

Superior Court of California

County of Inyo

New Independence Courthouse

PROJECT FEASIBILITY REPORT

SEPTEMBER 3, 2009



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 Independence Courthouse for the Superior Court of California, County of Inyo 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 two-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 and physically deficient court-occupied space in the Inyo County Courthouse, and in the leased Department 2 facility;
- Create a modern, secure courthouse for all court functions, including, but not limited to criminal, traffic, juvenile, probate proceedings, probate investigations, and civil settlement, and for the provision of basic services heretofore not provided to county residents due to space restrictions: adequately sized jury assembly space and a deliberation room, self-help center, family court mediation, a children’s waiting room, in-custody holding, attorney interview/witness waiting rooms, and security (entrance) screening of all court users;
- Consolidate court operations from two unsafe, overcrowded, and physically deficient facilities in the City of Independence—the Inyo County Courthouse and the leased Department 2 facility; and
- Create operational efficiencies and on-going savings through the consolidation of current court functions and through the elimination of a leased facility.

The Superior Court of California, County of Inyo serves the residents of Inyo County with three court facilities in two cities located 40 miles apart: Independence and Bishop. None of the facilities completely meets modern operational and security requirements. A historic but outmoded courthouse with two courtrooms, and a leased facility containing one courtroom, serves Independence. These courtrooms are used for all types of cases, including most in-custody arraignments and major felony trials. In Bishop — historically the location of a justice court and later a municipal court, the superior court is housed in a city-owned facility that contains one courtroom.

The Inyo County Courthouse has significant security problems, many physical problems, and numerous deficiencies with Americans with Disabilities Act (ADA) accessibility that prevents the court from operating in a safe and efficient manner. Due to the physical and functional deficiencies of the County Courthouse, in particular the ADA deficiencies, the court was required to lease a former church to provide a minimally ADA accessible location for court proceedings. This annex facility is located about a half-mile from the main courthouse. The fact that these facilities are not consolidated simply exacerbates their functional problems. This is one of the many conditions that impacts access to

justice for all county residents and negatively impacts overall court operations, in terms of strain on resources, workload, and staffing.

The recommended project—construction of a new two-courtroom facility in the City of Independence—will replace the existing Inyo County Courthouse and the leased Department 2 facility. Consolidation into one location will result in operational efficiencies and on-going savings. Independence is the county seat and this new facility will be a modern, secure courthouse for all county residents.

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 SB 1407 revenues.

1.3. Options Analysis

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

- Project Option 1: Construct a New Courthouse
- Project Option 2: Renovate/Expand the Existing Inyo County Courthouse

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

1.4. Recommended Option

The recommended project is to construct a new two-courtroom courthouse in Independence. This option is recommended as the most cost-effective solution for meeting current and long-term needs of the court. This project will consolidate two existing facilities containing three courtrooms.

A space program for the proposed project, which has been created in collaboration with the court, outlines a need for approximately 28,774 Building Gross Square Feet (BGSF). Based on a site program for the new facility, a site of approximately 1.45 acres is needed for the courthouse.

The estimated project cost to construct the project is \$32.286 million, without financing and including land costs. These costs are based on constructing a two-story building with a basement. The facility would require 80 surface parking spaces for staff, visitors and jurors, and two secure parking spaces for judicial officers. 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 winter 2013 and be completed spring 2014.

2. STATEMENT OF PROJECT NEED

2.1. Introduction

The court facilities serving Independence are decentralized, have severe security problems, experience problems with overcrowding, and have many physical condition problems. As the Inyo County Courthouse cannot be renovated and expanded on site—for a variety of reasons discussed more fully under Section 3.2., Project Option 2—the operations of this facility and those in the Department 2 facility 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
Inyo County Courthouse	168 North Edwards Street Independence, CA	Owned	TOR	Transferred 06/01/08
Department 2.....	345 South Clay Street Independence, CA	Leased	TOR	Transferred 02/01/07

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. SB1407 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.

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 potential donation or reduced cost acquisition from the County of Inyo.

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 two existing facilities into one new courthouse. The Inyo County Courthouse will be vacated by the court. The County will continue to operate its functions within the building and may be interested in acquiring the State’s equity interest, per G.C. 70391(c)(2).

