augmented by acquisition of an adjacent parcel. For purposes of this study, it was assumed that the new Stockton Court will be a new eight-story building with six courts per floor. Secure parking, sallyport, and in-custody holding will be located at the basement level. Short-term visitor parking will be provided onsite, while staff, visitor, and juror parking will be located offsite as is the current practice.

The proposed building will accommodate approximately 256,719 BGSF.

C. Space Program

The AOC and the San Joaquin Court collaborated on developing a detailed space based on the recently adopted *California Trial Court Facilities Standards*. The space program summary is provided in Table 4.

TABLE 4
Space Program Summary for the New Stockton Court

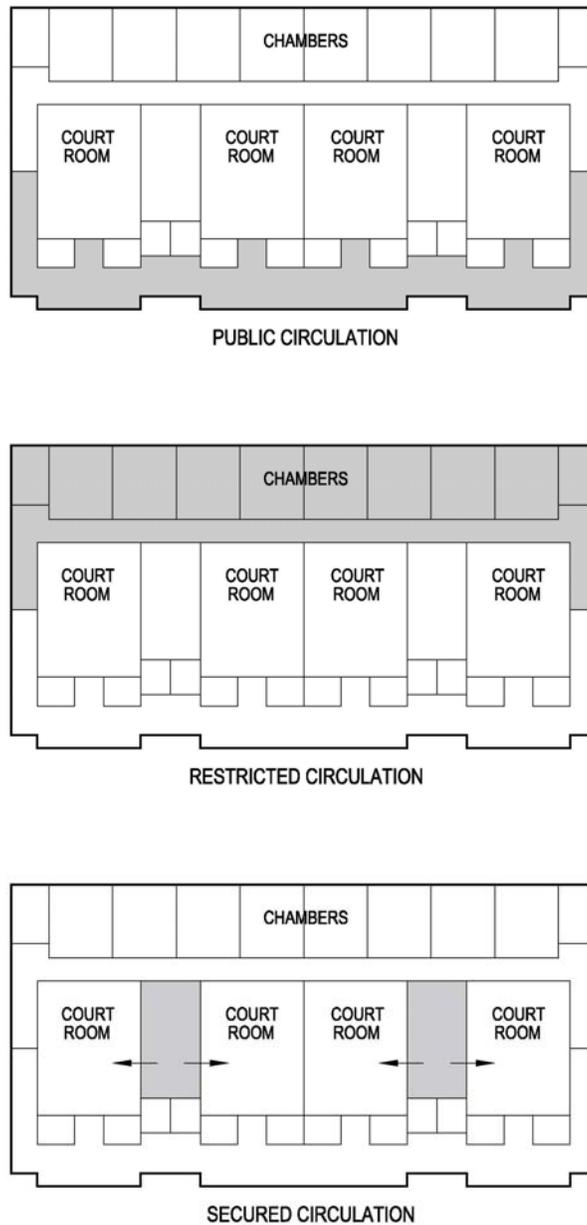
Division	Projected Staff Quantity	Projected Square Feet
Court Administration	53	9,356
Courtroom/Judicial Support	76	8,871
Courtsets/Judiciary	43	98,359
Criminal Division	83	12,652
Civil Division	39	8,130
Family Court	50	11,902
Court and Building Operations	16	40,892
Total Staff and Departmental Gross Square Feet (DGSF)	360	190,162
Interdepartmental Circulation/Restrooms/Bldg. Support	25%	47,540
Building Envelop/Mechanical/Electrical	10%	19,016
Total Building Gross Square Feet (BGSF)		256,719

Detailed program data is provided in Appendix C.

D. Courthouse Organization

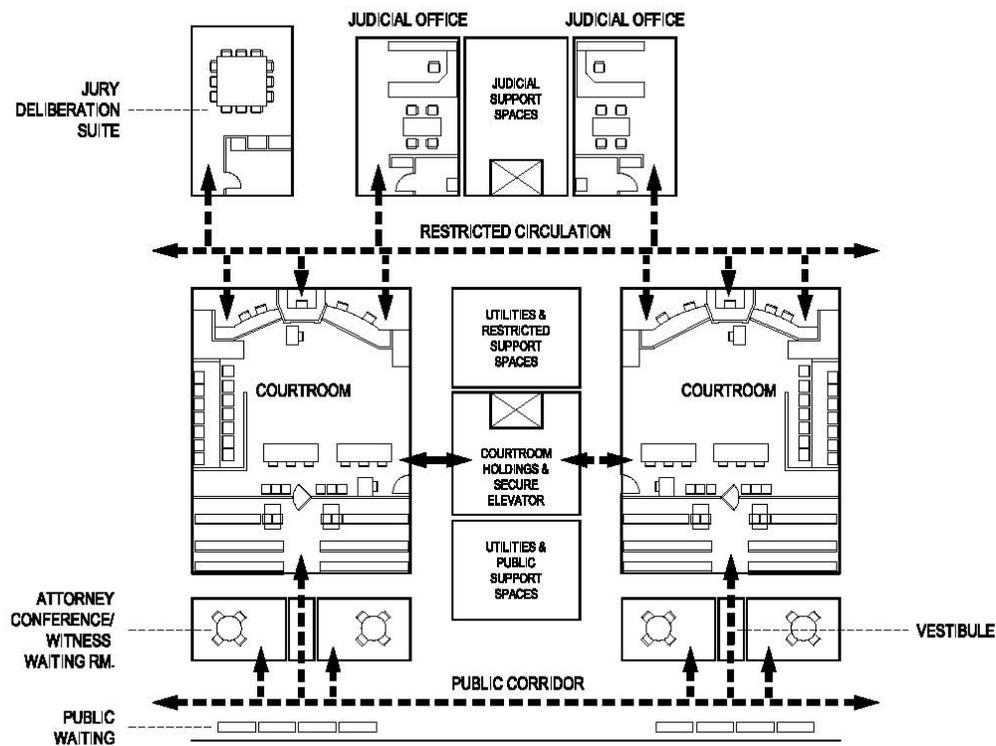
Per the *California Trial Court Facilities Standards*, courthouses that hear criminal cases require three separate and distinct zones of public, restricted, and secured circulation. The three zones of circulation shall only intersect in controlled areas, including courtrooms, sallyports, and central detention. Figure 11 illustrates the three circulation zones.

FIGURE 11
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 12 illustrates how a typical court floor should be organized.

FIGURE 12
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. The City of Stockton has passed a resolution to donate the Hunter Square site adjacent to the courthouse for construction of the new facility. This section presents the project's parking requirements, site program, and describes the Hunter Square site.

1. Parking Requirements

The current practice at the existing Stockton court is for staff, visitors, and jurors to park in offsite parking lots or metered city parking spaces. The court currently pays for staff parking from its operational budget. This practice will continue in the future after the New Stockton Court is complete. This project includes parking for JPEs and court

executives in a basement level secure parking area. Ten parking spaces will be provided onsite that can be used for short-term visitor or handicapped accessible parking.

The court currently rents 250 spaces for 256 existing staff from the City of Stockton Parking District at a parking structure located less than a block north of the existing court facility. The court pays full market rent; they do not receive a discount from the city. The July 2006 cost for each space is \$62.00 per month. The cost has increased \$3.00 per space annually for the past five years. New and existing staff will continue to rent space in local parking structures. To reduce the parking need, the court could implement an incentive program to encourage use of public transit or carpools.

Jurors are directed to park in a designated City of Stockton parking structure one block west of the existing courthouse. This parking is provided free to jurors; parking tickets are validated at the jury assembly room.

Public visitors will continue to use local parking structures and metered spaces.

2. Site Program

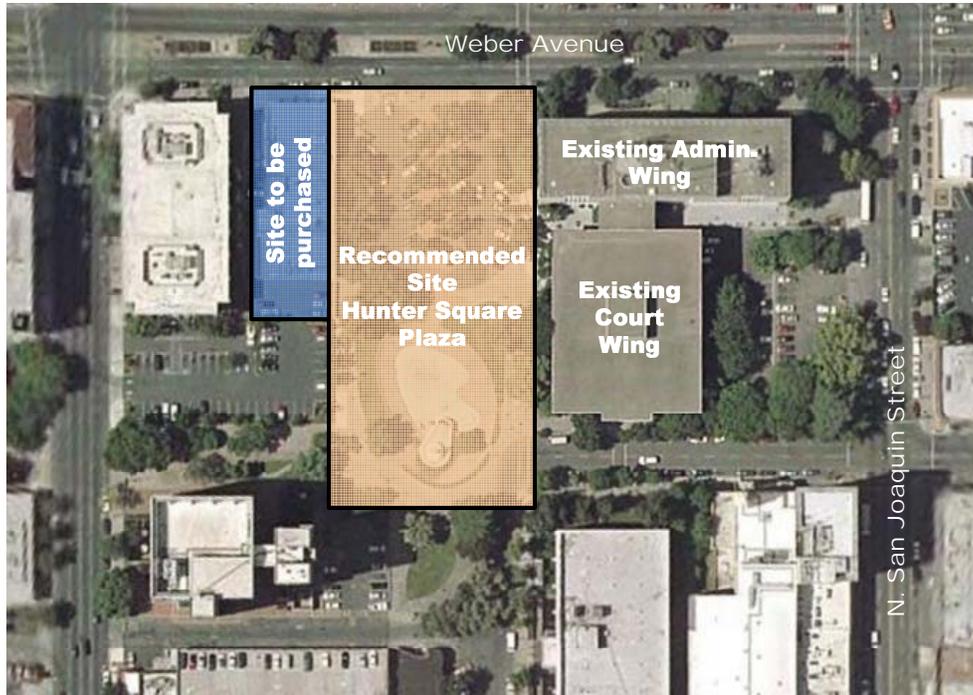
A site program was developed for the recommended option. Table 5 below delineates that a minimum site area of 1.62 acres has been identified to accommodate the needs of the court, including site elements, landscaping, and site setbacks. The calculation of site acreage needed has been done on a formula basis, which assumes a flat site. The approach does not take into account any environmental factors, topographical features, or other unique characteristics of a site, and thus should be viewed as a guide to site acreage requirements. The total acreage needed could increase based on the final site selected.

