

Superior Court of California
County of Yolo
New Woodland Courthouse

PROJECT FEASIBILITY REPORT

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ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

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I. EXECUTIVE SUMMARY

A. Introduction

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

B. Statement of Project Need

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

- Consolidate six unsafe and overcrowded facilities in poor condition;
- Increase court operational efficiency and improve public service through consolidation of all adult and juvenile court operations in one location in the County of Woodland population center; and
- Expand court services by increasing the capacity for judicial proceedings from 13 to 14, including consolidating 13 existing courtrooms and providing for one additional courtroom for the new judgeship authorized in Assembly Bill 159 in FY 2007-2008.

The Superior Court of California, County of Yolo serves the residents of Yolo County in six separate facilities. These facilities poorly serve the growing needs of the superior court and the lack of consolidated facilities exacerbates the functional problems of the court facilities. The main courthouse is the historic Woodland Courthouse, which was constructed in 1917 as a shared court and county facility and is a national historic registered property. The county vacated the building in 1985 except for the district attorney's office, which remained in the building until 1993. The historic courthouse has been renovated as the court has grown and now houses eight marginal courtrooms. This facility has significant security problems, severe accessibility deficiencies, is very overcrowded, has many physical problems, and prevents the court from providing safe and efficient court services to the public. To meet current space needs, the court operates five other facilities, many with courtrooms, spread throughout the downtown Woodland area.

The proposed project—construction of a new 14-courtroom—will replace all six-court facilities in Yolo County. These facilities are: the Historic Courthouse, the Old Jail (Department 9), Family Support (AB1058) and Alternative Dispute Resolution (ADR), Fiscal/Human Resources/Training, Family and the designated American with Disabilities (ADA) courtroom (Department 11), and the Traffic/Small Claims/Unlawful Detainer (UD) and Drug Court/Proposition 36 Courtrooms. None of these facilities meet the needs of the court for safe, secure, and functional operations. The county will retain title to the Historic Courthouse and will occupy the building once the court vacates the space. The Old Jail building is located on a potential site that may be donated by the county for the new court facility. This structure would be vacated and demolished to allow construction of the new courthouse. The remaining to-be-

consolidated facilities are leased and those leases would be terminated or not renewed as appropriate.

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

C. Options Analysis

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

- Project Option 1: Construct a new courthouse with 14 courtrooms;
- Project Option 2; Construct a new courthouse with 16 courtrooms; 14 finished and two unfinished to provide for anticipated caseload growth; or
- Project Option 3: Renovate and expand the existing Historic Courthouse

Project Option 1—construction of a new courthouse with 14 courtrooms—is the proposed alternative for advancing this project.

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

- Financing Option 1: State Financing
- Financing Option 2: Pay-As-You-Go
- Financing Option 3: Public/Private Partnership—Build-to-Suit/Lease-Purchase-Operate

The proposed financing method is “Financing Option 1: State Financing”. With this option, the site acquisition, preliminary planning, and working drawing phases will be funded directly while the construction phase will be financed by the state. This method will ultimately cost more than the Option 2 Pay-As-You-Go but the financial resources are not available at this time to fund all projects with that approach.

D. Recommended Option

The recommended approach is to construct a new courthouse in Yolo County. The county will retain ownership of the existing Historic Courthouse and will use the space for county agencies.

The proposed new courthouse will include space for all court operations. A space program for the proposed project, which has been created in collaboration with the court, outlines a need for approximately 141,000 BGSF. Based on a site program developed to accommodate the new facility and anticipated future caseload growth, a site of approximately 7.0 acres is needed for the courthouse and surface parking.

Proposed Option 1 is recommended as the lowest initial capital cost solution for meeting current needs of the court. In replacing the existing court buildings, this project will solve the current space shortfall, increase security, replace inadequate and obsolete buildings, and provide for consolidation. This option will serve the current needs of the public and the justice system. The court estimates that this project will provide over \$350,000 in annual savings to the court's support budget as a result of the consolidation of the disparate facilities. These savings are the result of discontinued leases, centralizing janitorial and landscaping services at one site and annual security savings as perimeter screening staff will likely be reduced by 50 percent after court facilities are consolidated.

The New Woodland Court project has potential economic opportunities including possible donation of land by the County of Yolo or City of Woodland and assistance in the development of a joint use parking structure by the City of Woodland (if the project were located in downtown Woodland). Other local government entities may also be interested in providing financial incentives to the project, and these will be explored in the acquisition phase.

If funded for the FY 2008–2009 budget cycle, the court has agreed to the consolidation of the New Juvenile Courthouse project (also ranked in the Immediate Need priority group in the Trial Court Five-Year Infrastructure Plan) into the new Woodland Courthouse project. The consolidation of these two projects provides significant cost reductions to the state due to the elimination of capital outlay, land acquisition, infrastructure, parking, project costs, and ongoing costs associated with the operation of a separate juvenile court facility. If retained as a separate project, the Juvenile Courthouse would have an estimated cost of \$12.5 million (January 2007 dollars escalated to FY 2012–2013).

The estimated project cost to construct the courthouse is \$158.4 million, without financing. This cost is based on constructing a two-story building with a basement and partial mechanical penthouse. The facility would be supported by 8 secure parking spaces at the basement level and 210 parking spaces for jurors, visitors, and staff at a surface parking lot.

Preliminary project schedules have been developed assuming that funding is included in the 2008–2009 State Budget Act. This schedule is based on a traditional state sequential appropriations and design/bid/build project delivery. In the current schedule, the bond funding process will occur from July 2008 to January 2009, the acquisition phase will occur from November 2008 to January 2010, preliminary planning will occur from January 2010 through October 2010, working drawings will be generated from October 2010 through August 2011, and construction will begin in August 2011 with completion scheduled for June 2013.

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

II. STATEMENT OF PROJECT NEED

A. Introduction

The court facilities serving Yolo County are decentralized, have severe security problems, are overcrowded, and have many physical condition problems. The court facilities need to be consolidated into a single, secure, and physically appropriate building.

B. Transfer Status

Under the Trial Court Facilities Act, negotiations for transfer of responsibility of all trial court facilities from the counties to the state began July 1, 2004. Transfer status for each existing facility is provided in Table 1.

TABLE 1
Existing Woodland Facilities Transfer Status

Facility	Location	Owned or Leased	Type of Transfer	Transfer Date
Historic Courthouse	725 Court Street	Owned	Historic MOU Transfer of Responsibility	May 2007
Old Jail (Dept. 9) Family Support and Alternative Dispute Resolution (Dept 16)	213 Third Street 238 W. Beamer St.	Owned	Transfer of Responsibility	May 2007
Family and Designated ADA Department (Dept. 11) Fiscal, Human Resources, and Training	812 Court Street 601 Court Street	Leased	Court Funded Lease Transfer of Responsibility	N/A November 2006
Traffic/Small Claims/UD and Drug Court/Proposition 36 courtrooms (Depts. 10 and 12)	275 First Street	Leased	Court Funded Lease	N/A

C. Project Ranking

Since 1998, the AOC has been engaged in a process of planning for capital improvements to California’s court facilities. The planning initiatives have gradually moved from a statewide overview to county-level master planning to project-specific planning efforts. On August 25, 2006, the Judicial Council adopted a new, simplified policy for prioritizing trial court capital-outlay projects, entitled *Prioritization Methodology for Trial Court Capital-Outlay Projects* (the methodology).

In April 2007, the council adopted an updated trial court capital-outlay plan (the plan) based on the application of the methodology. The plan identifies five project priority groups to which 175 projects are assigned based on their project score (determined by existing security, overcrowding, and physical conditions). All projects within each group will have the same priority for implementation. Should there be a lack of sufficient funding—within a given capital

project funding cycle—to fund all qualifying Immediate Need funding group projects, further project selection will be based on additional subcriteria:

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

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

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

Economic Opportunity: Consideration of economic opportunity allows for projects that have documented capital or operating savings for the state. The New Woodland Court project has potential economic opportunities including possible donation of land by the County of Yolo or City of Woodland or other entities and assistance in the development of a joint use parking structure by the City of Woodland

If funded for the FY 2008–2009 budget cycle, the court has agreed to the consolidation of the New Juvenile Courthouse project into the new Woodland Courthouse project. The consolidation of these two projects provides significant cost reductions to the state due to the elimination of capital outlay, land acquisition, infrastructure, parking, project costs, and ongoing costs associated with the operation of a separate juvenile court facility. If funded separately, the Juvenile Courthouse would be estimated to cost \$12.4 million in January 2007 dollars escalated to FY 2012–2013.

Consolidate Disparate, Small Spaces: This project will consolidate six existing facilities currently located in downtown Woodland, five of which house courtrooms. The court estimates that this project will provide over \$350,000 in annual savings to the court’s support budget. These savings are the result of discontinued leases, centralizing janitorial and landscaping services at one site and annual security savings as perimeter screening staff will likely be reduced by 50 percent after court facilities are consolidated.

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

D. Current Court Operations

The Superior Court of California, County of Yolo is currently centralized in the City of Woodland. Prior to 1993, the court operated Municipal Court facilities in West Sacramento and Davis, as well as separate Municipal and Superior Court operations in Woodland. Due to the impact on local county operations of the State of California’s early 1990’s budget crisis, the Yolo County Municipal and Superior courts unified and consolidated in 1993 prior to statewide

unification in the late 1990's. The facilities in West Sacramento and Davis were closed and all court operations were centralized in Woodland.

Since 1993, court operations and staffing have expanded, forcing the court to lease several facilities in buildings surrounding the historic courthouse. Court holding and the high security courtroom are located across a public street from the historic courthouse. A family and designated ADA courtroom is located on an adjoining block. The court's fiscal, human resources and training unit resides in another leased facility on a different city block. Modular buildings have recently been installed on a surface parking lot that house one courtroom for traffic, small claims, and unlawful detainer cases and one courtroom for drug court and Proposition 36 cases. The traffic and small claims clerks' office is also located in the modular building. Family support cases (AB1058) and the Alternative Dispute Resolution calendar are located at the old juvenile detention center, outside the downtown Woodland core. The County intends to condemn this building once the court vacates. The new juvenile detention center does not have space for a courtroom, so juveniles are transported to the historic courthouse for court appearances.

The Superior Court of California, County of Yolo had a fiscal year 2004–2005 average filing rate of 3,019 per JPE and an average of nine jury trials per JPE. Yolo ranks seventh in the state for the number of jury trials per JPE.

E. Demographic Analysis

Encompassing over 661,760 acres of land, Yolo County is a mixed rural and suburban county located northwest of Sacramento. Nearly 85 percent of the population lives in the county's four incorporated cities: Davis, West Sacramento, Woodland, and Winters.

Per the Department of Finance, the population of Yolo County grew by 17 percent from 1990 to 2000. Growth slowed slightly to 13 percent from 2000 to 2006. Yolo County is situated between rapidly growing metropolitan areas and faces increasing development pressure from both the Sacramento and Bay Areas, especially along the Interstate 80 corridor that links the two. Yolo County is experiencing growth pressure internally as well, as two of its largest employers, the University of California and the Cache Creek Casino, undergo significant expansion. The population of Yolo County is projected to grow substantially over the next twenty years, from approximately 169,882 in 2000 to 407,691 in 2050, representing an increase of 104 percent. Table 2 below summarizes the population projections.

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

	2000	2010	2020	2030	2040	2050
Total County Population	169,882	222,277	271,040	320,434	363,663	407,691

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

F. Judicial Projections

The court’s master plan includes a projection of JPEs¹. Current and projected JPEs determine the number of current and future courtrooms needed by each court. Projected JPEs are determined through two methods: the California Judicial Needs Assessment Project (assessment project) and the adjustment to the 2002-2003 facility master plan projections that factor in current funding proposals for new judgeships.

