

Superior Court of California
County of Riverside
New Hemet Courthouse

PROJECT FEASIBILITY REPORT

APRIL 7, 2010



ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

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1. EXECUTIVE SUMMARY

1.1. Introduction

This Project Feasibility Report for the proposed New Hemet Courthouse for the Superior Court of California, County of Riverside has been prepared as a supplement to the *Judicial Branch AB 1473 Five-Year Infrastructure Plan Fiscal Year 2009-2010*. This report documents the need for the proposed new nine courtroom facility necessary to meet the growing population in Riverside County, describes alternative ways to meet the underlying need, and outlines the recommended project.

1.2. Statement of Project Need

The proposed new Hemet Courthouse will accomplish the following immediately needed improvements to the Superior Court, County of Riverside and enhance its ability to serve the public:

- Create a modern secure full-service courthouse, including the capacity for criminal proceedings and trials;
- Replace the, physically deficient, substandard in size, and overcrowded existing Hemet courthouse;
- Greatly increase access to justice and overall public service in the Hemet area;
- Create courtrooms for four new judgeships; and
- Provide basic services not currently provided to mid-county residents due to space restrictions such as: appropriately-sized ADA accessible courtrooms and chambers, jury deliberation and assembly rooms, an adequately-sized self-help center, a children's waiting room, adequately-sized in-custody holding, and attorney interview/witness waiting rooms to support a full service court.

The Superior Court of California, County of Riverside currently provides limited court services to the residents of mid Riverside County at the existing Hemet Courthouse. The existing courthouse houses five courtrooms serving civil, small claims, family law, probate and traffic cases, and is physically deficient, substandard in size, and overcrowded. The facility lacks secure circulation and an adequate holding facility and does not accommodate criminal trials. Four additional courtrooms are required to support new judgeships.

This project—ranked in the Immediate Need priority group in the Trial Court Five-Year Infrastructure 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 County of Riverside in the Hemet area.

- Project Option 1: Construct a new courthouse
- Project Option 2: Renovate and expand the existing Hemet courthouse

Project Option 1, construct a new courthouse is the recommended option.

1.4. Recommended Option

The recommended option to meet the court's needs of the Riverside County Hemet area residents is to construct a new nine courtroom courthouse. This option is recommended as the most cost-effective solution for meeting current and midterm needs of the court.

A space program for the proposed project, which has been created in collaboration with the court, outlines a need for approximately 116,303 Building Gross Square Feet (BGSF). Based on a site program developed to accommodate the new facility, a site of approximately 5.22 acres is needed for the courthouse.

The estimated cost to construct the project is \$118,413 million, without financing and including land costs. These costs are based on constructing a three-story building with a basement sally port and 12 secure parking spaces, and 315 surface parking spaces for juror, staff and public parking. 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 July 2010 and design will begin June 2012 pending completion of site selection and acquisition. Construction is then scheduled to begin in May 2014 and be completed in January 2016.

2. STATEMENT OF PROJECT NEED

2.1. Introduction

Superior Court of California, County of Riverside Hemet courthouse lacks secure circulation and an adequate holding facility; therefore it does not accommodate criminal trials and cannot provide a full range of services to the residents of the Hemet area. Currently, no criminal proceedings—with the exception of traffic cases—are held at the Hemet Courthouse. Most criminal cases in the mid-county area are held at the Southwest Justice Center in Murrieta more than 20 miles from Hemet. Cases that cannot be

accommodated at the Southwest Justice Center due to the high volume of criminal cases are sent to courthouses in Indio, Riverside or Palm Springs which are significantly farther away from Hemet. A full service courthouse is needed in the Hemet area to provide access to criminal court services. Due to the need for additional criminal, civil, and family court services, four new judgeships are also needed in the Hemet area.

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. AB 1491 (Ch. 9, Statutes of 2008) was enacted and extended the deadline for completing transfers to December 31, 2009. Transfer status for the existing Hemet courthouse is provided in the following table:

TABLE 2.2.a
Existing Facilities Transfer Status

<u>Facility</u>	<u>Location</u>	<u>Owned or Leased</u>	<u>Type of Transfer</u>	<u>Transfer Status</u>
Hemet Courthouse	880 N. State Street Hemet, CA 92343	Owned	Transfer of Title	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 Senate Bill (SB) 1407. SB 1407 provides enhanced revenues to finance up to \$5 billion in lease-revenue bonds for trial court facility construction for both Immediate and Critical Need projects. In accordance with SB 1407, trial court capital-outlay projects with viable economic opportunities are given priority when submitting detailed funding requests to the executive and legislative branches.

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

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

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. However, the state holds title to the existing courthouse property which may be sold to offset the cost of the project.

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 does not consolidate more than one existing facility.