**TABLE 5
Site Program**

Site Function	Square Footage Required	Comments
Building and Grounds	40,200	Building footprint, adjacent grounds
Parking and Drives	3,500	Required parking spaces, driveways
Site Requirements and Amenities	10,850	Public plaza, commons, pedestrian circulation, common entry drives, road extension
Easements and Setbacks	15,910	Easements, setbacks, existing slopes, existing trees, encroachments
Total Requirement	70,460	1.62 acres

The City of Stockton will provide a site for the new court representing a significant donation to the State for the project. Refer to Appendix D for a copy of the City of Stockton resolution on this site donation. The new site is located immediately adjacent to the existing court building and is currently used for surface parking and a small park. Figure 13 illustrates the location of the recommended site.

FIGURE 13
Recommended Site



The new court facility will be located on Hunter Square Plaza, however, to facilitate site criteria such as security setbacks, short-term surface parking, retention of some park area, the AOC recommends that the parcel immediately adjacent to Hunter Square Plaza be acquired.

Two options were developed for the site as a test fit of the site program. Both options provide six courtrooms on each floor. Site Plan A provides a smaller court footprint, which allows for more space to be allocated as a park. This option provides a single-loaded corridor at the courtroom floors, which is the preferred option from a court planning perspective. This option will be eight stories in height. A site diagram and section are provided in Figures 14 and 15.

FIGURE 14
 Site Option A—Site Diagram

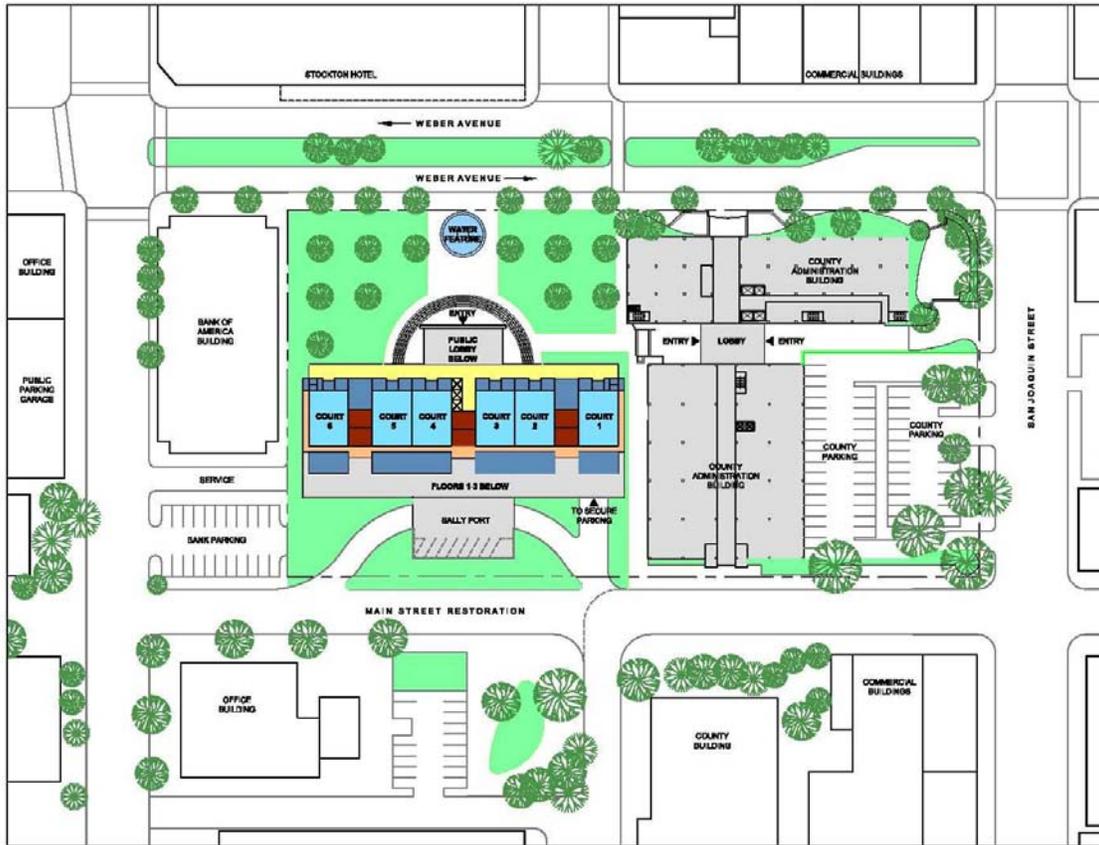
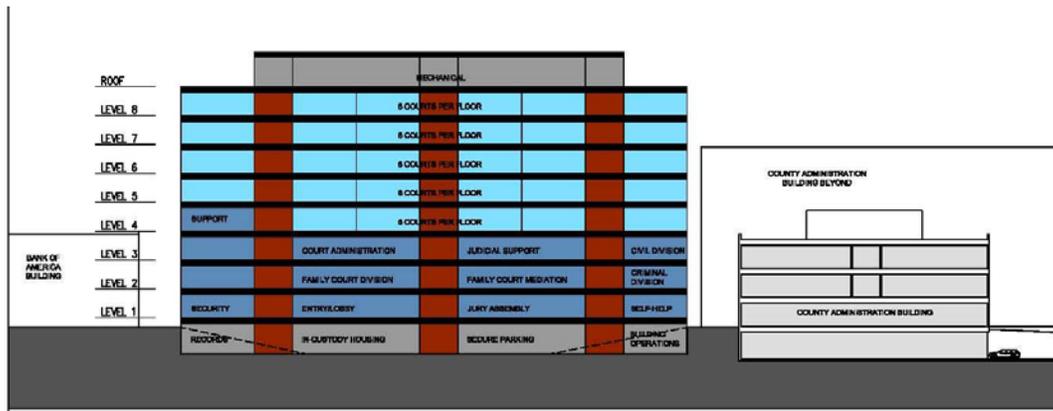


FIGURE 15
 Site Option A—Building Section



The second option developed, Site Plan B, uses a larger building footprint with a double-loaded corridor at the courtroom floors, which reduces the overall height to seven stories but also reduces the amount of site that can be used as a park. This option includes. Site Option B site and section diagrams are provided in Figures 16 and 17

FIGURE 16
 Site Option B—Site Diagram

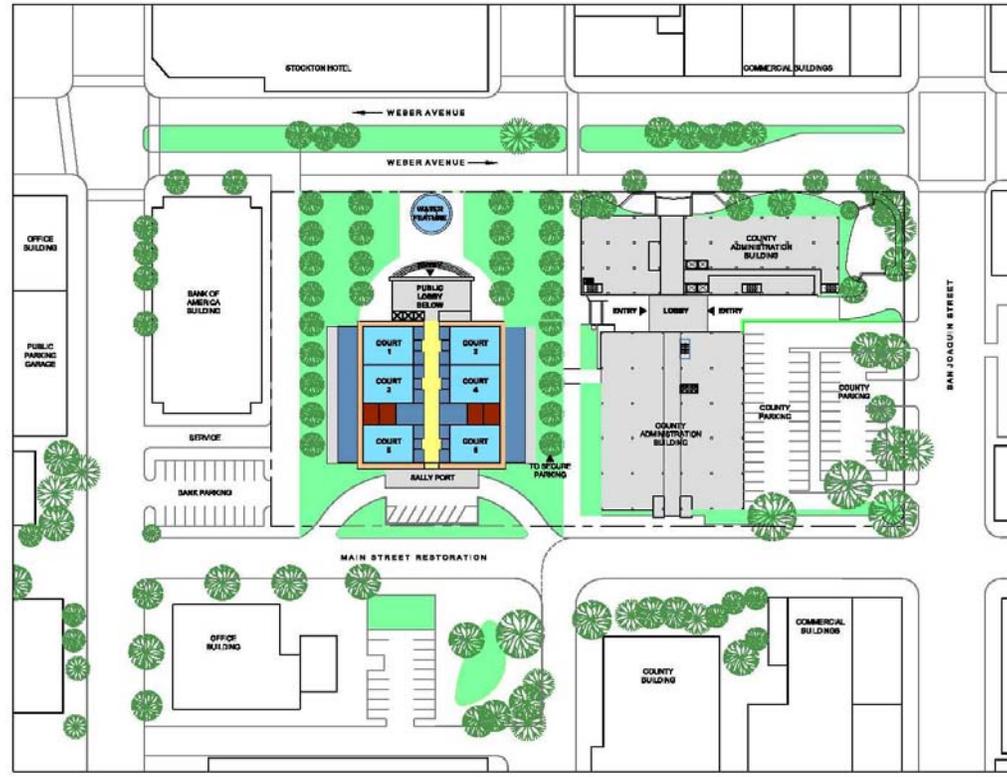
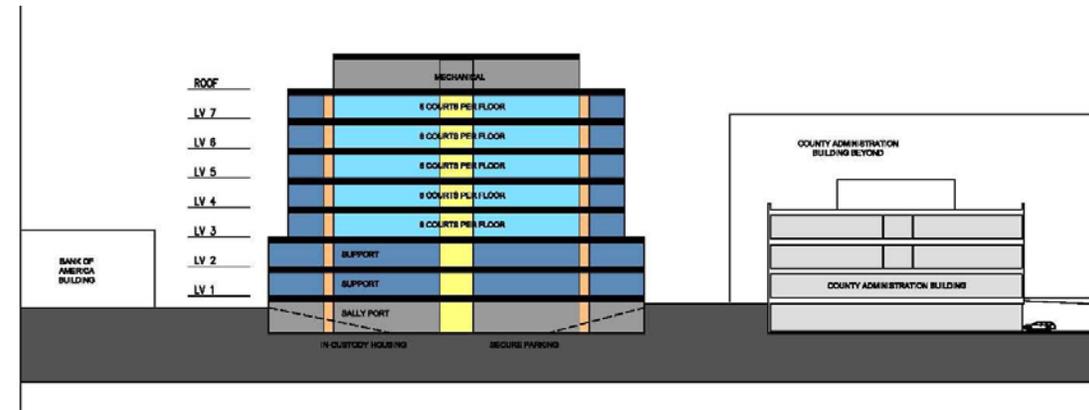


