

Superior Court of California  
County of Los Angeles  
New Eastlake  
Juvenile Courthouse

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PROJECT FEASIBILITY REPORT

APRIL 5, 2010



ADMINISTRATIVE OFFICE  
OF THE COURTS

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OFFICE OF COURT CONSTRUCTION  
AND MANAGEMENT

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## 1. EXECUTIVE SUMMARY

### 1.1. Introduction

This Project Feasibility Report for the proposed New Eastlake Juvenile Courthouse for the Superior Court of California, County of Los Angeles 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 five-courtroom facility, describes alternative ways to meet the underlying need, and describes the recommended project.

### 1.2. Statement of Project Need

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

- Replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the existing Eastlake Juvenile Courthouse;
- Create a modern, secure courthouse for juvenile delinquency proceedings and for the provision of basic services not currently provided to county residents due to space restrictions in the existing courthouse: appropriately-sized queuing for security screening, public lobby, public counter queuing areas, courtrooms, and courtroom waiting areas; adequately-sized central and courtset in-custody holding; and rooms for attorney/client conferences, victims/witnesses, and child waiting;
- Improve access to the juvenile court justice system; and
- Provides adequate parking for judicial officers, court staff, court users and jurors.

The Superior Court of California, County of Los Angeles provides juvenile court services from the Eastlake Juvenile Courthouse. The courthouse is located in the Los Angeles County General Hospital area of the City of Los Angeles. This juvenile-only facility is a shared-use building with the County of Los Angeles and is attached to the Los Angeles County Central Juvenile Hall. Although the courthouse receives a high number of visitors on a daily basis, it contains a number of deficiencies relative to access, efficiency, security, overcrowding, and courtroom operations, which create impediments to the superior court's administration of justice.

The recommended project—construction of a new five-courtroom facility in the City of Los Angeles—will replace the unsafe and physically deficient court-occupied space in the existing Eastlake Juvenile Courthouse. Juvenile delinquency court proceedings will be provided in this new facility, in addition to the provision of basic services not currently provided to county residents due to space restrictions in the existing courthouse. This new facility will be a modern, secure courthouse.

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

### 1.3. Options Analysis

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

- Project Option 1: Construct a New Courthouse
- Project Option 2: Renovate and Expand the Existing Eastlake Juvenile Courthouse

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

### 1.4. Recommended Option

The recommended project is to construct a new five-courtroom courthouse in the City of Los Angeles. This option is recommended as the most cost-effective solution for meeting current and mid-term needs of the court. This project will replace the existing Eastlake Juvenile Courthouse. At this time, the project does not have potential economic opportunities, as indicated in Section 2.4 of this report.

A space program for the proposed project, which has been created in collaboration with the court, outlines a need for approximately 65,513 Building Gross Square Feet (BGSF). Based on a site program for the new facility, a site of approximately 2.73 acres is needed for the courthouse and the surface parking area.

The estimated project cost to construct the project is \$99.836 million, without financing and including land costs. These costs are based on constructing a two-story building with a basement. The facility would require 150 public surface parking spaces and eight secure parking spaces at the basement level. The specific building design and plan will be dependent on the final site plan for the selected site 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 summer 2010 and design will begin spring 2012 pending completion of site selection and acquisition. Construction is then scheduled to begin winter 2014 and be completed fall 2015.

## 2. STATEMENT OF PROJECT NEED

### 2.1. Introduction

The Eastlake Juvenile Courthouse has security problems, is overcrowded, and has many physical condition problems. As this building cannot be renovated and expanded on site—for a variety of reasons discussed more fully under Section 3.2., Project Option 2—its operations need to be relocated 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 extended the deadline for completing transfers to December 31, 2009. Transfer status for the one existing facility affected by the proposed project is provided in the following table.

TABLE 2.2a  
Existing Facilities Transfer Status

<u>Facility</u>	<u>Location</u>	<u>Owned or Leased</u>	<u>Type of Transfer</u>	<u>Transfer Status</u>
Eastlake Juvenile Courthouse	1601 Eastlake Avenue	Owned	Transfer of Responsibility (TOR)	TOR Completed

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

### 2.3. Project Ranking

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

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

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

This project—ranked in the Critical Need priority group in the Trial Court Capital-Outlay Plan adopted by the Judicial Council in October 2008—is one of the highest priority trial court capital-outlay projects for the judicial branch, and was selected as one of 41

projects to be funded by SB 1407 revenues by the Judicial Council in October 2008. The project's economic opportunities are presented in Section 2.4 of this report.

## **2.4. Summary of Economic Opportunities**

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

At this time, no potential economic opportunities are available for this project, as described below:

### **2.4.1. Free or Reduced Costs of Land.**

The project will not benefit from a donation of land.