2.4.5. Sharing of Facilities.

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

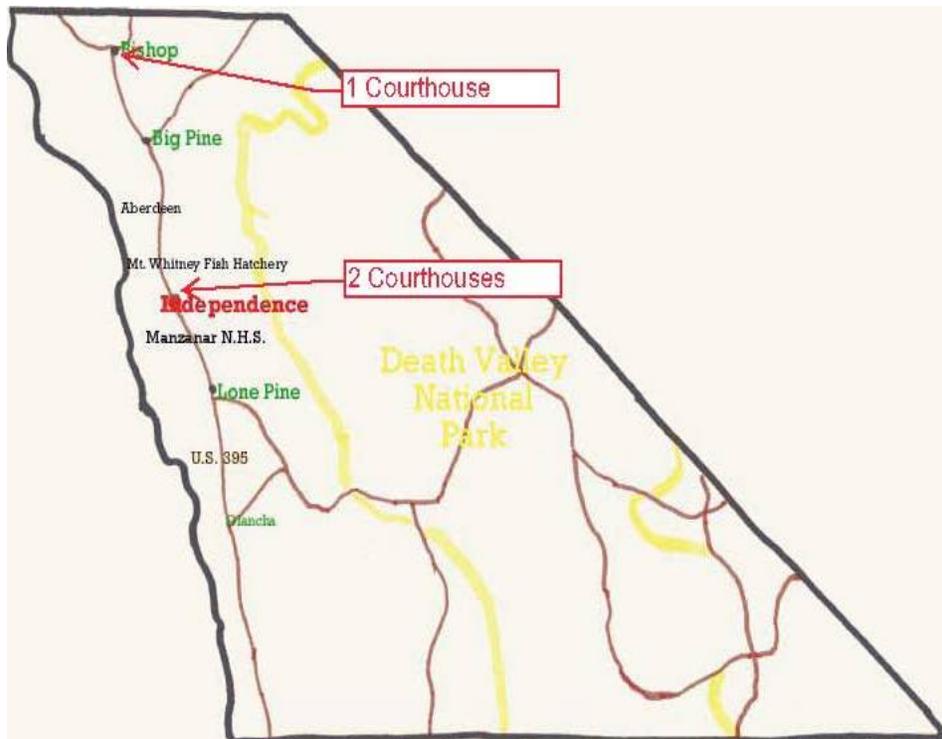
2.5. Current Court Operations

Inyo County is located in the Owens Valley of the Eastern Sierra. It is bounded by Tulare and Fresno Counties to the west, Mono County to the north, the State of Nevada to the east and San Bernardino and Kern Counties to the south. Inyo County is the second largest county in California, covering 10,412 square miles, and the third largest county in the United States. The county's permanent population is approximately 18,156 with approximately 5,500,000 visitors and travelers annually.

The Superior Court of California County of Inyo currently operates from three facilities in two cities; the Department 4 courtroom in the town of Bishop at the northern end of the county and the Inyo County Courthouse and Department 2 facility in the center portion of the county. These are mixed use courts handling general jurisdiction and limited jurisdiction matters as well, including criminal, civil, family, and juvenile.

Figure 2.5a below shows the locations of the courthouses in Inyo County. Independence and Bishop are located over 40 miles apart along Highway 395.

FIGURE 2.5a
Inyo County Court Facility Locations



The Inyo County Courthouse is a neo-classical revival style building constructed in 1921 and is listed on the National Register of Historic Places. A Historic Courthouse Committee has formed to lobby for the protection of the courthouse's historical integrity and the preservation of the building's neo-classical style. The court shares the building with county functions and there is no room for expansion.

The Department 2 facility is located a few blocks from the Inyo County Courthouse in a leased building that was originally built as a church and is privately owned. The building has been leased as an interim measure to provide a minimally ADA-compliant courtroom for the County of Inyo, and will remain in use until a new court facility is constructed in Independence. The Department 2 Annex also functions as a spare courtroom, handling the commissioner’s or retired judges’ cases when Independence’s other courtrooms are in use for long jury trials.

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.

While Inyo County currently has 2.3 Authorized Judicial Positions (AJPs), they are required, because of caseload, to use three and sometimes four judges or commissioners at the same time in the same court location.(The court utilized 2.9 JPEs in FY 2006-2007, the most recent statistics available.) The court’s caseload is such that they are not able to clear arraignment, settlement, and short-cause calendars to cover jury trials, and therefore use assigned judges to keep up with the caseload. In addition, because of the small attorney pool in this county, they have to schedule matters so that an attorney, particularly public defenders, who practice in multiple areas of law in multiple case types can appear before two judges on the same day. A public defender may also handle a private family law/child custody case. This is the primary reason for the need to construct two courtrooms in Independence. At times, the Bishop court operates the same way and because they currently only have one courtroom, they borrow the city’s council chambers, however, this space is not always available.

Table 2.6a below provides information used to determine the near-term need for this project.

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
Independence Courts.....	1.9	0	0	0	1.9	2.0
Countywide.....	2.9	0	0	0	2.9	

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.

2.7. Existing Facilities

Two existing facilities containing three courtrooms are directly affected by this project as shown in the table below. These facilities are currently unsafe, substandard in size, and overcrowded.

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
Inyo County Courthouse	168 North Edwards Street Independence, CA93526	2	5,615	33.80%
Department 2	345 South Clay Street Independence, CA93526	1	1,787	100%
Total Existing Courtrooms and DGSF		3	7,402	

The functional square footage of space currently occupied by the court is 7,402. The square footage required for the project is 20,553 Departmental Gross Square Feet (DGSF) or 28,774 (BGSF). This represents a shortfall of 13,151 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 in the next section.