2.4.5. Sharing of Facilities.

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

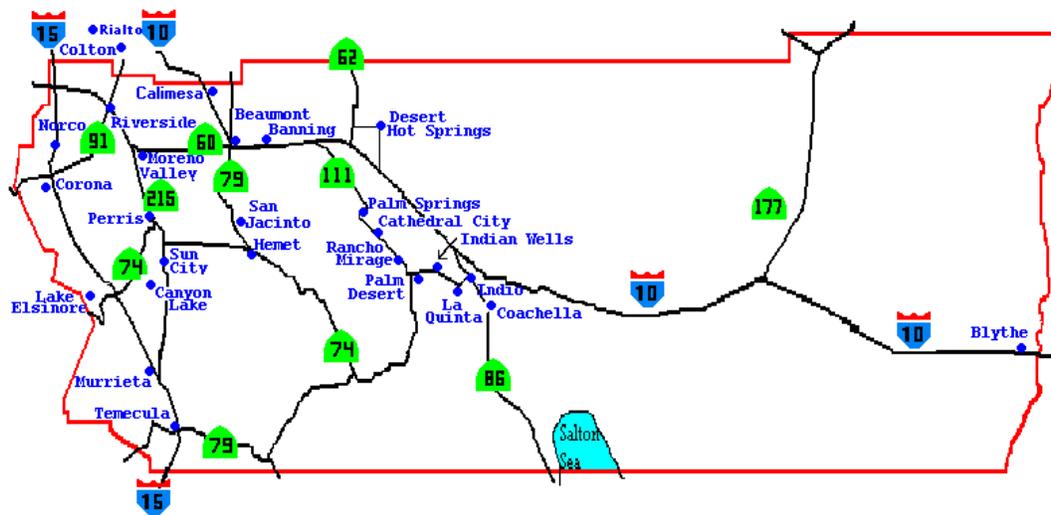
2.5. Current Court Operations

Superior Court of California, County of Riverside, operates in various population centers throughout the county providing services within the cities of Riverside, Murrieta, Moreno Valley, Corona, Banning, Temecula, Blythe, Hemet, Palm Springs, and Indio.

The County of Riverside is divided into three regions: the Western Region serving Riverside, Corona, and Moreno Valley and Banning; Mid-County Region serving Murrieta, Temecula, and Hemet, and; the Desert Region serving Blythe, Palm Springs, and Indio. Each region has a main courthouse and smaller courthouses, serving that region. The main administrative functions of the court are located in the City of Riverside.

Currently, no criminal proceedings—with the exception of traffic cases—are held at the Hemet Courthouse. Most criminal cases in the mid-county area are held at the Southwest Justice Center in Murrieta more than 20 miles from Hemet. Cases that cannot be accommodated at the Southwest Justice Center due to the high volume of criminal cases are sent to one of three locations: Indio, which is approximately 65 miles south of Hemet; Riverside, which is 40 miles north of Hemet, and Palm Springs, which is more than 40 miles south. A full service courthouse is needed in the Hemet area to provide access to criminal court services. Due to the need for additional criminal, civil, and family court services, four new judgeships are also needed in the Hemet area.

FIGURE 2.5a
 Map of Riverside County



Riverside County's dry, moderate climate and affordable housing make it a highly desirable home for more than two million residents. The 7,200 square mile county is one of the fastest growing counties in California, with a population increase of more than 76 percent between 1980 and 2000. The population of Riverside County is projected to continue to grow over the next forty years by over 200 percent.

Table 2.5.a summarizes the population projections for Riverside County through 2050.

TABLE 2.5.a
 Population Projections in Ten-Year Increments for Riverside County, 2000 to 2050

	2000	2010	2020	2030	2040	2050
Total County Population	1,559,039	2,239,053	2,904,848	3,507,498	4,103,182	4,730,922

Source: State of California, Department of Finance, *Population Projections by Race/Ethnicity for California and Its Counties 2000–2050*, Sacramento, California, July 2007.

FIGURE 2.5.b
The Existing Hemet Courthouse and Surrounding Area



2.6. Judicial Projections

Current and projected Judicial Position Equivalents (JPEs)¹ 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 are still to receive legislative.

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.

On October 24, 2008, the Judicial Council approved an updated assessment identifying 327 currently needed new judgeships. These 327 currently-needed new judgeships do not include either the judgeships authorized by SB 56 nor AB 159 but do include the last 50 judgeships that are still to receive legislative authorization.

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

Table 2.6.a below provides information used to determine the near term need for this project which includes five existing JPEs, AB 159 new judgeships and those from the proposed next 50.

TABLE 2.6.a
 Current and Proposed 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 Hemet Courthouse.....	5	0	4	0	9	9
Riverside Superior Court	90.8	7	6	16	119.8	--

2.7. Existing Facility – Hemet Courthouse

A summary of the affected facilities is shown below in Table 2.7.a.

TABLE 2.7.a
Existing Facilities

Facility	Location	Number of Existing Courtrooms Affected by this Project	Building Square Footage Occupied by the Court	Court Space as a Percentage of Total Building Square Footage
Hemet Courthouse.....	880 North State Street Hemet, CA 92343	5	26,511	100%
Total Existing Courtrooms and DGSF		5	26,511	

The space currently occupied by the court is 26,511 Departmental Gross Square Feet (DGSF). The square footage required for the new nine-courtroom project is 83,073 DGSF or 116,303 Building Gross Square Feet (BGSF). This represents a shortfall of 89,792 BGSF to meet the current and near-term needs of the court based on the space program developed and shown in Appendix A.

The existing five courtroom courthouse, originally constructed in 1969, consists of a single story building that has undergone two additions. The courthouse, which is located in a complex that is shared with Riverside County support agencies, currently houses five courtrooms serving civil, small claims, family law, probate and traffic cases. The facility

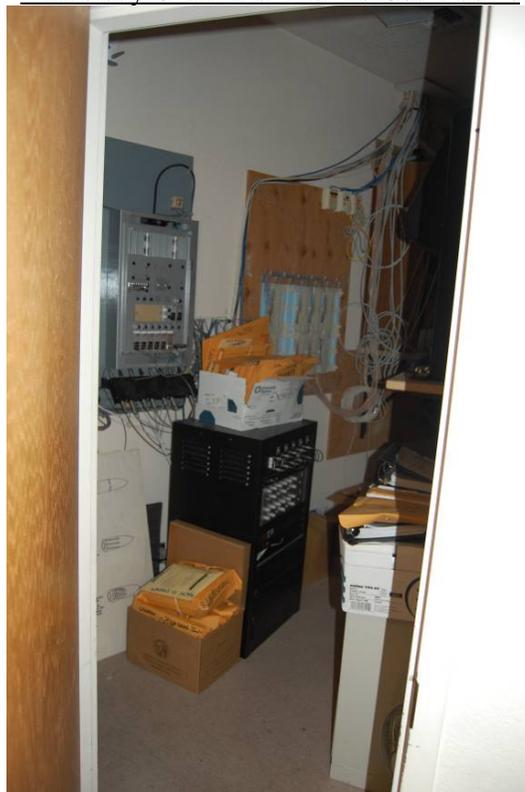
lacks secure circulation and an adequate holding facility and therefore it does not accommodate criminal trials.