FIGURE 17
 Site Option B—Building Section



These options were developed to test fit the site only, they are not meant to represent a final design or solution. More detailed site analysis and solution development will occur during the site acquisition phase of the project.

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, please refer to the *California Trial Court Facilities Standards*, which were 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™ 2.1 “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 (Senate Bill 1732 (Escutia)), 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. 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.

Solutions to correct the seismic deficiency for this project have not yet been identified, however, through the course of the transfer process the AOC will focus on solutions that provide best value to the state.

Neither the total cost of required corrections nor the valuation of possible provisions for correction has been established for this project. These will be examined further as the transfer process progresses. A court-county working group on seismic issues convened in June and July of 2006. This group established guidelines to allow the AOC to work with the counties to determine what provisions for corrections will be acceptable.

Once a new project is completed, existing court property that has transferred to the state but is no longer needed by the court will be disposed of in accordance with SB 1732 and other applicable laws.

I. Estimated Project Cost

The estimated project cost to construct the recommended project is \$211.4 million. This is based on a building of approximately 256,720 gross square feet with appropriate site development, 10 surface parking spaces, and 33 basement level secure parking spaces.

Construction costs are estimated to be \$173.5 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 and include a 5 percent contingency.

Project costs are added to the construction costs and include land acquisition cost, 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

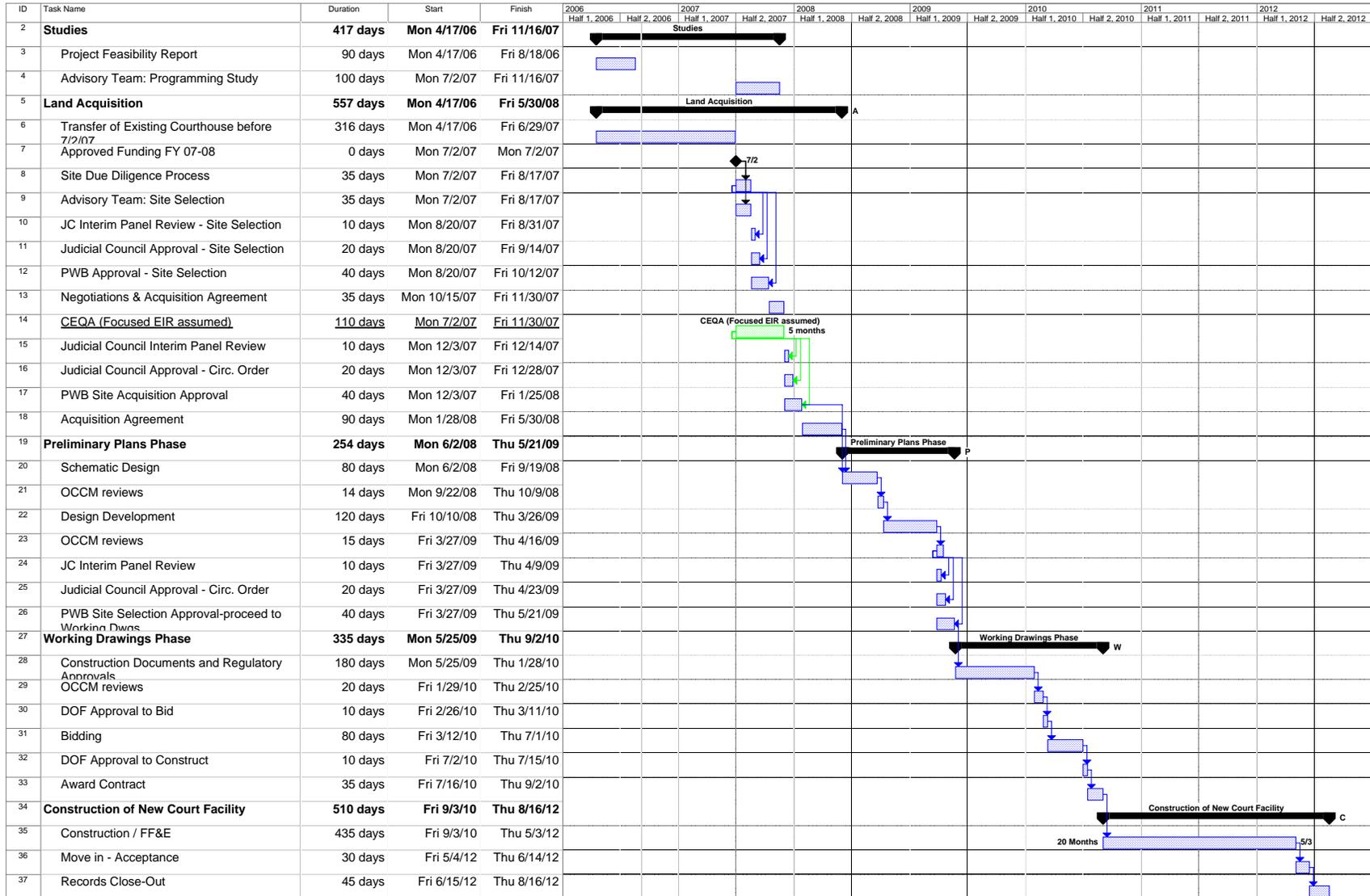
Preliminary project schedules have been developed assuming that funding is included in the 2007-2008 budget act and the site acquisition process is successful. A compressed schedule for preliminary and working drawings will be evaluated during the acquisition phase and based upon progress therein.

Proposed Project Schedule

Land Acquisition (including CEQA)	July 2007–May 2008
Preliminary Plans	June 2008–May 2009
Working Drawings	May 2009–September 2010
Construction	September 2010–August 2012

The project schedule is provided in Figure 18.

FIGURE 18
 Project Schedule



K. Impact on Court's 2007–2008 Support Budget

Impact on the trial court and the AOC's support budgets for FY 2007–2008 will not be material. It is anticipated that this project will impact the trial court support budget 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 improved systems and use of space. This will result in lower operating costs if reviewed incrementally.

The court will assign seven new judgeships to this site. Funding for three of the new judgeships and associated staff are included in the FY 2006–2007 Budget Act and authorized in proposed legislation, SB 56. The remaining four new judgeships are recommended for establishment in FY 2007–2008 and FY 2008–2009, pending future legislative approval. Funding for facilities is included in the SB 56 legislation and will be used to offset operations and maintenance costs of the new facility to the extent allocated to the court.

APPENDIX A

A. Executive Summary of the 2003 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 facility reuse 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 San Joaquin, dated April 30, 2003, 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 San Joaquin
Court Facilities Master Plan**

An important planning principle is that physical facilities should support court operations and enable flexibility of the court calendar. The exact time frame for offering certain services at satellite locations is yet to be determined, but facilities should be planned and built in advance of needs, to enable flexibility. Thus, the space programs for branch courts in growing areas often include holding and court capacity for expanding services beyond those currently offered. The exact timing of when operational changes are made will be determined over time by the court administrator and judges.

There is broad consensus among the bench, court administration, and the county that the top priority for capital improvement is consolidation and improvement of the court in downtown Stockton for current and future needs. The main courthouse has been retrofitted periodically over time to meet growing need for courtroom and staff space and has reached capacity. The city considers the court to be an essential anchor to reinforce continued improvement of downtown Stockton. The City of Stockton, the court, and the county have agreed to work together to realize the goal of keeping the main courthouse downtown.