2.7.1. Inyo County Courthouse.

FIGURE 2.7a
Inyo County Courthouse



2.7.1.1. *Security Deficiencies*

- The building does not have any prisoner holding capability.
- There is no duress system in the courthouse.
- The judge's bench does not have ballistic protection and the judicial chambers area not secure.
- The facility does not have separate and secure corridors for prisoner movement. Prisoners enter and exit the building through the same door as the court staff, judges and the public use.
- There are no secure private consultation areas for attorneys and prisoners. Attorneys meet with in-custody criminal defendants in an overcrowded law library on the ground floor, or in public hallways, or the court's jury room. Prisoners use the same public restrooms as the court staff and court visitors.

FIGURE 2.7b
Prisoners, Court Staff, and the Public
Share the Same Building Circulation



2.7.1.2. *Fire Life Safety*

- Fire life safety in the courthouse is wholly inadequate. There are no smoke detectors, fire alarms, or sprinklers.
- There is no emergency exit signage or emergency lighting.

2.7.1.3. *Other Building Deficiencies*

- The building is non-compliant with ADA standards. There is no elevator in the three-story building. Due to the historic nature of the facility, there has been strong opposition from the local community to make any modification to the courthouse. Consequently, the county was required to lease the Department 2 court facility to provide an accessible courtroom for court proceedings.

FIGURE 2.7c
Clerks Counters Non-compliant with ADA



- The clerks' areas are extremely overcrowded and inefficient for staff to work in and for the public to access.
- Adequate space for staff training or conferences does not exist and therefore the court's larger spaces, such as courtrooms or the jury deliberation room, must double for meetings when available.
- There is no children's waiting room.

FIGURE 2.7d
Inadequate Space for Active Court Records



- There are no attorney/client meeting rooms.
- The building has a very poor seismic rating.
- The existing electrical system is at capacity. Staff members have to choose carefully between equipment before using in order to prevent an overload and shutdown of the electricity in the building.

2.7.2. Department 2 Facility.

FIGURE 2.7e
Department 2 Facility



2.7.2.1. *Condition of Existing Facility*

- The Department 2 leased facility is located a few blocks from the Inyo County Courthouse in a building that was originally built as a church and is privately owned. The building has been leased as an interim measure to provide a minimally ADA-compliant courtroom for the County of Inyo, until a new court facility is constructed in Independence. Department 2 also functions as a spare courtroom, handling the commissioner's or retired judges' cases when Independence's other courtrooms are in use for long jury trials.

2.7.2.2. *Security Deficiencies*

- The building does not have any prisoner holding capability.
- The judge's chamber is located in the rear of the building, with ground-floor windows that are easily accessible for intruders.
- The facility does not have separate and secure corridors for prisoner movement. Prisoners are brought in and out of the building through the same door that the court staff, judges and the public use.

2.7.2.3. *Other Building Deficiencies*

- Adequate space for staff training or conferences does not exist and therefore the court's larger spaces, such as the courtroom or the jury deliberation room, must double for meetings when available.
- There is no children's waiting room.
- There are no secure private consultation areas for attorneys and prisoners. Attorneys meet with prisoners in public hallways, or the jury room.

3. OPTIONS ANALYSIS

3.1. Introduction

The purpose of this section is to compare potential options to meet the facility needs of the Inyo County Superior Court in Independence.

3.2. Project Options

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

- Project Option 1: Construct a New Courthouse
- Project Option 2: Renovate and Expand the Existing Inyo County 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: Construction of a New Courthouse.

In Option 1, a building of approximately 28,774 gross square feet will be constructed on a new site with two courtrooms and associated support space. With this option, the existing facilities will be vacated. The court buildings will remain in use until the proposed new courthouse is completed. The vacated court space may revert to county use pending equity buy-out negotiations between the state and county. The lease for the Department 2 facility will not be renewed.

3.2.1.1. *Pros*

- This option will provide a new, modern, and secure courthouse that can be designed to meet modern standards of courthouse design.
- Replace the unsafe and physically deficient court-occupied space in the Inyo County Courthouse, and in the leased Department 2 facility;
- Create a modern, secure courthouse for all court functions, including, but not limited to criminal, traffic, juvenile, probate proceedings, probate investigations, and civil settlement, and for the provision of basic services heretofore not provided to county residents due to

space restrictions: adequately sized jury assembly space and a deliberation room, self-help center, family court mediation, a children's waiting room, in-custody holding, attorney interview/witness waiting rooms, and security (entrance) screening of all court users;

- Consolidate court operations from two unsafe, overcrowded, and physically deficient facilities in the City of Independence—the Inyo County Courthouse and the leased Department 2 facility; and
- Create operational efficiencies and on-going savings through the consolidation of current court functions and through the elimination of a leased facility.
- 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 Independence Courthouse.
- 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.

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 Inyo County Courthouse.