Specific functional and physical problems with the existing Hemet facility include:

2.7.1. Security Deficiencies.

- The vehicular sallyport is inadequate in size for the transport of in-custody defendants.
- In custody holding cells are inadequate to support criminal trials. There are no holding cells or secure private interview rooms for attorney client conferences, adjacent to courtrooms.
- The building has no central security control.
- A secure path of circulation separating judicial officers and staff from in-custody defendants does not exist.
- The circulation path from the central holding area is a convoluted route through a server closet and judicial and staff corridors.

FIGURE 2.7.1.a
In-custody Circulation Path to Courtrooms



2.7.2. Other Building Deficiencies.

- The courthouse is too small to support the operational needs of the court and the need for additional criminal civil, and family court services. The existing courthouse contains five courtrooms, while nine judicial officers are needed to address the caseload of the Hemet area.
- The building has been added on to twice—these awkward additions have created confusing circulation for the public and staff.
- The building has an undersized entrance screening queuing and lobby area, resulting in lines extending outside the building on a regular basis. The remaining public lobby space beyond the court screening magnetometer is small and confined.

FIGURE 2.7.2.a
Courthouse Lobby is Undersized and Lacks Queuing Space



- Due to the constrained lobby configuration, security is unable to monitor public windows as they are physically out of view, creating the need for additional roving security.
- The building lobby has been partitioned to accommodate entry and exit circulation in order to separate secure circulation paths, creating a lobby too small to function properly.

FIGURE 2.7.2.b
Building Lobby Circulation Paths are Confusing



- The office areas are overcrowded. For example, a portion of the entrance lobby has been partitioned off to create a make-shift office area.
- Self help center is part of the main public hallway and often becomes intermingled with the public window queues.
- There is no jury assembly space in the building. Jurors must assemble in a courtroom to await potential empanelment making it difficult to hold jury trials at this courthouse.
- There are no jury deliberation rooms in the courthouse.
- The building has many physical problems including:
 - ▲ The mechanical, electrical, and fire life safety systems are outdated and do not meet the current needs of the court.
 - ▲ The building is non-ADA compliant. There are deficiencies with public restrooms, drinking fountains, circulation routes, door strike clearances and corridor widths, as shown in Figure 6 below.
 - ▲ The courthouse ceilings are damaged from many roof leaks

FIGURE 2.7.2.c
Non ADA Compliant Corridor Lacks Required
Fire Life Safety Strobes and Exit Signage



- The building, although not deemed unsafe for operation, is seismically deficient compared to current codes for new construction.
- The courthouse is overcrowded and has resorted to creating makeshift workspaces to accommodate the staff.
- Courtroom corridors and waiting areas are too small and overcrowded to handle the caseload and lack sufficient seating.

FIGURE 2.7.2.d
Makeshift Workstation and Non-ADA Compliant Circulation Path



3. OPTIONS ANALYSIS

3.1. Introduction

The purpose of this section is to compare potential options to meet the facility needs of the Riverside County Superior Court in the Hemet area.

3.2. Project Options

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

- Project Option 1: Construct a new courthouse
- Project Option 2: Renovate and expand the existing courthouse

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

3.2.1. Project Option 1: Construct a New Courthouse.

In Option 1, full service a nine courtroom courthouse of approximately 116,305 BGSF will be constructed on a new site in the Hemet area. With this option, the existing courthouse will remain in use until the proposed new courthouse is completed.

3.2.1.1. *Pros*

- Creates a modern secure full-service courthouse including the capacity for criminal proceedings and trials;

- Replaces the, physically deficient, substandard in size, and overcrowded existing Hemet courthouse;
- Greatly increases access to justice and overall public service in the Hemet area;
- Creates courtrooms for four new judgeships; and
- Provides basic services not currently provided to mid-county residents due to space restrictions such as: appropriately-sized ADA accessible courtrooms and chambers, jury deliberation and assembly rooms, an adequately-sized self-help center, a children's waiting room, adequately-sized in-custody holding, and attorney interview/witness waiting rooms to support a full service court.

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 Hemet Courthouse.

In this option, the existing Hemet courthouse would be renovated and upgraded to bring the existing space in compliance with the Trial Court Facilities Standards and expanded to include four additional courtsets to accommodate new judgeships assigned to this court.

A test fit analysis of the existing state owned parking lot behind the Hemet courthouse determined that it is not large enough to accommodate the program space necessary to retrofit the existing building and construct four additional new courtrooms. Consequently, a cost estimate was not prepared for this option as it is not considered viable.

FIGURE 3.2.a
Parking Lot behind the Existing Hemet Courthouse Cannot Support a
Building Addition Consisting of Four Courtsets



3.3. Recommended Project Option

The recommended option is Option 1: Construct a new courthouse. This option provides the best solution court services within the Superior Court of California, County of Riverside in the Hemet area.

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

- Creates a modern secure full-service courthouse, including the capacity for criminal proceedings and trials;
- Replaces the physically deficient, substandard in size, and overcrowded existing Hemet courthouse;
- Greatly increases access to justice and overall public service in the Hemet area;
- Creates courtrooms for four new judgeships; and
- Provides basic services not currently provided to mid-county residents due to space restrictions such as: appropriately-sized ADA accessible courtrooms and chambers, jury deliberation and assembly rooms, an adequately-sized self-help center, a children's waiting room, adequately-sized in-custody holding, and attorney interview/witness waiting rooms to support a full service court.