### **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.**

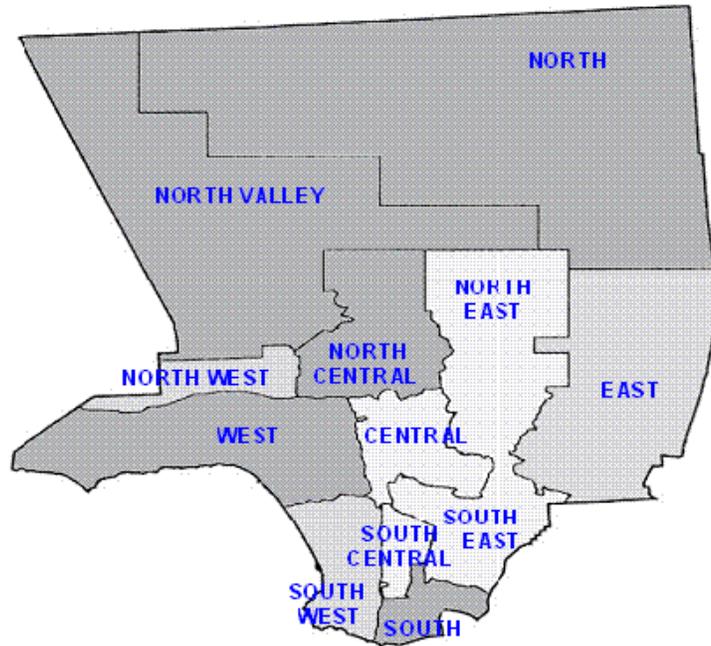
This project will not be shared by more than one court.

## **2.5. Current Court Operations**

The Superior Court of California, County of Los Angeles is one of the largest trial court systems in the nation, with more than 600 judicial officers serving approximately 9.8 million county residents. The superior court operates in approximately 62 facilities—including leased facilities—with approximately 620 courtrooms, across the 4,000-square-mile county. These facilities represent about 30 percent of all courtrooms and total court-occupied-area in the state. In fiscal year 2007–2008, more than 2.8 million cases—of all types—were filed in this court, representing 30 percent of all cases filed in the state of California. In addition to judicial officers, the superior court employs more than 5,400 staff.

As shown below in Figure 2.5a, the superior court is divided into 12 geographical districts, except for the Juvenile and Mental Health courts, which have countywide jurisdiction. Juvenile courtrooms comprise approximately ten percent of all assigned departments court wide.

FIGURE 2.5a  
District Map of the Superior Court of California, County of Los Angeles



The existing Eastlake Juvenile Courthouse is located in the Los Angeles County General Hospital area of the City of Los Angeles. It is a juvenile-only facility, is a shared-use building with the County of Los Angeles, and is attached to the Los Angeles Central Juvenile Hall. It was constructed in 1954 and had a minor renovation by the County of Los Angeles in 1999, for new paint, ceiling tiles, and lighting. This building is a shared-use facility with the County of Los Angeles: the superior court occupies 55 percent of the total building square footage, and the balance is occupied by various county and juvenile support agencies, including County Sheriff, Probation Department (intake, detention, and control), Public Defender and Alternate Public Defender, District Attorney, Panel Attorneys, Office of Education, Los Angeles Police Department Liaison, and University of California at Los Angeles psychologist and psychiatrist assigned to the Juvenile Mental Health Court. These associated justice agencies are particularly integral to daily juvenile court operations. The court-occupied and associated justice-agency-occupied spaces are intermingled throughout the first floor of the building.<sup>1</sup>

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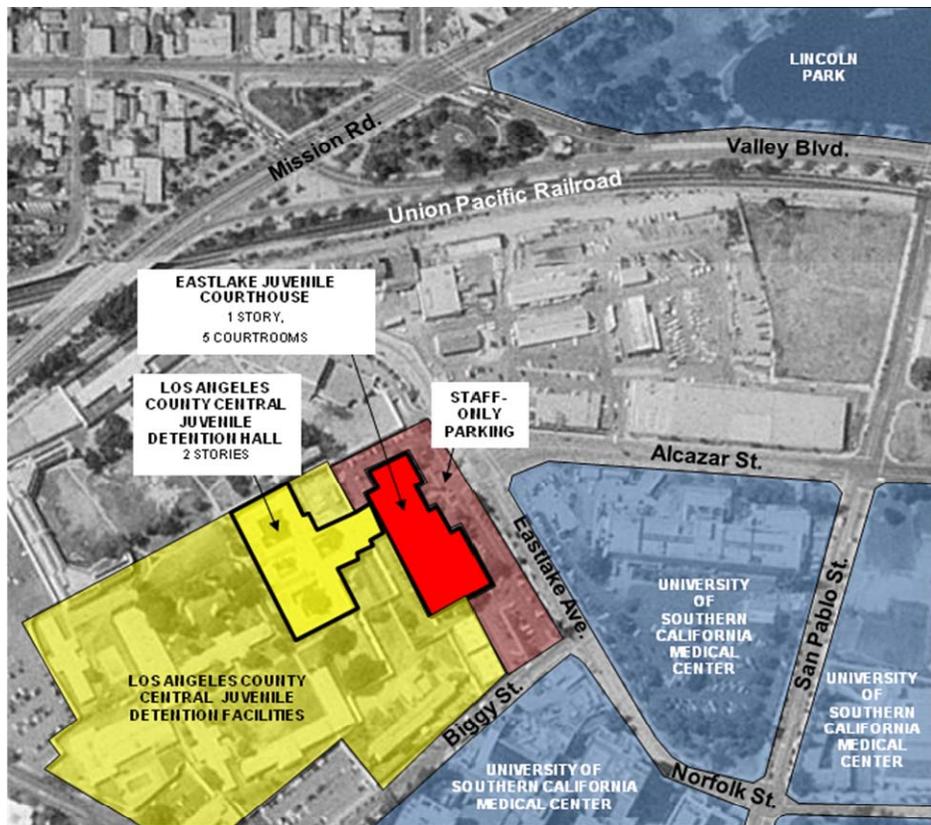
<sup>1</sup> For all intents and purposes, the courthouse is a single-story building. However, an enclosed corridor is located on the second level of the building, through which in-custody juveniles and adults are escorted to and from the central juvenile hall building by County Probation Department staff. The courthouse and the juvenile hall are connected at their second-floor levels by a breezeway, which sits above a street separating the rear of the courthouse from the front of the juvenile hall building.