In this option, the existing Independence courthouse would be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. Currently, the court occupies approximately 34 percent of the total building square footage. The county will retain full ownership of this building and wishes to use the courthouse for county functions after the court vacates the building. The county has no interest in conveying title to the state. Consequently, the AOC has no right to renovate or expand onsite. Cost estimates were not prepared because this option was not considered viable.

3.3. Recommended Project Option

The recommended option is Option 1, construction of a new courthouse. This option provides the best solution for meeting the court facility needs for the County of Inyo.

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

- Replace the existing Inyo County Courthouse and Department 2 facility which are unsafe, substandard, overcrowded and functionally deficient.
- Improve court operations by the consolidation of court functions from the two court facilities into one new facility.

4. RECOMMENDED PROJECT

4.1. Introduction

The recommended solution to meet the court's need in the city of Independence 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 Independence Courthouse for the Superior Court of California, County of Inyo. The proposed new building will be approximately 28,774 BGSF. The project replaces the existing Historic Courthouse and the leased Department 2 facility and will include two courtrooms; court support space for court administration, court clerk, court security operations and holding; and building support space. The facility will have two secure parking spaces for judicial officers and 80 surface parking spaces for staff, visitors, and jurors.

A minimum site area of approximately 1.45 acres has been identified to accommodate the proposed project. While a site has not been selected for the new courthouse, there is a potential donation or reduced cost acquisition from the County of Inyo. The site is in an ideal location adjacent to the Inyo County Jail and across the street from the Inyo County Juvenile Detention Center. This potential site is also important because only 1.7 percent of the land in Inyo County is in private ownership while the remainder is owned by the federal government, the state government and the City of Los Angeles.

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		Total Departmental GSF	Comments
	Courtrooms	Total Staff		
Public Area: Entry Lobby & Security Screening	-	-	1,068	
Courtsets	2	6	7,004	
Judicial Chambers & Courtroom Support	-	4	1,535	
Court Operations	-	3	339	
Clerk's Office (Criminal/Traffic/Civil/Family/Probate/Juvenile)	-	14	3,078	
Family Court Mediation/Civil Settlement/Self-Help	-	3	780	
Court Administration	-	4	843	
Jury Services/Multipurpose Room	-	1	1,080	
Sheriff Operations	-	1	450	
Central In Custody Holding	-	-	2,484	
Building Support	-	1	1,892	
Subtotal	2	37	20,553	
Gross Area Factor			1.40	
Total Building Gross Square Feet			28,774	
BCSF per Courtroom			14,387	

Note:

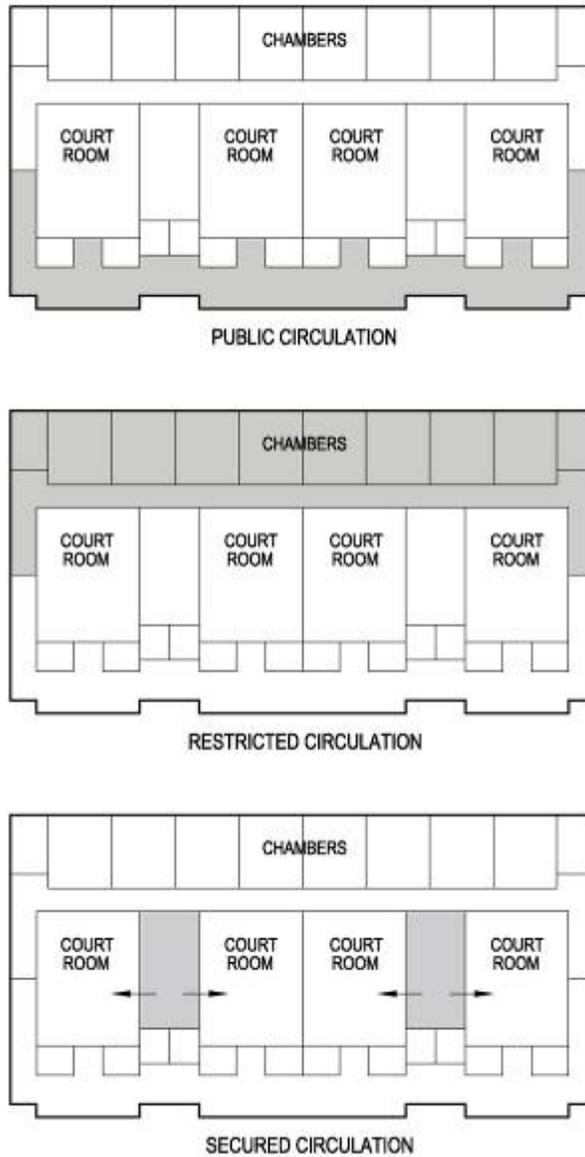
1. Gross Area Factor includes space for staff and public restrooms, janitor's closets, telecommunications and electrical rooms, mechanical shafts, circulation, e

Detailed program data is provided in Appendix A.