4. RECOMMENDED PROJECT

4.1. Introduction

The recommended solution to meet the court's facilities needs in Riverside County in the Hemet area 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.

4.2. Project Description

The proposed project includes the design and construction of a new Hemet courthouse for the Superior Court of California, County of Riverside. The new courthouse will fully replace the existing Hemet courthouse.

This project creates a modern, secure full service courthouse—to benefit Hemet area residents—for all case types and for the provision of basic services heretofore not provided to mid-county residents due to space restrictions. The size of the new Hemet Courthouse will be approximately 116,303 BGSF. It will include: nine ADA compliant courtrooms, jury assembly space, a self-help center, a children's waiting room, family court mediation space, adequately sized in-custody holding, attorney interview/witness waiting rooms, and secure screening and circulation for court staff and court visitors. Twelve secure parking spaces and a sallyport will be located below grade. A surface parking lot containing 315 parking spaces will be provided to support staff, visitors and jurors. A minimum site area of approximately 5.22 acres will be needed to meet the requirements of the building, site circulation, and surface parking.

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 4.3.A
Space Program Summary for the New Hemet Courthouse

Division/Functional Area	Projected Need		Total Departmental GSF	Comments
	Courtrooms	Total Staff		
Public Area: Entry Lobby & Security Screening	-	2	3,230	
Courtsets	9	27	32,605	
Judicial Chambers & Courtroom Support	-	11	5,473	
Court Operations	-	39	6,489	Includes mediation and self-help
Criminal/Traffic/Civil/Probate Office	-	45	5,117	
Family Law/Clerk's Office	-	35	4,431	
Court Administration	-	2	1,286	
Jury Services	-	5	5,255	
Security Operations	-	1	1,311	
Central In-Custody Holding	-	-	6,075	
Building Support	-	4	11,803	
Subtotal	9	171	83,073	
Gross Area Factor ¹			1.40	
Total Building Gross Square Feet			116,303	
BGSF per Courtroom			12,923	

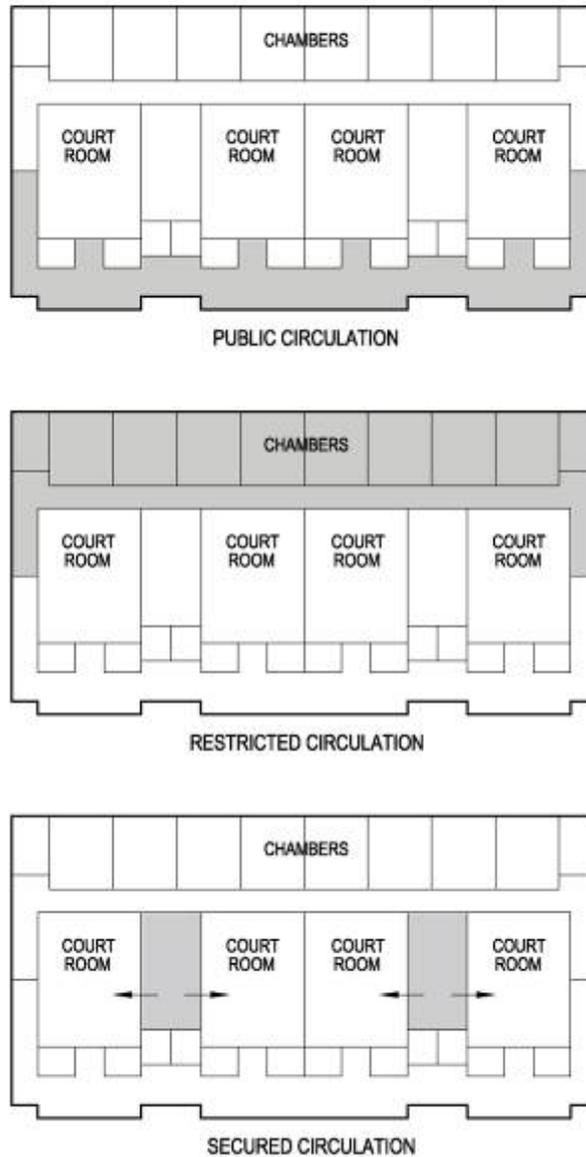
1. The Gross Area Factor includes space for staff and public restrooms, janitor's closets, electrical rooms, mechanical shafts, circulation, etc.

Detailed program data is provided in Appendix A.

4.4. Courthouse Organization

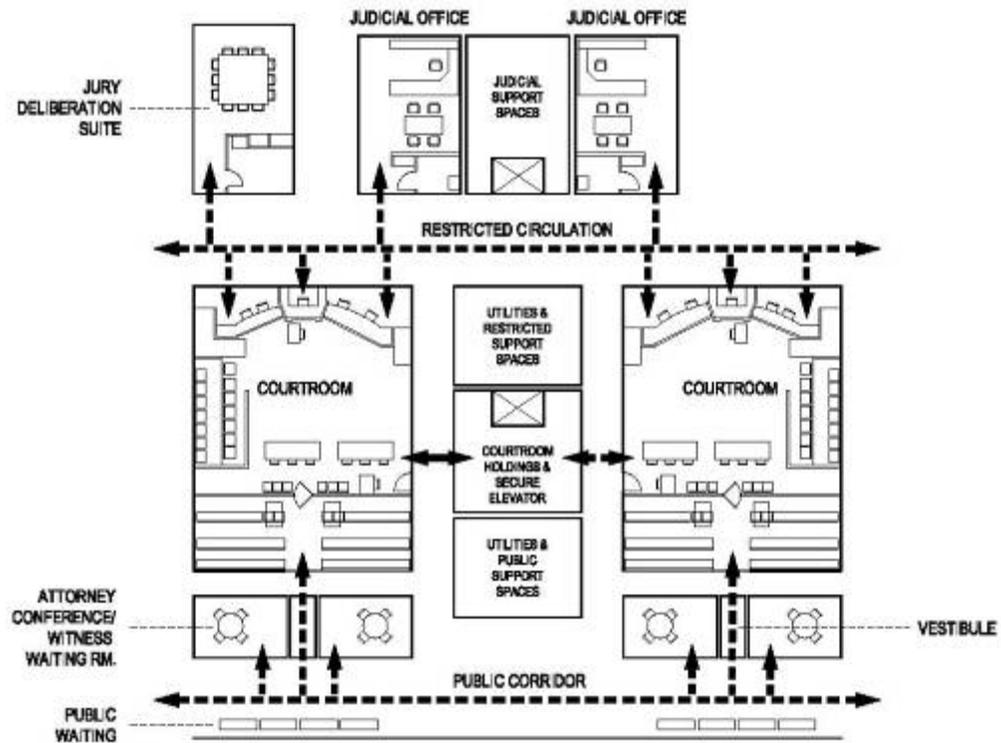
According to the standards, courthouses require three separate and distinct zones of public, restricted, and secured circulation. The three zones of circulation shall only intersect in controlled areas, including courtrooms, sally ports, and central detention (when applicable). The following figure illustrates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

