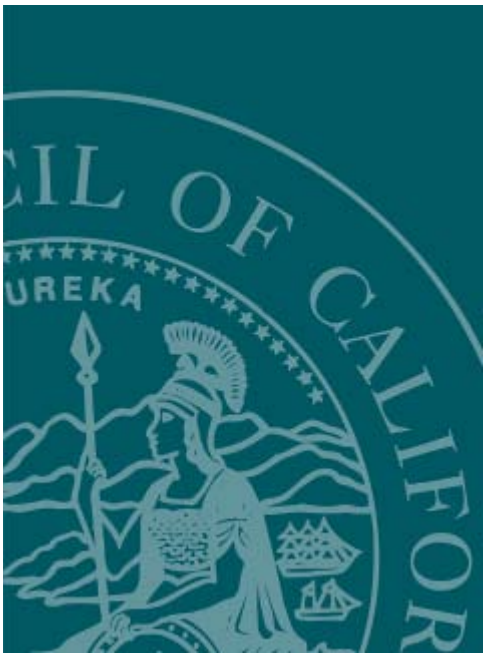


Superior Court of California

County of Kings

New Hanford Courthouse

PROJECT FEASIBILITY REPORT

NOVEMBER 2, 2009

ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

CONTENTS

1. EXECUTIVE SUMMARY 1
1.1. Introduction 1
1.2. Statement of Project Need 1
1.3. Options Analysis 2
1.4. Recommended Option 3

2. STATEMENT OF PROJECT NEED 3
2.1. Introduction 3
2.2. Transfer Status 3
2.3. Project Ranking 4
2.4. Summary of Economic Opportunities 4
2.4.1. Free or Reduced Costs of Land 5
2.4.2. Viable Financing Partnerships. 5
2.4.3. Adaptive Reuse of Existing Facilities. 5
2.4.4. Consolidation of Court Calendars and Operations. 5
2.4.5. Sharing of Facilities. 5
2.5. Current Court Operations 5
2.6. Judicial Projections 9
2.7. Existing Facilities 10
2.7.1. Hanford Court Buildings 11
2.7.1.1. *Security Deficiencies* 11
2.7.1.2. *Courtroom Deficiencies* 14
2.7.1.3. *Jury Deliberation and Jury Assembly Deficiencies* 14
2.7.1.4. *Clerk's Areas/Staff Space Deficiencies* 16
2.7.1.5. *General Space, Functional, and Physical Deficiencies* 16
2.7.2. Lemoore Courthouse 18

3. OPTIONS ANALYSIS 20
3.1. Introduction 20
3.2. Project Options 20
3.2.1. Project Option 1: Construction of a New Courthouse. 20
3.2.1.1. *Pros* 20
3.2.1.2. *Cons* 21
3.2.2. Project Option 2: Renovate and Expand the Existing Hanford and Lemoore Court Facilities. 22
3.3. Recommended Project Option 22

4. RECOMMENDED PROJECT 23
4.1. Introduction 23
4.2. Project Description 23
4.3. Space Program 23
4.4. Courthouse Organization 24
4.5. Site Selection and Requirements – Intro Paragraph 26
4.5.1. Site Selection. 26
4.5.2. Parking Requirements. 26
4.5.3. Site Program. 27
4.6. Design Criteria 28
4.7. Sustainable Design Criteria 28
4.8. Estimated Project Cost 28
4.9. Project Schedule 29

APPENDICES:
Appendix A – Detailed Space Program A-1

1. EXECUTIVE SUMMARY

1.1. Introduction

This Project Feasibility Report for the proposed New Hanford Courthouse for the Superior Court of California, County of Kings has been prepared as a supplement to the *Judicial Branch AB 1473 Five-Year Infrastructure Plan* Fiscal *Year 2010-2011*. This report documents the need for the proposed new 12-courtroom facility, describes alternative ways to meet the underlying need, and describes the recommended project.

1.2. 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:

- Replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the Hanford court facilities and in the Lemoore Courthouse;
- Create a modern, secure, full-service courthouse—to benefit all Kings County residents—for all types of proceedings (including criminal, traffic, civil, family law, juvenile dependency and delinquency, small claims, probate, appeals, unlawful detainer, conservatorships, and guardianships), family court mediation, and for the provision of basic services heretofore not provided to county residents due to space restrictions: a self-help center; appropriately-sized and secure public lobby, queuing for entrance screening and public service counters, courtroom waiting areas, jury assembly room, jury deliberation rooms and family court mediation rooms; and adequately-sized in-custody holding, attorney interview/witness waiting rooms, courtroom holding areas, and a children's waiting room;
- Consolidate all family law case proceedings and support services—currently spread out of over three cities in three separate facilities—into a centralized location, to the public service benefit of all Kings County residents;
- Consolidate court operations from five unsafe, overcrowded, and physically deficient facilities: Buildings A, B, C, and the Probation Building in the Kings County Government Center in the City of Hanford and the Lemoore Courthouse in the City of Lemoore;
- Provide 12 adequate courtrooms for the one near-term AB 159 new judgeship plus the 11 judicial officers who are assigned the majority of each month to Hanford and Lemoore, where there are only nine courtrooms between these two locations;
- Create operational efficiencies through the consolidation of current court services; and
- Provide site capacity for a future building addition for two future new judgeships, those among the 277 future new judgeships for which funding has not been requested by the Judicial Council.

The Superior Court of California, County of Kings provides a complete range of court services to county residents from four separate locations: the Hanford court buildings at the Kings County Government Center in the City of Hanford, the Lemoore Courthouse in

the City of Lemoore, the Corcoran Courthouse (operated part-time) in the City of Corcoran, and the Avenal Courthouse (operated part-time) in the City of Avenal. The court buildings in Hanford and the courthouse in Lemoore experience security problems and overcrowding, have many physical and functional problems and numerous deficiencies with Americans with Disabilities Act (ADA) accessibility, and prevent the court from operating safe and efficient court facilities. These conditions significantly hinder the superior court's ability to provide a full range of services to its court users. And the fact that these facilities are not consolidated exacerbates their functional problems. These existing conditions impact access to justice for all court users and negatively impact overall court operations, in terms of strain on resources, workload, and staffing. As the county continues to grow in population, so will the need for these court services to be centralized and for a site with the capacity to accommodate future judgeships allocated to this court, which is not achievable in these existing facilities.

The recommended project—construction of a new 12-courtroom facility in the City of Hanford—will replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in Hanford and in Lemoore. All court services and proceedings offered at these facilities will be consolidated into one location, in addition to the family support services offered at the Corcoran Courthouse.[1] Furthermore, this new courthouse will provide basic services heretofore not provided to county residents due to space restrictions, resulting in operational efficiencies through consolidation of currently separated court services. By siting this courthouse in the City of Hanford, it will serve current and future needs, with the site capacity for a future building addition for two future new judgeships, those among the 277 future new judgeships for which funding has not been requested by the Judicial Council. This new facility will be a modern, secure courthouse for all residents of Kings County.

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

1.3. Options Analysis

The Administrative Office of the Courts (AOC) and the court examined two facility development options to provide adequate space for court functions in the City of Hanford:

- Project Option 1: Construct a New Courthouse
- Project Option 2: Renovate and Expand the Existing Hanford and Lemoore Court Facilities

[1] The Corcoran and Avenal courthouses are not part of the project's consolidation (notwithstanding the consolidation of the AB 1058 family support component from Corcoran). They will continue to operate as they do at present, which is on a part-time basis and in order to serve these more isolated populations in the county. On a rotating basis, judicial officers travel from Hanford—approximately two days per week to Corcoran and one day or less per week to Avenal—to also staff these facilities (i.e., Depts. 9 and 10, as listed below in Table 2.5a).

Project Option 1, construct a new courthouse with 12 courtrooms, is the recommended alternative.

1.4. Recommended Option

The recommended project is to construct a new 12-courtroom courthouse in the City of Hanford. This option is recommended as the most cost-effective solution for meeting current and mid-term needs of the court. This project will consolidate five existing facilities containing a total of nine courtrooms. The project has potential economic opportunities, which are described in Section 2.4 of this report.

A space program for the proposed project, which has been created in collaboration with the court, outlines a need for approximately 144,460 Building Gross Square Feet (BGSF). Based on a site program for the new facility, a site of approximately 7.29 acres is needed for the courthouse.

The estimated project cost to construct the project is $142.449 million, without financing and including land costs. These costs are based on constructing a three-story building with a basement. The facility would require 360 public surface parking spaces, and 17 secure parking spaces at the basement level. The specific building design and plan will be dependent on the final site plan for the site selected and may vary in the number of floors, provision of a basement, and use of a mechanical penthouse. The building design will be determined in the preliminary plan phase of the project.

A preliminary project schedule has been developed based upon approval processes by the Department of Finance and the Joint Legislative Budget Committee to be implemented as a result of Senate Bill 1407 (Ch. 311, Statutes of 2008), and Senate Bill No. 12, Special Session (SBX2 12, Ch. 10, Statutes of 2009). Construction costs are escalated to the start and midpoint of construction based on five percent annual escalation. In the current schedule, the acquisition phase will begin fall 2009 and design will begin fall 2011 pending completion of site selection and acquisition. Construction is then scheduled to begin fall 2013 and be completed fall 2015.