4.4. Courthouse Organization

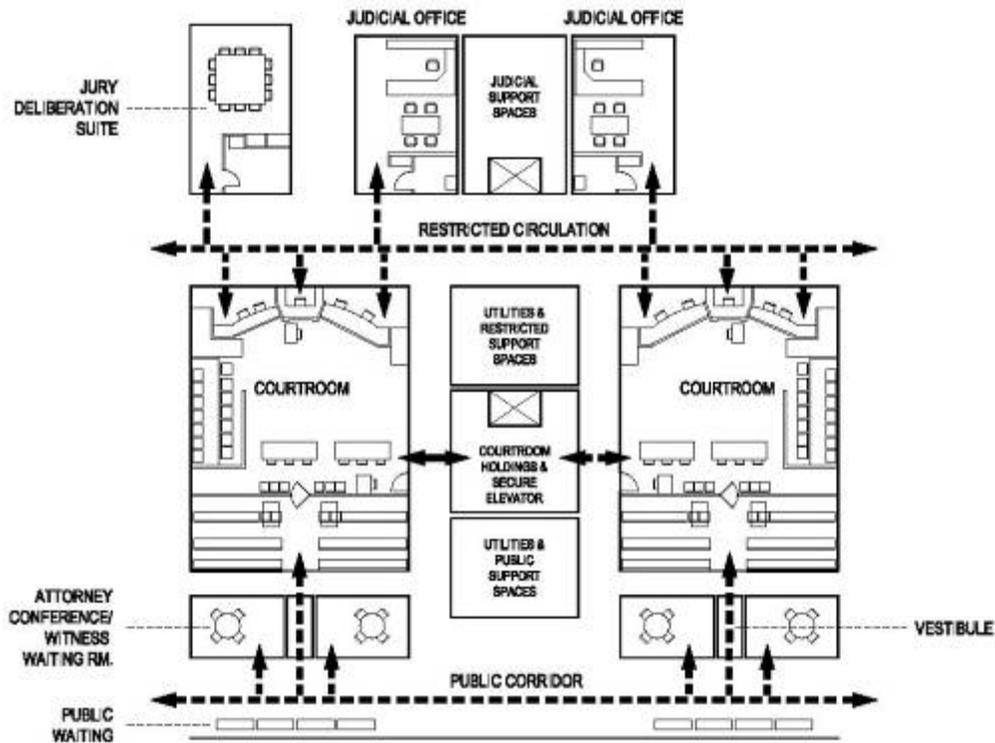
According to the standards, courthouses require three separate and distinct zones of public, restricted, and secured circulation. The three zones of circulation shall only intersect in controlled areas, including courtrooms, sallyports, and central detention (when applicable). The following figure illustrates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

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. Parking Requirements.

Parking for court staff, judicial officers, and the general public is currently provided in an existing surface lot adjacent to the courthouse and on the city streets. There is no secured parking for the Judicial Officers.

The proposed project includes two secure parking spaces in the basement of the new courthouse and 80 surface parking spaces for staff, jurors, and the general public on site. Parking for visitors, staff, and jurors was calculated at 40 spaces per courtroom. The parking required for this project will be reevaluated during the site acquisition phase.

4.5.2. 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 project site has not been sized to accommodate future growth.

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 1.45 acres has been identified to accommodate the needs of the project.

TABLE 4.5a
 Site Program

Site Component	Project Need	Additional Parking	Total Need	Comments
Structures				
Court Footprint	12,712		12,712	Two Story Building with Basement
Total Structure	12,712	-	12,712	
Site Elements				
Loading Bay	480	-	480	Assume 1 @ 12' x 40'
Refuse/Recycling Collection	288	-	288	Assume 12' x 24'
Emergency Generator	200	-	200	
Bicycle Parking Area	-	-	-	
Sallyport and Sheriff's Parking	2,650	-	2,650	Bus staging, plus 4 secure parking spaces
Outdoor Staff Area	-	-	-	
Total Site Elements	3,618	-	3,618	
Parking				
Secure Judicial Parking	2	-	2	
Visitor, Juror and Staff Parking	46	34	80	Assume 40 surface parking spaces min. per courtroom
Total Parking Spaces	48	34	82	
Total Parking Area	16,800	11,900	28,700	Assume surface parking at 350 SF per space
Total Site Requirements				
Structures	12,712	-	12,712	
Site Elements	3,618	-	3,618	
Parking	16,800	11,900	28,700	
Subtotal Site Requirements	33,130	11,900	45,030	
Vehicle/Pedestrian Circulation	6,626	2,380	9,006	20% of site
Landscaping/Setbacks	6,626	2,380	9,006	20% of site
Total Site Requirements	46,382	16,660	63,042	
Total Acreage Requirements	1.06	0.38	1.45	

Note: The 1.06 acre site requirement is based on the actual estimated site size of the county-donated land. This site is not large enough for the total parking requirement.