FIGURE 4.4.A
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 4.4.B
Court Floor Organization



4.5. 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.

4.5.1. Parking Requirements.

Currently, judicial officers and staff park in the state-owned lot directly behind the existing Hemet courthouse. Visitors and jurors park on the street or in the adjacent county-owned surface parking lot, where the court has an equity interest of 150 parking spaces per the transfer agreement with the county.

The site program for the new courthouse requires a total of 315 staff and juror surface parking spaces in addition to 12 secure parking spaces for judicial officers and key administrative staff to be located at the basement level of the courthouse.

4.5.2. Site Program.

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

The building footprint is based on a preliminary space allocation per floor. For project budgeting purposes, it is assumed that this building will have a basement; however, the actual courthouse design may not include a basement depending on the characteristics of the site. 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 4.5.a below delineates that a minimum site area of acres has been identified to accommodate the needs of the courthouse.

TABLE 4.5.a
Site Program

Site Component	Project Need	Comments
Structures		
Court Footprint	34,699	
Total Structure	34,699	
Site Elements		
Loading Area	960	Assume 2@ 12" x 40"
Refuse/Recycling Collection	288	Assume 12" x 24"
Emergency Generator	200	
Bicycle Parking Area	90	
Outdoor Staff Area	350	
Total Site Elements	1,888	
Parking		
Secure Judicial Parking	-	Locate at basement level
Visitor, Juror and Staff Parking	315	Assume 35 spaces per courtroom (high driving volume area)
Total Parking Area	110,250	Assume surface parking at 350 SF per space
Total Site Requirements		
Structures	34,699	
Site Elements	1,888	
Parking	110,250	
Subtotal Site Requirements	146,837	
Vehicle/Pedestrian Circulation	29,367	20% of site
Landscaping/Setbacks	51,393	35% of site
Total Site Requirements	227,597	
Total Acreage Requirements	5.22	

4.5.3. Site Selection.

A site has not yet been selected for this project. 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 the Court and subject to final approval by the Administrative Director of the Courts). The site selection/site acquisition process—for all trial court capital projects—is outlined in the *Site Selection and Acquisition Policy for Court Facilities* approved by the Judicial Council of California on August 14, 2009.

4.6. Design Criteria

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

4.7. Sustainable Design Criteria

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

4.8. Estimated Project Cost

The estimated project cost for the recommended new courthouse project is \$118.413 million, without financing and including land costs.² This is based on a project of approximately 116,303 BGSF with 12 basement level secure parking spaces, and 315 surface 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. 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, driveways, loading areas, vehicle sally port, parking spaces and parking structure. 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.

² The total project cost, which has been provided by the Cumming Corporation, Inc., has been escalated to the midpoint of construction and has been based on the construction schedule provided in Section IV of this report.

Costs are based on the following assumptions:

- 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 location, 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