2. STATEMENT OF PROJECT NEED

2.1. Introduction

The Hanford court facilities and the Lemoore Courthouse are decentralized, have security problems, are overcrowded, and have many functional and physical condition problems. As these buildings cannot be renovated and expanded on site—for a variety of reasons discussed more fully under Section 3.2., Project Option 2—their operations need to be consolidated into a single, secure, and physically appropriate building.

2.2. Transfer Status

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

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

TABLE 2.2a
Existing Facilities Transfer Status

Facility	Location	Owned or Leased	Type of Transfer	Transfer Status
Hanford Building A	1426 South Drive	Owned	Transfer of Responsibility	Completed
Hanford Building B	1426 South Drive	Owned	Transfer of Responsibility	Completed
Hanford Building C	1426 South Drive	Owned	Transfer of Responsibility	Completed
Hanford Probation Building...	1424 Forum Drive, Dept. 8	Owned	Transfer of Responsibility	Completed
Lemoore Superior Court	449 C Street	Owned	Transfer of Responsibility	Completed

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

2.3. Project Ranking

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

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

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

This project—ranked in the Critical Need priority group in the Trial Court Capital-Outlay Plan adopted by the Judicial Council in October 2008—is one of the highest priority trial court capital-outlay projects for the judicial branch, and was selected as one of 41 projects to be funded by SB 1407 revenues by the Judicial Council in October 2008. The project's economic opportunities are presented in Section 2.4 of this report.

2.4. Summary of Economic Opportunities

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

savings from sharing of facilities by more than one court, and building operational cost savings from consolidation of facilities.

Potential economic opportunities for this project are as follows:

2.4.1. Free or Reduced Costs of Land.

The project may benefit from a donation of land from the County of Kings, in exchange for the space equity occupied by the superior court in Hanford in the Kings County Government Center. Kings County owns a large parcel of land that could be considered for the location of the future courthouse.

2.4.2. Viable Financing Partnerships.

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

2.4.3. Adaptive Reuse of Existing Facilities.

The project does not include adaptive reuse of existing facilities.

2.4.4. Consolidation of Court Calendars and Operations.

The project consolidates five existing facilities—Buildings A, B, C, and the Probation Building in the City of Hanford and the Lemoore Courthouse in the City of Lemoore—into one new courthouse.

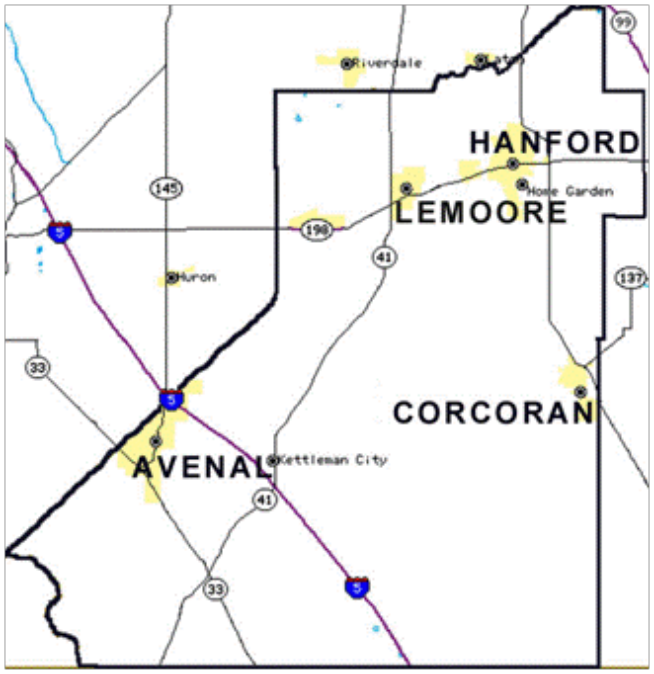
2.4.5. Sharing of Facilities.

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

2.5. Current Court Operations

With court locations in the City of Hanford, the City of Lemoore, the City of Corcoran (operated part-time), and the City of Avenal (operated part-time), the Superior Court of California, County of Kings provides a complete range of court services to county residents. Figure 2.5a below shows a map of the courthouse locations situated throughout the county.

FIGURE 2.5a
Kings County Superior Court Facility Locations



The superior court currently operates a total of eleven courtrooms (i.e., Departments 1-11) in seven shared-use buildings with Kings County, as shown in the table below.

TABLE 2.5a
Existing Facilities, Courtrooms, Departments, and Matters Heard

Facility	Location	Number of Existing Courtrooms	Court Departments	Matters Heard
Hanford Building A	Kings County Government Center, City of Hanford	2	5 & 6	All but family law[2]
Hanford Building B	Same as above	3	1, 2, & 7	Same as above
Hanford Building C	Same as above	2	3 & 4	Same as above
Hanford Probation Building	Same as above	1	8	Juvenile
Lemoore Courthouse	City of Lemoore	1	11	Family law
Corcoran Courthouse	City of Corcoran	1	10	Crim., limited civil, traffic, family support (AB 1058). Two days per week.
Avenal Courthouse	City of Avenal	1	9	Criminal, traffic, limited civil. Up to one day per week.
Total Existing Courtrooms and Departments		**11**	**11**	

[2] Matters heard collectively at the court buildings in Hanford include but are not limited to the following: criminal, traffic, civil, juvenile dependency and delinquency, small claims, probate, appeals, unlawful detainer, conservatorships, and guardianships.

The Corcoran and Avenal courthouses are not part of the project's consolidation (notwithstanding the consolidation of the AB 1058 family support component from Corcoran) and therefore will continue to operate as they do at present, which is on a part-time basis and in order to serve these more isolated populations in the county. On a rotating basis, judicial officers travel from Hanford—approximately two days per week to Corcoran and one day or less per week to Avenal—facilities (i.e., Depts. 9 and 10, as shown above in Table 2.5a) for the following court proceedings: criminal (misdemeanors, as well as any cases generated at the California State Prison, Corcoran and the Avenal State Prison), traffic, limited-civil, and family (AB 1058) in Corcoran, and criminal, traffic, and limited-civil in Avenal.

The Hanford court location consists of four stand alone buildings in the City of Hanford—Buildings A, B, C, and the Probation Building at the Kings County Government Center—the county seat and the court's northernmost facility in the county. Due to severe space restrictions at the government center, the superior court cannot be housed in one building at the government center and has therefore been spread out amongst four separate buildings to provide space for operations and services to the public. The government center is located west of downtown Hanford, close to Highway 198—the main highway running east-west through the county and through the city—and is a campus of buildings housing public agencies and functions in addition to the superior court, such as a sheriff's building, a county jail, a law library, a public library, a juvenile hall, the grand jury, and various county offices, such as administration, probation, district attorney, public health, assessor, clerk-recorder, and child support services. Its location is approximately ten miles from the Lemoore Courthouse, 22 miles from the Corcoran Courthouse, and 40 miles from the Avenal Courthouse. The buildings were constructed in the late-1970s, with the exception of Building B, which was constructed in 1991. The court shares each building with Kings County—the percentages of which are shown below in Section 2.7, Table 2.7a.

Figure 2.5b below shows the Hanford court buildings and available parking areas at the county government center.

FIGURE 2.5b
Existing Hanford Court Facilities at Kings County Government Center

The Lemoore Courthouse is a very small single-story building constructed in 1959 that houses both the superior court and a county library. It is located approximately ten miles west of the Hanford court in the City of Lemoore. Although the superior court houses its family court support staff in Corcoran and some other family services staff in Hanford, all family law proceedings within the county take place at this location. The court's family court mediation staff is also housed here.

Figure 2.5c below shows an aerial image of the existing courthouse site.

FIGURE 2.5c
Existing Lemoore Courthouse Site

2.6. Judicial Projections

Current and projected Judicial Position Equivalents (JPEs)[3] are the basis for establishing both the number of courtrooms and the size of a proposed capital-outlay project. Projected JPEs are determined by the Update of the Judicial Workload Assessment (the 2008 assessment) as adopted by the Judicial Council in October 2008.

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

On October 24, 2008, the Judicial Council approved an updated assessment identifying 327 currently needed new judgeships. These 327 currently-needed

[3] 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.

new judgeships do include the last 50 new judgeships that have yet to receive legislative authorization.[4]

The 2008 assessment also prioritizes the next 100 new judgeships beyond the 150 new judgeships described above. Projects funded by SB 1407 will not include programmed space for these additional 100 new judgeships; however, they will be accounted for under the column labeled Future Growth in Table 3 below and to determine the appropriate site size of a project.

Table 2.6a below provides information used to determine the near-term need for this project, which includes 11 existing JPEs (including any applicable SB 56 judgeships) and one AB 159 judgeship. The courtwide total, provided for reference, includes current and proposed (as described above) new judgeships: 11 existing JPEs, one unfunded AB 159 new judgeship, and none of the next 50 proposed judgeships.