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

The initial application of the workload methodology in the 2002–2003 facility master plans resulted in a dramatic increase in JPEs over the master plan’s 20-year time frame. The AOC studied these projections given the status of funding requests for new judgeships and determined that the projections should increase more gradually as a basis for facilities planning. The adjustment made to the 20-year facilities master plan projections was performed by the AOC Office of Court Research, which developed the methodology for adjusting the JPEs projections to be more aligned with requested funding for new judgeships. The starting point for the adjusted projections is 2009, based on the proposed 150 new judgeships, 50 of which were authorized in the FY 2006-2007 Budget Act (SB 56), another 50 of which were authorized in the FY 2007–2008 Budget Act (AB 159). In the methodology, the projections for 2014, 2019, 2024, and 2029 have been established by computing the rate of growth in JPEs projected for each of these five-year increments and applying them to the 2009 projections. The adjusted methodology maintains the different growth rates for each court used in the original master plan projections, and used the last growth rate to develop the 2024–2029 projection.

Table 3 below provides information used to determine the near-term need for this project, including the existing JPEs, the approved new judgeships for FY 2006–2007 and FY 2007–2008, and proposed new judgeships for FY 2008–2009. The upcoming fiscal years allocations are based on the update to the assessment project approved by the council in February 2007.

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

Location	Existing JPEs	SB56 06-07	Proposed 07-08	Proposed 08-09	Future Growth	Projected JPEs	Current Need
Countywide	12.9	0	1	0	2	15.9	14 Courtrooms

¹ 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.

Because funding is only available for current need plus the new judgeships, the two future growth courtrooms are not included in this project. The acquired property will be of sufficient size to accommodate a future addition for this potential growth of two courtrooms.

G. Staffing Plan

The court presently has 157 non-judicial staff at the existing facilities. To assist with facility planning, the court estimated a need of 205 non-judicial staff to support the projected 14 courtrooms. Staff growth includes support of the future judgeships, growth in family court services, drug court, the expanded probate conservatorship initiative, and support staff needed due to the increasing number of pro per cases.

H. Existing Facilities

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

TABLE 4
Existing Court Facilities in Woodland

Facility	Location	Number of Existing Courtrooms Affected by This Project	Departmental Square Footage Occupied by the Court
Historic Courthouse	725 Court Street	8	45,160
Old Jail (Dept. 9)	213 Third Street	1	6,730
Family Support and ADR Family and Designated ADA	238 W. Beamer St.	1	3,300
Courtroom (Dept. 11)	812 Court Street	1	2,700
Fiscal, Human Resources, and Training	601 Court Street	0	6,120
Traffic/Small Claims/UD and Drug Court/Proposition 36	275 First Street	2	4,100
Total Existing Courtrooms and DGSF		13	68,110

The square footage required for 14 courtrooms in Woodland (the existing 13 courtrooms plus 1 new judgeship) is 104,186 Departmental Gross Square Feet (DGSF), or 141,000 Building Gross Square Feet (BGSF). This represents a shortfall of 72,890 BGSF to meet the current needs of the court based on the space program prepared in November 2007 and presented in Appendix C.

Issues with the existing facilities are summarized as follows:

Access and Efficiency

Last year the Superior Court of California, County of Yolo served more than 180,000 people, almost the county’s entire population, with filings over 68,000 per year. To service the volume of cases the court has six locations. The main courthouse which makes up the majority of the courts gross square footage was built in 1917 and was intended to serve a dramatically lower capacity.

Several examples of the Court's inability to provide access because of facility shortfalls are as follows:

- Inappropriate space utilized for courtrooms creates overcrowding and security issues.

FIGURE 1
Existing Family Support and ADR Courtroom



- Some employees have less than adequate space for workstations, creating possible ADA and OSHA issues.
-

FIGURE 2
Existing Staff Workstation



FIGURE 3
Existing Staff Workstation



- There is inadequate space to provide the number of public counters needed to conduct business.

FIGURE 4
Existing Public Counters and Waiting



- The court must stagger jury call to accommodate the lack of jury space and limited parking.
- The courthouse does not have the capacity to house a proper jury assembly room forcing jurors to wait in public hallways increasing the risk of jurors intermingling with witnesses and defendants.
- There is no space for attorney/client conferencing. Meetings must take place in the public corridors.
- The main courthouse has only one staff break room to accommodate approximately 100 employees.
- At a substantial cost, the court has leased several facilities and constructed modular units to accommodate the growing space needs of the court.
- Because of limited space there is no waiting area for traffic court clients. Therefore, the public is required to wait outside, in all types of weather, before their case is heard.
- The courthouse does not have the capacity to house a children's waiting room which would ensure separation from perpetrators and security breaches.
- Because the court is at maximum capacity, there is no room for the volumes of files, record archiving, and secure criminal evidence storage. In conjunction with another court that has similar space shortfalls, the court has recently rented storage space over 40 miles out of the county at the McClellan Air Force Base in Sacramento.

Security

The main courthouse was built in 1917. Because of the historic nature of the building's design modern security features are not incorporated which requires increased security mechanisms to compensate for design deficiencies.

Several examples of security design deficiencies are as follows:

- The court's current security design features requires in-custody prisoners, both adult and juvenile, to be "chain-ganged" across a major street and through the public courthouse hallways for appearances. This represents both a significant security concern and the possibility of prejudicing perspective jurors, witnesses, children, and other court users. It is impossible to ensure safety for the inmates, officers, judges, staff and public.

FIGURE 5
Prisoner Access from Holding to Courthouse via Public Street



- The security budget represents approximately one-third of the court’s total trial court budget. Inefficient building design and the lack of “in-house” holding facilities requires multiple officers to escort prisoners to and from the jail to the main courthouse, often several times per day, at a substantial cost to the state. Better and modern courthouse designs would facilitate a significant reduction in transportation costs.
- Twice in January 2007 armed sheriff’s officers were required on the roof to protect inmates, officers, and public.
- Inmates are paraded through crowded public hallways and use the public stairs.

FIGURE 6
Prisoner Transport through Public Corridor



FIGURE 7
Prisoner Transport through Public Corridor



- Judge must use a public hallway to get to and from the courtroom and chambers.

FIGURE 8
Judicial Courtroom Access through Public Corridor



- In-custody holding facility is too small. It is not uncommon to have 40 inmates for arraignment in a holding cell.

FIGURE 9
Holding Cell (Note lack of fixed seating, easily used as weapons)



- Too few and too small holding cells in the courthouse. Inmates must be held in the jury box or in the back row of the courtroom.

FIGURE 10
Holding Cell



FIGURE 11
Prisoner Waiting in Courtroom



- The courthouse does not have holding cells with restroom facilities. Inmates must use the public restrooms or be transported back across the street to central in-custody holding.
- Judge's chambers are accessible from the public hallways, creating a security risk.

FIGURE 12
Judicial Chambers Accessed from Public Corridor



- There is no secured parking for judges. Judges must cross the same street as inmates to get to and from their vehicles.

Accessibility

Because of the historic nature of the building's design modern accessibility features are not incorporated which requires constant effort by court staff to compensate for such design deficiencies.

- The only accessible restroom is located on the third floor.
- One elevator serves the entire courthouse and it is unreliable. (Over the past year the elevator has broken down approximately 12 times.)
- Only one courtroom in the courthouse has a bench that is wheelchair accessible.
- The court has only one ADA compliant courtroom, which is located outside the main courthouse in a leased facility.
- Several courtrooms have elevated witness boxes which are not accessible.

FIGURE 13
Non-Accessible Witness Box and Judicial Bench



- Several of the openings to the witness boxes are too small to accommodate a wheelchair.

FIGURE 14
Non-Accessible Witness Box



- There have been numerous complaints, and one lawsuit against the court for lack of accessible facilities in which the state was obligated to settle.
- Information Services office space and the staff break room are in areas accessible only by stairs. Large boxes must be hand carried up the stairs.

III. OPTIONS ANALYSIS

A. Introduction

The purpose of this section is to compare potential options for construction and financing of a new court facility in Woodland for the superior court.

B. Project Options

The AOC and the court examined three facility development options to provide adequate space for court functions in Yolo County:

- Project Option 1: Construct a new courthouse with 14 courtrooms;
- Project Option 2: Construct a new courthouse with 16 courtrooms; 14 finished and two unfinished; or
- Project Option 3: Renovate and Expand the Existing Historic Courthouse.

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

Project Option 1: Construction of a New Courthouse with 14 Courtrooms

In Option 1, a building of approximately 141,000 gross square feet will be constructed on a new site with 14 courtrooms and associated support space. With Project Option 1, the existing historic courthouse will remain in use until the new courthouse is completed and then revert to county use.

The total cost of this option is \$158.4 million not including financing costs.

Pros:

- All courtrooms and related spaces are available to serve the immediate needs of the court and community.
- This option, in contrast to Option 3 (Renovation and Expansion), has lower risks to the state in terms of the potential for unidentified costs and schedule delays due to unforeseen existing conditions discovered during construction.
- Renovation and preservation of historic buildings under State Historic Preservation Office guidelines is substantially more costly than re-use of non-historic structures.
- Unlike Option 3, this option will not incur additional costs for swing space to temporarily house the court.
- This option will not incur extra moving cost to relocate the court to the swing space before construction starts and then back in to the expanded court.

Cons:

- Space for near to mid-term expansion is not provided

- The Historic Courthouse would not remain in use as a court building, its historical function in the community.

Project Option 2: Construction of a New Courthouse with 16 Courtrooms; 14 Finished and 2 Unfinished

With this option, the two courtrooms for near-term future judgeships will be left unfinished and completed as needed. This option constructs a building of approximately 160,000 gross square feet, but only 14 of the 16 courtrooms will be completed. Two courtsets, approximately 10,000 departmental gross square feet, will be left unfinished and will be completed as a separate project after the new facility has been occupied. With Project Option 2, the existing historic courthouse will remain in use until the new courthouse is completed and then revert to county use.

The total cost of phase one of this option is \$173.3 not including financing costs. The phase two cost to finish the additional two courtrooms is \$5.5 million. The total project cost is \$178.8 million, \$20.3 million more than Project Option 2. Disruption of court operations during construction is not quantified in these costs.

Pros:

- The state is not required to complete facility construction for judges not yet approved.
- The space for future courtrooms is provided within the existing infrastructure simplifying access for prisoners, the public, and staff with limited disruption to existing operations.
- Potential interim uses by county agencies are possible which would provide a revenue stream to offset operations and some capital costs until the space is needed by the court.
- This option, in contrast to Option 3 (Renovation and Expansion), has lower risks to the state in terms of the potential for unidentified costs and schedule delays due to unforeseen existing conditions discovered during construction.
- Renovation and preservation of historic buildings under State Historic Preservation Office guidelines is substantially more costly than re-use of non-historic structures.
- Unlike Option 3, this option will not incur additional costs for swing space to temporarily house the court.
- This option will not incur extra moving cost to relocate the court to the swing space before construction starts and then back in to the expanded court.

Cons:

- The cost of completing the unfinished space within the operating courthouse in the future will be higher than if the new facility was completed in one phase.
- The additional judgeships could be authorized before construction is complete in 2012.
- Future court operations will be disrupted by the construction required to finish out the space for the additional courtrooms.

- The Historic Courthouse would not remain in use as a court building, its historical function in the community.

Project Option 3: Renovate and Expand the Historic Courthouse

In this option, the existing Historic Courthouse in Woodland would be renovated, reconfigured where allowed under historic building preservation guidelines and regulations, and expanded. Currently, the court fully occupies the existing space. The existing courthouse was built in 1917 and is listed on the National Register of Historic Places; a memorandum of understanding regarding this space in accordance with SB1732 was approved by the Yolo County Board of Supervisors on May 1, 2007. In accordance with the MOU, the county will retain full ownership of this building and wishes to use the courthouse for county functions after the court vacates the building. The county has no interest in conveying title to the state.

The Historic Courthouse has approximately 45,160 GSF available. The space required by the court is approximately 141,000 GSF. If the county would be willing to convey title to the existing Historic Courthouse and its site to the state, an expansion of approximately 95,840 GSF would be required to meet the space needs of the court. Construction on-site is complicated by the historic registry limitations. The existing courthouse is surrounded by park-like landscaping and community resistance will be met if construction is proposed for the site.

Pros:

- The Historic Courthouse would remain in use as a court building.