4.5.3. Site Selection.

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/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 June 29, 2007.

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 courthouse project is \$32.286 million, without financing and including land costs. This is based on a project of approximately 28,774 gross square feet with 80 surface parking spaces and two 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 \$32.286 million.²

² 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 construction schedule provided in Section IV of this report.

- 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.

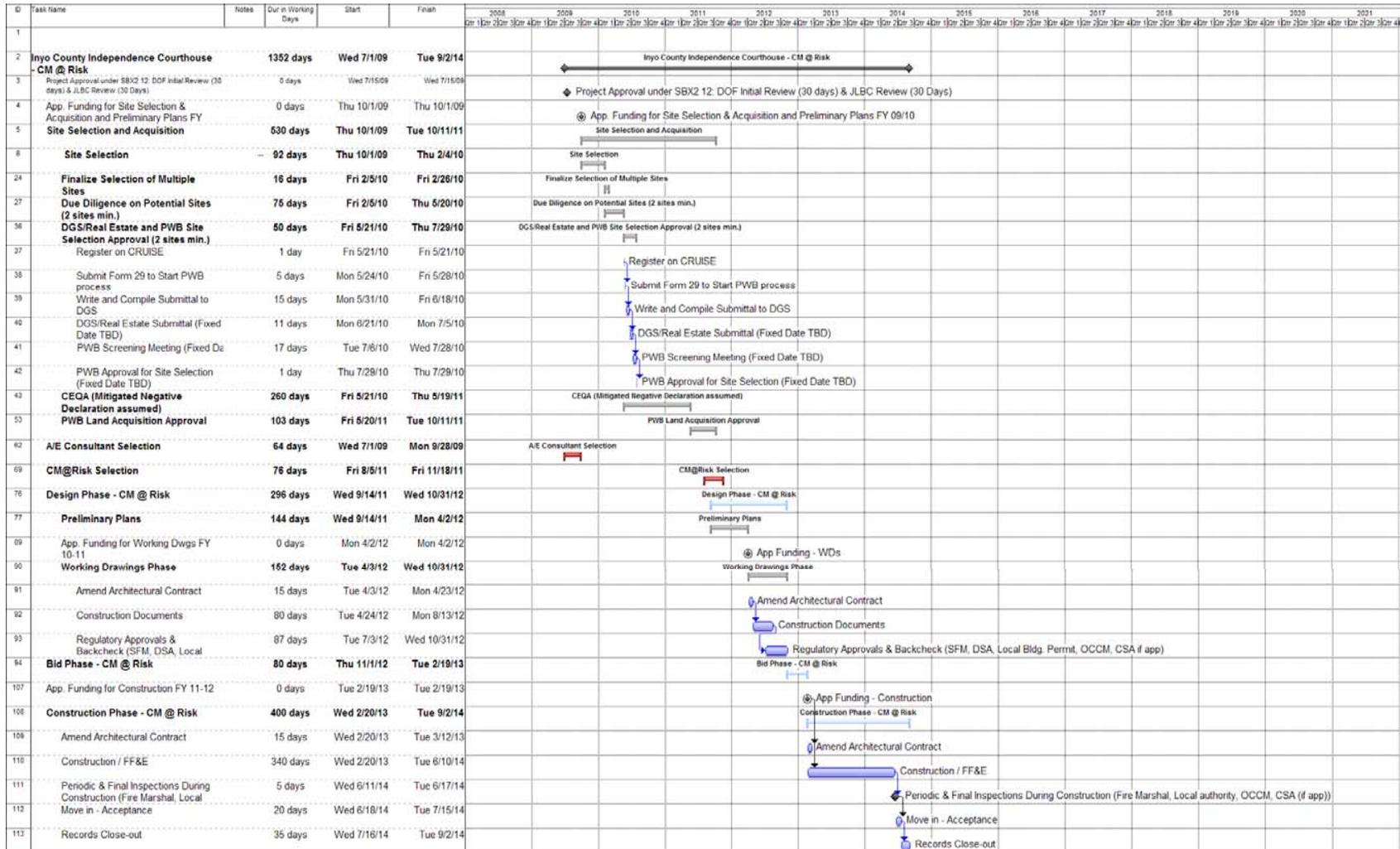
4.9. Project Schedule

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 winter 2013 and be completed spring 2014.

The project schedule is provided in the following figure.

FIGURE 4.10a
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 two- courtroom facility. The following pages include a series of tables with a list of spaces required for each major court component.