This courthouse specializes in handling a high volume of juvenile delinquency cases, the majority of which involve juveniles that are in custody. In-custody juveniles are primarily transported from the Los Padrinos Juvenile Detention Center in the City of Downey and the Los Angeles County Central Juvenile Hall, which is attached to the courthouse. As a result, County Sheriff and Probation Department staff are required to handle more than 20 classifications of "keep-aways" (i.e., juveniles who must remain segregated from others based on the type of delinquent act(s) committed, gang affiliation, mental health status, etc.). The facility also receives a number of in-custody adults who are required to appear in court as parents, legal guardians, or participants in juvenile proceedings. In-custody adults are legally required to be held in separate holding facilities.

This facility contains numerous deficiencies relative to access, efficiency, security, overcrowding, Americans with Disabilities Act (ADA) accessibility, and general space, functional, and physical conditions, which create impediments to the administration of justice. In spite of all of its deficiencies, this facility is one of the superior court's primary juvenile courthouses, receiving approximately 19,500 visitors per month (magnetometer count).

Figure 2.5b below shows an aerial image of the existing courthouse and areas for staff-only parking on site, the attached Los Angeles Central Juvenile Hall and adjacent detention facilities campus, and the surrounding properties of the University of Southern California Medical Center.

FIGURE 2.5b  
Existing Eastlake Juvenile Courthouse Site



**2.6. Judicial Projections**

Current and projected Judicial Position Equivalents (JPEs)<sup>2</sup> are the basis for establishing both the number of courtrooms and the size of a proposed capital-outlay project. Projected JPEs are determined by the Update of the Judicial Workload Assessment (the 2008 assessment) as adopted by the Judicial Council in October 2008.

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

On October 24, 2008, the Judicial Council approved an updated assessment identifying 327 currently needed new judgeships. These 327 currently-needed new judgeships do include the last 50 new judgeships that have yet 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, they will be accounted for under the column labeled Future Growth in Table 2.6a below and to determine the appropriate site size of a project.

Table 2.6a below provides information used to determine the near-term need for this project, which includes five existing JPEs. The Los Angeles Superior Court total, provided for reference, includes current and proposed (as described above) new judgeships: 638 existing JPEs, one unfunded AB 159 new judgeship, and one of the next 50 proposed judgeships.

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

Location	Current JPEs	AB 159	Proposed 50	Future Growth	Total JPEs	Basis for Proposed Project
New Eastlake Juvenile Courthouse .....	5	0	0	0	5	5
Los Angeles Superior Court .....	638	1	1	20	660	-

<sup>2</sup> 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**

One existing facility containing a total of five courtrooms is directly affected by this project as shown in the table below. This facility will be vacated once the new court facility is completed.

TABLE 2.7a  
Existing Facilities

<b>Facility and Location</b>	<b>Number of Existing Courtrooms Affected by this Project</b>	<b>Departmental Square Footage Occupied by the Court</b>	<b>Court Space as a Percentage of Total Building Square Footage</b>
Eastlake Juvenile Courthouse 1601 Eastlake Avenue Los Angeles, CA 90033	5	19,022	55%
<b>Total Existing Courtrooms and DGSF .....</b>	<b>5</b>	<b>19,022</b>	

The court facility listed in the above table is currently located in a county-owned facility, in a building that is shared with county agencies. As shown in Table 2.7a, transfer of responsibility for court-occupied space from the county to the state has been completed. The functional square footage of space currently occupied by the court is 19,022 Departmental Gross Square Feet (DGSF). The square footage required for the project is 46,795 DGSF or 65,513 BGSF. This represents a shortfall of 27,773 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 facility contains numerous deficiencies relative to access, efficiency, security, overcrowding, ADA accessibility, and general space, functional, and physical conditions, which create impediments to the administration of justice. These specific deficiencies are summarized as follows:

2.7.1. Eastlake Juvenile Courthouse.

2.7.1.1. *Security Deficiencies*

- Secure paths of circulation do not exist to adequately separate judicial officers and staff from the public or to adequately separate in-custody juveniles and adults from judicial officers, staff, or the public.
- Judicial officers do not have secure parking or a secure route from the parking area into the courthouse, as they must walk through public corridors to their chambers.
- The courthouse has multiple entry points that are accessed by court and county staff, making it difficult to secure.
- The building has undersized queuing for entrance screening, which results in lines outside the building and congestion within the lobby on a regular basis.