Cons:

- The state will not hold title to this property; therefore expansion of the facility would be difficult.
- The county wants to retain ownership of this historic resource for long-term use by county functions.
- Based on our project cost estimates, renovation construction costs are on average 87 percent of the cost for new construction. When costs to temporarily relocate existing functions are included as part of the total project cost, the cost for renovation exceeds the cost to replace with a new facility. Architectural and engineering costs are also higher due to the need to investigate and document the existing conditions and preserve the historic features.
- The existing building is seismically deficient requiring substantial reconstruction throughout. Seismic upgrade of this building will result in a significantly higher total project cost than new construction.
- Seismic upgrade and building renovation is complicated by the fact that the building is historic and on the national register. Historic preservation will be required and seismic strengthening under these conditions further increases project hard and soft costs.

- Court operations would be greatly disrupted due to the relocation of court services into additional leased facilities to allow for renovation at the existing courthouse. It will be very difficult to find adequate lease space in the central area of Woodland with enough area to house the main functions of the court.
- This option would incur additional costs as swing space to temporarily house the court will be required for the duration of construction. Leasing space for court facilities is relatively expensive due to the need to construct holding cells for criminal in-custody proceedings. All leasing and tenant improvement costs are non-recoverable to the state.
- This option would incur double the amount of moving costs to relocate the court to swing space before construction starts and then move again into the renovated and expanded facilities.
- If the county were interested in selling the building, this option would incur additional costs for purchase.

The AOC will not receive title to the Historic Courthouse and the county has expressed unwillingness to sell the historic facility. Consequently, the AOC has no right to renovate or expand onsite. Cost estimates were not prepared because this option was not considered viable.

C. Recommended Project Option

The recommended option is Option 1. This option provides the best solution for the current court operations at the county's population center in and near Woodland.

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

- Consolidate six unsafe and overcrowded facilities in poor condition;
- Increase court operational efficiency and improve public service through consolidation of all adult and juvenile court operations in one location in the County of Woodland population center; and
- Expand court services by increasing the capacity for judicial proceedings from 13 to 14, including consolidating 13 existing courtrooms, and providing for one judgeship authorized in AB 159.

D. Finance Options

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

- Financing Option 1: State Financing
- Financing Option 2: Pay-As-You-Go
- Financing Option 3: Public/Private Partnership—Build-to-Suit/Lease-Purchase-Operate

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

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

- The total project cost² for phase one construction of the courthouse without financing, costs is \$158.4. For the courthouse, total cost by project phase includes: Acquisition Phase at \$8.1 million, Preliminary Plans Phase at \$5.3 million, Working Drawings Phase at \$8.1 million, and Construction Phase at \$136.9 million.
- It is understood that the actual results could change, depending on the economic environment and when the actual solution is implemented. The estimates were done by applying current cost rates and using the best estimated projected cost rates.
- For the purpose of calculating the cost analysis projections, a uniform inflation rate was used throughout the entire 30-year time study.
- The economic analysis is based on a conceptual cost estimate and on a hypothetical building; it does not represent a specific construction type, the use of specific building materials, or a predetermined design. The analysis is based on a series of set performance criteria required for buildings of similar type and specifications.
- The estimates do not include support costs such as utilities and facilities maintenance. Each option is assumed to have similar operating and maintenance expenses.
- Public/Private Partnership costs could not be estimated at this time. Base rent, tenant improvement allowance, and operations and maintenance costs will be subject to negotiations as part of the partnership agreement.

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

Finance Option 1: State Financing for Construction

In this alternative the state would pay at each phase for site acquisition, preliminary plans, and working drawings. The construction phase would then be financed with state tax-exempt

² Total project cost is September 2007 cost escalated to start and mid-point of construction based on the construction schedule provided in Section IV of this report.

financing. The state would directly manage all aspects of project development. This is a more complicated transaction requiring slightly greater state agencies resources than Option 2.

The final cost for the courthouse, not include land or parking costs, by the end of the time period 2008–2042 is \$293.6 million. With this alternative, the state would make a monthly-amortized payment of \$755,900 or \$9.1 million per year for 30 years beginning in 2013 and ending in 2043. The interest rate used for the purpose of this estimate was 5.25 percent.

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

Pros:

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

Cons:

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

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

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

With this alternative, the AOC would pay-as-you-go for all phases of the development of the new court facility. The final cost for this alternative is \$158.4 million.

This option is the least expensive of the three alternatives analyzed because there are no financing costs. However, this alternative requires funding for all project phases and greater “one-time” demands on the state budget.

Pros:

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

Cons:

- The state must fund all development costs of the project within the first four to five years of the project.

This alternative reduces the number of court projects that can be addressed immediately with the limited state resources available.

Finance Option 3: Enter into an Agreement with a Legal Entity for Development and Delivery of a New Courthouse

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

In the event that any such final agreement would be more costly to the state than a self-performed finance-design-construct-operate option, the Administrative Office of the Courts shall not proceed with such an agreement.

Pros:

- Public/Private Partnership shares the investment, risk, responsibility, and rewards of the proposed projects between government and private sector participants. Many risks are transferred to the private sector over the life of the contract.
- Components are bundled (design, construction, financing, operation and maintenance) resulting in integrated, efficient service delivery. The developer is the single point of contact for the procurement and delivery of all services under the contract.
- Public/Private Partnership brings discipline to the costs and maintenance timeline of the project over its lifetime. The cost to the state is distributed over a longer period of time as compared to Finance Options 2 and 3. Payments are made over the life of the asset and can be linked with operational performance amortizing the costs to the many generations that will benefit from use of facility.
- Shifting long-term operations and maintenance responsibilities to the private partner creates incentive to ensure construction quality as the private partner will be responsible for those costs for many years.
- There could be no immediate capital costs to the state; the entire project development cost could be financed by the legal entity.
- The project may be completed in a shorter amount of time. The private entity has strong incentive to complete the project quickly because they need the stream of revenue to repay the capital costs. This may result in savings of 8 percent per year for every year the schedule is reduced.

- A new court facility could be combined with other appropriate and compatible non-court uses that would provide some subsidy to reduce the state's ownership costs.
- Competitive solicitation could give the state the best financing terms and potential for subsidies from redevelopment of current court properties and development of new facilities.
- The state would obtain full equity with options to acquire non-court space for future growth needs, eliminating the current problem of under-building for the future.
- This option provides a means to provide a new facility, within the limited resources currently available, by partnering with an experienced real estate and financing entity for the construction of the new courthouse. AOC staff would ensure that the final design and the subsequent construction of the courthouse meet the requirements stated in the *California Trial Court Facilities Standards* and remedy the inadequacies of the existing facility, and that ongoing operations and maintenance are delivered at a cost effective and asset preserving level.

Cons:

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

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

E. Recommended Financial Option

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

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

TABLE 5
Summary Total Estimated Cost—2008–2038

	Option 1 State Financing	Option 2 Pay-As-You-Go Financing	Option 3 Public/Private Partnership
Total Estimated Cost	\$293.6 million	\$158.4 million	Unknown
Estimated Net Present Value (NPV)	\$171.4 million	\$134.9 million	Unknown
NPV % of Total Cost	58%	85%	Unknown

See Appendix B for additional financial information.

IV. RECOMMENDED PROJECT

A. Introduction

The recommended solution to meet the court’s facilities needs in Yolo County is to construct a new courthouse. The following section outlines the components of the recommended project, including project description, project space program, courthouse organization, parking requirements, site requirements, design issues, estimated project cost and schedule, and estimated impact on the court’s support budget.

B. Project Description

The proposed project includes the design and construction of a new Woodland Courthouse for the Superior Court of California, County of Yolo. The project replaces and consolidates six existing facilities and will include 14 courtrooms; court support space for court administration, court clerk, court security operations and holding; and building support space. Secure parking, sallyport, and in-custody holding will be located at the basement level. Parking to support the courthouse will be provided onsite.

The proposed new building will be approximately 141,000 BGSF.

C. Space Program

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

TABLE 6
Space Program Summary for New Woodland Court

Division	Projected Staff	Projected Square Feet
Court Administration	35	7,020
Courtroom and Judicial Support	55	5,158
Courtsets/Judiciary	48	56,981
Criminal Division	16	3,478
Civil/Family/Juvenile Division	17	6,221
Family Mediation Unit	7	2,423
Court and Building Operations	41	22,908
Total Staff and Departmental Gross Square Feet	219	104,186
Interdepartmental Circulation/Restrooms/Bldg. Support	25%	26,047
Building Envelop/Mechanical/Electrical	10%	10,419
Total Building Gross Square Feet		140,652

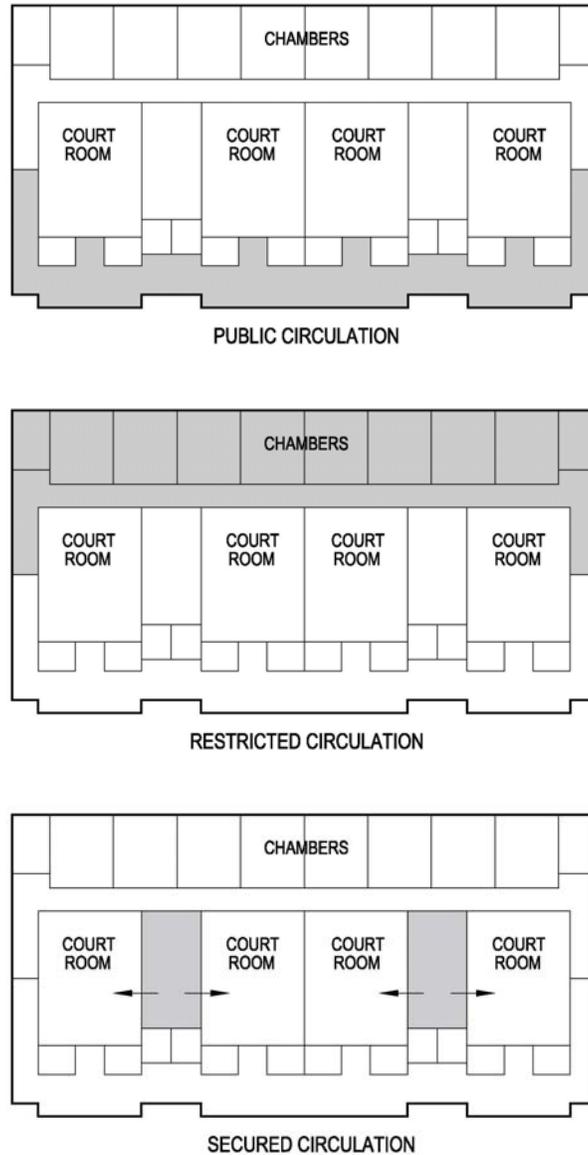
Detailed program data is provided in Appendix C.

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

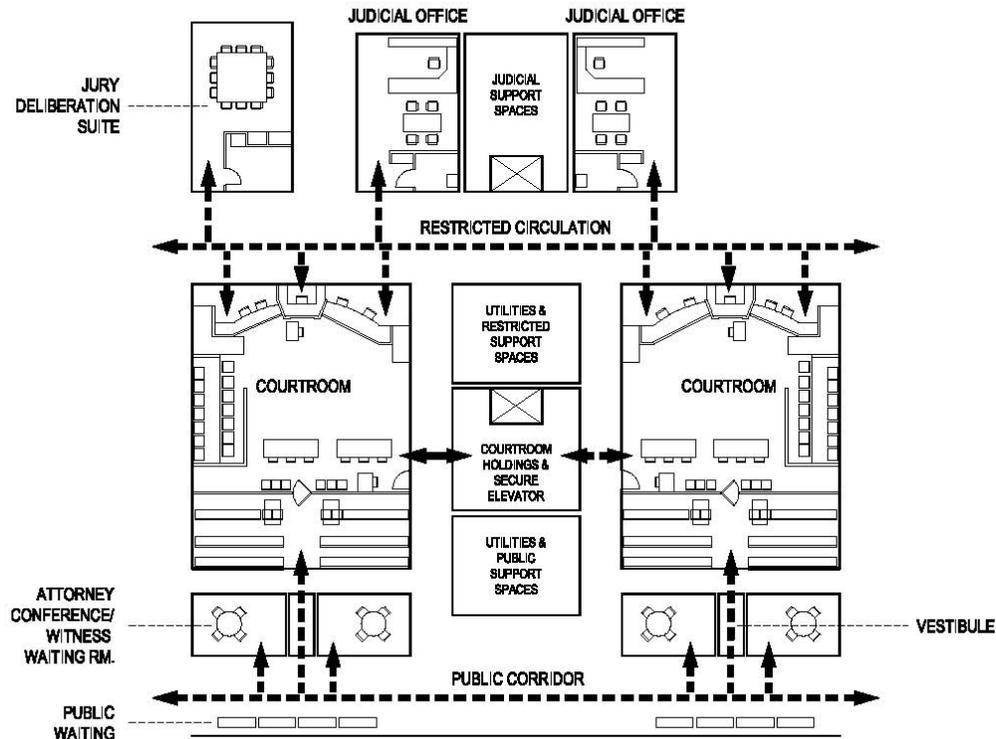
circulation shall only intersect in controlled areas, including courtrooms, sallyports, and central detention. Figure 15 illustrates the three circulation zones.