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

Location	Current JPEs	AB 159	Proposed 50	Future Growth	Total JPEs	Basis for Proposed Project
New Hanford Courthouse	11	1	0	2	14	12
Courtwide.....	11	1	0	2	14	–

The court plans to assign two future new judgeships to this project, from the next 277 future new judgeships. The site has been sized to accommodate expansion for these two future judgeships.

2.7. Existing Facilities

Five existing facilities containing a total of nine courtrooms are directly affected by this project as shown in the table below. These facilities will be vacated once the new court facility is complete.

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

TABLE 2.7a
Existing Facilities

Facility	Location	Number of Existing Courtrooms Affected by this Project	Departmental Square Footage Occupied by the Court	Court Space as a Percentage of Total Building Square Footage
Hanford Building A.....	1426 South Drive Hanford, CA 93230	2	17,393	95%
Hanford Building B.....	1426 South Drive Hanford, CA 93230	3	19,602	99%
Hanford Building C.....	1426 South Drive Hanford, CA 93230	2	8,567	97%
Hanford Probation Building....	1424 Forum Drive, Dept. 8 Hanford, CA 93230	1	1,606	12%
Lemoore Superior Court.....	449 C Street Lemoore, CA 93245	1	5,045	57%
Total Existing Courtrooms and DGSF		**9**	**52,213**	

The court facilities listed in the above table are located in county-owned facilities, in buildings shared with county agencies. The combined building functional square footage currently occupied by the court is 52,213 Departmental Gross Square Feet (DGSF). The square footage required for the project is 103,186 DGSF or 144,460 BGSF. This represents a shortfall of 50,973 DGSF to meet the current and near-term needs of the court, based on the space program developed and shown in Appendix A.

The existing facilities contain numerous deficiencies relative to access and efficiency, security, and ADA accessibility, which create impediments to the administration of justice. Specific issues with the existing facilities are summarized as follows:

2.7.1. Hanford Court Buildings

2.7.1.1. *Security Deficiencies*

- The buildings have undersized entrance screening queuing and lobby areas, resulting in regular lines outside the building (see Figures 2.7.1.1a and 2.7.1.1b below).

FIGURE 2.7.1.1a
Congested Entrance Screening Areas

FIGURE 2.7.1.1b
Inadequate Security Screening Areas Create Long Lines
Outside Buildings and Inconvenience to Public

- Secure paths of circulation do not exist to separate judicial officers and staff from the public.
- Judicial officers and staff do not have a secure route from the parking area into the courthouse and must walk through either public or semi-private corridors to their chambers and offices.
- Judicial officers do not have secure parking.

- None of the buildings are equipped with a central holding area for in-custody defendants or with holding areas adjacent to courtrooms.
- The buildings have multiple entry points (that are accessed by court and county staff), making them difficult to secure and resulting in reduced buildings security and increased security costs.
- There are no courtroom security cameras.
- The court buildings are surrounded by public areas in a campus setting, and their perimeters cannot be secured.
- In-custody juveniles must be escorted from the juvenile hall to the courtroom in the Probation Building via an exterior covered walkway.
- Except for the Probation Building, in-custody defendant transport to and from courtrooms is done through a system of tunnels that connect the buildings with a former sheriff's station/jail. This facility is considered *former* because a new sheriff's station/jail was constructed nearby. However, the new jail being too great of a distance from the court buildings requires the physical transport to this former jail for access to the tunnels. At the point the sheriff determines to forgo use of the tunnel system all together, in-custody defendants will then be taken directly through the buildings to courtrooms (see Figure 2.7.1.1c below).

FIGURE 2.7.1.1c
Inefficient In-custody Defendant Transport from New to Old Jail

- In-custody defendants can only be transferred through the tunnel system to courtrooms by stair access. No secure elevator exists for the purpose of accommodating in-custody defendants who need ADA assistance. In-custody defendants requiring ADA accommodation are taken directly through the buildings (see Figure 2.7.1.1d below).

Figure 2.7.1.1d
In-custody Defendants Transport from Non-Secure Court and
County Staff Parking Lot

2.7.1.2. *Courtroom Deficiencies*

- Each courtroom is only accessible to judicial officers and staff through non-secure corridors—the same corridors used for in-custody defendant transport to and from courtrooms.
- All courtrooms are undersized per the California Trial Court Facilities Standards and have design flaws, such as limited seating capacity, poor sightlines, non-ergonomic furniture design, and poor acoustics, lighting, adjacencies, and ADA inaccessibility.
- The buildings have poorly-designed public waiting areas. Lobby configurations and few sitting areas create general congestion and noise outside courtrooms that impact court proceedings.
- The courtrooms have many non-ADA compliant features, such as judicial officer benches, witness and jury boxes, and public seating.
- There is not enough space to for each judicial officer to have their own chambers. Therefore, the court's main conference room in Hanford doubles as space for judicial chambers.
- Due to lack of space for courtroom exhibit and evidence storage, judicial chambers are used to house exhibits and evidence.

2.7.1.3. *Jury Deliberation and Jury Assembly Deficiencies*

- Jury deliberation rooms are undersized.
- No office space is available for jury assembly staff.
- The superior court does not have space dedicated for jury assembly. Jury assembly has to be conducted in a room also serves as a courtroom and a space for staff training, as a result of severe space

deficiencies at the government center. This room is severely undersized for conducting jury assembly and courtroom proceedings, resulting in regular overcrowding well beyond its seating capacity (see Figure 2.7.1.3a below).

FIGURE 2.7.1.3a
Undersized and Overcrowded Room for
Jury Assembly and Court Proceedings

- No amenities or alternative seating is available for potential jurors, as the only area available is within a very narrow public corridor, which becomes easily congested and noisy, affecting the jury assembly room and other adjacent offices (see Figure 2.7.1.3b below).

FIGURE 2.7.1.3b
Congested Hallway Filters into Undersized Jury Assembly Room

2.7.1.4. *Clerk's Areas/Staff Space Deficiencies*

- The number of windows, dimensions, and queuing areas for the public service counters are grossly undersized due to space constraints (see Figure 2.7.1.4a below).

FIGURE 2.7.1.4a
Insufficient Clerk's Public Counters and
Waiting/Queuing Areas

- Clerks' counters are not ergonomic.
- File storage is inadequate in all clerks' areas and throughout both buildings.
- Existing space for administrative functions and court staff is overcrowded, and workstations are undersized.
- A lack of office space has resulted in staff workstations competing with storage space for office equipment and supplies.
- Adequate space for staff training or conferences does not exist and therefore the court's larger spaces, such as courtrooms, must double for meetings when available.
- Space deficiencies require that staff and the public share restrooms.

2.7.1.5. *General Space, Functional, and Physical Deficiencies*

- Court users, visitors, and staff compete with other county agency staff and their clients for available onsite parking (see Figure 2.7.1.5a below).

FIGURE 2.7.1.5a
Staff and Public Parking Overflow has to be
Accommodated on City Streets

- The architecture of the buildings lacks "courthouse presence" and civic quality among the non-distinctive buildings in the government center, making them difficult to immediately identify on site or from public streets.
- The buildings do not have clear front entrances and there is minimal signage to identify them.
- ADA access to the court buildings through the government center campus is not clearly defined.
- No self-help center exists.
- No children's waiting room exists—only a limited amount of public lobby seating.
- There is no evidence locker area, evidence storage, or adequate area to house active records.
- The buildings have no attorney interview/witness waiting rooms. Attorneys are forced to confer with their clients, victims, and witnesses in the public waiting area or outside the building. Noise from the lobby area permeates into the courtrooms and staff areas.
- Many non-ADA compliant features exist throughout the buildings, including judicial officer and staff toilets, circulation routes, corridor widths, door-strike clearances and hardware, restrooms, and drinking fountains.
- The buildings, although not deemed unsafe for operation, are seismically deficient compared to current codes for new

construction. No plan to remediate their existing conditions is in place at this time.

- The buildings require systems upgrades to communications technology to meet current demands, as well as necessary replacements to floors, ceilings, plumbing fixtures, mechanical and electrical systems repairs, and security and ADA upgrades.
- Buildings' signage requires upgrade to compliance with ADA standards.

2.7.2. Lemoore Courthouse.

- This building has similar security and functional deficiencies as the Hanford court buildings: severely undersized lobby for entrance screening, public waiting, and public counter service; severely congested staff areas and offices with no separate secure paths of circulation and competition for space with files, office equipment, computer server, etc.; no secure parking on site for judicial officers; inadequate courtroom in terms of size, function, ADA compliance, and public seating; complete lack of onsite storage for active files, office products, etc.; and no children's waiting room or waiting area for families.
- The building has multiple entry points making it difficult to secure and resulting in reduced building security and increased security costs. For example, there is a separate entrance to the court's lobby directly from the county library—the agency occupying the other half of the building—which allows library patrons to access a shared public restroom.
- No vehicular sallyport exists. Security for handling in-custody defendants that are involved in family law cases is inadequate, as their loading and unloading is done in an unsecured area except for a chain link fence that extends across the parking stall once vans pull in (see Figure 2.7.2a below).