- The superior court relies on the attached juvenile hall facility and the County Probation Department to accept and transport all juvenile or adult in-custody defendants. This is done via a second-floor breezeway/secure corridor connecting the buildings. Since this corridor is through stairwell access only, in-custody juveniles or adults requiring ADA accommodation cannot be transported through it and must be moved at street level.
- The courthouse's central holding area has only two holding cells, which is inadequate to provide necessary separation of certain juvenile in-custody defendant populations (see Figures 2.7.1.1a and 2.7.1.1b below).

FIGURE 2.7.1.1a  
Seating Alcove for In-custody Juveniles Awaiting Court  
Appearances is Used Because Courthouse has  
Only Two Holding Cells



FIGURE 2.7.1.1b  
Bench Seating for In-Custody Juveniles Awaiting Court  
Appearances is Used Because Courthouse has  
Only Two Holding Cells



- The courthouse lacks an adequate number of holding cells for adults already in custody that are connected in some manner, such as parents or legal guardians, to juveniles involved with delinquency case matters. Adults cannot legally share holding cells with juveniles and require separate holding facilities.
- No holding cells exist adjacent to courtrooms and therefore all in-custody juveniles and adults must be escorted directly from the central holding area into the courtrooms.
- The courthouse lacks a sufficient number of conference rooms in the central holding area where in-custody defendants can be safely interviewed by attorneys.

#### 2.7.1.2. Courtroom Deficiencies

- Courtrooms are only accessible to judicial officers through either semi-private or public corridors—one that serves the movement of in-custody juveniles and adults to and from courtrooms.
- All courtrooms are undersized per the California Trial Court Facilities Standards. Each has design flaws, such as limited seating capacity, poor sightlines, non-ergonomic furniture design, poor

acoustics, poor lighting, incorrect adjacencies, and ADA inaccessibility (see Figure 2.7.1.2a below).

FIGURE 2.7.1.2a  
Typical Undersized Courtroom, Approximately 600 Square Feet



- The building has poorly-designed public waiting areas. Lobby configuration and few seating areas create general congestion and noise outside courtrooms and staff work areas that negatively impact court proceedings and staff functions.
- The courtrooms are non-ADA compliant. The judicial officer benches and aisles are deficient (see Figure 2.7.1.2b below).

FIGURE 2.7.1.2b  
Non-ADA-Compliant Judicial Officer Bench



- Due to lack of space for records, courtroom exhibits, and evidence storage, hallways, judicial chambers, and other office spaces are used to house exhibits and evidence.

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

- The building has no attorney interview/conference rooms. Attorneys are forced to confer with their clients, victims, and witnesses in the public waiting area. Noise from the lobby area permeates the courtrooms and staff areas.
- Due to increasing space demands and general overcrowding of staff, a courtroom had to be converted to office space (see Figure 2.7.1.3a below).

FIGURE 2.7.1.3a  
Former Judicial Bench Converted to Office Desk for  
Superior Court-Contracted Mental Health Psychologist



- Due to increasing space demands and general overcrowding, many rooms in the building are used to serve multiple purposes. For example, one room houses the court interpreters and the law library, but it is also used for interviews by the district attorney and the mental health court.
- Clerks' counters are not ergonomic.
- File storage is inadequate in all clerks' areas and throughout the building.
- A lack of office space has resulted in staff workstations competing with storage space for office equipment and supplies.

#### *2.7.1.4. General Space, Functional, and Physical Deficiencies*

- No onsite public parking exists.
- No children's waiting room exists.
- There is no evidence locker area, evidence storage, or adequate area to house active records.
- The building contains asbestos and lead-based paint.
- The facility is non-ADA compliant. The restrooms, circulation routes, corridor widths, door-strike clearances, door hardware, and drinking fountains are deficient.
- The building is not equipped with fire alarm, fire sprinkler, or smoke detection systems.

- The building is difficult to regulate for heating and cooling. An HVAC distribution system upgrade is required.
- The building contains many physical deficiencies, such as dim lighting and aged walls, ceiling tiles, and floor finishes.
- The building requires an electrical system upgrade.
- The building, although not deemed unsafe for operation, is seismically deficient compared to current codes for new construction. The county does not plan to remediate the existing conditions at this time.
- Building signage requires upgrading to comply with ADA standards.
- The space available for the superior court's telecommunications equipment is undersized and poorly ventilated. The room also doubles for the building storage area (see Figure 2.7.1.4a).

FIGURE 2.7.1.4a  
Undersized, Poorly Ventilated Telecommunications Equipment Room, Also Used for Storage Due to Space Limitations



### 3. OPTIONS ANALYSIS

#### 3.1. Introduction

The purpose of this section is to compare potential options to meet the superior court's juvenile facility needs.