FIGURE 15
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 16 illustrates how a typical court floor should be organized.

FIGURE 16
Court Floor Organization



E. Site Selection and Requirements

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

1. Parking Requirements

The court currently utilizes a portion of the surface parking lot at the Old Jail Building owned by the County of Yolo. While most of the parking at the site is allocated to county staff, judicial officers and some court administrative personnel park at this unsecured lot. Most court staff, visitors, and jurors park at city operated surface parking lots or utilize on-street parking spaces. Most parking in the area has a two-hour limit and is available free of charge.

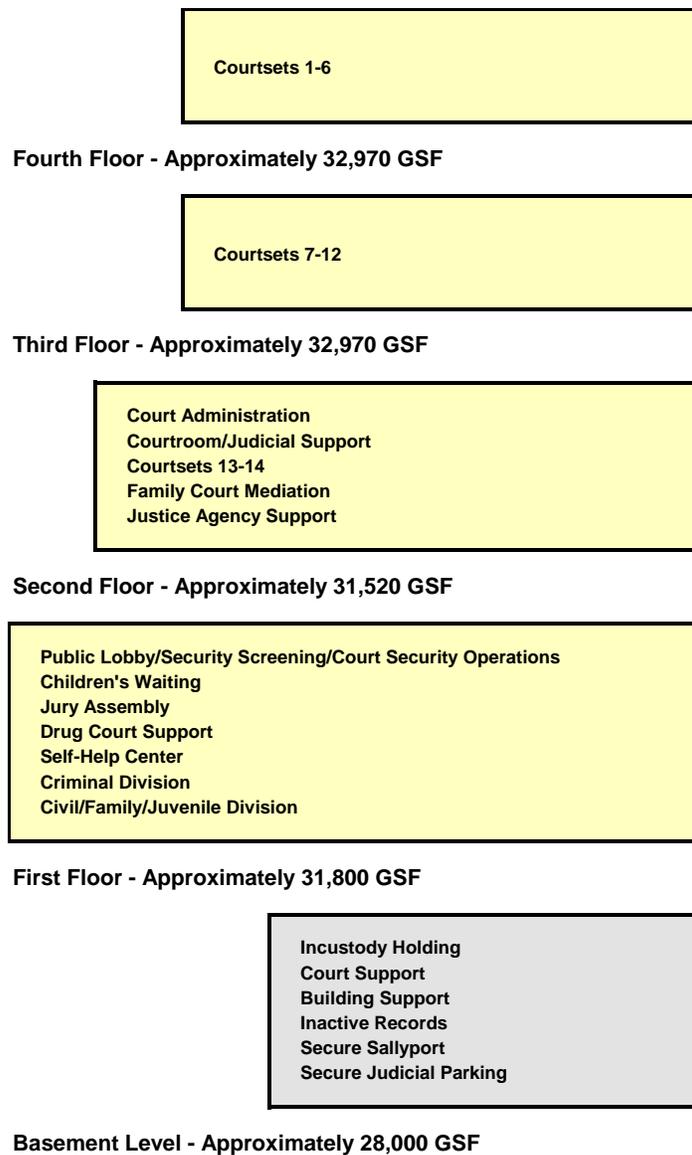
Parking for visitors, staff, and jurors was calculated at 30 spaces per courtroom. The AOC has a parking study underway which will result in recommended parking standards for court facilities statewide. The parking required for this project will be reevaluated during the site acquisition phase.

2. Site Program

A site program was developed for the recommended option of a new. The site program is based on an assumed building footprint, onsite parking, and site elements such as loading areas, refuse collection, and outdoor staff areas.

The building footprint is based on preliminary space allocation per floor. Figure 17 illustrates the basis for the assignment of space and the determination of the building footprint. The statistical stacking table is provided in Appendix C.

FIGURE 17
Courthouse Stacking Diagram



The site calculations include the building footprint, site elements, landscaping, and site setbacks. The calculation of site acreage needed has been done on a formula basis, which assumes a flat site. The approach does not take into account any environmental factors, topographic features, or other unique characteristics of a site, and thus should be viewed as a guide to site acreage requirements. Table 7 below delineates that a minimum site area of 2.0 acres has been identified to accommodate the needs of the courthouse.

TABLE 7
Courthouse Site Program

Site Component	Project Need	Comments
Structures		
Court Footprint	31,795	4-story building with a basement and penthouse
Total Structure	31,795	
Site Elements		
Loading Bay	960	Assume 2 @ 12' x 40' (Depressed to exterior basement level)
Refuse/Recycling Collection	288	Assume 12' x 24' (Depressed to exterior basement level)
Emergency Generator	200	
Bicycle Parking Area	60	
Outdoor Staff Area	250	
Total Site Elements	1,758	
Parking		
Secure Judicial Parking	-	Locate at basement level
Visitor/Staff/Juror Parking	-	Locate in adjacent structure
Short Term Parking	10	Short term visitor/accessible parking
Total Parking Area	3,500	Assume surface parking at 350 SF per space
Total Site Requirements		
Structures	31,795	
Site Elements	1,758	
Parking	3,500	
Subtotal Site Requirements	37,053	
Vehicle/Pedestrian Circulation	7,411	20% of site
Landscaping/Setbacks	12,968	35% of site
Total Site Requirements	57,432	*Site to remain at 72,545 s.f. (1.67 acres) for future growth
Total Acreage Requirements	1.32	

Table 8 below delineates that a minimum site area of 5.0 acres would be required for a surface parking lot to support the project.

TABLE 8
Surface Parking Lot Site Program

Site Component	Project Need	Comments
Parking		
Secure Judicial Parking	-	Locate at courthouse basement level
Staff/Visitor/Juror Parking	420	30 spaces per courtroom/14 courtrooms
Short-Term Parking	-	Locate at court site
Subtotal Parking Square Footage	147,000	Assume surface parking at 350 SF per space
Subtotal Site Requirements	147,000	
Vehicle/Pedestrian Circulation	29,400	20% of site
Landscaping/Setbacks	29,400	20% of site
Total Site Requirements	205,800	
Total Acreage Requirements	4.72	

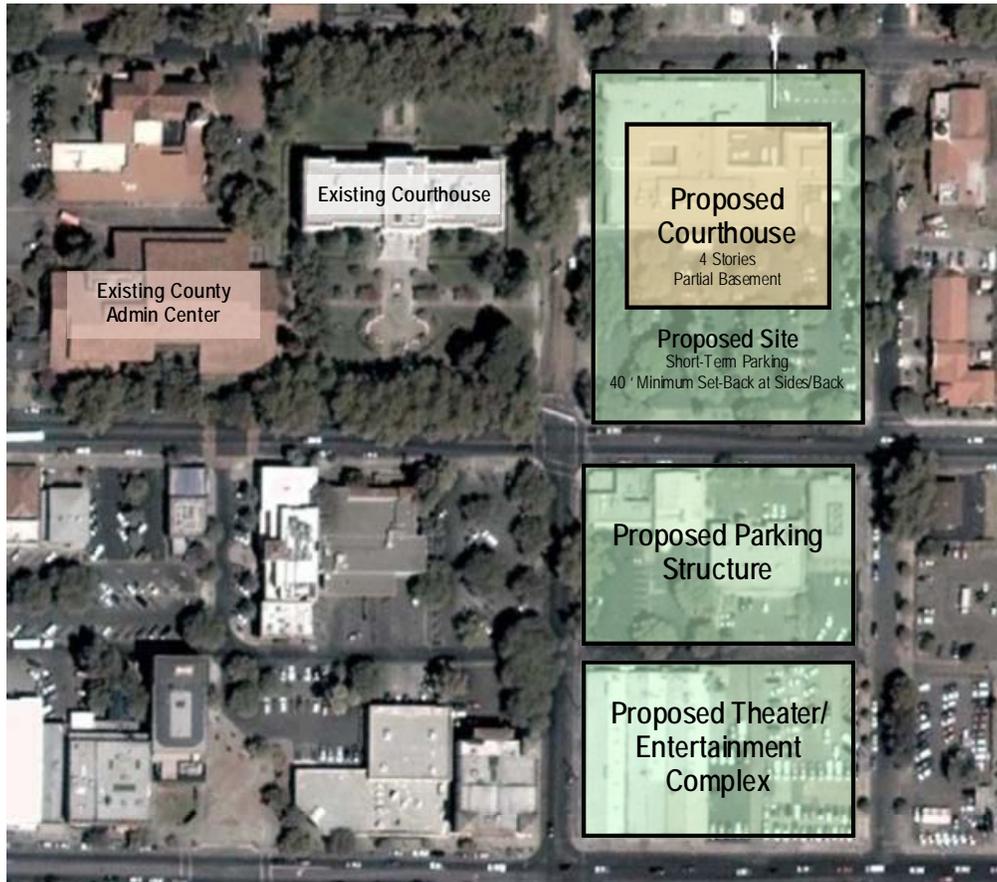
If a site in downtown Woodland is used, a parking structure may be required. Table 9 provides the site program for a parking structure.

TABLE 9
Parking Structure Site Program

Site Component	Project Need	Comments
Parking		
Secure Judicial Parking	-	Locate at courthouse basement level
Staff/Visitor/Juror Parking	420	30 spaces per courtroom/14 courtrooms
Short-Term Parking	-	Locate at court site
Subtotal Parking Square Footage	176,400	Assume structured parking at 420 SF per space
Total Footprint Parking Area	35,280	Assume five story parking structure
Subtotal Site Requirements	35,280	
Vehicle/Pedestrian Circulation	7,056	20% of site
Landscaping/Setbacks	7,056	20% of site
Total Site Requirements	49,392	
Total Acreage Requirements	1.13	Assume 1/2 block maximum

A diagram of how the proposed courthouse could be accommodated on the potential donated site is provided in Figure 18. The proposed parking structure site is also identified in this diagram.

FIGURE 18
Proposed Site Diagram



F. Design Criteria

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

G. Sustainable Design Criteria

Per the *California Trial Court Facilities Standards*, architects and engineers shall focus on proven design approaches and building elements that improve court facilities for building occupants and result in cost-effective, sustainable buildings. All courthouse projects shall be

designed for sustainability and, at a minimum, to the standards of a LEED™ “Certified” rating. Depending upon the project’s program needs and construction cost budget, projects may be required to meet a higher standard. At the outset of the project, the AOC will determine whether the project will participate in the formal LEED certification process of the United States Green Building Council.

For additional criteria, performance goals, and information on energy savings programs please refer to the *California Trial Court Facilities Standards*.

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

In accordance with the Trial Court Facilities Act of 2002 (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 except when transfer occurs in accordance with SB 10 (Dunn) which was enacted in August 2006. At this time, no agreements as to specific provision for correction of a seismic deficiency have been fully negotiated or executed. Provisions that may be made in lieu of seismic retrofit of an existing building are expected to include:

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

The existing facilities in Yolo County are either leased or historic. The Historic Courthouse is transferring under a Memorandum of Understanding so provisions for corrections do not apply to this project.

I. Estimated Project Cost

The estimated project cost to construct the recommended courthouse project is \$158.4 million, without financing costs. This is based on a project of approximately 141,000 gross square feet with 430 surface parking spaces and 24 basement level secure parking spaces.