FIGURE 2.7.2a
In-custody Defendants Loading/Unloading from Vans in an Unsecured Area

- There is a lack of space for mediation rooms. Family court mediators are required to use their offices to hold mediation sessions with the public, even though their offices are extremely small and become easily overcrowded.
- A separate path of circulation does not exist to separate the public from court staff: The public must walk through clerks and back-office areas to participate in/receive mediation services.
- There is only one waiting area for all persons involved in family court mediation—an extremely undersized public lobby—which causes intermingling of parties and increases security risks to the public and to staff.
- The facility location is not ideal for provision of court services, because it is difficult to find—lacking a civic presence from the street.
- There is no room in this building to operate a self-help center.
- The facility location—approximately ten miles from the Hanford court facilities—is not ideal for court operations, creating the need for constant transfers of files in addition to impacts to staff travel time between facilities.
- Space deficiencies require that staff and the public share restrooms, along with patrons of the county library occupying the other half of the building.
- The building, although not deemed unsafe for operation, is seismically deficient compared to current codes for new construction. No plan to remediate its existing conditions is in place at this time.
- The building has many physical deficiencies, such as aged wall, ceiling, and floor finishes, dim lighting, and insufficient ventilation and cooling.

- A major upgrade is needed to the fire protection and life safety systems in this building, as it lacks a complete fire alarm and smoke detection system. The building has no fire sprinklers.
- The building requires electrical and communications technology systems upgrade to meet current demands.

3. OPTIONS ANALYSIS

3.1. Introduction

The purpose of this section is to compare potential options to meet the facility needs of the Kings Superior Court in the City of Hanford, to serve all Kings County residents.

3.2. Project Options

The AOC and the court examined two facility development options to provide adequate space for court functions in the City of Hanford, to serve all Kings County residents:

- Project Option 1: Construct a New Courthouse
- Project Option 2: Renovate and Expand the Existing Hanford and Lemoore Court Facilities

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

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

In Option 1, a building of approximately 144,460 gross square feet will be constructed on a new site with 12 courtrooms and associated support space. With Project Option 1, the existing Hanford court buildings and Lemoore Courthouse will be vacated. These court buildings will remain in use until the new courthouse is completed and then may revert to county use pending equity buy-out negotiations.

3.2.1.1. *Pros*

- This option will provide a new, modern, and secure courthouse in the City of Hanford that can be designed to meet modern standards of courthouse design.
- This option, in contrast to Option 2 (Renovation and Expansion), has lower risks to the state in terms of the potential for unidentified costs and schedule delays due to unforeseen existing conditions discovered during renovation of the Hanford and the Lemoore court facilities.
- Unlike Option 2, this option will not incur costly additional expenses for swing space to temporarily house the court. These costs are sunk costs and cannot be recovered after the new courthouse is completed.

- This option will not incur extra moving costs to relocate the court to the swing space before construction starts and then back in to the new courthouse.
- This option will not incur buyout costs for the equity of the space occupied by the county.
- This option will not result in any future disruption to court operations, because construction is completed in one phase.
- This option will replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the Hanford court facilities and in the Lemoore Courthouse; will address the court's space deficiencies; will provide court operational efficiencies through consolidation of current court services; will avoid additional high costs associated with seismically upgrading the Hanford court and Lemoore Courthouse buildings; will provide 12 adequate courtrooms for the one near-term AB 159 new judgeship plus the 11 judicial officers who are assigned the majority of each month to Hanford and Lemoore, where there are only nine courtrooms between these two locations; and will provide site capacity for a future building addition for two future new judgeships, those among the 277 future new judgeships for which funding has not been requested by the Judicial Council.
- This option achieves the immediately-needed improvements to the superior court and enhances its ability to serve the public: consolidation of operations from five unsafe, overcrowded, and physically and functionally deficient buildings; consolidation of all family law case proceedings and support services currently spread out of over three cities in three separate facilities; and enhancement of access to court services by providing improved facilities for all types of proceedings (including criminal, traffic, civil, family law, juvenile dependency and delinquency, small claims, probate, appeals, unlawful detainer, conservatorships, and guardianships), family court mediation, and for the provision of basic services heretofore not provided to county residents due to space restrictions: a self-help center; appropriately-sized and secure public lobby, queuing for entrance screening and public service counters, courtroom waiting areas, jury assembly room, jury deliberation rooms and family court mediation rooms; and adequately-sized in-custody holding, attorney interview/witness waiting rooms, courtroom holding areas, and a children's waiting room.

3.2.1.2. *Cons*

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

3.2.2. Project Option 2: Renovate and Expand the Existing Hanford and Lemoore Court Facilities.

In this option, the existing Hanford and Lemoore court facilities would be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. Currently, the court occupies nearly 100 percent of the total building square footage of each Hanford court building—except for the Hanford Probation Building—and approximately 57 percent of the total building square footage of the Lemoore Courthouse. Although the court is the majority occupant of these facilities (Hanford Probation Building excluded), the county will retain full ownership of each building and intends to use these court facilities for county functions after the court vacates the buildings. The county has no interest in conveying title to the state. Consequently, the AOC has no right to renovate or expand on site. Cost estimates were not prepared because this option was not considered viable. Consequently, this option results in the status quo, which is the court remaining in existing deficient facilities.

3.3. Recommended Project Option

The recommended option is Option 1, Construct a New Courthouse. This option provides the best solution for meeting the court facility needs for all Kings County residents.

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

- Replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the Hanford court facilities and in the Lemoore Courthouse;
- Create a modern, secure, full-service courthouse—to benefit all Kings County residents—for all types of proceedings (including criminal, traffic, civil, family law, juvenile dependency and delinquency, small claims, probate, appeals, unlawful detainer, conservatorships, and guardianships), family court mediation, and for the provision of basic services heretofore not provided to county residents due to space restrictions: a self-help center; appropriately-sized and secure public lobby, queuing for entrance screening and public service counters, courtroom waiting areas, jury assembly room, jury deliberation rooms and family court mediation rooms; and adequately-sized in-custody holding, attorney interview/witness waiting rooms, courtroom holding areas, and a children's waiting room;
- Consolidate all family law case proceedings and support services—currently spread out of over three cities in three separate facilities—into a centralized location, to the public service benefit of all Kings County residents;
- Consolidate court operations from five unsafe, overcrowded, and physically deficient facilities: Buildings A, B, C, and the Probation Building in the Kings County Government Center in the City of Hanford and the Lemoore Courthouse in the City of Lemoore;
- Provide 12 adequate courtrooms for the one near-term AB 159 new judgeship plus the 11 judicial officers who are assigned the majority of each month to Hanford and Lemoore, where there are only nine courtrooms between these two locations;

- Create operational efficiencies through the consolidation of current court services; and
- Provide site capacity for a future building addition for two future new judgeships, those among the 277 future new judgeships for which funding has not been requested by the Judicial Council.

4. RECOMMENDED PROJECT

4.1. Introduction

The recommended solution to meet the court's needs in all of Kings 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, and estimated project cost and schedule.

4.2. Project Description

The proposed project includes the design and construction of a New Hanford Courthouse for the Superior Court of California, County of Kings. The proposed new building will be approximately 144,460 BGSF. The project replaces and consolidates five existing facilities and will include 12 courtrooms; court support space for court administration, court clerk, court security operations and holding; and building support space. Secure parking for 17 vehicles, sally port, and in-custody defendant holding will be located at the basement level. Accommodation of these spaces will be determined as most economical and functional based on actual site conditions (soil, water table) for the selected available property. 360 parking spaces to support staff, visitors, and jurors will be provided in a surface parking lot. The project site will be capable of accommodating building expansion for two future new judgeships, those among the 277 future new judgeships for which funding has not been requested by the Judicial Council. The project's pre-design planning has taken the superior court's future growth into consideration.