### 3.2. Project Options

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

- Project Option 1: Construct a New Courthouse
- Project Option 2: Renovate and Expand the Existing Eastlake Juvenile 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 65,513 gross square feet will be constructed on a new site with five courtrooms, associated support space, and 150 parking spaces. With Project Option 1, the existing courthouse will be vacated by the court. The courthouse will remain in use until the new courthouse is completed.

##### *3.2.1.1. Pros*

- This option replaces the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the existing Eastlake Juvenile Courthouse.
- This option creates a modern, secure courthouse for juvenile delinquency proceedings and for the provision of basic services not currently provided to county residents due to space restrictions in the existing courthouse: appropriately-sized queuing for security screening, public lobby, public counter queuing areas, courtrooms, and courtroom waiting areas; adequately-sized central and courtset in-custody holding; and rooms for attorney/client conferences, victims/witnesses, and child waiting.
- This option improves access to the juvenile court justice system.
- This option provides adequate parking for judicial officers, court staff, jurors, and court users.
- This option will provide a new, modern, and secure juvenile courthouse that can be designed to meet Judicial Council standards of courthouse design.
- 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 Eastlake Juvenile Courthouse.

In this option, the existing Eastlake Juvenile Courthouse would be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. Currently, the court occupies approximately 55 percent of the total building square footage. To meet the needs of the court, it is estimated that a building addition of approximately 39,000 BGSF would be required. The existing site is, however, not large enough to meet this size requirement in addition to all other required elements of the project's site program, such as increased surface parking. Moreover, although the court is the majority occupant of the building, the county has retained title, and therefore, the AOC has no right to renovate the building or to expand it on site. Cost estimates were not prepared because this option was not considered viable. Consequently, this option results in the status quo, which is the court remaining in existing deficient facilities.

**3.3. Recommended Project Option**

The recommended option is Option 1, Construct a New Courthouse. This option provides the best solution for meeting the superior court's juvenile facility needs.

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

- Replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the existing Eastlake Juvenile Courthouse;
- Create a modern, secure courthouse for juvenile delinquency proceedings and for the provision of basic services not currently provided to county residents due to space restrictions in the existing courthouse: appropriately-sized queuing for security screening, public lobby, public counter queuing areas, courtrooms, and courtroom waiting areas; adequately-sized central and courtset in-custody holding; and rooms for attorney/client conferences, victims/witnesses, and child waiting;
- Improve access to the juvenile court justice system; and
- Provide adequate parking for judicial officers, court staff, jurors, and court users.

4. RECOMMENDED PROJECT

**4.1. Introduction**

The recommended solution to meet the court's juvenile facility needs 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 Eastlake Juvenile Courthouse for the Superior Court of California, County of Los Angeles. The proposed new building will be approximately 65,513 BGSF. The project will include five courtrooms and court support space for the following: security screening and public lobby, judicial chambers and courtroom support, court operations, court administration, court clerk, court security operations and in-custody holding, and building support. It also includes hoteling work spaces for juvenile delinquency support-agency staff (i.e., Los Angeles Police Department Liaison's Office, County Office of Education, University of California at Los Angeles, and Probation Department). The support-agency staff is integral to daily juvenile court operations and therefore requires space in the building. This space is approximately two percent of the project's total DGSF, is provided for hoteling purposes only (not for lease for permanent occupancy), and is available at any time for superior court use. Secure parking for eight vehicles, sally port, and in-custody defendant holding (for juveniles and adults) will be located at the basement level. 150 parking spaces to support staff, visitors, and jurors will be provided in a surface parking lot. Accommodation of these spaces will be determined as most economical and functional based on actual site conditions for the selected available property.

#### **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

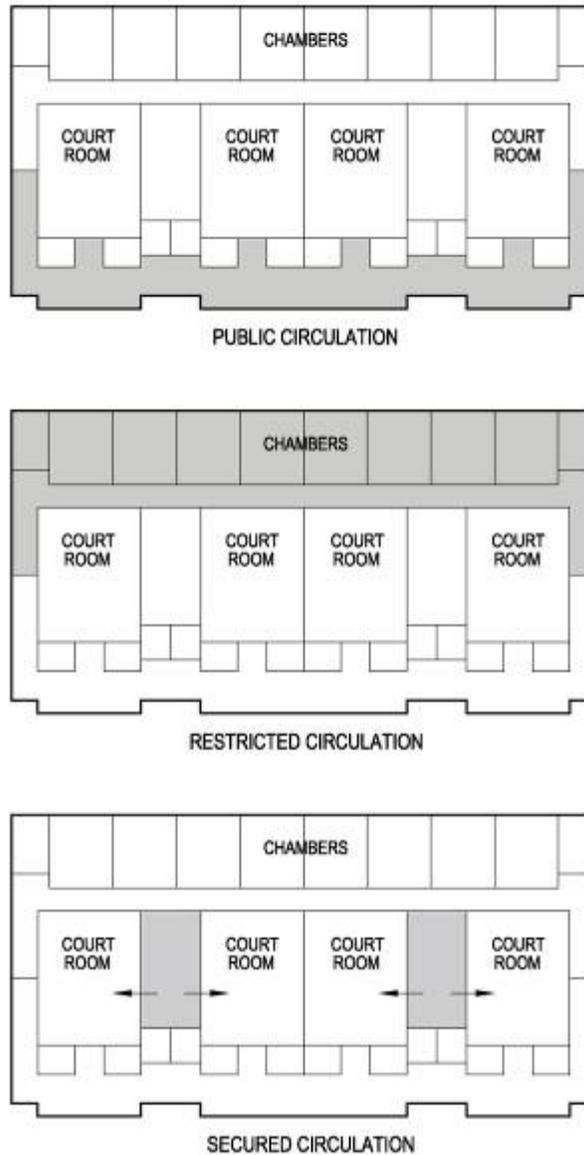
Division/Functional Area	Courtrooms	Projected Need	
		Total Staff	Total Departmental GSF
Public Area: Entry Lobby & Security Screening	-	2	1,994
Courtsets	5	11	15,399
Judicial Chambers & Courtroom Support	-	6	2,845
Court Operations	-	18	2,310
Clerk's Office	-	19	3,918
Court Administration	-	9	2,265
Sheriff Operations	-	7	1,520
Central In-Custody Holding	-	4	9,215
Building Support	-	2	7,330
<b>Subtotal</b>	<b>5</b>	<b>78</b>	<b>46,795</b>
Gross Area Factor			1.40
<b>Total Building Gross Square Feet</b>			<b>65,513</b>
<b>BGSF per Courtroom</b>			<b>13,103</b>