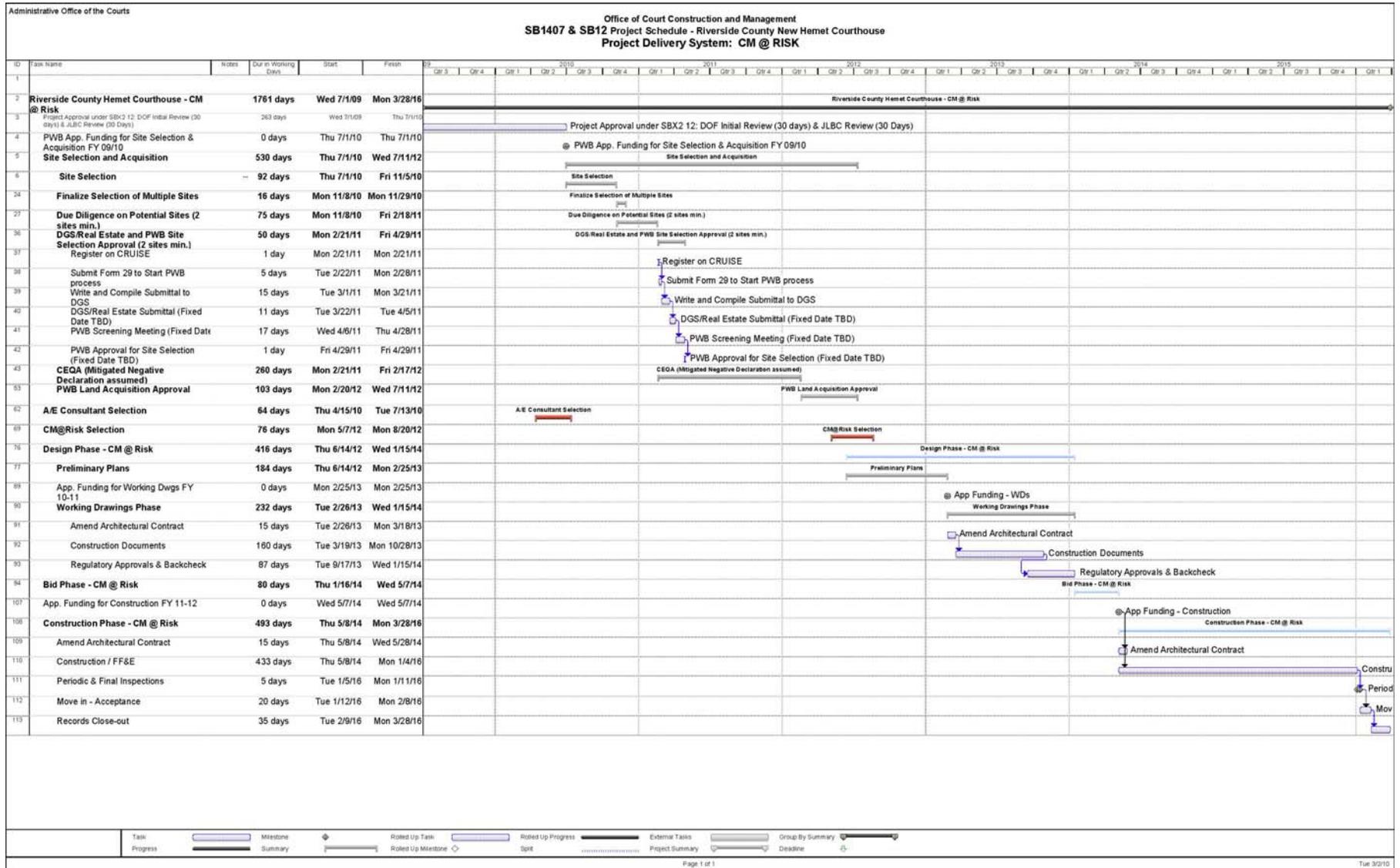
A preliminary project schedule has been developed based upon approval processes by the Department of Finance and the Joint Legislative Budget Committee to be implemented as a result of Senate Bill 1407 (Ch. 311, Statutes of 2008), and Senate Bill No. 12, Special Session (SBX2 12, Ch. 10, Statutes of 2009). Preliminary project schedules have been developed assuming that funding is included in the 2010–2011 State Budget Act.

Proposed Project Schedule

Land Acquisition (including CEQA)	July 2010 – July 2012
Preliminary Plans	June 2012 – February 2013
Working Drawings.....	February 2013 – January 2014
Construction.....	May 2014 –January 2016

The project schedule is provided in the following figure.

FIGURE 4.9.a
 Project Schedule



APPENDIX A: DETAILED SPACE PROGRAM

Introduction

A detailed space program was developed for the recommended option.

The following table is the summary of the program for a new nine-courtroom facility. The following pages include a series of tables with a list of spaces required for each major court component, followed by a basement program.

Division/Functional Area	Projected Need		Total Departmental GSF	Comments
	Courtrooms	Total Staff		
Public Area: Entry Lobby & Security Screening	-	2	3,230	
Courtsets	9	27	32,605	
Judicial Chambers & Courtroom Support	-	11	5,473	
Court Operations	-	39	6,489	Includes mediation and self-help
Criminal/Traffic/Civil/Probate Office	-	45	5,117	
Family Law/Clerk's Office	-	35	4,431	
Court Administration	-	2	1,286	
Jury Services	-	5	5,255	
Security Operations	-	1	1,311	
Central In-Custody Holding	-	-	6,075	
Building Support	-	4	11,803	
Subtotal	9	171	83,073	
Gross Area Factor ¹			1.40	
Total Building Gross Square Feet			116,303	
BGSF per Courtroom			12,923	