4.3. Space Program

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

TABLE 4.3a
Space Program Summary for the Project

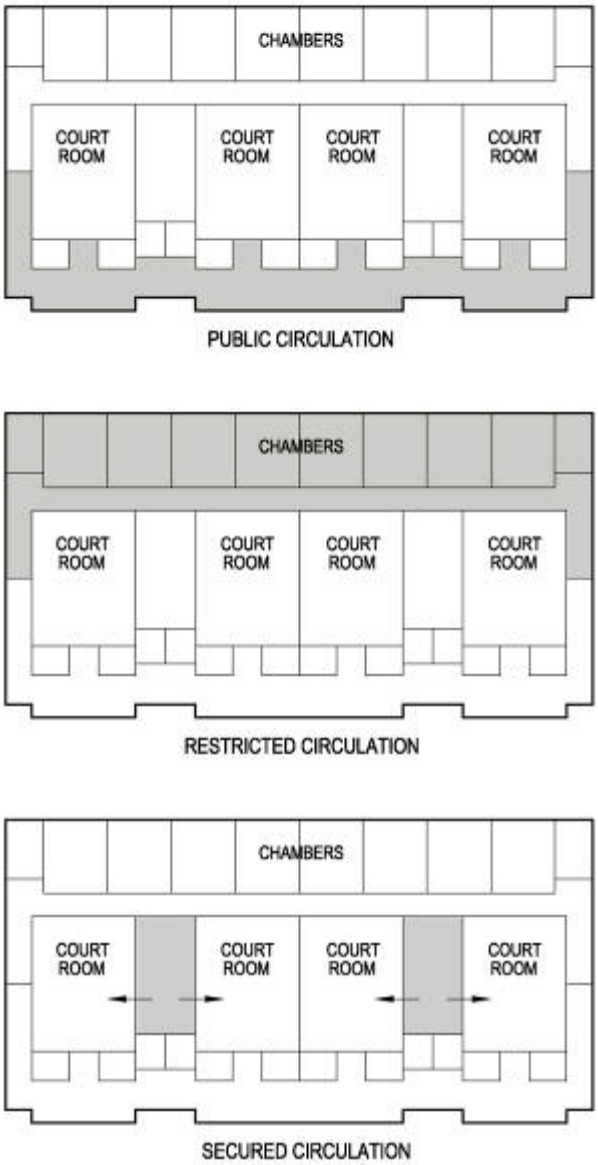
Division/Functional Area	Projected Need: Courtrooms	Projected Need: Total Staff	Total Departmental GSF
Public Area: Entry Lobby & Security Screening	-	9	2,918
Courtsets	12	28	44,678
Judicial Chambers & Courtroom Support	-	13	6,430
Court Operations	-	27	2,121
Criminal/Traffic/Juvenile/Appeals Division	-	28	5,426
Civil/Probate Division	-	11	3,077
Family Court Division	-	11	2,708
Family Court Mediation	-	4	1,944
Self-Help Center	-	3	899
Court Administration	-	14	2,553
Jury Services	-	3	4,406
Sheriff Operations	-	11	1,789
Central In-Custody Holding	-	-	10,296
Building Support	-	4	13,941
Subtotal	12	166	103,186
Gross Area Factor			1.40
Total Building Gross Square Feet			**144,460**
BGSF per Courtroom			12,038

Detailed program data is provided in Appendix A.

4.4. Courthouse Organization

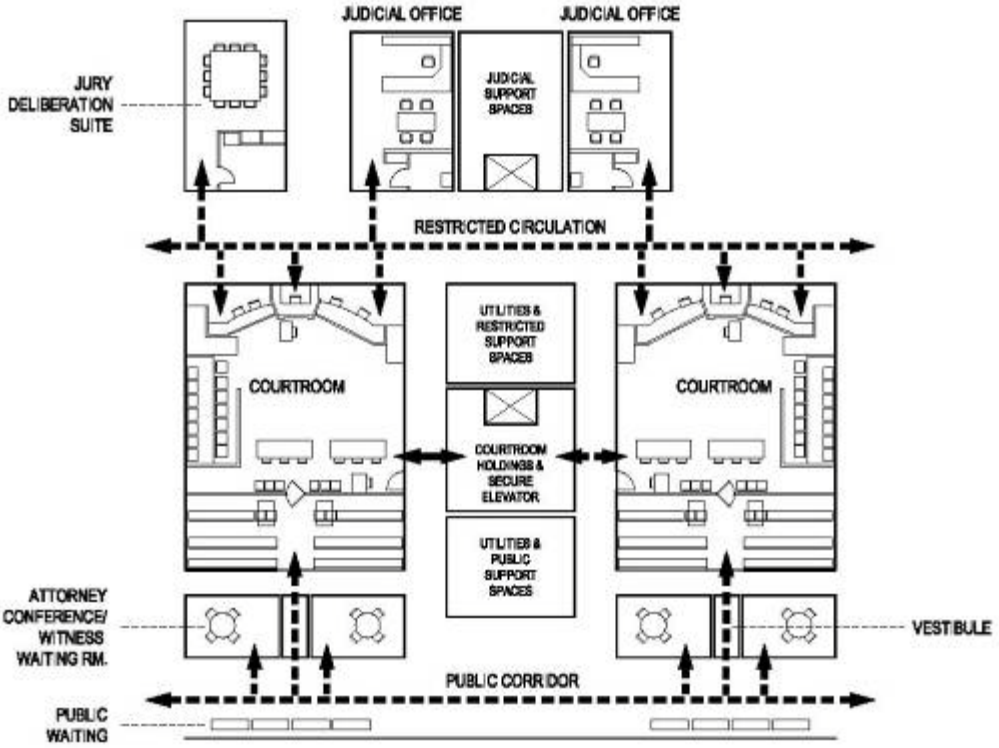
According to the standards, courthouses require three separate and distinct zones of public, restricted, and secured circulation. The three zones of circulation shall only intersect in controlled areas, including courtrooms, sallyports, and central detention (when applicable). The following figure illustrates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

FIGURE 4.4a
Three Circulation Zones



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

FIGURE 4.4b
Court Floor Organization



4.5. Site Selection and Requirements – Intro Paragraph

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

4.5.1. Site Selection.

A site has not been selected for the new courthouse. Once initial funding for the project is secured, the AOC will develop a list of sites to be considered by the project's local Project Advisory Group and to which approved site selection criteria will be applied (per Rule 10.184(d) of the California Rules of Court and subject to final approval by the Administrative Director of the Courts). The site selection and site acquisition process—for all trial court capital projects—is outlined in the Judicial Council approved *Site Selection and Acquisition Policy for Court Facilities*.

4.5.2. Parking Requirements.

At the Kings County Government Center, no secure parking for judicial officers exists. Parking for judicial officers and some staff is designated within a portion of a surface lot adjacent to the Court Buildings B and C. There are two other

parking lots on site, however, they are open to the public, including court users, visitors, and jurors, making availability limited. On the whole, parking at the government center is inadequate, as all superior court staff, visitors, and jurors compete for spaces with staff from each county agency, their clients, and the general public. At times of heavy utilization of the parking lots, parking has to be accommodated (if available) on local city streets at the center's perimeter and greater walking distances to the court facilities.

Parking availability at the Lemoore Courthouse site is extremely limited, with only a small number of spaces available on site for judicial and court staff. No secure parking exists, and the parking lot is shared with county staff. Parking for all court users and visitors and the majority of staff has to be accommodated on local streets.

Parking for visitors, staff, and jurors was calculated at 30 spaces per courtroom. The parking required for this project will be reevaluated during the site acquisition phase.

4.5.3. Site Program.

A site program was developed for the recommended project. The site program is based on an assumed building footprint, onsite parking, and site elements such as loading areas, refuse collection, and outdoor staff areas. The site has been sized to accommodate growth of two future new judgeships as indicated in Section 2.6.

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

The following table below delineates that a minimum site area of approximately 7.29 acres has been identified to accommodate the needs of the project.

TABLE 4.5a
Site Program

Site Component	Project Need	2-Courtroom Future Addition	Total Project Need	Comments
Structures				
Court Footprint	41,115	15,000	56,115	3-story building with a basement and penthouse
Total Structure	41,115	15,000	56,115	
Site Elements				
Loading Area	960	-	960	
Refuse/Recycling Collection	288	-	288	
Emergency Generator	200	-	200	
Bicycle Parking Area	140	-	140	
Outdoor Staff Area	300	-	300	
Total Site Elements	1,888	-	1,888	
Parking				
Secure Judicial Parking	-	-	-	Locate at basement level
Staff/Juror/Visitor Parking	360	60	420	Assume 30 spaces per courtroom (12 proposed)
Total Parking Area	126,000	21,000	147,000	Assume surface parking at 350 SF per space
Total Site Requirements				
Structures	41,115	15,000	56,115	
Site Elements	1,888	-	1,888	
Parking	126,000	21,000	147,000	
Subtotal Site Requirements	169,003	36,000	205,003	
Vehicle/Pedestrian Circulation	33,801	7,200	41,001	20% of site
Landscaping/Setbacks	59,151	12,600	71,751	35% of site
Total Site Requirements	**261,955**	**55,800**	**317,755**	
Total Acreage Requirements	**6.01**	**1.28**	**7.29**	

4.6. Design Criteria

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

4.7. Sustainable Design Criteria

According to the *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. At the outset of the project, the AOC will determine whether the project will participate in the formal LEED™ certification process of the United States Green Building Council. For additional criteria, performance goals, and information on energy savings programs please refer to the standards.

4.8. Estimated Project Cost

The estimated project cost for the recommended courthouse project is $142.449 million, without financing and including land costs. This is based on a project of approximately 144,460 gross square feet with 360 surface parking spaces and 17 basement level secure parking spaces. The specific building design and plan may vary in the number of floors, provision of a basement, and use of a mechanical penthouse, depending on the final site

selected. No relocation costs for owners or tenants have been included in the budget, because it is assumed that the AOC will not seek a property if tenants or owners require relocation costs. The building design will be determined in the preliminary plan phase of the project.