Superior Court of California, County of Inyo
 Projected Staff and Space Requirements Summary for the Independence Courthouse

Division/Functional Area	Projected Need		Total Departmental GSF	Comments
	Courtrooms	Total Staff		
Public Area: Entry Lobby & Security Screening	-	-	1,068	
Courtsets	2	6	7,004	
Judicial Chambers & Courtroom Support	-	4	1,535	
Court Operations	-	3	339	
Clerk's Office (Criminal/Traffic/Civil/Family/Probate/Juvenile)	-	14	3,078	
Family Court Mediation/Civil Settlement/Self-Help	-	3	780	
Court Administration	-	4	843	
Jury Services/Multipurpose Room	-	1	1,080	
Sheriff Operations	-	1	450	
Central In Custody Holding	-	-	2,484	
Building Support	-	1	1,892	
Subtotal	2	37	20,553	
Gross Area Factor			1.40	
Total Building Gross Square Feet			28,774	
BCGSF per Courtroom			14,387	

Note:

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

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Public Area: Entry Lobby & Security Screening					
1 Entry Vestibule	120	-	1	120	
2 Security Screening Queuing	10	-	12	120	
3 Weapons Screening Station	250	-	1	250	
4 Security Screening Office/Locker/Break	150	-	1	150	
5 Secure Public Lobby	250	-	1	250	
6 Information Kiosk	64	-	-	-	
Subtotal Staff and Net Area		-		890	
Departmental Grossing Factor		20%		178	
Subtotal Departmental GSF				1,068	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Courtsets					
Courtroom, Large	2,100	-	1	2,100	Includes ADA ramping
Courtroom, Multipurpose (jury)	1,750	-	1	1,750	Includes ADA ramping
Courtroom Clerk Workstation	-	4	-	-	Locate in courtroom
Courtroom Clerk Copy/Supply/Workroom	80	-	1	-	
Bailiff Workstation	-	2	-	-	Locate in courtroom
Exhibit Storage	50	-	2	100	
Courtroom Entry Vestibule	64	-	2	128	
Courtroom Technology/Equipment Room	25	-	2	50	
Courtroom Holding/Attorney Interview	125	-	-	-	Locate central holding between courtrooms
Holding Vestibule	40	-	-	-	Locate central holding between courtrooms
Jury Deliberation (includes. 2 restrooms, kitchenette)	410	-	1	410	
Child Support/DCSS Disso-Master Alcove	50	-	1	50	
Red Light Video Viewing Room	100	-	-	-	
Courtroom Waiting	200	-	2	400	
Attorney/Client Conference Room	100	-	4	400	
				-	
Subtotal Staff and Net Area		6		5,388	
Departmental Grossing Factor	30%			1,616	
Subtotal Departmental GSF				7,004	3502.2
Judicial Chambers & Courtroom Support					
Judicial Chambers (Includes restroom, closet)	400	2		800	
Judicial Secretary Workstation	64	2		128	
Chambers Waiting/Reception	60	-	1	60	
Judicial Conference/Law Library	240		1	240	
Subtotal Staff and Net Area		4		1,228	
Departmental Grossing Factor	25%			307	
Subtotal Departmental GSF				1,535	767.5
Court Operations					
Court Operations/Courtroom Clerks					
Manager Office	150	1		150	space for visitor from Bishop
Court Reporter Workstation	48	2		96	
Interpreter Work Carrels	25	-	1	25	
Subtotal Staff and Net Area		3		271	
Departmental Grossing Factor	25%			68	
Subtotal Departmental GSF				339	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Clerk's Office (Criminal/Traffic/Civil/Family/Probate/Juvenile)					
Staff					
Supervisor	120	1	-	120	
Legal Process Clerk Workstation	48	12	-	576	
Probate Examiners Workstation	64	1	-	64	
Shared Network Printer	12	-	1	12	
CLETS Workstation	48	-	1	48	
Service Counter					
Counter Workstation	64	-	4	256	Assigned
Queuing Area	10	-	20	200	
Work Counter/Form Storage	40	-	1	40	
Photocopiers/Printers (Staff Support)	40	-	1	40	
Public File Viewing/Document Review	120	-	1	120	computers, microfiche
Active Records					
Active Files; 42" x 7 shelf unit	12	-	40	480	
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	40	-	1	40	
Mail Box Area	40	-	1	40	
Subtotal Staff and Net Area		14		2,368	
Departmental Grossing Factor	30%			710	
Subtotal Departmental GSF				3,078	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Family Court Mediation/Civil Settlement/Self-Help					
Mediation					
Family Court Mediators Office	150	1	-	150	
Civil Settlement Unit/Alternative Dispute Resolution					
Attorney Mediator Office	120	1	-	120	
Self-Help					
Family Law Facilitator Office	120	1	-	120	
Shared Support					
Counter Workstation	25	-	1	-	Sign-in
Waiting Area 1	15	-	4	60	Provide two separate waiting areas
Waiting Area 2	15	-	4	60	Provide two separate waiting areas
Computer Workstation	20	-	2	40	Public use
Work Table	40	-	1	40	Public use
Form Display	10	-	1	10	
Workshop Room, Capacity 30	450	-	-	-	Use Multi-Purpose Room
File Unit	12	-	2	24	
Copy/Work Room	250	-	-	-	Share w/Clerk's Office
Mail Box Area	40	-	-	-	Share w/Clerk's Office
Subtotal Staff and Net Area		3		624	
Departmental Grossing Factor	25%			156	
Subtotal Departmental GSF				780	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Court Administration					
Court Executive Office					
Hoteling Office	150	1	-	150	
Court Budget Analyst Workstation	64	1	-	64	
HR Analyst Workstation	64	1	-	64	
Court Systems Analyst Workstation	64	1	-	64	
IT Secure Equipment Storage	60	-	1	60	
Central Computer Room	200	-	1	200	
Reception Waiting Area	60	-	1	60	
Shared Network Printer	12	-	1	12	
Subtotal Staff and Net Area		4		674	
Departmental Grossing Factor	25%			169	
Subtotal Departmental GSF				843	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Jury Services/Multipurpose Room					
Jury Administration					
Legal Process Clerk Workstation	48	1	-	48	
Shared Network Printer	12	-	1	12	
Jury Processing					
Check-in Counter Station	64	-	-	-	Check in at workstation
Queuing Area	120	-	1	120	
Jury Assembly/Multipurpose Room					
General Seating	15	-	40	600	Total Capacity
Carrel Workstation	20	-	2	40	
Table Seating	80	-	1	80	4 seats at one table
Juror Support					
Vending Area	120	-	-	-	use public vending
Women's Restroom	300	-	-	-	use public restroom
Men's Restroom	250	-	-	-	use public restroom
Subtotal Staff and Net Area		1		900	
Departmental Grossing Factor	20%			180	
Subtotal Departmental GSF				1,080	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Sheriff Operations					
Staff					
Lieutenant Office	120	1	-	120	
Support					
Weapons Armory/Emergency Equipment	80	-	1	80	
Men's Toilet Room	60	-	1	60	
Women's Toilet Room	60	-	1	60	
Copy/Work/Supply Alcove	40	-	1	40	
Subtotal Staff and Net Area		1		360	
Departmental Grossing Factor	25%			90	
Subtotal Departmental GSF				450	
Central In Custody Holding					
Vehicular Sallyport	2,500	-	-	-	At exterior
Pedestrian Sallyport	200	-	1	200	
Detainee Staging	100	-	1	100	
Holding Control Room	250	-	1	250	
Central Holding, Adult			35		Total Capacity - Adult
Group Holding - Male	192	-	1	192	capacity 16
Group Holding - Female	192	-	1	192	capacity 16
Individual Holding - Male	60	-	2	120	
Individual Holding - Female	60	-	1	60	
Central Holding, Juvenile			10		Total Capacity - Juvenile
Group Holding	100	-	1	100	capacity 8
Individual Holding	60	-	2	120	
Probation Staff Office	100	-	1	100	
Attorney/Detainee Interview Room	60	-	1	60	
Attorney Vestibule/Waiting	60	-	2	120	
Storage Room	100	-	1	100	
Staff Restroom	60	-	1	60	
Subtotal Staff and Net Area		-		1,774	
Departmental Grossing Factor	40%			710	
Subtotal Departmental GSF				2,484	