The southern and western parts of the county are dramatically growing, and they are forecast to continue to grow as the greater Tracy area evolves into a Bay Area bedroom community. The court and county endorse a plan to provide a new consolidated court facility to serve the Manteca and Tracy court service area. The Tracy and Manteca courthouse sites have limited capacity to meet projected needs. The court can realize operational efficiencies by consolidating in South County. Construction of this new facility is the second priority project for the court. In the near term, some of the Manteca and Tracy court needs may have to be met in Stockton if funding for additional JPEs meets projected demand.

During the master planning process, the court considered maintaining the current calendar venues, in which juvenile dependency and all adult general jurisdiction cases are held in downtown Stockton. The court expanding court services in the branch courts of Lodi, and the consolidated Manteca/Tracy courts, Specifically, all case types, with the exception of juvenile delinquency cases to be heard at Juvenile Hall in French Camp, could be heard at all three court locations.

The recommended priority capital improvement strategy is downtown Stockton expansion in which the court expands adjacent to the existing Stockton location and vacates the County Administration Building. Use of the Court Wing will require further study. A new facility is planned in phases to serve Lodi, and juvenile hall is expanded to meet forecasted long-term service demand.

Excerpted from:

Court Facilities Master Plan, HOK

Superior Court of California, County of San Joaquin – Court Facilities Master Plan

APPENDIX B

A. Options Analysis

Introduction

In order to complete the financial analysis, cost estimates were created for the capital outlay project. It is assumed that the private lease-purchase alternative will have a project cost 10 percent lower than the traditional delivery options due to shorter construction period and tighter controls on the design consultants. Amortization calculations were created for a 25-year term for the lease revenue bond option and a 30-year term for the private financing option. 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, amortization calculations, and financial analysis worksheets.

TABLE B-2
Project Cost Estimate

	ADMINISTRATIVE OFFICE OF THE COURTS OFFICE OF COURT CONSTRUCTION AND MANAGEMENT	Summary of Costs by Phase
---	---	---------------------------

San Joaquin County - New Stockton Courthouse	New Capital Outlay
	Date Estimated: 9/5/2006
	Prepared by: E. Swickard
Location: Stockton	CCCI (Cost Estimate Basis): 4609 Jul-06
Project ID: 91.39.001	CCCI (Basis for Adjustment): 4609 Jul-06
Site - Building ID: TBD	Construction Start: 9/2/2010
AOC Project Manager: C. Ham	Construction End: 8/16/2012

Estimated Project Cost by Phase (\$ 000's)	Study (S)	Acquisition (A)	Preliminary Plans (P)	Working Drawings (W)	Construction (C)	Totals
Construction Costs						
Construction Costs (see prior page for detail)					\$130,462	\$130,462
Adjust CCCI					\$0	\$0
Escalation to Start of Construction					\$26,849	\$26,849
Escalation to Midpoint					\$7,928	\$7,928
Contingency					\$8,262	\$8,262
Construction Costs Subtotal	\$0	\$0	\$0	\$0	\$173,502	\$173,502
Architectural and Engineering						
A&E Design Services		\$522	\$5,479	\$7,045	\$3,131	\$16,177
Construction Inspection					\$0	\$0
Bid Advertising, Printing and Mailing				\$522		\$522
A&E Fees Subtotal	\$0	\$522	\$5,479	\$7,567	\$3,131	\$16,699
Site Acquisition						
Purchase Price		\$1,832				\$1,832
Site Acquisition Subtotal	\$0	\$1,832	\$0	\$0	\$0	\$1,832
Other Project Costs						
Special Consultants		\$652	\$1,044	\$1,357	\$1,148	\$4,201
Geotechnical Services & Land Surveying		\$652	\$639	\$313	\$248	\$1,853
Materials Testing Laboratory		\$326			\$652	\$978
Commissioning			\$391	\$391	\$391	\$1,174
Project/Construction Management		\$0	\$652	\$913	\$4,566	\$6,132
CEQA/Due Diligence/Mitigation/Documentation		\$848	\$783			\$1,631
Property Appraisals		\$65				\$65
Legal Services		\$261				\$261
Peer Review				\$326		\$326
Constructability/Value Review				\$0		\$0
Minimum Code Review				\$352		\$352
Moving and Relocation Expenses						\$0
Plan Checking			\$95	\$859	\$170	\$1,124
Post-Occupancy Evaluation					\$287	\$287
Utility Connections/Fees/Other		\$0			\$978	\$978
Other Project Costs Subtotal	\$0	\$2,805	\$3,605	\$4,512	\$8,441	\$19,363
A&E Fees plus Other Project Costs Subtotal	\$0	\$5,159	\$9,084	\$12,079	\$11,572	\$37,894
Total Estimated Project Costs	\$0	\$5,159	\$9,084	\$12,079	\$185,073	\$211,395
Less Funds Transferred						
Less Funds Available not Transferred						
Carryover			\$5,159	\$14,243	\$26,322	
Balance of Funds Required		\$5,159	\$14,243	\$26,322	\$211,395	\$211,395

Footnotes:

TABLE B-3
 Amortization—25-Year Term Calculation
Financing Alternative 1: Partial Revenue Bond Financing

Loan Amount: \$185,073,000

Term of the Loan: 25 years

Interest Rate: 5.25%

Monthly mortgage payments: \$1,109,045.68

Total interest paid over the life of the loan: \$147,640,711.52

Year	Loan Balance	Yearly Interest Paid	Yearly Principal Paid	Total Interest
2012	183,563,081.28	4,035,317.67	1,509,910.72	4,035,317.67
2013	179,801,948.67	9,547,415.53	3,761,132.61	13,582,733.20
2014	175,838,535.25	9,345,134.72	3,963,413.42	22,927,867.92
2015	171,661,961.98	9,131,974.87	4,176,573.27	32,059,842.79
2016	167,260,764.71	8,907,350.88	4,401,197.26	40,967,193.67
2017	162,622,862.76	8,670,646.18	4,637,901.96	49,637,839.85
2018	157,735,525.68	8,421,211.06	4,887,337.08	58,059,050.92
2019	152,585,338.39	8,158,360.85	5,150,187.29	66,217,411.77
2020	147,158,164.31	7,881,374.06	5,427,174.08	74,098,785.83
2021	141,439,106.57	7,589,490.40	5,719,057.74	81,688,276.23
2022	135,412,467.12	7,281,908.68	6,026,639.46	88,970,184.92
2023	129,061,703.62	6,957,784.64	6,350,763.50	95,927,969.56
2024	122,369,384.08	6,616,228.60	6,692,319.54	102,544,198.16
2025	115,317,138.96	6,256,303.02	7,052,245.12	108,800,501.18
2026	107,885,610.79	5,877,019.97	7,431,528.17	114,677,521.15
2027	100,054,401.02	5,477,338.37	7,831,209.77	120,154,859.52
2028	91,802,014.00	5,056,161.13	8,252,387.01	125,211,020.65
2029	83,105,798.04	4,612,332.18	8,696,215.96	129,823,352.83
2030	73,941,883.18	4,144,633.28	9,163,914.86	133,967,986.11
2031	64,285,115.69	3,651,780.65	9,656,767.50	137,619,766.75
2032	54,108,989.01	3,132,421.47	10,176,126.67	140,752,188.22
2033	43,385,571.05	2,585,130.17	10,723,417.97	143,337,318.39
2034	32,085,427.42	2,008,404.52	11,300,143.62	145,345,722.91
2035	20,177,540.76	1,400,661.47	11,907,886.67	146,746,384.39
2036	7,629,225.47	760,232.86	12,548,315.28	147,506,617.24
2037	0.00	134,094.28	7,629,225.47	147,640,711.52
Year	Loan Balance	Yearly Interest Paid	Yearly Principal Paid	Total Interest

TABLE B-4
 Amortization—30-Year Term Calculation
Financing Alternative 3: Private Financing/Lease Purchase

Loan Amount: \$197,326,800 Term of the Loan: 30 years
 Interest Rate: 7 %` Monthly mortgage payments: \$1,265,575.03
 Total interest paid over the life of the loan: \$265,381,506.22