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

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

Cost criteria include the following:

- The total project cost—without financing costs—is $142.449 million.[5]
- The actual costs could change, depending on the economic environment and when the actual solution is implemented. The estimates were created by applying current cost rates and using a best estimate of projected cost increases.
- The cost estimate is based on the assumption that the courthouse project shall be designed for sustainability and, at a minimum, to the standards of a LEED™ "Silver" rating.
- The estimate is based on a hypothetical building; it does not represent a specific construction type, the use of specific building materials, or a predetermined design. The analysis is based on a series of set performance criteria required for buildings of similar type and specifications.
- The estimates do not include support costs such as utilities and facilities maintenance.

4.9. Project Schedule

A preliminary project schedule has been developed based upon approval processes by the Department of Finance and the Joint Legislative Budget Committee to be implemented as a result of Senate Bill 1407 (Ch. 311, Statutes of 2008), and Senate Bill No. 12, Special Session (SBX2 12, Ch. 10, Statutes of 2009). In the current schedule, the acquisition phase will begin fall 2009 and design will begin fall 2011 pending completion of site selection and acquisition. Construction is then scheduled to begin fall 2013 and be completed fall 2015.

The project schedule is provided in the following figure.

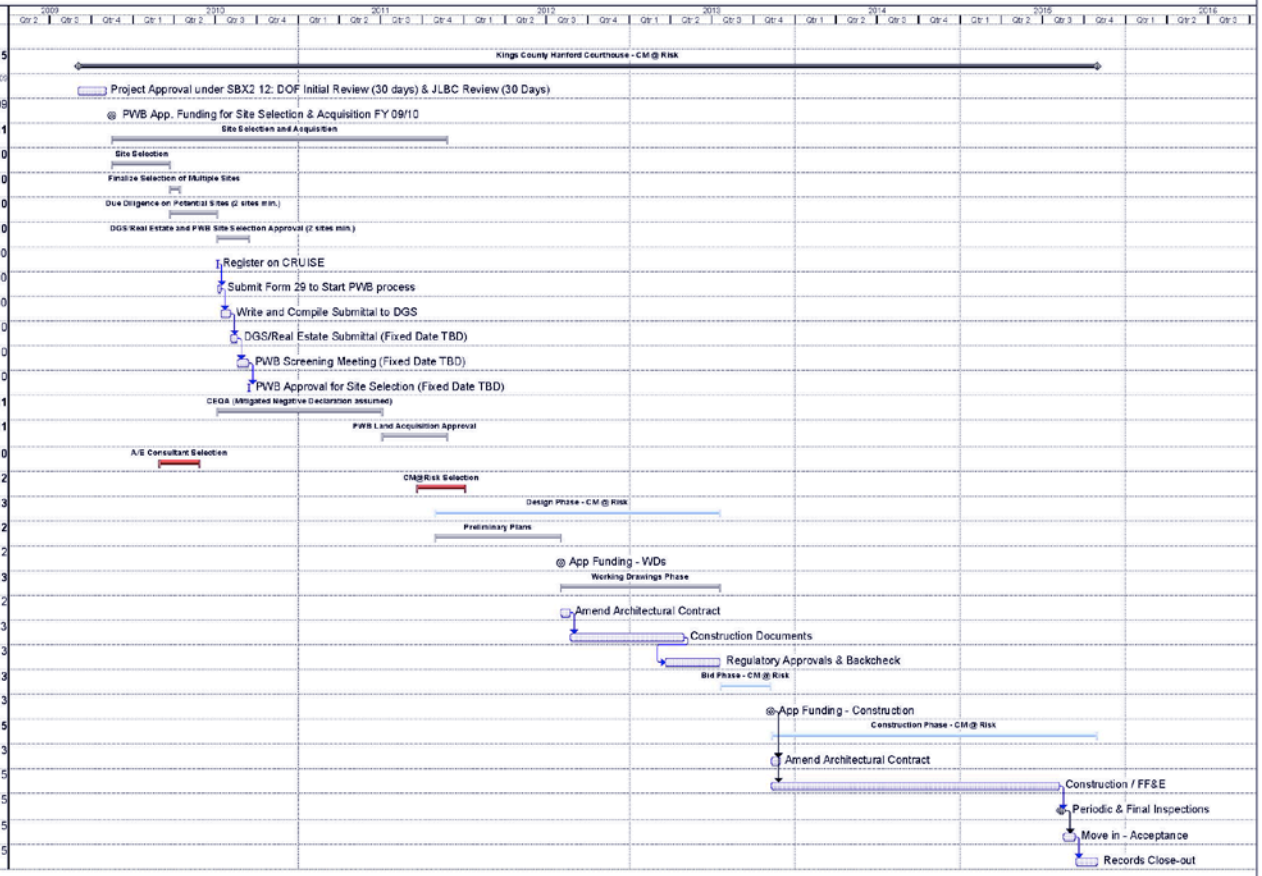
[5] The total project cost is based on construction cost estimates provided by the Cumming Corporation, which have been escalated to the mid-point of construction and are based on the project schedule provided in Section 4.9 of this report.

FIGURE 4.9a
Project Schedule

Administrative Office of the Courts

Office of Court Construction and Management
SB1407 & SB12 Project Schedule - Kings County New Hanford Courthouse
Project Delivery System: CM @ RISK

ID	Task Name	Notes	Dur in Working Days	Start	Finish
1					
2	**Kings County Hanford Courthouse - CM @ Risk**		**1609 days**	**Thu 9/3/09**	**Fri 10/30/15**
3	Project Approval under SBX2 12: DOF Initial Review (30 days) & JLBC Review (30 Days)		44 days	Thu 9/3/09	Mon 11/2/09
4	PWB App. Funding for Site Selection & Acquisition FY 09/10		0 days	Mon 11/16/09	Mon 11/16/09
5	**Site Selection and Acquisition**		**530 days**	**Mon 11/16/09**	**Fri 11/25/11**
6	**Site Selection**		**92 days**	**Mon 11/16/09**	**Tue 3/23/10**
24	**Finalize Selection of Multiple Sites**		**16 days**	**Wed 3/24/10**	**Wed 4/14/10**
27	**Due Diligence on Potential Sites (2 sites min.)**		**75 days**	**Wed 3/24/10**	**Tue 7/6/10**
30	**DGS/Real Estate and PWB Site Selection Approval (2 sites min.)**		**50 days**	**Wed 7/7/10**	**Tue 9/14/10**
37	Register on CRUISE		1 day	Wed 7/7/10	Wed 7/7/10
38	Submit Form 29 to Start PWB process		5 days	Thu 7/8/10	Wed 7/14/10
39	Write and Compile Submittal to DGS		15 days	Thu 7/15/10	Wed 8/4/10
40	DGS/Real Estate Submittal (Fixed Date TBD)		11 days	Thu 8/5/10	Thu 8/19/10
41	PWB Screening Meeting (Fixed Date		17 days	Fri 8/20/10	Mon 9/13/10
42	PWB Approval for Site Selection (Fixed Date TBD)		1 day	Tue 9/14/10	Tue 9/14/10
43	**CEQA (Mitigated Negative Declaration assumed)**		**260 days**	**Wed 7/7/10**	**Tue 7/5/11**
53	**PWB Land Acquisition Approval**		**103 days**	**Wed 7/6/11**	**Fri 11/25/11**
62	**A/E Consultant Selection**		**64 days**	**Mon 3/1/10**	**Thu 5/27/10**
69	**CM@Risk Selection**		**76 days**	**Wed 9/21/11**	**Wed 1/4/12**
75	**Design Phase - CM @ Risk**		**451 days**	**Mon 10/31/11**	**Fri 7/19/13**
77	**Preliminary Plans**		**199 days**	**Mon 10/31/11**	**Thu 8/2/12**
89	App. Funding for Working Dwgs FY 10-11		0 days	Thu 8/2/12	Thu 8/2/12
90	**Working Drawings Phase**		**252 days**	**Fri 8/3/12**	**Fri 7/19/13**
91	Amend Architectural Contract		15 days	Fri 8/3/12	Thu 8/23/12
92	Construction Documents		180 days	Fri 8/24/12	Wed 5/1/13
93	Regulatory Approvals & Backcheck		87 days	Thu 3/21/13	Fri 7/19/13
94	**Bid Phase - CM @ Risk**		**80 days**	**Mon 7/22/13**	**Fri 11/8/13**
107	App. Funding for Construction FY 11-12		0 days	Fri 11/8/13	Fri 11/8/13
108	**Construction Phase - CM @ Risk**		**515 days**	**Mon 11/11/13**	**Fri 10/30/15**
109	Amend Architectural Contract		15 days	Mon 11/11/13	Fri 11/29/13
110	Construction / FF&E		455 days	Mon 11/11/13	Fri 8/7/15
111	Periodic & Final Inspections		5 days	Mon 8/10/15	Fri 8/14/15
112	Move in - Acceptance		20 days	Mon 8/17/15	Fri 9/11/15
113	Records Close-out		35 days	Mon 9/14/15	Fri 10/30/15



Task | Milestone | Rolled Up Task | Rolled Up Progress | External Tasks | Group By Summary
Progress | Summary | Rolled Up Milestone | Split | Project Summary | Deadline

Page 1 of 1 Thu 9/27/09

APPENDIX A: DETAILED SPACE PROGRAM

Introduction

A detailed space program was developed for the recommended option.