Construction costs for the courthouse are estimated to be \$129.1 million and include site grading, site drainage, lighting, landscaping, drives, loading areas, vehicle sallyport, and parking spaces. Construction costs include allowances for furniture, fixtures, and equipment (FF&E) and data, communications, and security. Construction costs are escalated to the start and midpoints of construction based on 8 percent annual escalation (5 percent escalation and 3 percent market conditions).

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

The detailed cost estimate is provided in Appendix B.

J. Project Schedule

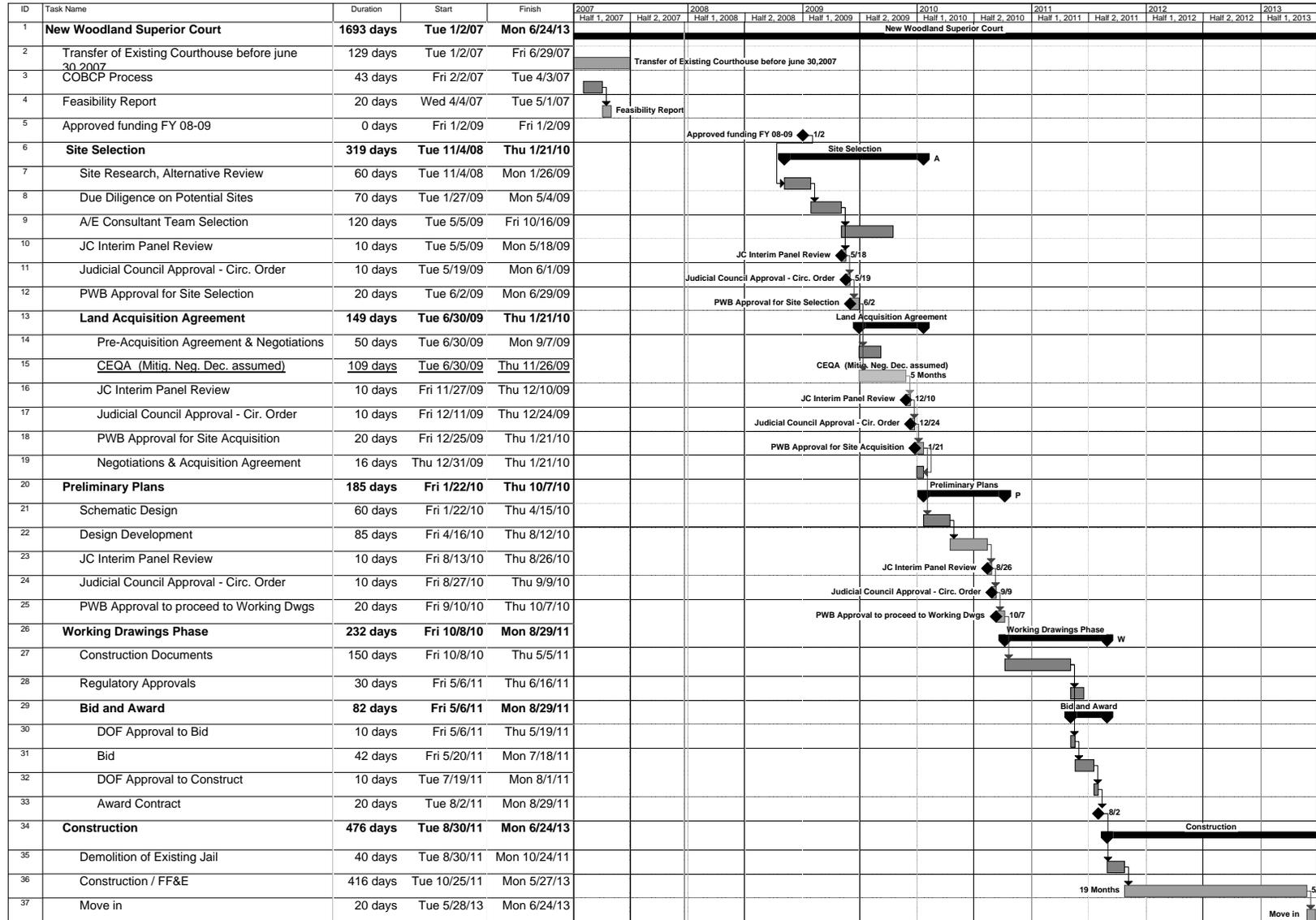
Preliminary project schedules have been developed assuming that funding is included in the 2008–2009 State Budget Act and that acquisition of the site provided by the county is successful. This schedule is based on a traditional design/bid/build project delivery. If the public/private partnership proves to be the most effective delivery method, this schedule can be reduced by approximately 4 months.

Proposed Project Schedule

Bond Funding Process	July 2008–January 2009
Land Acquisition (including CEQA)	November 2008–January 2010
Preliminary Plans	January 2010–October 2010
Working Drawings	October 2010–August 2011
Construction	August 2011–June 2013

The project schedule is provided in Figure 19.

FIGURE 19
Project Schedule—Traditional Design/Bid/Build Approach



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

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

This project will consolidate six existing facilities currently located in downtown Woodland, five of which house courtrooms. The court estimates that this project will provide over \$350,000 in annual savings to the court's support budget. These savings are the result of discontinued leases, centralizing janitorial and landscaping services at one site and annual security savings as perimeter screening staff will likely be reduced by 50 percent after court facilities are consolidated. These savings will be used to fund the cost of operating and maintaining the new facility to the extent allowable.

The court will assign new judgeships to this site, one of which is recommended for establishment in FY 2007–2008, pending future legislative approval. Funding for facilities included in the new judgeship legislation will also 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 development options for how best to meet goals related to court service, operational efficiency, local public policy, and cost effectiveness.

The Facilities Master Plan prepared for the Superior Court of California, County of Yolo, dated January 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. The recommended project consolidates two projects—the New Woodland Courthouse and the New Yolo Juvenile Courthouse—described in the master plan.

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

The final master plan consists of the recommended actions necessary to meet the immediate, intermediate, and long-term needs of the Superior Court of California, Yolo County. These needs will be met through a combination of continued use and new construction over the next twenty years.

In Section IV: Planning Options, it was determined that the best option for meeting the future facility needs of the court was to construct a new courthouse in Woodland. This option includes relocating all court functions into a new consolidated facility. The ideal location for this courthouse is in the downtown area, near the county criminal justice support agencies. However, due to limited land availability and parking issues, it may not be feasible to locate the courthouse in downtown Woodland. If the courthouse is to be located outside of the downtown area, the county criminal justice support agencies should be relocated as well. An area factor estimate of the amount of space and site required for county agencies is included based on information provided by the county master plan, which is currently underway. An order of magnitude cost estimate for the agency relocation is also provided.

New Courthouse – Woodland

The option selected for the master plan is to construct a new courthouse in Woodland to consolidate all court functions, except for juvenile delinquency. The recommendation in the master plan is to have this new courthouse available for occupancy by mid-2007. The consultant recommends that the new facility be constructed to meet the ten-year space needs of the court, the year 2017 program. This would result in a project of with sixteen courtsets. Since the difference in space requirements from the 2017 and 2022 program is only minimal, the consultant recommends that the full program be constructed as it will be difficult to construct an addition of such a small size.

To minimize capital costs at the onset, the consultant recommends that the project be constructed with two of the courtsets built as shelled space. For the year 2007, a requirement of fourteen courtsets is projected. The fifteenth courtset is projected by 2012 and need for the sixteenth courtset is not projected to occur until 2017. These two additional courtsets could be completed as needed when judicial officers are appointed to the court.

Juvenile Delinquency Court:

Yolo County is constructing a new juvenile detention facility that will more than double the current capacity of juvenile detention beds for the county. This facility is scheduled to be complete in December 2004. Due to difficulties transporting and holding juveniles, it is the recommendation of the master plan to develop a court facility dedicated to juvenile delinquency adjacent to the new detention center. This facility would include one courtset, a clerk's office, and support space required for the function.

Initial Development Recommendations:

The Yolo Superior Court has several facilities projects underway. Upgrades are currently being made to the existing Historic Courthouse, which are being managed by the county's general

services agency and are funded with courthouse construction funds and other sources. This building has been utilized to its capacity so no further major renovation is recommended.

The court will begin tenant improvements shortly in leased space across the street from the Historic Courthouse. This site will include a courtroom, judicial chambers, security, finance and clerk's office and two jury deliberation/conference rooms. The new judicial officer that has been approved will occupy the space. This project is a stopgap effort to accommodate an additional judicial officer; it is not intended to function as a long-term solution for court facilities needs. This project has an estimated cost of \$100,000, which will be financed with state funds for the new judgeship and possibly other resources.

Excerpted from:
Court Facilities Master Plan, Daniel C. Smith and Associates
Superior Court of California, County of Yolo – Court Facilities Master Plan

APPENDIX B

B. Options Analysis

Introduction

In order to complete the financial analysis, cost estimates were created for the capital outlay project. Estimates are not provided for the public/private partnership option as the actual cost of this option will be subject to negotiation with the private entity. These estimates and calculations were then used to support the economic analysis. Appendix B includes each of the estimates and calculations created to support Section III of this report.

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

TABLE B-2
Project Cost Estimate

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

2 Yolo - New Woodland Court- 14 CR New Capital Outlay

3

4 Date Estimated: 11/27/2007

5 Prepared by: N.Freiwald

6 CCCI (Cost Estimate Basis): 4869 Jan-07

7 CCCI (Basis for Adjustment): 4942 Sep-07

8 Construction Start: 8/29/2011

9 Construction End: 6/24/2013

Location: Yolo
Project ID:
Site - Building ID: TBD
AOC Project Manager: N.Freiwald

Estimated Project Cost by Phase (\$ 000's)	Study	Acquisition	Preliminary Plans	Working Drawings	Construction	Totals
	(S)	(A)	(P)	(W)	(C)	
Construction Costs						
Construction Costs (see prior page for detail)					\$87,545	\$87,545
Adjust CCCI					\$1,313	\$1,313
Market Conditions					\$12,440	\$12,440
Escalation to Start of Construction					\$16,794	\$16,794
Escalation to Midpoint					\$4,881	\$4,881
Contingency					\$6,149	\$6,149
Construction Costs Subtotal	\$0	\$0	\$0	\$0	\$129,122	\$129,122
Architectural and Engineering						
A&E Design Services		\$175	\$3,677	\$4,727	\$2,101	\$10,681
Construction Inspection					\$0	\$0
Bid Advertising, Printing and Mailing				\$350		\$350
A&E Fees Subtotal	\$0	\$175	\$3,677	\$5,077	\$2,101	\$11,031
Site Acquisition						
Purchase Price		\$6,098				\$6,098
Site Acquisition Subtotal	\$0	\$6,098	\$0	\$0	\$0	\$6,098
Other Project Costs						
Special Consultants		\$806	\$350	\$910	\$770	\$2,837
Geotechnical Services & Land Surveying		\$306	\$429	\$210	\$166	\$1,112
Materials Testing Laboratory		\$219			\$438	\$657
Commissioning			\$263	\$263	\$263	\$788
Project/Construction Management		\$0	\$438	\$613	\$3,064	\$4,115
Site Due Diligence/CEQA		\$263	\$123			\$385
Property Appraisals		\$53				\$53
Legal Services		\$175				\$175
Peer Review				\$219		\$219
Constructability/Value Review				\$0		\$0
Minimum Code Review				\$236		\$236
Moving and Relocation Expenses						\$0
Plan Checking			\$64	\$577	\$114	\$755
Post-Occupancy Evaluation					\$193	\$193
Utility Connections/Fees/Other		\$0			\$657	\$657
Other Project Costs Subtotal	\$0	\$1,822	\$1,666	\$3,029	\$5,665	\$12,182
A&E Fees plus Other Project Costs Subtotal	\$0	\$8,094	\$5,343	\$8,105	\$7,765	\$29,308
Total Estimated Project Costs	\$0	\$8,094	\$5,343	\$8,105	\$136,888	\$158,430
Less Funds Transferred						
Less Funds Available not Transferred						
Carryover			\$3,440	\$7,451	\$12,784	
Balance of Funds Required		\$3,440	\$8,783	\$15,556	\$149,672	\$158,430