Year	Loan Balance	Yearly Interest Paid	Yearly Principal Paid	Total Interest
2012	189,596,320.33	4,433,116.44	629,183.67	4,433,116.44
2013	187,618,507.23	13,209,087.25	1,977,813.10	17,642,203.68
2014	185,497,717.87	13,066,110.98	2,120,789.36	30,708,314.66
2015	183,223,616.47	12,912,798.94	2,274,101.40	43,621,113.60
2016	180,785,120.09	12,748,403.97	2,438,496.37	56,369,517.57
2017	178,170,344.62	12,572,124.87	2,614,775.48	68,941,642.43
2018	175,366,546.81	12,383,102.53	2,803,797.81	81,324,744.97
2019	172,360,062.23	12,180,415.76	3,006,484.58	93,505,160.73
2020	169,136,238.64	11,963,076.75	3,223,823.59	105,468,237.48
2021	165,679,364.58	11,730,026.28	3,456,874.06	117,198,263.76
2022	161,972,592.81	11,480,128.57	3,706,771.77	128,678,392.33
2023	157,997,858.21	11,212,165.74	3,974,734.60	139,890,558.07
2024	153,735,789.72	10,924,831.85	4,262,068.49	150,815,389.93
2025	149,165,615.96	10,616,726.58	4,570,173.76	161,432,116.50
2026	144,265,063.97	10,286,348.34	4,900,552.00	171,718,464.85
2027	139,010,250.67	9,932,087.04	5,254,813.30	181,650,551.89
2028	133,375,566.49	9,552,216.16	5,634,684.18	191,202,768.06
2029	127,333,550.54	9,144,884.39	6,042,015.95	200,347,652.44
2030	120,854,756.76	8,708,106.56	6,478,793.78	209,055,759.01
2031	113,907,610.46	8,239,754.04	6,947,146.31	217,295,513.04
2032	106,458,254.38	7,737,544.26	7,449,356.08	225,033,057.31
2033	98,470,383.75	7,199,029.71	7,987,870.63	232,232,087.02
2034	89,905,069.30	6,621,585.89	8,565,314.45	238,853,672.91
2035	80,720,567.58	6,002,398.62	9,184,501.72	244,856,071.52
2036	70,872,117.48	5,338,450.24	9,848,450.10	250,194,521.77
2037	60,311,722.12	4,626,504.98	10,560,395.36	254,821,026.75
2038	48,987,914.93	3,863,093.15	11,323,807.19	258,684,119.90
2039	36,845,508.79	3,044,494.21	12,142,406.14	261,728,614.10
2040	23,825,327.13	2,166,718.68	13,020,181.66	263,895,332.78
2041	9,863,915.48	1,225,488.69	13,961,411.65	265,120,821.47
2042	0.00	260,684.75	9,863,915.48	265,381,506.22
Year	Loan Balance	Yearly Interest Paid	Yearly Principal Paid	Total Interest

TABLE B-5
 Economic Analysis—30-Year Period
 Cost Comparison—Cumulative Cost Summary—All Financing Alternatives

Year	Alternative 1 Lease/Revenue	Alternative 2 Pay-As-You-Go	Alternative 3 Third Party Financing
2007-2011	\$26,322,000	\$211,395,000	\$0
2012-2016	\$83,992,375		\$65,809,902
2017-2021	\$150,535,116		\$141,744,403
2022-2026	\$217,077,857		\$217,678,905
2027-2031	\$283,620,598		\$293,613,407
2032-2036	\$350,163,339		\$369,547,909
2037-2041	\$360,144,750		\$445,482,411
2042-2046			\$456,872,586

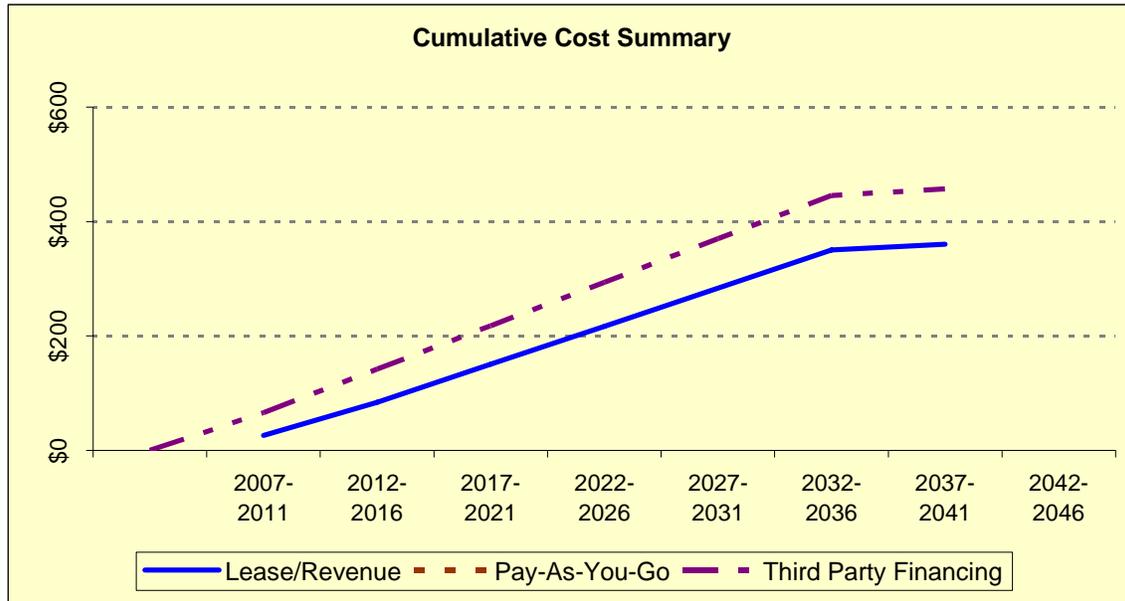


TABLE B-6
 Economic Analysis—30-Year Period
 Cost Comparison of All Financing Alternatives—5-Year Increments

Year	Alternative 1 Lease/Revenue	Alternative 2 Pay-As-You-Go	Alternative 3 Third Party Financing
2007-2011	\$26,322,000	\$211,395,000	\$0
2012-2016	\$57,670,375	\$0	\$65,809,902
2017-2021	\$66,542,741	\$0	\$75,934,502
2022-2026	\$66,542,741	\$0	\$75,934,502
2027-2031	\$66,542,741	\$0	\$75,934,502
2032-2036	\$66,542,741	\$0	\$75,934,502
2037-2041	\$9,981,411	\$0	\$75,934,502
2042-2046	\$0	\$0	\$11,390,175
Total Cost:	\$360,144,750	\$211,395,000	\$456,872,586
NPV Total:	\$221,679,905	\$194,581,784	\$252,223,500
NPV % of total cost	62%	92%	55%

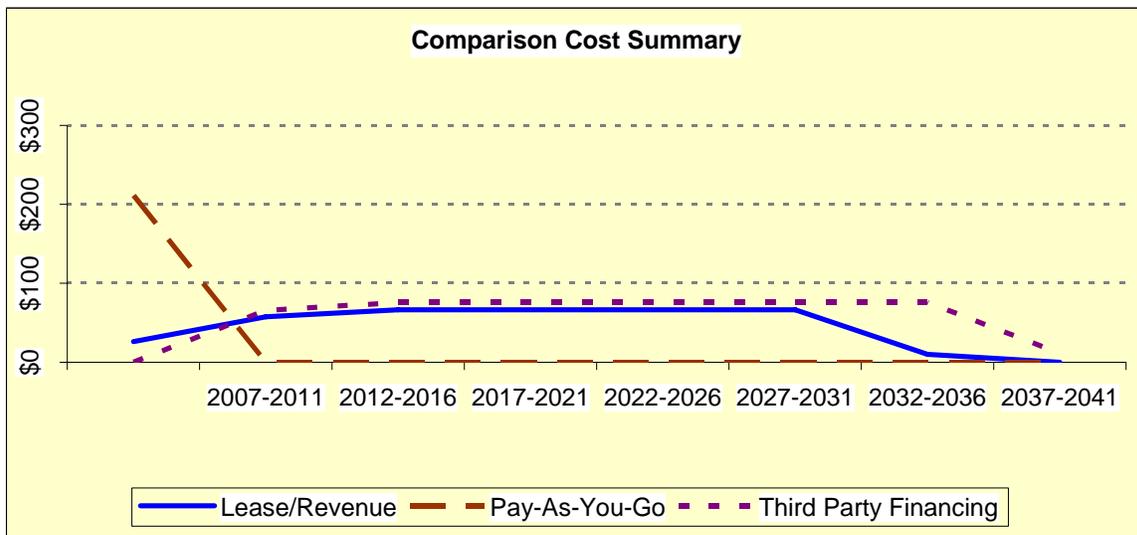


TABLE B-7
 Term of Analysis—30 Years
Cost Comparison of All Financing Alternatives—By Year

Year	Alternative 1 Lease/Revenue	Alternative 2 Pay-As-You-Go	Alternative 3 Third Party Financing
2007	\$14,243,000	\$14,243,000	\$0
2008	\$12,079,000	\$12,079,000	\$0
2009	\$0	\$185,073,000	\$0
2010	\$0	\$0	\$0
2011	\$0	\$0	\$0
2012	\$4,436,183	\$0	\$5,062,300
2013	\$13,308,548	\$0	\$15,186,900
2014	\$13,308,548	\$0	\$15,186,900
2015	\$13,308,548	\$0	\$15,186,900
2016	\$13,308,548	\$0	\$15,186,900
2017	\$13,308,548	\$0	\$15,186,900
2018	\$13,308,548	\$0	\$15,186,900
2019	\$13,308,548	\$0	\$15,186,900
2020	\$13,308,548	\$0	\$15,186,900
2021	\$13,308,548	\$0	\$15,186,900
2022	\$13,308,548	\$0	\$15,186,900
2023	\$13,308,548	\$0	\$15,186,900
2024	\$13,308,548	\$0	\$15,186,900
2025	\$13,308,548	\$0	\$15,186,900
2026	\$13,308,548	\$0	\$15,186,900
2027	\$13,308,548	\$0	\$15,186,900
2028	\$13,308,548	\$0	\$15,186,900
2029	\$13,308,548	\$0	\$15,186,900
2030	\$13,308,548	\$0	\$15,186,900
2031	\$13,308,548	\$0	\$15,186,900
2032	\$13,308,548	\$0	\$15,186,900
2033	\$13,308,548	\$0	\$15,186,900
2034	\$13,308,548	\$0	\$15,186,900
2035	\$13,308,548	\$0	\$15,186,900
2036	\$13,308,548	\$0	\$15,186,900
2037	\$9,981,411	\$0	\$15,186,900
2038			\$15,186,900
2039			\$15,186,900
2040			\$15,186,900
2041			\$15,186,900
2042			\$11,390,175
Total	\$360,144,750	\$211,395,000	\$456,872,586