The following table is the summary of the program for a new 12-courtroom facility. The following pages include a series of tables with a list of spaces required for each major court component, including the building's basement.

Superior Court of California, County of Kings

Projected Staff and Space Requirements Summary for the New Hanford Courthouse

Division/Functional Area	Projected Need: Courtrooms	Projected Need: Total Staff	Projected Need: Total Departmental GSF	Comments
Public Area: Entry Lobby & Security Screening	-	9	2,918	
Courtsets	12	28	44,678	
Judicial Chambers & Courtroom Support	-	13	6,430	
Court Operations	-	27	2,121	
Criminal/Traffic/Juvenile/Appeals Division	-	28	5,426	
Civil/Probate Division	-	11	3,077	
Family Court Division	-	11	2,708	
Family Court Mediation	-	4	1,944	
Self-Help Center	-	3	899	
Court Administration	-	14	2,553	
Jury Services	-	3	4,406	
Sheriff Operations	-	11	1,789	
Central In-Custody Holding	-	-	10,296	Includes sallyport and sheriff vehicle parking
Building Support	-	4	13,941	Includes secure basement parking
Subtotal	12	166	103,186	
Gross Area Factor[1]			1.40	
Total Building Gross Square Feet			**144,460**	
BGSF per Courtroom			12,038	

Footnotes:

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

Superior Court of California, County of Kings

Projected Staff and Space Requirements for the New Hanford Courthouse

	Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Public Area: Entry Lobby & Security Screening						
1	Entry Vestibule	200	-	1	200	
2	Security Screening Queuing	9	-	50	450	
3	Weapons Screening Station	250	-	2	500	
4	Secure Public Lobby	450	-	2	900	
5	Security Contractor Office/Locker Room/Break Room[1]	200	9	1	200	
6	Information Kiosk	42	-	2	84	
	Subtotal Staff and Net Area		9		2,334	
	Departmental Grossing Factor	25%			584	
	Subtotal Departmental GSF				2,918	

Footnotes:

1. The superior court contracts with a private agency (South Valley Security) for its building entrance and perimeter security.

Superior Court of California, County of Kings

Projected Staff and Space Requirements for the New Hanford Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Courtsets					
Courtroom, Large (High Volume)	2,400	-	4	9,600	Includes ADA ramping
Courtroom, Multipurpose (jury)	1,750	-	8	14,000	Includes ADA ramping
Courtroom Clerk Workstation (in courtrooms)	-	16	24	-	Located in courtrooms
Courtroom Clerk Copy/Supply/Workroom	100	-	1	100	
Bailiff Workstation	-	12	-	-	Located in courtrooms
Exhibit Storage	40	-	12	480	
Courtroom Technology/Equipment Rack	15	-	12	180	
Courtroom Holding/Attorney Interview	125	-	12	1,500	
Holding Vestibule	40	-	12	480	
Entry Vestibule	64	-	12	768	
Jury Deliberation (includes. 2 restrooms, kitchenette)	410	-	6	2,460	
Courtroom Waiting	200	-	12	2,400	
Attorney/Client Conference Room	100	-	24	2,400	
Subtotal Staff and Net Area		28		34,368	
Departmental Grossing Factor	30%			10,310	
Subtotal Departmental GSF				44,678	
Judicial Chambers & Courtroom Support					
Judicial Chambers (Includes restroom, closet)	400	12		4,800	
Judicial Secretary Workstation	64	1	-	64	
Chambers Waiting/Reception	60	-	2	120	
Copy/Supply/Workroom	80	-	2	160	
Subtotal Staff and Net Area		13		5,144	
Departmental Grossing Factor	25%			1,286	
Subtotal Departmental GSF				6,430	

Superior Court of California, County of Kings

Projected Staff and Space Requirements for the New Hanford Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Court Operations					
Court Operations/Courtroom Clerks					
Deputy Court Administrator III–Courtroom Services Office	120	1		120	
Deputy Court Administrator II–Courtroom Services Office	120	1		120	
Courtroom Clerks (Assigned to Courtrooms)[1]	48	-	-	-	
Subtotal Staff and Net Area		2		240	
Departmental Grossing Factor	35%			84	
Subtotal Departmental GSF				324	
Court Reporters					
Court Reporter Workstations	48	12		576	
Subtotal Staff and Net Area		12		576	
Departmental Grossing Factor	35%			202	
Subtotal Departmental GSF				778	
Interpreters					
Work Carrels	25	11	-	275	
Subtotal Staff and Net Area		11		275	
Departmental Grossing Factor	35%			96	
Subtotal Departmental GSF				371	
Legal Research					
Attorney Office	120	2		240	
Conference Room/Legal Library	240	-	1	240	
Subtotal Staff and Net Area		2		480	
Departmental Grossing Factor	35%			168	
Subtotal Departmental GSF				648	
Total Staff and Net Area		27		1,571	
Total Departmental GSF				2,121	

Footnotes:

1. Per the superior court, workstations are not needed outside of courtrooms, as courtroom clerks will be assigned permanent workstations within courtrooms.

Superior Court of California, County of Kings

Projected Staff and Space Requirements for the New Hanford Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Criminal/Traffic/Juvenile/Appeals Division					
Criminal/Traffic Staff					
Deputy Court Administrator III Office	120	1	-	120	
Deputy Court Administrator I–Records Management Office	120	1		120	
Court Services Supervisor Office	100	1	-	100	
Court Services Clerk Workstation	48	20	-	960	
G. C. Services Collections Staff Workstation	48	2	-	96	
California Traffic Safety Institute (CTSI) Staff Workstation	48	3	-	144	
Service Counter - Criminal				-	
Counter Workstation (Unassigned)	48	-	2	96	
Queuing Area	10	-	10	100	
Workcounter/Form Storage	60	-	1	60	
Photocopiers/Printers (Staff Support)	100	-	1	100	
Public File Viewing/Document Review	100		1	100	with computers, microfiche
Service Counter - Traffic				-	
Counter Workstation (Unassigned)	48	-	6	288	
Queuing Area	10	-	30	300	
Workcounter/Form Storage	60	-	1	60	
Photocopiers/Printers (Staff Support)	100	-	1	100	
Active Records					
Active Criminal Files; 42" x 7 shelf unit (5 years)	12	-	25	300	
Active Traffic Files; 42" x 7 shelf unit	12	-	25	300	
Active Juvenile Files; 42" x 7 shelf unit (5 years)	12	-	10	120	
Active Appeals Files; 42" x 7 shelf unit	12	-	5	60	
File Scanning Station	48	-	1	48	
File Staging Area	60	-	1	60	
File Carts	6	-	4	24	
Shared Support					
Copy/Work Room	200	-	1	200	
Cash Safe	20	-	1	20	
Subtotal Staff and Net Area		28		3,876	
Departmental Grossing Factor	40%			1,550	
Subtotal Departmental GSF				5,426	

Superior Court of California, County of Kings

Projected Staff and Space Requirements for the New Hanford Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Civil/Probate Division					
Staff					
Deputy Court Administrator III Office	120	1	-	120	
Deputy Court Administrator II Office	120	1	-	120	
Court Services Supervisor Office	100	1	-	100	
Court Services Clerk Workstation	48	8	-	384	
Service Counter				-	
Counter Workstation (Unassigned)	48	-	4	192	
Queuing Area	10	-	20	200	
Workcounter/Form Storage	60	-	1	60	
Photocopiers/Printers (Staff Support)	100	-	1	100	
Public File Viewing/Document Review	100	-	1	100	with computers, microfiche
Active Records					
Active Civil Files; 42" x 7 shelf unit (5 years)	12	-	25	300	
Active Small Claims Files; 42" x 7 shelf unit	12	-	5	60	
Active Probate Files; 42" x 7 shelf unit	12	-	5	60	
File Scanning Station	48	-	1	48	
File Staging Area	60	-	1	60	
File Carts	6	-	4	24	
Shared Support					
Copy/Work Room	250	-	1	250	
Cash Safe	20	-	1	20	
Subtotal Staff and Net Area		11		2,198	
Departmental Grossing Factor	40%			879	
Subtotal Departmental GSF				3,077	

Superior Court of California, County of Kings

Projected Staff and Space Requirements for the New Hanford Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Family Court Division					
Staff					
Court Services Supervisor Office	100	1	-	100	
Court Services Clerk Workstation	48	10	-	480	
Service Counter				-	
Counter Workstation (Unassigned)	48	-	4	192	
Queuing Area	10	-	20	200	
Workcounter/Form Storage	60	-	1	60	
Photocopiers/Printers (Staff Support)	100	-	1	100	
Public File Viewing/Document Review	100	-	1	100	with computers, microfiche
Active Records					
Active Family Court Files; 42" x 7 shelf unit	12	-	25	300	
File Scanning Station	48	-	1	48	
File Staging Area	60	-	1	60	
File Carts	6	-	4	24	
Death Penalty Case File Storage	250	-	1	250	
Shared Support					
Copy/Work Room (Shared w/Civil/Probate Division)	200	-	-	-	
Cash Safe	20	-	1	20	
Subtotal Staff and Net Area		11		1,934	
Departmental Grossing Factor	40%			774	
Subtotal Departmental GSF				2,708	