Footnotes:

1. Special Consultants at acquisition phase include fees for financial consultant and A/E consultants to create outline specifications

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

Year	Option 1 State Financing	Option 2 Pay-As-You-Go
2008-2013	\$21,542,000	\$21,542,000
2014-2018	\$62,360,633	\$158,430,000
2019-2023	\$107,714,669	\$158,430,000
2024-2028	\$153,068,705	\$158,430,000
2029-2033	\$198,422,741	\$158,430,000
2034-2038	\$252,847,585	\$158,430,000
2039-2043	\$293,666,217	\$158,430,000

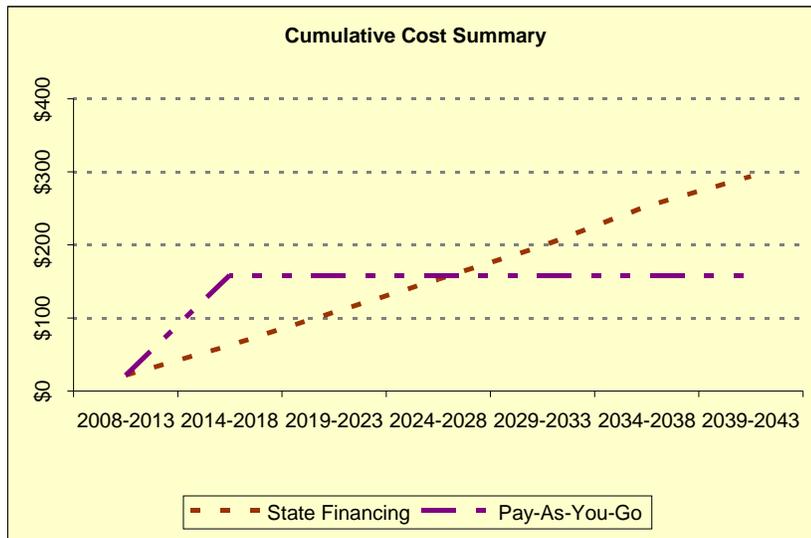


TABLE B-4
 Economic Analysis—30-Year Period
 Cost Comparison of State Funded Alternatives—5-Year Increments

Year	Option 1 State Financing	Option 2 Pay-As-You-Go
2008-2013	\$21,542,000	\$21,542,000
2014-2018	\$40,818,633	\$136,888,000
2019-2023	\$45,354,036	\$0
2024-2028	\$45,354,036	\$0
2029-2033	\$45,354,036	\$0
2034-2038	\$54,424,843	\$0
2039-2043	\$40,818,633	\$0
Total Cost:	\$293,666,217	\$158,430,000
NPV Total:	\$171,443,088	\$134,953,310
NPV % of total cost	58%	85%

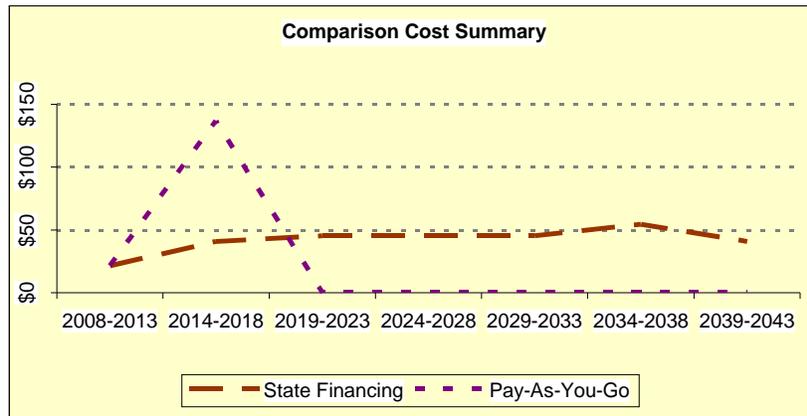


TABLE B-5
 Term of Analysis—30-Years
 Cost Comparison of State Funded Alternatives—By Year

Year	Option 1 State Financing	Option 2 Pay-As-You-Go
2008	\$8,094,000	\$8,094,000
2009	\$5,343,000	\$5,343,000
2010	\$8,105,000	\$8,105,000
2011	\$0	\$0
2012	\$0	\$0
2013	\$4,535,404	\$136,888,000
2014	\$9,070,807	\$0
2015	\$9,070,807	\$0
2016	\$9,070,807	\$0
2017	\$9,070,807	\$0
2018	\$9,070,807	\$0
2019	\$9,070,807	\$0
2020	\$9,070,807	\$0
2021	\$9,070,807	\$0
2022	\$9,070,807	\$0
2023	\$9,070,807	\$0
2024	\$9,070,807	\$0
2025	\$9,070,807	\$0
2026	\$9,070,807	\$0
2027	\$9,070,807	\$0
2028	\$9,070,807	\$0
2029	\$9,070,807	\$0
2030	\$9,070,807	\$0
2031	\$9,070,807	\$0
2032	\$9,070,807	\$0
2033	\$9,070,807	\$0
2034	\$9,070,807	\$0
2035	\$9,070,807	\$0
2036	\$9,070,807	\$0
2037	\$9,070,807	\$0
2038	\$9,070,807	\$0
2039	\$9,070,807	\$0
2040	\$9,070,807	\$0
2041	\$9,070,807	\$0
2042	\$9,070,807	\$0
2043	\$4,535,404	\$0
Total	\$293,666,217	\$158,430,000

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

Estimated Project Cost (Pay-As-You-Go): \$	\$21,542,000	Total BGSF:	141,000
Estimated Project Cost (State Financing):	\$136,888,000	Interest Rate:	5.25%
Total Project Cost:	\$158,430,000		
Term of the Financing: 30 Years		Inflation Rate:	3.00%

	Monthly Payment	Cost by Year
2008	\$0	\$8,094,000
2009	\$0	\$5,343,000
2010	\$0	\$8,105,000
2011	\$0	\$0
2012	\$0	\$0
2013	\$755,900.60	\$4,535,404
2014	\$755,900.60	\$9,070,807
2015	\$755,900.60	\$9,070,807
2016	\$755,900.60	\$9,070,807
2017	\$755,900.60	\$9,070,807
2018	\$755,900.60	\$9,070,807
2019	\$755,900.60	\$9,070,807
2020	\$755,900.60	\$9,070,807
2021	\$755,900.60	\$9,070,807
2022	\$755,900.60	\$9,070,807
2023	\$755,900.60	\$9,070,807
2024	\$755,900.60	\$9,070,807
2025	\$755,900.60	\$9,070,807
2026	\$755,900.60	\$9,070,807
2027	\$755,900.60	\$9,070,807
2028	\$755,900.60	\$9,070,807
2029	\$755,900.60	\$9,070,807
2030	\$755,900.60	\$9,070,807
2031	\$755,900.60	\$9,070,807
2032	\$755,900.60	\$9,070,807
2033	\$755,900.60	\$9,070,807
2034	\$755,900.60	\$9,070,807
2035	\$755,900.60	\$9,070,807
2036	\$755,900.60	\$9,070,807
2037	\$755,900.60	\$9,070,807
2038	\$755,900.60	\$9,070,807
2039	\$755,900.60	\$9,070,807
2040	\$755,900.60	\$9,070,807
2041	\$755,900.60	\$9,070,807
2042	\$755,900.60	\$9,070,807
2043	\$755,900.60	\$4,535,404
Total Project Cost		\$293,666,217

Total - Net Present Value	\$171,443,088
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Notes:

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

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

Estimated Project Cost:		\$158,430,000
Annual Inflation Rate:		3.0%
Term of the Analysis:		30 Years
	Total Gross Sq. Ft.	Cost/yr Project
2008		\$8,094,000
2009		\$5,343,000
2010		\$8,105,000
2011		\$0
2012		\$0
2013	141,000	\$136,888,000
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
2038		\$0
Total - Project Cost		\$158,430,000
Total - Net Present Value		\$134,953,310

APPENDIX C

C. Detailed Space Program

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 and was updated based on current JPEs projections, current staffing and functions, and an update according to the standards.

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

Division or Functional Area	Projected Need		
	Courtrooms	Staff	BGSF
Woodland Courthouse			
Court Administration		35.00	7,020
Courtroom / Judicial Support		55.00	5,158
Court Sets / Judiciary	14	48.00	56,981
Criminal Division Staff		16.00	3,478
Civil/Family/Juvenile Division Staff		17.00	6,221
Family Court Mediation Unit		7.00	2,423
Court and Building Operations		41.00	22,908
Subtotal Staff & Departmental Gross Square Feet	14	219.00	104,186
Interdepartmental Circulation/Restrooms/Bldg. Support ¹		25%	26,047
Building Envelope/Mechanical/Electrical ²		10%	10,419
Total Building Gross Area			140,652
BGSF Per Courtroom			10,047

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 Yolo
New Woodland Court**

Appendix C

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Court Administration						
Executive Office						
Court Executive Officer	300	1.00		300		
Assistant Court Executive Officer	225	1.00		225		
Deputy Court Executive Officer	175	1.00		175		
Court Administrative Analyst	120	2.00		240		
Public Information Officer	120	1.00		120		
Judicial & Executive Secretary	80	1.00		80		
Judicial Council Fellow	64	1.00		64		
<i>Files; 5 drawer lateral</i>	14		4	56		
<i>Reception Waiting Area</i>	60		1	60		
<i>Work/Copy Room</i>	60		1	60		
Fiscal/Comprehensive Collections						
Fiscal Manager	140	1.00		140		
Fiscal Supervisor	80	1.00		80		
Fiscal Analyst	64	2.00		128		
Fiscal Clerk	64	4.00		256		
Collections Supervisor	80	1.00		80		
Collections Analyst	64	3.00		192		
Collections Clerk	64	4.00		256		
California Service Bureau Clerk (contract employee)	64	1.00		64		
<i>Service Counter Area (Collections)</i>						
<i>Counter workstation (unassigned-need some privacy)</i>	48		4	192		
<i>Queuing Area</i>	14		16	224		
<i>Workcounter/Form Storage</i>	40		1	40		
<i>Files; 5 drawer lateral</i>	14		12	168		
<i>Work/Copy Room (Fiscal & Collections)</i>	100		1	100		
Human Resources						
Human Resources Manager	140	1.00		140		
HR Analyst	80	4.00		320		
<i>Reception Waiting Area</i>	60		1	60		
<i>Interview/Conference Room</i>	120		1	120		
<i>Work/Copy Room (share with other admin group)</i>	60		0	0		
<i>Secure File Room</i>	100		1	100		
Information Services						
IS Manager	140	1.00		140		
Systems Software Specialist	64	1.00		64		
Network Systems Specialist	64	1.00		64		
Operations Analyst	64	2.00		128		
<i>IS Work Room</i>	120		1	120		
<i>IS Secure Equipment Storage</i>	80		1	80		
Administration Support						
<i>Multi-purpose Conference Room</i>	240		1	240		
<i>Training Room</i>	500		1	500		
<i>Video Conference Room</i>	240		1	240		
Total Court Administration / Support Services		35.00		5,616		1.25
Department Gross Square Feet					7,020	

**Superior Court of California, County of Yolo
New Woodland Court**

Appendix C

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Courtroom / Judicial Support						
Research Attorney Unit						
Court Counsel	140	1.00		140		
Attorney - Legal Research	140	4.00		560		
Paralegal	80	1.00		80		
Research Unit Extern	42	3.00		126		
<i>Conference Room/Legal Collection</i>	<i>240</i>		<i>1</i>	<i>240</i>		
<i>Files; 5 drawer lateral</i>	<i>14</i>		<i>4</i>	<i>56</i>		
Court Reporters						
Senior Clerk	80	1.00		80		
Court Reporters	64	16.00		1,024		
<i>Files; 5 drawer lateral</i>	<i>14</i>		<i>4</i>	<i>56</i>		
<i>Court Reporter Production Area</i>	<i>80</i>		<i>1</i>	<i>80</i>		
Interpreters						
Interpreter Coordinator	80	1.00		80		
Staff Interpreters	64	4.00		256		
Contract Interpreters (shared work area)	14	10.00		140		
Court Services						
Court Operations Supervisor	120	1.00		120		
Appeals Clerk	64	2.00		128		
Case Retention/Exhibits Clerk	64	2.00		128		
Legal Process Clerk	64	2.00		128		
Calendar Unit						
Lead Clerk	80	1.00		80		
Legal Process Clerk	64	6.00		384		
Shared Support						
<i>Work/Copy Room</i>	<i>120</i>		<i>2</i>	<i>240</i>		
Total Court Administration / Support Services		55.00		4,126		1.25
Department Gross Square Feet					5,158	