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

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Public Area: Entry Lobby & Security Screening					
Entry Vestibule	400	-	1	400	
Security Screening Queuing	10	-	50	500	
Weapons Screening Station	250	-	2	500	
Secure Public Lobby - General Waiting	1,000	-	1	1,000	
Security Contractor Office/Locker Room/Break Room	120	2	1	120	
Information Kiosk	64	-	1	64	
Subtotal Staff and Net Area		2		2,584	
Departmental Grossing Factor	25%			646	
Subtotal Departmental GSF				3,230	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Courtsets					
Courtroom Large (high volume)	2,100	-	2	4,200	
Courtroom, Multipurpose (jury)	1,750	-	7	12,250	
Courtroom Clerk Workstation	-	18	-	-	Located in courtrooms
Courtroom Clerk Copy/Supply/Workroom	100	-	2	200	
Bailiff Workstation	-	9	-	-	Located in courtrooms
Exhibit Storage	40	-	9	360	
Courtroom Technology/Equipment Rack	20	-	9	180	
Courtroom Holding/Attorney Interview	125	-	9	1,125	
Holding Vestibule	40	-	9	360	
Entry Vestibule	64	-	9	576	
Jury Deliberation (includes 2 restrooms and kitchenette)	410	-	5	2,050	
Courtroom Waiting	220	-	9	1,980	
Attorney/Client Conference Room	100	-	18	1,800	
Subtotal Staff and Net Area		27		25,081	
Departmental Grossing Factor	30%			7,524	
Subtotal Departmental GSF				32,605	
Judicial Chambers & Courtroom Support					
Judicial Chambers (includes restroom, closet)	400	9	-	3,600	
Judicial Secretary Workstation	64	2	-	128	
Chambers Waiting/Reception	100	-	2	200	
Copy/Supply/Workroom/coffee	100	-	2	200	
Law Library/Judges Conference Room	250	-	1	250	
Subtotal Staff and Net Area		11		4,378	
Departmental Grossing Factor	25%			1,095	
Subtotal Departmental GSF				5,473	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Court Operations					
Court Operations/Courtroom Clerks					
Court Services Supervisor Office	120	1	-	120	
Courtroom Clerks (Assigned to Courtrooms)	48	-	-	-	
Courtroom Clerks (Floating)	48	4	-	192	
Shared Network Printer	12	-	1	12	
Copy/Supply Room	100	-	1	100	
Courtroom Assistant Workstation	48	1	-	48	
Subtotal Staff and Net Area		6		472	
Departmental Grossing Factor	30%			142	
Subtotal Departmental GSF				614	
Court Reporters					
Sr. Court Reporters Offices	120	2	1	120	shared
Court Reporter Office	120	7	4	480	shared
Subtotal Staff and Net Area		9		600	
Departmental Grossing Factor	30%			180	
Subtotal Departmental GSF				780	
Interpreters					
Contract Interpreter waiting area	60	-	2	120	
Work Carrels	30	6	-	180	
Lockers/Book shelves	50	-	-	50	
Coffee Counter	20	-	1	20	
Subtotal Staff and Net Area		6		370	
Departmental Grossing Factor	25%			93	
Subtotal Departmental GSF				463	
Enhanced Collections					
Staff Workstation	64	2	-	128	2 chairs for public seating each
Waiting Area	15	-	8	120	
Copy/Supply Room	80	-	1	80	
Subtotal Staff and Net Area		2		328	
Departmental Grossing Factor	30%			98	
Subtotal Departmental GSF				426	
Mediation/Facilitator					
Waiting Area A	15	-	12	180	
Waiting Area B	15	-	12	180	
Receptionist	48	1	-	48	
Evaluator Office	140	2	-	280	
Facilitator Office	140	1	-	140	
Mediators Office	140	6	-	840	
Subtotal Staff and Net Area		10		1,668	
Departmental Grossing Factor	30%			500	
Subtotal Departmental GSF				2,168	
Civil Settlement/Alternative Dispute Resolution					
Waiting Area	15	-	12	180	
Court Services Assistant	48	1	-	48	
Mediators	140	2	-	280	
Conference Rooms	240	-	2	480	
Subtotal Staff and Net Area		3		988	
Departmental Grossing Factor	30%			296	
Subtotal Departmental GSF				1,284	
Self Help					
Paralegal Workstations	64	2	-	128	
Reception Workstation	48	1	-	48	
Self Help Waiting Room/Reception	15	-	12	180	
Computer Workstation	20	-	2	40	Public Use
Orientation/Workshop Room	360	-	1	360	Includes telecon/shared w/mediation
Form Storage/Display	80	-	1	80	
Photocopier	40	-	1	40	
Copy Supply Room/Coffee Counter	100	-	1	100	
Subtotal Staff and Net Area		3		580	
Departmental Grossing Factor	30%			174	
Subtotal Departmental GSF				754	
Total Court Operations DGFSF		39		6,489	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Criminal/Traffic/Civil/Probate					
Criminal					
Court Services Supervisor Office	120	1	-	120	
Court Services Assistant Workstation	48	6	-	288	
Shared Network Printer	12	-	1	12	
CLETS Workstation	48	1	-	48	
Traffic					
Sr. Court Services Assistant Workstation	48	1	-	48	
Court Services Assistant Workstation	48	4	-	192	
Shared Network Printer	12	-	1	12	
Service Counter Criminal/Traffic Counter					
Counter Workstation	48	5	5	240	Assigned Workstations
Counter Workstation/Attorney Service Public Counter	48	2	-	96	
Queuing Area	10	-	25	250	
Form Storage	30	-	1	30	
Photocopiers/Printers	80	-	1	80	
Public File Viewing/Document Review	200	-	1	200	
Civil/Probate					
Court Services Supervisor Office	120	1	-	120	
Court Services Assistants	48	12	-	576	
Probate Court Services Assistants	48	3	-	144	
Active Records					
Active Records	500	-	1	500	
Calendar Clerk Workstation	48	6	-	288	Also calendar family cases
Calendar Clerk Shared Layout Space	90	-	1	90	
Records Clerk Workstation	48	3	-	144	
File Scanning Station	48	-	1	48	
File Carts	6	-	4	24	
Copy/Workroom	200	-	1	200	
Cash Safe	20	-	1	20	
Coffee Counter	20	-	1	20	
Subtotal Staff and Net Area		45		3,790	
Departmental Grossing Factor		35%		1,327	
Subtotal Departmental GSF				5,117	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Family Law/Clerk's Office					
Staff					
Sr. Court Services Assistant Workstation	48	3	-	144	
Court Services Assistant Workstation	48	15	-	720	
Court Services Supervisor Office	120	2	-	240	
Family Law Examiner Workstation	64	4	-	256	
Family Law Examiner Assistants Workstation	48	3	-	144	
Shared Network Printer	12	-	1	12	
Service Counter					
Counter Workstation	48	4	-	192	Assigned Workstation
Counter Workstation/Attorney Service Public Counter	48	3	-	144	Assigned Workstation
Queuing Area	10	-	30	300	
Workcounter/Form Storage	30	-	1	30	
Photocopiers/Printers (Staff Support)	80	-	1	80	
Public File Viewing/Document Review	200	-	1	200	
Active Records					
Active Files	400	-	1	400	
File Scanning Station	48	-	2	96	
File Staging Area	60	-	1	60	
File Carts	6	-	4	24	
Copy/Work Room	200	-	1	200	
Coffee Counter	20	1	-	20	
Cash Safe	20	-	1	20	
Subtotal Staff and Net Area		35		3,282	
Departmental Grossing Factor		35%		1,149	
Subtotal Departmental GSF				4,431	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Court Administration					
Court Executive Office					
Visiting PJ/Court Executive Office	225	-	1	225	shared
Division Manager Office	140	1	-	140	
Hoteling Workstations	48	-	2	96	
Court Facilities Assistant	48	1	-	48	
Cash Accounting Area/Clerk Cash-Out	140	-	1	140	
Multipurpose Conference Training Room	240	-	1	240	
Copy/Work Room	100	-	1	100	
Subtotal Staff and Net Area		2		989	
Departmental Grossing Factor		30%		297	
Subtotal Departmental GSF				1,286	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Jury Services					
Jury Processing					
Jury Supervisor Office	120	1	-	120	
Check-in Counter Workstation	48	4	-	192	CSA
Queuing Area	10	-	25	250	
Forms Counter	50	-	1	50	
Copy/Printer/Supply/Active Files	120	-	1	120	
Jury Assembly/Waiting					
General Seating	12	-	90	1,080	assume call of 200
Lounge Seating	20	-	80	1,600	
Carrel Workstation	25	-	10	250	
Table Seating	15	-	20	300	4 seats at one table
Vending Machines	80	-	-	80	
Juror Support					
Vending Area (Use Public Vending Area)	100	-	-	-	
Women's Restroom (Use Public Restrooms)	300	-	-	-	
Men's Restroom (Use Public Restrooms)	250	-	-	-	
Subtotal Staff and Net Area		5		4,042	
Departmental Grossing Factor	30%			1,213	
Subtotal Departmental GSF				5,255	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Security Operations					
Management Office (Lieut., Sergeant)	125	1	-	125	
Interview/Holding Room	64	-	1	64	
Central Control Room	200	-	1	200	
Men's Locker/Shower/Toilet Room	240	-	1	240	
Women's Locker/Shower/Toilet Room	180	-	1	180	
Meeting/Work/Break Room	240	-	1	240	2 work carrels
Subtotal Staff and Net Area		1		1,049	
Departmental Grossing Factor	25%			262	
Subtotal Departmental GSF				1,311	