Superior Court of California, County of Kings

Projected Staff and Space Requirements for the New Hanford Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Family Court Mediation					
Staff					
Assistant Chief Deputy Court Administrator–Family Services Office	120	1	-	120	
Senior Mediation Counselor Office	100	3	-	300	
Shared Support					
Waiting Area 1	15	-	15	225	Separate waiting area needed
Waiting Area 2	15	-	15	225	Separate waiting area needed
Children's Waiting Area	120	-	1	120	Observation Room
Mediation Room	150	-	3	450	
Copy/Work Room (Shared w/Civil/Probate Division)	200	-	-	-	
Subtotal Staff and Net Area		4		1,440	
Departmental Grossing Factor	35%			504	
Subtotal Departmental GSF				1,944	

Superior Court of California, County of Kings

Projected Staff and Space Requirements for the New Hanford Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Self-Help Center					
Public Area					
Family Law Facilitator/Self-Help Attorney Office	100	1	-	100	
Self-Help Legal Assistant Workstation	48	2	-	96	
Waiting Room	15	-	9	135	
Computer Workstation	20	-	5	100	Public use
Work Table	40	-	3	120	Public use
Form Display	25	-	2	50	
Orientation Room (Shared w/Video Conf./Training Room	200	-	-	-	
Staff Support				-	
Bulk Form Storage	25	-	1	25	
Copy/Printer/Supply	40	-	1	40	
Subtotal Staff and Net Area		3		666	
Departmental Grossing Factor	35%			233	
Subtotal Departmental GSF				899	

Superior Court of California, County of Kings

Projected Staff and Space Requirements for the New Hanford Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Court Administration					
Court Executive Office					
Court Executive Office	140	1	-	140	
Chief Deputy Court Executive Office	120	1	-	120	
Deputy Court Executive–Finance Administrator Office	120	1	-	120	
Deputy Court Administrator–Business & Admin. Services Office	120	1	-	120	
Assistant Chief Deputy Court Administrator–HR Office	120	1	-	120	
Senior Executive Services Coordinator Office	100	1	-	100	
Fiscal Services Coordinator Office	100	2	-	200	
Fiscal Clerk Workstation	48	1	-	48	
Human Resources Technician II Workstation	48	1	-	48	
Administrative Services Assistant Workstation	48	1	-	48	
File Unit	12	-	1	12	
Reception Waiting Area	100	-	1	100	
Copy/Work Room	100	-	1	100	
Subtotal Staff and Net Area		11		1,276	
Departmental Grossing Factor	30%			383	
Subtotal Departmental GSF				1,659	
Information Technology					
Assistant Chief Deputy Court Administrator–IT Office	120	1	-	120	
Deputy Court Administrator III–IT Office	120	1	-	120	
Automation Analyst Workstation	48	1	-	48	
Central Computer Room	300	-	1	300	
IT Work Room/Storage	100	-	1	100	
Subtotal Staff and Net Area		3		688	
Departmental Grossing Factor	30%			206	
Subtotal Departmental GSF				894	
Total Staff and Net Area		14		1,964	
Total Departmental GSF				2,553	

Superior Court of California, County of Kings

Projected Staff and Space Requirements for the New Hanford Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Jury Services					
Jury Administration					
Deputy Court Administrator–Jury Office	100	1	-	100	
Deputy Jury Services II Workstation	48	1	-	48	
Deputy Jury Services I Workstation	48	1	-	48	
Jury Processing					
Check-in Counter Station	48	-	2	96	
Queuing Area	14	-	25	350	
Forms Counter	5	-	12	60	
Copy/Printer/Supply/Active Files	100	-	1	100	
Jury Assembly/Waiting			**200**		**Total Jury Call**
General Seating	12	-	186	2,232	
Carrel Workstation	20	-	10	200	
Table Seating	20	-	4	80	4 seats at one table
Juror Support					
Vending Area	75	-	1	75	
Women's Restroom (Use Public Restrooms)	220	-	-	-	
Men's Restroom (Use Public Restrooms)	160	-	-	-	
Subtotal Staff and Net Area		3		3,389	
Departmental Grossing Factor	30%			1,017	
Subtotal Departmental GSF				4,406	

Superior Court of California, County of Kings

Projected Staff and Space Requirements for the New Hanford Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Sheriff Operations					
Staff					
Management Office (Lieut., Sergeant)	100	2	-	200	
Deputy Workstation (Unassigned)	48	9	-	432	
Support					
Interview/Holding Room	64	-	1	64	
Central Control Room (Inmate Supervision & Central Bldg. Security)	250	-	1	250	
Security Equipment Closet	80	-	1	80	
Men's Locker/Shower/Toilet Room	150	-	1	150	
Women's Locker/Shower/Toilet Room	120	-	1	120	
Copy/Work/Supply Alcove	80	-	1	80	
Subtotal Staff and Net Area		11		1,376	
Departmental Grossing Factor	30%			413	
Subtotal Departmental GSF				1,789	
Central In-Custody Holding					
Vehicular Sallyport/Patrol Vehicle Parking	2,000	-	1	2,000	
Pedestrian Sallyport	80	-	1	80	
Detainee Staging	200	-	1	200	
Holding Control Room (Combined w/Central Control Room)	200	-	-	-	
Central Holding, Adult			**240**		**Total Capacity - Adult**
Group Holding - Male	192	-	6	1,152	
Group Holding - Female	192	-	3	576	
Individual Holding - Male	60	-	8	480	
Individual Holding - Female	60	-	8	480	
Central Holding, Juvenile			**128**		**Total Capacity - Juvenile**
Group Holding - Male	144	-	2	288	
Group Holding - Female	144	-	2	288	
Individual Holding - Male	60	-	6	360	
Individual Holding - Female	60	-	6	360	
Attorney/Detainee Interview Room	60	-	6	360	
Attorney Vestibule/Waiting	60	-	1	60	
Storage Room	60	-	1	60	
Staff Restroom	60	-	2	120	
Subtotal Staff and Net Area		-		6,864	
Departmental Grossing Factor	50%			3,432	
Subtotal Departmental GSF				10,296	

Superior Court of California, County of Kings

Projected Staff and Space Requirements for the New Hanford Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Building Support					
Children's Waiting Room					
Secure Check-in Station	60	-	1	60	
Play Area	300	-	1	300	reading, television, computer areas
Clerk/Volunteer Workstation	48	1	-	48	
Supply/Toy Storage	30	-	1	30	
Restroom w/Diaper Changing	64	-	1	64	for clients
Kitchenette	24	-	1	24	
Subtotal Staff and Net Area		1		526	
Departmental Grossing Factor	30%			158	
Subtotal Departmental GSF				684	
Staff Support					
Video Conference/Training Room	300	-	2	600	
Staff Break Room	300	-	2	600	
Staff Lactation Room	64	-	1	64	
Staff Shower/Restroom	80	-	6	480	
Subtotal Staff and Net Area		-		1,744	
Departmental Grossing Factor	20%			349	
Subtotal Departmental GSF				2,093	
Public Area Support					
Vending Area	75	-	2	150	3 vending machines
Subtotal Staff and Net Area		-		150	
Departmental Grossing Factor	20%			30	
Subtotal Departmental GSF				180	
Related Justice Agency Space					
Victim/Witness Room	150	-	1	150	
Agency Hoteling Office Space	150	-	1	150	
Subtotal Staff and Net Area		-		300	
Departmental Grossing Factor	20%			60	
Subtotal Departmental GSF				360	
Exhibits Storage					
Exhibits Storage	400	-	1	400	
Subtotal Staff and Net Area		-		400	
Departmental Grossing Factor	20%			80	
Subtotal Departmental GSF				480	
Building Operations					
Loading/Receiving	60	-	1	60	
Mail Processing and Distribution Center	150	-	1	150	
General Building Storage	500	-	2	1,000	
Telecommunications Equipment Room	200	-	1	200	
Main Electrical Room[1]	200	-	-	-	
Housekeeping Storage/Custodian Staff Area	250	3	1	250	
Building Service Equipment/Workshop	100	-	1	100	
Subtotal Staff and Net Area		3		1,760	
Departmental Grossing Factor	20%			352	
Subtotal Departmental GSF				2,112	
Secure Parking					
Secured Judges Parking	350	-	14	4,900	
Executive Staff Parking	350	-	3	1,050	
Subtotal Staff and Net Area		-		5,950	
Vehicular Circulation	35%			2,083	
Subtotal Departmental GSF				8,033	
Subtotal Staff and Net Area		4		10,830	
Subtotal Departmental GSF				13,941	

Footnotes:

1. Electrical rooms are included in building gross square foot calculation.