**Superior Court of California, County of Yolo
New Woodland Court**

Appendix C

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Court Sets / Judiciary						
Court Sets						
<i>Courtroom Large (high-volume traffic, arraignment, misdemeanor, DV/drug)</i>	2,400		4	9,600		
<i>Courtroom Multi-purpose (jury)</i>	1,750		10	17,500		
Subtotal Courtrooms		0.00	14	27,100	32,520	1.20
<i>Jury Suite (2 toilets, kitchenette and closet)</i>	470		7	3,290		
<i>Attorney/Client/Witness Rooms</i>	100		28	2,800		
<i>Law Enforcement Waiting</i>	100		1	100		
<i>Shared Courtroom Holding (2 cells, 1 interview)</i>	140		7	980		
<i>Courtroom Waiting</i>	200		14	2,800		
<i>Courtroom Technology/Equipment Room</i>	40		14	560		
<i>Exhibit Storage Closet</i>	40		14	560		
Total Court Sets		0.00		11,090	13,308	1.20
Judiciary/Courtroom Support²						
Judicial Chambers (includes toilet and closet)	400	14.00		5,600		
Judicial Secretaries	80	3.00		240		
Supervising Courtroom Clerks	80	1.00				
Senior Courtroom Clerks	64	2.00				
Courtroom Clerks	64	28.00		1,792		
<i>Chambers Waiting/Reception</i>	50		3	150		
<i>Conference Room/Legal Collection</i>	240		3	720		
<i>Judicial Coffee Alcove</i>	60		3	180		
<i>Copy/Workroom/Supply Alcove</i>	80		3	240		
Total Judiciary		48.00		8,922	11,153	1.25
Total Court Sets / Judiciary		48.00		47,112		
Department Gross Square Feet					56,981	

Footnotes:

1. Each courtroom will have workstations for two clerks; local court culture provides outside workstation for each courtroom clerk.
2. Courtroom support calculated on assumption of three floors of judicial space.

**Superior Court of California, County of Yolo
New Woodland Court**

Appendix C

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Criminal Division Staff						
Operations Supervisor	120	1.00		120		
Senior Clerk	80	1.00		80		
Criminal Clerks	64	14.00		896		
<i>Service Counter Area (Criminal)</i>						
<i>Counter workstation (unassigned)</i>	48		4	192		
<i>Queuing Area</i>	14		20	280		
<i>Workcounter/Form Storage</i>	60		1	60		
<i>Photocopier/Printers (staff support)</i>	80		1	80		
<i>Public Document Review</i>	100		1	100		
<i>Active Records</i>						
<i>Active Criminal Files; 42" x 7 shelf unit (5 years)</i>	12		40	480		
<i>Active Appeals Files; 42" x 7 shelf unit</i>	12		2	24		
<i>File Scanning Station</i>	40		1	40		
<i>File Staging/Sorting Area</i>	60		1	60		
<i>File Carts</i>	4		6	24		
<i>Copy/Work Room</i>	140		1	140		
Total Criminal Division Staff		16.00		2,576		1.35
Department Gross Square Feet					3,478	

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Traffic Division Staff						
Operations Supervisor	120	1.00		120		
Senior Clerk	80	1.00		80		
Traffic Clerks	64	11.00		704		
<i>Service Counter Area (Traffic)</i>						
<i>Counter workstation (unassigned)</i>	48		5	240		
<i>Counter workstation (Traffic School)</i>	48		2	96		
<i>Queuing Area</i>	14		35	490		
<i>Workcounter/Form Storage</i>	60		1	60		
<i>Photocopier/Printers (staff support)</i>	80		1	80		
<i>Active Records</i>						
<i>Active Traffic Files; 42" x 7 shelf unit</i>	12		30	360		
<i>File Scanning Station</i>	40		1	40		
<i>File Staging/Sorting Area</i>	60		1	60		
<i>File Carts</i>	4		6	24		
<i>Copy/Work Room</i>	120		1	120		
Total Traffic Division Staff		13.00		2,474		1.35
Department Gross Square Feet					3,340	

**Superior Court of California, County of Yolo
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Appendix C

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Civil/Family/Juvenile Division Staff						
Operations Supervisor	120	1.00		120		
Senior Clerk	80	1.00		80		
Clerk	64	13.00		832		
Civil Settlement/ADR Administrator	120	1.00		120		
ADR Clerk	64	1.00		64		
<i>Alternative Dispute Resolution Center</i>						
<i>Small Claims Mediation Room</i>	120		1	120		
<i>Settlement Conference Room (Large)</i>	240		2	480		
<i>Settlement Conference Room (Small)</i>	120		2	240		
<i>Caucus/Hearing Room Room</i>	400		1	400		
<i>Reception/Waiting</i>	150		1	150		
<i>Service Counter Area</i>						
<i>Counter workstation (unassigned-Civil)</i>	48		3	144		
<i>Counter workstation (unassigned-Family)</i>	48		2	96		
<i>Counter workstation (unassigned-Juvenile)</i>	48		2	96		
<i>Queuing Area</i>	14		35	490		
<i>Workcounter/Form Storage</i>	60		1	60		
<i>Photocopier/Printers (staff support)</i>	80		2	160		
<i>Public Document Review</i>	100		1	100		
<i>Active Records</i>						
<i>Active Civil Files; 42" x 7 shelf unit (5 years)</i>	12		12	144		
<i>Active Small Claims Files; 42" x 7 shelf unit</i>	12		4	48		
<i>Active Family Files; 42" x 7 shelf unit (5 years)</i>	12		18	216		
<i>Active Adoption Files; 42" x 7 shelf unit</i>	12		2	24		
<i>Active Probate Files; 42" x 7 shelf unit</i>	12		5	60		
<i>Active Juvenile Files; 42" x 7 shelf unit (5 years)</i>	12		10	120		
<i>File Scanning Station</i>	40		1	40		
<i>File Staging/Sorting Area</i>	60		1	60		
<i>File Carts</i>	4		6	24		
<i>Copy/Work Room</i>	120		1	120		
Total Civil/Family/Juvenile Division Staff		17.00		4,608		1.35
Department Gross Square Feet					6,221	

**Superior Court of California, County of Yolo
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Appendix C

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Family Court Mediation Unit						
Facilitator (use mediation room for client meetings)	120	2.00		240		
Family Court Services Director	140	1.00		140		
Facilitator Staff	80	1.00		80		
Probate Investigators	80	1.00		80		
File Examiner	64	1.00		64		
Paralegal	64	1.00		64		
<i>Mediation Waiting Area</i>	15		8	120		
<i>Mediation Room</i>	140		4	560		
<i>Workshop Room</i>	360		1	360		
<i>Child Waiting for Family Court Witnesses</i>	150		1	150		
<i>Copy/Work Room</i>	80		1	80		
Total Family Court Mediation Staff		7.00		1,938		1.25
Department Gross Square Feet					2,423	

**Superior Court of California, County of Yolo
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Appendix C

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		25	350		
<i>Weapons Screening Station</i>	250		2	500		
<i>Secure Public Lobby</i>	800		1	800		
<i>Information Kiosk or Counter</i>	64		1	64		
<i>Public Vending Area</i>	100		1	100		
Subtotal Public Area		0.00		2,014	2,115	1.05
Jury Assembly Area						
Jury Supervisor	100	1.00		100		
Jury Assembly Staff	80	2.00		160		
<i>Jury Processing</i>						
<i>Check-in Counter Station</i>	64		3	192		
<i>Queuing Area (25% of jury call)</i>	14		75	1,050		
<i>Forms Counter (10% of jury call)</i>	5		30	150		
<i>Copier/Printer/Supplies/Active Files</i>	80		1	80		
<i>Jury Assembly/Waiting (assume call of 300)</i>						
<i>General Seating</i>	12		270	3,240		
<i>Computer Carrel (may be replaced by wireless internet system)</i>	20		10	200		
<i>Table Seating</i>	20		20	400		
<i>Vending Area</i>	80		1	80		
<i>Women's Restroom (5 toilets/lactation room)</i>	320		1	320		
<i>Men's Restroom (1 toilets/5 urinals)</i>	200		1	200		
Total Jury Assembly Area		3.00		6,172	7,715	1.25
Self Help Service Center						
Resource Staff	80	2.00		160		
<i>Reception/Waiting Area</i>	14		8	112		
<i>Copy/Printer/Supplies</i>	80		1	80		
<i>Children's Play Area</i>	60		1	60		
<i>Computer Workstation</i>	40		4	160		
<i>Book Shelving</i>	12		6	72		
<i>Work Table w/Four Seats</i>	72		2	144		
<i>Orientation Room</i>	200		1	200		
Total Self Help Service Center		2.00		988	1,186	1.20
Court Support						
<i>Mail Processing and Distribution Center</i>	150		1	150		
<i>Case Retention/Exhibits Storage</i>	350		1	350		
<i>Staff Break Rooms¹</i>	150		4.00	600		
<i>Staff Lactation Room</i>	64		1	64		
<i>Staff Shower/Restroom (1M/1F)</i>	80		2	160		
Total Court Support		0.00		1,324	1,390	1.05
Related Justice Agency Space						
<i>Multipurpose Rooms (DA, PD, Prob., Health & Human Svc., CASA, etc.)</i>	100		4	400		
<i>Agency Staff Convenience Center</i>	100		1	100		
<i>Volunteer Coordinator</i>	80		1	80		
Total Justice Agency Space		0.00		580	609	1.05

Continued Next Page

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Court and Building Operations						
Drug Court Support						
Drug Court Coordinator	120	1.00		120		
Drug Court Clerk	64	1.00		64		
<i>Reception/Waiting Area</i>	14		6	84		
<i>Orientation Room</i>	200		1	200		
<i>Copy/Supply Alcove</i>	40		1	40		
<i>Specimen Collection Toilet</i>	64		1	64		
<i>Specimen Staging Area</i>	24		1	24		
Total Drug Court Support Space		2.00		596	715	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		
Clerk/Volunteer Workstation	48	2.00		96		
<i>Supply/Toy Storage</i>	20		1	20		
<i>Restroom w/Diaper Changing</i>	60		1	60		
<i>Sink Counter</i>	24		1	24		
Total Children's Waiting		2.00		460	552	1.20
Court Security Operations/In-custody Holding Support						
Perimeter Security Staff		9.00		0		
In-custody Holding Staff		16.00		0		
Sheriff's Transportation Staff		4.00		0		
Lieutenant	120	1.00		120		
Sergeant	100	2.00		200		
<i>Central Control Room</i>	200		1	200		
<i>Security Equipment Closet</i>	100		1	100		
<i>Interview/Holding Room (locate near building entry screening)</i>	64		1	64		
<i>Men's Locker/Shower/Toilet Room (Security & Holding Staff)</i>	285		1	285		
<i>Women's Locker/Shower/Toilet Room (Security & Holding Staff)</i>	160		1	160		
<i>Break Room</i>	120		1	120		
<i>Copy/Supply Alcove</i>	60		1	60		
Total Court Security Operations		32.00		1,309	1,571	1.20

Continued Next Page

**Superior Court of California, County of Yolo
New Woodland Court**

Appendix C

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Court and Building Operations						
In-Custody Holding						
<i>Pedestrian Sallyport</i>	180		1	180		
<i>Control Room</i>	180		1	180		
<i>Staff Restroom (at control room)</i>	60		1	60		
<i>Coffee Alcove (at control room)</i>	40		1	40		
<i>Central Holding</i>						
<i>Group Holding - Male</i>	150		4	600		
<i>Group Holding - Female</i>	150		2	300		
<i>Individual Holding - Male</i>	60		10	600		
<i>Individual Holding - Female</i>	60		4	240		
<i>Group Holding - Juvenile</i>	150		2	300		
<i>Individual Holding - Juvenile</i>	60		4	240		
<i>Court Dressing Room</i>	40		1	40		
<i>Attorney/Detainee Interview Rooms</i>	60		8	480		
<i>Attorney Vestibule/Reception/Waiting</i>	60		1	60		
<i>Booking Station</i>	60		1	60		
<i>Storage Room</i>	60		1	60		
Total In-Custody Holding		0.00		3,440	4,472	1.30
Inactive Records Storage						
<i>Inactive Files/Microfilm Storage²</i>	1,000		1	1,000		
Total Records Storage		0.00		1,000	1,050	1.05
Support for Building Operations						
<i>Loading/Receiving Area</i>	80		1	80		
<i>Central Storage (paper, office supplies, forms, etc)</i>	300		1	300		
<i>Computer Room</i>	250		1	250		
<i>Telecommunications Equipment Room³</i>	180		1	180		
<i>Main Electrical Room³</i>	180		1	180		
<i>Media Room</i>	150		1	150		
<i>Trash/Recycling Collection Room</i>	80		1	80		
<i>Housekeeping Office/Storage</i>	120		1	120		
<i>Maintenance Equipment Storage/Workshop</i>	120		1	120		
Subtotal Building Operations		0.00		1,460	1,533	1.05
Total Court and Building Operations		41.00		19,343		
Department Gross Square Feet					22,908	

Footnotes:

1. One break room per 40 staff, not including JPE.
2. Storage requirements assume that most archived storage is offsite until funding is available to store in imaged format.
3. Satellite telecommunications and electrical rooms are included in building gross square foot calculation.