Central In-Custody Holding					
Vehicular Sallyport/Patrol Vehicle Parking	2,000	-	1	2,000	
Pedestrian Sallyport	150	-	1	150	
Detainee Staging	200	-	1	200	
Custody Office/Control Room	120	-	1	120	
Booking Station	80	-	1	80	
Staff Restroom	60	-	1	60	
Pantry	80	-	1	80	
Storage Room	80	-	1	80	
Janitor Closet	40	-	1	40	
Attorney/Detainee Interview Room	60	-	2	120	
Central Holding, Adult			56		Total Capacity - Adult
Group Holding	80	-	6	480	
Individual Holding - M/F	40	-	8	320	
Central Holding, Juvenile			8		Total Capacity - Juvenile
Individual Holding	40	-	8	320	
Subtotal Staff and Net Area		-		4,050	
Departmental Grossing Factor	50%			2,025	
Subtotal Departmental GSF				6,075	

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	350	-	1	350	reading, television, computer areas
Children's Room Attendant Workstation	48	1	-	48	
Supply/Toy Storage	20	-	-	-	
Restroom	64	-	1	64	
Kitchenette	24	-	1	24	
Subtotal Staff and Net Area		1		546	
Departmental Grossing Factor	25%			137	
Subtotal Departmental GSF				683	
Staff Support					
Video Conference/Training Room	500	-	1	500	
Staff Break Room	400	-	1	400	
Staff Lactation Room	80	-	1	80	
Staff Shower/Restroom	80	-	2	160	
Subtotal Staff and Net Area		-		1,140	
Departmental Grossing Factor	25%			285	
Subtotal Departmental GSF				1,425	
Public Area Support					
Coffee Cart	60	-	1	60	
Vending Area	250	-	1	250	Vending machines, table and chairs
Subtotal Staff and Net Area		-		250	
Departmental Grossing Factor	25%			63	
Subtotal Departmental GSF				313	
Related Justice Agency Space					
Victim/Witness Room	100	-	1	100	
Agency Hoteling Office Space	100	-	3	300	
Subtotal Staff and Net Area		-		400	
Departmental Grossing Factor	25%			100	
Subtotal Departmental GSF				500	
Evidence Storage					
Exhibits Clerk	48	1		48	
Evidence Vault	200	-	1	200	
Subtotal Staff and Net Area		1		248	
Departmental Grossing Factor	25%			62	
Subtotal Departmental GSF				310	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Building Support					
Information Technology					
Data Systems Analyst (DSA) Workstation	80	1	-	80	
Central Computer Room	250	-	1	250	
IT Work Room/Storage	80	-	1	80	
Subtotal Staff and Net Area		1		410	
Departmental Grossing Factor	25%			103	
Subtotal Departmental GSF				513	
Building Operations					
Loading/Receiving	120	-	1	120	
Mail Processing and Distribution Center	150	-	1	150	
General Building Storage	400	-	1	400	
Telecommunications Equipment Room	150	-	1	150	
MPOE Room	100	-	1	100	
Main Electrical Room	200	-	1	200	
Housekeeping Storage	200	-	1	200	
Building Service Equipment/Workshop	100	-	1	100	
Subtotal Staff and Net Area		-		1,420	
Departmental Grossing Factor	25%			355	
Subtotal Departmental GSF				1,775	
AOC-OCCM FMU Staff					
Area Supervisor Office	120	1	-	120	
File Unit	12	-	1	12	
Subtotal Staff and Net Area		1		132	
Departmental Grossing Factor	25%			33	
Subtotal Departmental GSF				165	
Secure Parking					
Secured Judges Parking	450	-	9	4,050	
Executive Staff Parking	350	-	3	1,050	
Subtotal Staff and Net Area		-		5,100	
Vehicular Circulation	20%			1,020	
Subtotal Departmental GSF				6,120	
Subtotal Staff and Net Area		4		9,646	
Subtotal Departmental GSF				11,803	