TABLE B-8
 Economic Analysis—30-Year Period
Financing Alternative 1: Partial Revenue Bond Financing

Estimated Project Cost (Pay-As-You-Go): \$	\$26,322,000	Total BGSF:	256,720
Estimated Project Cost (Bond Funds):	\$185,073,000	Interest Rate:	5.25%
Total Project Cost:	\$211,395,000	Inflation Rate:	3.00%
Term of the Bond: 25 Years			

	Monthly Payment	Cost by Year
2007	\$0	\$14,243,000
2008	\$0	\$12,079,000
2009	\$0	\$0
2010	\$0	\$0
2011	\$0	\$0
2012	\$1,109,045.68	\$4,436,183
2013	\$1,109,045.68	\$13,308,548
2014	\$1,109,045.68	\$13,308,548
2015	\$1,109,045.68	\$13,308,548
2016	\$1,109,045.68	\$13,308,548
2017	\$1,109,045.68	\$13,308,548
2018	\$1,109,045.68	\$13,308,548
2019	\$1,109,045.68	\$13,308,548
2020	\$1,109,045.68	\$13,308,548
2021	\$1,109,045.68	\$13,308,548
2022	\$1,109,045.68	\$13,308,548
2023	\$1,109,045.68	\$13,308,548
2024	\$1,109,045.68	\$13,308,548
2025	\$1,109,045.68	\$13,308,548
2026	\$1,109,045.68	\$13,308,548
2027	\$1,109,045.68	\$13,308,548
2028	\$1,109,045.68	\$13,308,548
2029	\$1,109,045.68	\$13,308,548
2030	\$1,109,045.68	\$13,308,548
2031	\$1,109,045.68	\$13,308,548
2032	\$1,109,045.68	\$13,308,548
2033	\$1,109,045.68	\$13,308,548
2034	\$1,109,045.68	\$13,308,548
2035	\$1,109,045.68	\$13,308,548
2036	\$1,109,045.68	\$13,308,548
2037	\$1,109,045.68	\$9,981,411
Total Project Cost		\$360,144,750

Total - Net Present Value	\$221,679,905
----------------------------------	----------------------

Notes:

1. Site acquisition, preliminary planning, and working drawings will be funded on a pay-as-you-go basis.
2. Lease revenue bonds will be used for construction, payment to begin at occupancy in August 2012.

TABLE B-9
 Economic Analysis—30-Year Period
Financing Alternative 2: Pay-As-You-Go Financing

Estimated Project Cost:		\$211,395,000
Annual Inflation Rate:		3.0%
Term of the Analysis:		30 Years
	Total Gross Sq. Ft.	Cost/yr Project
2007		\$14,243,000
2008		\$12,079,000
2009	256,720	\$185,073,000
2010		\$0
2011		\$0
2012		\$0
2013		\$0
2014		\$0
2015		\$0
2016		\$0
2017		\$0
2018		\$0
2019		\$0
2020		\$0
2021		\$0
2022		\$0
2023		\$0
2024		\$0
2025		\$0
2026		\$0
2027		\$0
2028		\$0
2029		\$0
2030		\$0
2031		\$0
2032		\$0
2033		\$0
2034		\$0
2035		\$0
2036		\$0
2037		\$0
Total - Project Cost		\$211,395,000
Total - Net Present Value		\$194,581,784

TABLE B-10
 Economic Analysis—30-Year Period
Financing Alternative 3: Private Financing/Lease Purchase

Estimated Project Cost:	\$190,255,500	Total BGSF:	256,720
Term of the Contract:	30 Years	Interest Rate:	7.0%
		Inflation Rate:	3.0%

	Monthly Payment	Cost by Year
2007	\$0	\$0
2008	\$0	\$0
2009	\$0	\$0
2010	\$0	\$0
2011	\$0	\$0
2012	\$1,265,575.03	\$5,062,300
2013	\$1,265,575.03	\$15,186,900
2014	\$1,265,575.03	\$15,186,900
2015	\$1,265,575.03	\$15,186,900
2016	\$1,265,575.03	\$15,186,900
2017	\$1,265,575.03	\$15,186,900
2018	\$1,265,575.03	\$15,186,900
2019	\$1,265,575.03	\$15,186,900
2020	\$1,265,575.03	\$15,186,900
2021	\$1,265,575.03	\$15,186,900
2022	\$1,265,575.03	\$15,186,900
2023	\$1,265,575.03	\$15,186,900
2024	\$1,265,575.03	\$15,186,900
2025	\$1,265,575.03	\$15,186,900
2026	\$1,265,575.03	\$15,186,900
2027	\$1,265,575.03	\$15,186,900
2028	\$1,265,575.03	\$15,186,900
2029	\$1,265,575.03	\$15,186,900
2030	\$1,265,575.03	\$15,186,900
2031	\$1,265,575.03	\$15,186,900
2032	\$1,265,575.03	\$15,186,900
2033	\$1,265,575.03	\$15,186,900
2034	\$1,265,575.03	\$15,186,900
2035	\$1,265,575.03	\$15,186,900
2036	\$1,265,575.03	\$15,186,900
2037	\$1,265,575.03	\$15,186,900
2038	\$1,265,575.03	\$15,186,900
2039	\$1,265,575.03	\$15,186,900
2040	\$1,265,575.03	\$15,186,900
2041	\$1,265,575.03	\$15,186,900
2042	\$1,265,575.03	\$11,390,175

Total Project Cost	\$456,872,586
---------------------------	----------------------

Total - Net Present Value	\$252,223,500
----------------------------------	----------------------

APPENDIX C

A. Detailed Space Program for the New Stockton Court

Introduction

A detailed space program was developed for the proposed project. The space program included in the 2003 master plan was used as a basis. This program was updated for current staffing and functions and edited per the new facilities guidelines.

The following tables include worksheets for each major court component.

Superior Court of California, County of San Joaquin
 Projected Staff and Space Requirements Summary for Stockton

Division or Functional Area	Projected Need		
	Courtrooms	Staff	BGSF
Stockton Courthouse			
Court Administration		53.00	9,356
Courtroom / Judicial Support		76.00	8,871
Court Sets / Judiciary	29	43.00	98,359
Criminal Division Staff		83.00	12,652
Civil Division Staff		39.00	8,130
Family Court Staff		50.00	11,902
Court and Building Operations		16.00	40,892
Subtotal Staff & Departmental Gross Square Feet	29	360.00	190,162
Interdepartmental Circulation/Restrooms/Bldg. Support ¹		25%	47,540
Building Envelope/Mechanical/Electrical ²		10%	19,016
Total Building Gross Area			256,719
BGSF Per Courtroom			8,852

Notes:

1. Includes staff restrooms, public restrooms, public telephones, drinking fountains, janitor's closets, etc.
2. Includes telecommunication and electrical closets, mechanical shafts, elevator machine room, etc.

**Superior Court of California, County of San Joaquin
New Stockton Court**

Appendix C

Superior Court of California, County of San Joaquin
Projected Staff and Space Requirements for Stockton

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Court Administration						
Court Executive Officer	300	1.00		300		
Assistant Court Executive Officer (1)	225	2.00		450		
Deputy Court Executive Officer	175	1.00		175		
Court Administrative Specialist	100	2.00		200		
Secretary	80	1.00		80		
Fiscal Manager	150	1.00		150		
Accountant Auditor II	80	3.00		240		
Accounting Staff	64	6.00		384		
Administrative Assistant II	80	2.00		160		
Accounts Payable	64	2.00		128		
Human Resources Manager	150	1.00		150		
HR Support-Office Assistant III	80	4.00		320		
Purchasing Agent (was supervising support services)	150	1.00		150		
Purchasing/Support Services	64	2.00		128		
Public Information Officer	120	1.00		120		
Departmental Systems Coordinator	120	1.00		120		
System Technicians	64	10.00		640		
Court Records Manager (On-site)	150	1.00		150		
Court Records Supervisor	64	1.00		64		
Records Support Staff (includes exhibit clerk)	64	7.00		448		
Facilities Manager	150	1.00		150		
Receptionist	64	2.00		128		
<i>Reception Waiting Area</i>	100		1	100		
<i>Multi-purpose Conference Room</i>	360		1	360		
<i>HR Training Room</i>	800		1	800		
<i>Procurement Library</i>	200		1	200		
<i>IS Work Room</i>	300		1	300		
<i>IS Secure Equipment Storage</i>	150		1	150		
<i>Video Conference Room</i>	240		1	240		
<i>Work/Copy Room</i>	140		1	140		
<i>Coat Closet</i>	18		4	72		
Total Court Administration / Support Services		53.00		7,197		1.30
Department Gross Square Feet					9,356	

(1) Three positions currently due to merger of systems.