Detailed program data is provided in Appendix A.

#### 4.4. Courthouse Organization

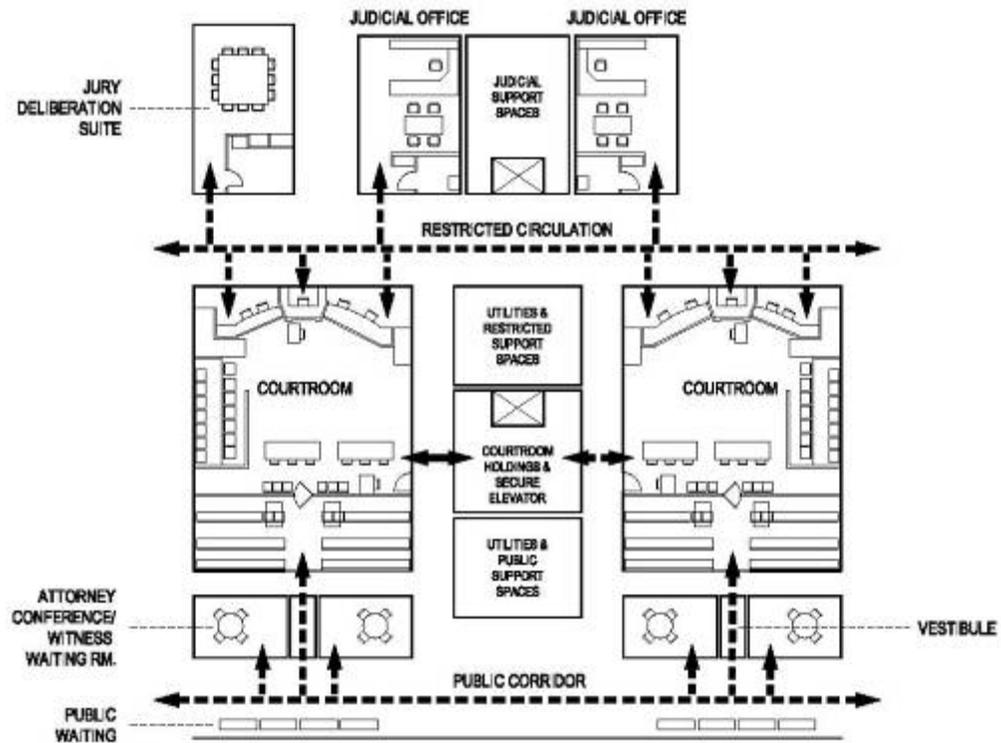
According to the standards, courthouses require three separate and distinct zones of public, restricted, and secured circulation. The three zones of circulation shall only intersect in controlled areas, including courtrooms, sallyports, and central detention (when applicable). The following figure illustrates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

FIGURE 4.4a  
Three Circulation Zones



The court set includes courtrooms, judicial chambers, chamber support space, jury deliberation room (not applicable to juvenile-only facilities), 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. Site Selection.

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

4.5.2. Parking Requirements.

At the existing Eastlake Juvenile Courthouse site, no secure parking for judicial officers or staff exists. Parking for judicial officers and some staff is designated within a portion of a surface lot adjacent to the courthouse and is limited in number. No onsite parking is available for the public. Pending availability, public parking can only be accommodated on local city streets at metered spaces.

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

4.5.3. Site Program.

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

The 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 2.73 acres has been identified to accommodate the needs of the project.