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	200	-	1	200	reading, television, computer areas
Clerk/Volunteer Workstation	48	1	-	48	
Restroom	60	-	1	60	for clients
Subtotal Staff and Net Area		1		368	
Departmental Grossing Factor	20%			74	
Subtotal Departmental GSF				442	
Staff Support					
Large Training/Conference Room	500	-	-	-	Use Jury/Multipurpose
Small Conference/Training Room	250	-	-	-	Use Jury/Multipurpose
IT Training Room	324	-	-	-	Use Jury/Multipurpose
Staff Break Room	200	-	1	200	
Staff Lactation Room	80	-	1	80	
Staff Shower/Restroom	80	-	2	160	
Subtotal Staff and Net Area		-		440	
Departmental Grossing Factor	20%			88	
Subtotal Departmental GSF				528	
Public Area Support					
Vending Area	75	-	1	75	3 vending machines
Vending Seating	80	-	1	80	4 seats at each table
ATM	24	-	-	-	
Subtotal Staff and Net Area		-		155	
Departmental Grossing Factor	20%			31	
Subtotal Departmental GSF				186	
Exhibits Storage					
Exhibit Viewing Room	64	-	1	64	
Exhibits Storage	200	-	1	200	
Subtotal Staff and Net Area		-		264	
Departmental Grossing Factor	20%			53	
Subtotal Departmental GSF				317	
Building Operations					
Loading/Receiving Area	80	-	1	80	
Mail Processing and Distribution Center		-	-	-	Handled in clerk's area
General Building Storage	150	-	1	150	
Housekeeping Storage	100	-	1	100	
Building Service Equipment/Workshop	100	-	1	100	
Subtotal Staff and Net Area		-		350	
Departmental Grossing Factor	20%			70	
Subtotal Departmental GSF				420	
Subtotal Staff and Net Area		1		1,577	
Subtotal Departmental GSF				1,892	