**Superior Court of California, County of San Joaquin
New Stockton Court**

Appendix C

Superior Court of California, County of San Joaquin
Projected Staff and Space Requirements for Stockton

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Courtroom / Judicial Support						
Court Operations Manager	150	1.00		150		
Court Reporter Manager	150	1.00		150		
Court Reporter Supervisor	100	1.00		100		
Court Reporters	64	28.00		1,792		
Clerical Staff (Court Reporters)	64	2.00		128		
Supervising Legal Research Attorney	150	1.00		150		
Attorney IV - Legal Research	140	7.00		980		
Interpreter Manager	150	1.00		150		
Interpreters	64	15.00		960		
Supervising Courtroom Clerks	100	2.00		200		
Courtroom Clerks (Roving) ¹	80	5.00		400		
Therapeutic Court Manager	150	1.00		150		
Therapeutic Court Coordinator	80	1.00		80		
Therapeutic Court Case Managers	120	4.00		480		
Therapeutic Court Office Assistant	64	4.00		256		
Therapeutic Court Alumni Staff	64	2.00		128		
<i>Court Reporter Production Area</i>	200		1	200		
<i>Work/Copy Room</i>	140		2	280		
<i>Coat Closet</i>	18		5	90		
Total Court Administration / Support Services		76.00		6,824		1.30
Department Gross Square Feet					8,871	

Footnotes:

1. Four courtrooms will have 2 courtroom clerks each, 25 courtrooms will have 1 courtroom clerk each, 5 courtroom clerks will be roving clerks with a central workstation.

**Superior Court of California, County of San Joaquin
New Stockton Court**

Appendix C

Superior Court of California, County of San Joaquin
Projected Staff and Space Requirements for Stockton

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Court Sets / Judiciary						
Court Sets						
<i>Courtroom Large (ceremonial & high-volume)</i>	2,400		3	7,200		
<i>Courtroom Multi-purpose (jury)</i>	1,750		26	45,500		
<i>Equipment Room</i>	80		10	800		
Subtotal Courtrooms		0.00	29	53,500	64,200	1.20
<i>Jury Suite (2 toilets, kitchenette and closet)</i>	470		15	7,050		
<i>Attorney/Client/Witness Rooms</i>	100		58	5,800		
<i>Law Enforcement Waiting</i>	100		1	100		
<i>Shared Courtroom Holding (2 cells, 1 interview)</i>	140		15	2,030		
<i>Courtroom Waiting</i>	220		29	6,380		
<i>Courtroom Technology/Equipment Room</i>	80		29	2,320		
<i>Exhibit Storage Closet</i>	50		29	1,450		
Total Court Sets		0.00		25,130	30,156	1.20
Judiciary/Courtroom Support²						
Judicial Chambers (includes toilet and closet)	400	0.00		29		
Senior Judicial Secretary ³	80	1.00		80		
Judicial Secretaries ³	80	9.00		720		
Courtroom Clerks ¹	0	33.00				
<i>Chambers Waiting/Reception</i>	50		5	250		
<i>Conference Room/Legal Collection</i>	240		5	1,200		
<i>Judicial Break Room</i>	60		5	300		
<i>Copy/Workroom/Supply Alcove</i>	100		5	500		
Total Judiciary		43.00		3,079	4,003	1.30
Total Court Sets / Judiciary		43.00		81,709		
Department Gross Square Feet					98,359	

Footnotes:

1. Four courtrooms will have 2 courtroom clerks each, 25 courtrooms will have 1 courtroom clerk each, 5 courtroom clerks will be roving clerks with a central workstation.
2. Courtroom support calculated on assumption of 6 courtrooms per floor resulting in five floors of judicial space.
3. Judicial secretary total based on 2 secretaries per 6 JPE; count includes senior level staff.

**Superior Court of California, County of San Joaquin
New Stockton Court**

Appendix C

Superior Court of California, County of San Joaquin
Projected Staff and Space Requirements for Stockton

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Criminal Division Staff						
Court Manager	150	1.00		150		
Legal Process Supervisors (Criminal)	100	2.00		200		
Legal Process Supervisors (Traffic)	100	2.00		200		
Criminal Clerks	64	35.00		2,240		
Traffic Clerks	64	35.00		2,240		
<i>Service Counter Area (Criminal)</i>						
<i>Counter workstation (unassigned)</i>	48		6	288		
<i>Queuing Area</i>	14		30	420		
<i>Workcounter/Form Storage</i>	100		1	100		
<i>Photocopier/Printers (staff support)</i>	120		2	240		
<i>Service Counter Area (Traffic)</i>						
<i>Counter workstation (assigned to Traffic Clerk)</i>	48	8.00		384		
<i>Queuing Area</i>	14		48	672		
<i>Workcounter/Form Storage</i>	100		1	100		
<i>Photocopier/Printers (staff support)</i>	120		2	240		
<i>Public Document Review</i>	300		1	300		
<i>Active Records</i>						
<i>Active Criminal Files; 42" x 7 shelf unit</i>	12		40	480		
<i>Active Traffic Files; 42" x 7 shelf unit</i>	12		40	480		
<i>File Scanning Station</i>	40		2	80		
<i>File Staging Area</i>	60		2	120		
<i>Sorting Workstation</i>	40		2	80		
<i>File Carts</i>	6		6	36		
<i>Copy/Work Room</i>	250		1	250		
<i>Coat Closet</i>	18		4	72		
Total Criminal Division Staff		83.00		9,372		1.35
Department Gross Square Feet					12,652	

**Superior Court of California, County of San Joaquin
New Stockton Court**

Appendix C

Superior Court of California, County of San Joaquin
Projected Staff and Space Requirements for Stockton

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Civil Division Staff						
Court Manager	150	1.00		150		
Legal Process Supervisors	100	2.00		200		
Legal Clerks	64	30.00		1,920		
Appeals Staff (Civil & Crim)	64	6.00		384		
<i>Alternative Dispute Resolution Center</i>						
Settlement Conference Room	240		4	960		
Caucus Room	100		1	100		
Reception/Waiting	150		1	150		
<i>Service Counter Area</i>						
Counter workstation (unassigned)	48		6	288		
Queuing Area	14		30	420		
Workcounter/Form Storage	100		1	100		
Photocopier/Printers (staff support)	120		2	240		
Public Document Review	300		1	300		
<i>Active Records</i>						
Active Civil Files: 42" x 7 shelf unit	12		30	360		
File Scanning Station	40		1	40		
File Staging Area	60		1	60		
Sorting Workstation	40		1	40		
File Carts	6		4	24		
Copy/Work Room	250		1	250		
Coat Closet	18		2	36		
Total Civil Division Staff		39.00		6,022		1.35
Department Gross Square Feet					8,130	

**Superior Court of California, County of San Joaquin
New Stockton Court**

Appendix C

Superior Court of California, County of San Joaquin
Projected Staff and Space Requirements for Stockton

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Family Court Staff						
Court Manager	150	1.00		150		
Legal Process Supervisor	100	2.00		200		
Family Legal Clerks	64	30.00		1,920		
<i>Service Counter Area</i>						
<i>Counter workstation (unassigned)</i>	48		6	288		
<i>Queuing Area</i>	14		30	420		
<i>Workcounter/Form Storage</i>	100		1	100		
<i>Photocopier/Printers (staff support)</i>	120		2	240		
<i>Public Document Review</i>	300		1	300		
<i>Active Records</i>						
<i>Active Family Files; 42" x 7 shelf unit</i>	12		40	480		
<i>File Scanning Station</i>	40		1	40		
<i>File Staging Area</i>	60		1	60		
<i>Sorting Workstation</i>	40		1	40		
<i>File Carts</i>	6		6	36		
<i>Copy/Work Room</i>	250		1	250		
<i>Coat Closet</i>	18		2	36		
Total Family Court Staff		33.00		4,560	6,156	1.35
Family Court Mediation Unit						
Attorney IV-Facilitator	140	1.00		140		
Attorney IV- Assistant Facilitator	140	1.00		140		
Facilitator Staff	80	5.00		400		
Court Family & Children Services Director	150	1.00		150		
Family Court Mediators	225	6.00		1,350		
Probate Investigators	80	3.00		240		
<i>Mediation Waiting Area</i>	180		1	180		
<i>Mediation Room</i>	250		4	1,000		
<i>Workshop Room</i>	360		1	360		
<i>Child Waiting for Family Court Witnesses</i>	180		1	180		
<i>Equipment Room/Alcove</i>	80		1	80		
<i>Coat Closet</i>	18		2	36		
Total Family Mediation Unit		17.00		4,256	5,746	1.35
Total Family Court Staff		50.00		8,816		
Department Gross Square Feet					11,902	

**Superior Court of California, County of San Joaquin
New Stockton Court**

Appendix C

Superior Court of California, County of San Joaquin
Projected Staff and Space Requirements for Stockton