TABLE 4.5a  
Site Program

Site Component	Total Project Need	Comments
<b>Structures</b>		
Court Footprint	22,907	2-story building with a basement and penthouse
Total Structure	22,907	
<b>Site Elements</b>		
Loading Area	480	
Refuse/Recycling Collection	288	
Emergency Generator	200	
Bicycle Parking Area	60	
Outdoor Staff Area	250	
Total Site Elements	1,278	
<b>Parking</b>		
Secure Judicial Parking	-	Locate at basement level
Staff/Juror/Visitor Parking	150	Assume 30 spaces per courtroom
Total Parking Area	52,500	Assume surface parking at 350 SF per space
<b>Total Site Requirements</b>		
Structures	22,907	
Site Elements	1,278	
Parking	52,500	
Subtotal Site Requirements	76,685	
Vehicle/Pedestrian Circulation	15,337	20% of site
Landscaping/Setbacks	26,840	35% of site
<b>Total Site Requirements</b>	<b>118,861</b>	
<b>Total Acreage Requirements</b>	<b>2.73</b>	

#### 4.6. Design Criteria

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

#### 4.7. Sustainable Design Criteria

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

#### 4.8. Estimated Project Cost

The estimated project cost for the recommended courthouse project is \$99.836 million, without financing and including land costs. This is based on a project of approximately 65,513 gross square feet with 150 surface parking spaces and eight basement level secure parking spaces. The specific building design and plan may vary in the number of floors, provision of a basement, and use of a mechanical penthouse, depending on the final site selected. Relocation costs for owners or tenants have been included in the budget. 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 \$99.836 million.<sup>3</sup>
- 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.

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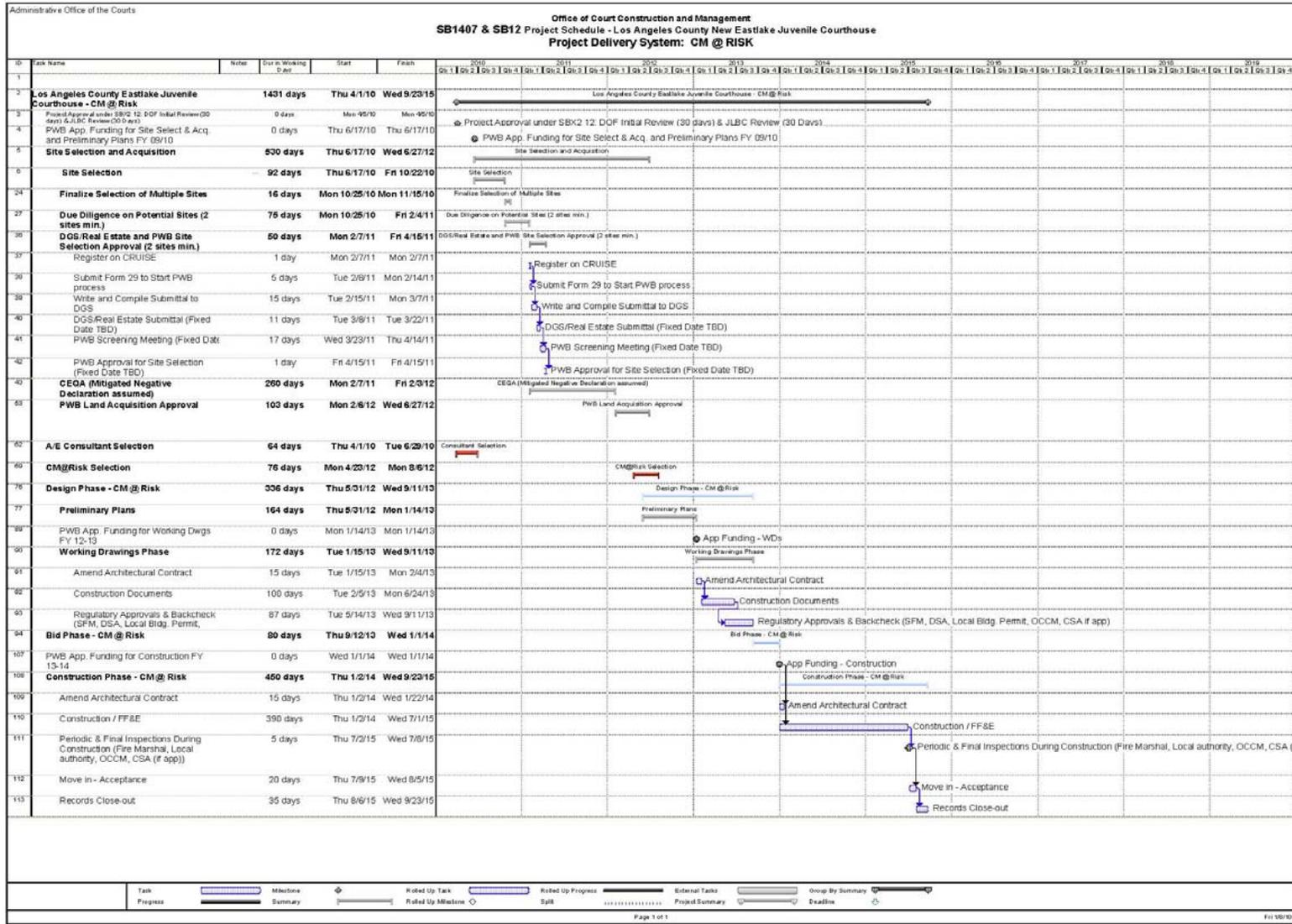
<sup>3</sup> The total project cost is based on construction cost estimates provided by the Cumming Corporation, which have been escalated to the mid-point of construction and are based on the project schedule provided in Section 4.9 of this report.