Basement Program

Basement Component	Project Need	Comments
Structures		
Ground Level Footprint	11,401	
Parking Area Lobby	-	Include in basement gross square footage
Sallyport and Sheriff's Parking	4,180	Bus staging plus 4 secure parking spaces
Sheriff's Transportation Storage	80	
Total Structure	15,661	
Parking		
Secure Staff Parking	24	Judicial officers and key administrative staff
Total Parking Area	10,080	Assume underground parking at 420 SF per space
Total Basement Requirements		
Subtotal Basement Requirements	25,741	
Vehicle Circulation	3,565	25% of parking area and sallyport
Total Basement GSF	29,306	

Superior Court of California, County of Yolo
Building Occupancy By Floor
Woodland Courthouse - New 14 Courtroom Facility

13 Nov 2007
KAM

Component	Program DGSF	Basement	1st Floor	2nd Floor	3rd Floor	4th Floor	Total
Court Administration	7,020	-	-	7,020	-	-	7,020
Courtroom/Judicial Support	5,158	-	-	5,158	-	-	5,158
Courtsets/Judiciary 1-6	24,420	-	-	-	-	24,420	24,420
Courtsets/Judiciary 7-12	24,420	-	-	-	24,420	-	24,420
Courtsets/Judiciary 13-14	8,140	-	-	8,140	-	-	8,140
Criminal Division	3,478	-	3,478	-	-	-	3,478
Civil/Family/Juvenile Division	6,221	-	6,221	-	-	-	6,221
Family Court Mediation	2,423	-	-	2,423	-	-	2,423
Public Area	2,115	-	2,115	-	-	-	2,115
Court Security Operations	1,571	-	1,571	-	-	-	1,571
Jury Assembly Area	7,715	-	7,715	-	-	-	7,715
Self-Help Center	1,186	-	1,186	-	-	-	1,186
Court Support	1,390	1,390	-	-	-	-	1,390
Justice Agency Space	609	-	-	609	-	-	609
Drug Court Support	715	-	715	-	-	-	715
Children's Waiting Room	552	-	552	-	-	-	552
In-Custody Holding	4,472	4,472	-	-	-	-	4,472
Inactive Records Storage	1,050	1,050	-	-	-	-	1,050
Building Operations	1,533	1,533	-	-	-	-	1,533
Total Departmental Gross Square Feet	104,186	8,445	23,552	23,349	24,420	24,420	104,186
Estimated GSF Per Floor	140,652	11,401	31,795	31,521	32,967	32,967	140,652

APPENDIX D

D. Resolutions

Introduction

Resolutions were provided by the County of Yolo and the City of Woodland regarding land donation and parking structure development. Since these resolutions were prepared, the county has had discussions with the court and city suggesting that the donation of the site may not be a full donation. The AOC has determined that this donation is in jeopardy but is providing the resolutions for reference.

The following letters of resolution document:

- A letter expressing the County of Yolo's intent to possibly donate a site that is suitable for the new court location, contingent upon the success of the projects funding, CEQA analysis, and site studies.
- The willingness of the City of Woodland to assist with the development of a parking structure to support a courthouse located on the site offered by the County of Yolo.

BOARD OF SUPERVISORS
Yolo County, California

RECEIVED
YOLO COUNTY
SUPERIOR COURT
OCT 18 2006
COURT ADMINISTRATION
by CEL DEPUTY

Meeting Date: October 17, 2006

To: CAO _____
County Counsel _____
Auditor _____
Plan. Resources & Pub. Works _____
Alcohol Drug/MH _____
Health Services _____
Human Resources _____
DESS _____
GSD _____
Yolo County Courts ✓

Agenda Item No. 3.02A
Yolo Courts Replacement & Expansion Plans

Minute Order No. 06-321: Adopted and authorized the Chair to sign **Resolution No. 06-144** that supports the County of Yolo Courts facility replacement and expansion plans.

The Board thanked Judge Warriner and Judge Rosenberg for their informative presentation.

MOTION: Sieferman, Jr. SECOND: Yamada. AYES: Yamada, Chamberlain, McGowan, Thomson, Sieferman, Jr.

FILED

OCT 18 2006

RESOLUTION NO. 06-144

CLERK OF THE BOARD
BY Linda Clarend
DEPUTY

Resolution of Support and Participation in The Superior Court of California, County of Yolo
Replacement and Expansion Plans

WHEREAS, the Superior Court of California, County of Yolo (the "Court") is desirous of replacing its existing downtown Woodland court facility on to, in part or in whole, property bordered by Court, Third, North and Fourth Streets; and

WHEREAS, the property (the "Property") bordered by Court, Third, North and Fourth Streets is owned by the County of Yolo (the "County"); and

WHEREAS, the County is supportive of the Court's replacement and expansion plans;

NOW, THEREFORE, BE IT RESOLVED:

1. The County commits itself, subject to certain conditions set forth below, to donate the Property to the Court for use as replacement or expanded Court facilities.
2. The commitment to donate the Property is subject to, among other matters, confirmation that there are no legal prohibitions to such a transfer and subject to reaching satisfactory agreement with the Court and City of Woodland as to the terms and conditions of such a transfer.
3. The property transfer will be considered for final approval by the Board of Supervisors of the County of Yolo following the Court's communication to the County, 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 requirements pertaining to the transfer as provided in the County Code, the Board of Supervisors commits to authorizing the transfer. However, should there arise during the course of the County'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 County, the County retains its discretion to not authorize the donation of the Property to the Court.

PASSED AND ADOPTED by the Board of Supervisors of the County of Yolo, State of California, at a regular session this 17 day of October 2006, by the following vote:

AYES: Yamada, Chamberlain, McGowan, Thomson, Siefertman, Jr.

NOES: None.

ABSTAIN: None.

ABSENT: None.

Frank Siefertman, Jr.
Frank Siefertman, Jr., Chair
Yolo County Board of Supervisors

Attest:

Ana Morales, Clerk
Board of Supervisors
By Linda Clarend

(Seal)
Deputy



Approved as to Form:

Robyn Truitt Drivon
Robyn Truitt Drivon, County Counsel

RESOLUTION NO. 4775

**RESOLUTION OF THE CITY COUNCIL AND REDEVELOPMENT AGENCY
OF THE CITY OF WOODLAND CONFIRMING POLICY STATEMENTS AND
ENCOURAGEMENT FOR THE SUPERIOR COURT OF CALIFORNIA,
COUNTY OF YOLO REPLACEMENT AND EXPANSION PLANS**

WHEREAS, the Superior Court of California, County of Yolo (the "Court") is desirous of replacing and expanding its existing court facility in the City of Woodland as envisioned by Policies 10.2-10.4 of the June 27, 2000 County of Yolo Facility Master Plan ("County Master Plan"); and

WHEREAS, the County Master Plan envisions a new and expanded court facility in downtown Woodland with parking for court employees and others consistent with the City's and Yolo County's current and projected needs for parking in downtown Woodland; and

WHEREAS, the Court is desirous of locating its new facility on property ("the Property") currently owned by Yolo County ("County") bordered by Court, Third, North and Fourth Streets in the City of Woodland; and

WHEREAS, on October 17, 2006, the County Board of Supervisors adopted a resolution of support and participation in the Court's replacement and expansion plans, expressing its intent to donate the Property to the Court; and

WHEREAS, the City Council and Redevelopment Agency of the City of Woodland ("the City") are supportive of the Court's replacement and expansion plans; and

WHEREAS, the City's General Plan and Downtown Specific Plan include policies consistent with the Court Facilities Master Plan and Yolo County Facilities Master Plan, which anticipate the Court's replacement and expansion plans in the City of Woodland on the Property, including a parking facility adequate to serve the needs of the Court, the City and the County; and

WHEREAS, Land Use Policy LU-1 of the City's Downtown Specific Plan provides that the City "shall continue to encourage the location of government facilities in the Downtown area to be maintained as the government center;" and

WHEREAS, Policy 9.C.5 of the City's General Plan provides that the City "shall promote intensified office development within Downtown;" and

WHEREAS, the Downtown Specific Plan includes two planning districts—District B-Government Center and District A-3-Core Expansion, which together envision an expanded Court facility, Woodland City Hall, County administrative buildings, the Woodland Library, and new office buildings, linked by a multi-story parking structure to

a mix of existing and new retail, restaurant and entertainment uses including a multi-screen cinema; and

WHEREAS, the Downtown Specific Plan area is within the City's Redevelopment Project area; and

WHEREAS, the City envisions a public/private partnership between private developers, the City and the Redevelopment Agency to carry out the goals and policies of the General Plan, the Downtown Specific Plan, and the Redevelopment Plan, including the accommodation of a new Court facility; and

WHEREAS, the City's development agreement with Woodland Investment Company memorializes the Company's commitment to assist in the relocation of incompatible uses and the provision of retail and entertainment uses in the Woodland downtown area; and

WHEREAS, the Petrovich Development Company has expressed a commitment to cooperate with the County and the City in developing a joint-use parking structure and retail/entertainment uses to complement and serve the new Court facility.

NOW, THEREFORE, BE IT RESOLVED by the City Council and the Redevelopment Agency Board of the City of Woodland to support and participate in the Superior Court of California, County of Yolo replacement and expansion plans in the following ways:

1. The City and Redevelopment Agency will utilize their legal authority to the extent possible to assemble land in the downtown to accommodate the shared use of parking for the Court and to carry out the vision of the Downtown Specific Plan.
2. The Redevelopment Agency will use tax increment monies resulting from redevelopment of the downtown to the extent possible to support the Court's replacement and expansion plans.
3. The City and Redevelopment Agency will cooperate with the State of California, the Court, the County, the Petrovich Development Company/Woodland Investment Company and other private developers to facilitate the annexation of property, the relocation of incompatible uses, and the expedited processing and approval of land use entitlements necessary to implement the Court's expansion plans and associated parking, retail and entertainment uses envisioned by the Downtown Specific Plan.
4. The City will implement street closures and traffic reconfiguration if and as necessary to facilitate and expedite the Court's replacement and expansion plans.

PASSED AND ADOPTED this 17th day of October, 2006 by the following vote:

AYES: Council Members Davies, Monroe, Pimentel, Flory
NOES: None
ABSENT: Council Member Marble
ABSTAIN: None



David Flory
Mayor

ATTEST:



Sue Vannucci
City Clerk

APPROVED AS TO FORM:



Ann M. Sipelle
City Attorney