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Court and Building Operations						
Public Area						
<i>Entry Vestibule</i>	200		1	200		
<i>Security Screening Queuing</i>	14		50	700		
<i>Weapons Screening Station</i>	250		3	750		
<i>Secure Public Lobby</i>	2,000		1	2,000		
<i>Information Kiosk or Counter</i>	64		1	64		
<i>Public Vending Area</i>	160		1	160		
Subtotal Public Area		0.00		3,874	4,649	1.20
Court Security Operations						
<i>Central Control Room</i>	250		1	250		
<i>Security Equipment Closet</i>	100		1	100		
<i>Management Office (Lieut., Sergeant)</i>	120		2	240		
<i>Interview/Holding Room</i>	64		1	64		
<i>Men's Locker/Shower/Toilet Room</i>	300		1	300		
<i>Women's Locker/Shower/Toilet Room</i>	200		1	200		
<i>Copy/Supply Alcove</i>	80		1	80		
<i>Coat Closet</i>	18		1	18		
Total Court Security Operations		0.00		1,252	1,628	1.30
Jury Assembly Area						
<i>Jury Supervisor</i>	100	1.00		100		
<i>Jury Assembly Staff</i>	80	5.00		400		
<i>Jury Processing</i>						
<i>Check-in Counter Station</i>	64		6	384		
<i>Queuing Area (25% of jury call)</i>	14		150	2,100		
<i>Forms Counter (10% of jury call)</i>	5		60	300		
<i>Copier/Printer/Supplies</i>	120		1	120		
<i>Jury Assembly/Waiting (assume call of 600)</i>						
<i>General Seating</i>	12		560	6,720		
<i>Computer Carrel</i>	20		20	400		
<i>Table Seating</i>	20		20	400		
<i>Vending Area</i>	115		1	115		
<i>Women's Restroom (5 toilets/lactation room)</i>	300		1	300		
<i>Men's Restroom (2 toilets/3 urinals)</i>	264		1	264		
Total Jury Assembly Area		6.00		11,603	15,664	1.35
Self Help Service Center						
<i>Resource Staff</i>	80	4.00		320		
<i>Reception/Waiting Area</i>	14		16	224		
<i>Copy/Printer/Supplies</i>	120		1	120		
<i>Children's Play Area</i>	60		1	60		
<i>Computer Workstation</i>	40		10	400		
<i>Book Shelving</i>	12		6	72		
<i>Work Table w/Four Seats</i>	72		4	288		
<i>Orientation Room</i>	200		1	200		
Total Self Help Service Center		4.00		1,684	2,189	1.30
Court Support						
<i>Mail Processing and Distribution Center¹</i>	300	4.00	1	300		
<i>Case Retention/Exhibits Storage</i>	400		1	400		
<i>Staff Break Rooms²</i>	150		8	1,200		
<i>Staff Lactation Room</i>	64		1	64		
<i>Staff Shower/Restroom (1M/1F)</i>	80		2	160		
Total Court Support		4.00		2,124	2,549	1.20

**Superior Court of California, County of San Joaquin
New Stockton Court**

Appendix C

Superior Court of California, County of San Joaquin
Projected Staff and Space Requirements for Stockton

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Court and Building Operations						
Related Justice Agency Space						
<i>Multipurpose Rooms (DA, PD, Prob., Health & Human Svc., etc.)</i>	120		4	480		
<i>Agency Staff Convenience Center</i>	150		1	150		
<i>Volunteer Coordinator</i>	100		1	100		
Total Justice Agency Space		0.00		730	876	1.20
Children's Waiting Room						
<i>Security/Check-in Station</i>	60		1	60		
<i>Reading Area</i>	80		1	80		
<i>Computer Area</i>	40		1	40		
<i>Television Viewing Area</i>	80		1	80		
<i>Clerk/Volunteer Workstation</i>	48	2.00		96		
<i>Supply/Toy Storage</i>	20		1	20		
<i>Restroom w/Diaper Changing</i>	80		1	80		
<i>Sink Counter</i>	24		1	24		
Total Children's Waiting		2.00		480	624	1.30
In-Custody Holding						
<i>Vehicular Sallyport³</i>	3,000		1	0		
<i>Pedestrian Sallyport</i>	200		1	200		
<i>Control Room</i>	180		1	180		
<i>Central Holding</i>						
<i>Group Holding - Male</i>	150		10	1,500		
<i>Group Holding - Female</i>	150		8	1,200		
<i>Individual Holding - Male</i>	60		15	900		
<i>Individual Holding - Female</i>	60		8	480		
<i>Court Dressing Room</i>	40		2	80		
<i>Attorney/Detainee Interview Rooms</i>	60		10	600		
<i>Attorney Vestibule/Reception/Waiting</i>	60		1	60		
<i>Booking Station</i>	100		1	100		
<i>Storage Room</i>	100		1	100		
<i>Staff Restroom</i>	60		1	60		
<i>Break Area</i>	80		1	80		
Total In-Custody Holding		0.00		5,540	8,310	1.50
Inactive Records Storage						
<i>Inactive Files/Microfilm Storage⁴</i>	1,000		1	1,000		
Total Records Storage		0.00		1,000	1,200	1.20
Support for Building Operations						
<i>Loading/Receiving Area</i>	200		1	200		
<i>Central Storage (paper, office supplies, forms, etc)</i>	600		1	600		
<i>Computer Room</i>	400		1	400		
<i>Telecommunications Equipment Room⁵</i>	200		1	200		
<i>Main Electrical Room⁵</i>	200		1	200		
<i>Media Room</i>	150		1	150		
<i>Trash/Recycling Collection Room</i>	180		1	180		
<i>Housekeeping Office/Storage</i>	200		1	200		
<i>Maintenance Equipment Storage</i>	180		1	180		
<i>Workshop</i>	180		1	180		
<i>Outdoor Equipment Room</i>	180		1	180		
Subtotal Building Operations		0.00		2,670	3,204	1.20
Total Court and Building Operations		16.00		30,957		
Department Gross Square Feet					40,892	

Footnotes:

1. Assumes court will not longer use county mail services.
2. One break room per 40 staff, not including JPE.
3. Sallyport space included in basement program.
4. Storage requirements assume that all documents will eventually be stored in imaged format.
5. Satellite telecommunications and electrical rooms are included in building gross square foot calculation.

APPENDIX D

A. City of Stockton Resolution for Land Donation

Introduction

The following letter of resolution documents the willingness of the City of Stockton to donate land for the new courthouse projects. This letter expresses the City's interest in providing a site that is suitable for the new court location, contingent upon the success of the projects funding, CEQA analysis, and site studies.

Resolution No. **05-0114**

STOCKTON CITY COUNCIL

RESOLUTION COMMITTING THE CITY OF STOCKTON TO DONATE LAND, COMMONLY REFERRED TO AS HUNTER SQUARE PLAZA TO THE SUPERIOR COURTS OF CALIFORNIA-COUNTY OF SAN JOAQUIN FOR THE PURPOSE OF CONSTRUCTING A NEW COURTHOUSE, AND AUTHORIZING THE CITY MANAGER TO DELIVER A LETTER TO THE SUPERIOR COURTS OF CALIFORNIA, COUNTY OF SAN JOAQUIN, STATING THAT THE CITY OF STOCKTON COMMITS ITSELF TO DONATE LAND, COMMONLY REFERRED TO AS HUNTER SQUARE PLAZA, FOR THE PURPOSE OF CONSTRUCTING A NEW COURT HOUSE.

WHEREAS, the Superior Court of California, County of San Joaquin (the "Court"), is desirous of expanding its existing downtown Stockton court facility, in part or in whole, on property commonly referred to as Hunter Square Plaza in downtown Stockton; and

WHEREAS, Hunter Square Plaza is owned by the City of Stockton (the "City"); and

WHEREAS, the City is supportive of the Court's expansion and renovation plans; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. The City commits itself, subject to certain conditions set forth below, to donate Hunter Square Plaza (the "Property") to the Court.
2. The City's commitment to donate the Property is subject to, among other matters, confirmation that there are no legal prohibitions to such a transfer. In that regard a preliminary title report has been ordered. Further, the City desires to assure adequate access to current property owners in the adjacent area and may require certain utility and other necessary easements.
3. The property transfer will be considered for final approval by the City Council following the Court's communication to the City, in writing, that the Court has complied with the California Environmental Quality Act, has all the necessary funding, has an executable strategy to proceed with its plans, and that the Court is committed to moving forward with its expansion plans in the immediate future.
4. Upon satisfaction of the foregoing conditions and receipt of the aforementioned communication from the Court, and the satisfaction of any procedural

CITY ATTY
REVIEW 
DATE MAR 18 2005

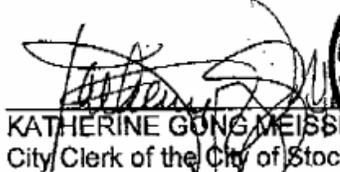
requirements pertaining to the transfer as provided in the City Charter or Municipal Code, the City Council commits to authorizing the transfer. However, should there arise during the course of the City's review of the title to the Property or the environmental review process, any legal or other reason that is significant in the view of the City Council, the City Council retains its discretion to not authorize the donation of the Property to the Court.

PASSED, APPROVED AND ADOPTED MAR 22 2005



EDWARD J. CHAVEZ, Mayor
of the City of Stockton

ATTEST:



KATHERINE GONG WEISS
City Clerk of the City of Stockton



:\ODM\GRP\WSE\COS.CA.CA_Library\1872.1