#### **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 summer 2010 and design will begin spring 2012 pending completion of site selection and acquisition. Construction is then scheduled to begin winter 2014 and be completed fall 2015.

The project schedule is provided in the following figure.

FIGURE 4.9a  
 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 five-courtroom facility. The following pages include a series of tables with a list of spaces required for each major court component, including the building’s basement.

Superior Court of California, County of Los Angeles  
 Projected Staff and Space Requirements Summary for the New Eastlake Juvenile Courthouse

Division/Functional Area	Projected Need		Total Departmental GSF	Comments
	Courtrooms	Total Staff		
Public Area: Entry Lobby & Security Screening	-	2	1,994	
Courtsets	5	11	15,399	
Judicial Chambers & Courtroom Support	-	6	2,845	
Court Operations	-	18	2,310	
Clerk's Office	-	19	3,918	
Court Administration	-	9	2,265	
Sheriff Operations	-	7	1,520	
Central In-Custody Holding 1	-	4	9,215	Includes sallyport and sheriff vehicle parking
Building Support	-	2	7,330	Includes secure basement parking
<b>Subtotal</b>	<b>5</b>	<b>78</b>	<b>46,795</b>	
Gross Area Factor <sup>1</sup>			1.40	
<b>Total Building Gross Square Feet</b>			<b>65,513</b>	
BCSF per Courtroom			13,103	

Footnotes:

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

Superior Court of California, County of Los Angeles  
Projected Staff and Space Requirements Summary for the New Eastlake Juvenile Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Public Area: Entry Lobby &amp; Security Screening</b>					
1 Entry Vestibule	100	-	1	100	
2 Security Screening Queuing	9	-	30	270	
3 Weapons Screening Station	250	-	1	250	
4 Secure Public Lobby <sup>1</sup>	900	-	1	900	
5 Security Contractor Office/Locker Room/Break Room <sup>2</sup>	100	2	1	100	
6 Information Kiosk	42	-	1	42	
Subtotal Staff and Net Area		2		1,662	
Departmental Grossing Factor	20%			332	
Subtotal Departmental GSF				1,994	

Footnotes:

1. This courthouse will receive a high number of visitors on a daily basis, consistent with historical trends and placing it among the top 50 percent of the superior court's busiest facilities.
2. The county sheriff contracts with a private agency to provide the building entrance security staff.

Superior Court of California, County of Los Angeles  
Projected Staff and Space Requirements Summary for the New Eastlake Juvenile Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Courtsets</b>					
Courtroom, Juvenile (no jury, limited spectators)	1,600	-	5	8,000	Includes ADA ramping
Courtroom Clerk Workstation (in courtrooms)	-	6	10	-	Located in courtrooms
Courtroom Clerk Copy/Supply/Workroom (Shared with Courtroom Support)	100	-	-	-	
Bailiff Workstation	-	5	-	-	Located in courtrooms
Exhibit Storage	40	-	5	200	
Courtroom Technology/Equipment Rack	15	-	5	75	
Courtroom Holding/Attorney Interview - Juvenile	125	-	5	625	
Courtroom Holding/Attorney Interview - Adults	125	-	5	625	
Entry Vestibule	64	-	5	320	
Jury Deliberation (includes . 2 restrooms, kitchenette)	410	-	-	-	No jury trials for juveniles
Courtroom Waiting	200	-	5	1,000	
Attorney/Client Conference Room	100	-	10	1,000	
Subtotal Staff and Net Area		11		11,845	
Departmental Grossing Factor	30%			3,554	
Subtotal Departmental GSF				15,399	
<b>Judicial Chambers &amp; Courtroom Support</b>					
Judicial Chambers (Includes restroom, closet)	400	5	-	2,000	
Judicial Secretary Workstation	64	1	-	64	
Shared Network Printer	12	-	1	12	
Chambers Waiting/Reception	100	-	1	100	
Copy/Supply/Workroom	100	-	1	100	
Subtotal Staff and Net Area		6		2,276	
Departmental Grossing Factor	25%			569	
Subtotal Departmental GSF				2,845	

Superior Court of California, County of Los Angeles  
 Projected Staff and Space Requirements Summary for the New Eastlake Juvenile Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Court Operations</b>					
<b>Court Operations/Courtroom Clerks</b>					
Manager Office <sup>1</sup>	120	1	-	120	
Courtroom Clerks (Assigned to Courtrooms) <sup>2</sup>	48	-	-	-	
Collection Enhancement Staff	48	1	-	48	
Shared Network Printer	12	-	1	12	
Subtotal Staff and Net Area		2		180	
Departmental Grossing Factor	25%			45	
Subtotal Departmental GSF				225	
<b>Court Reporters</b>					
Court Reporter Office <sup>3</sup>	100	5	-	500	
Shared Network Printer	12	-	1	12	
Subtotal Staff and Net Area		5		512	
Departmental Grossing Factor	25%			128	
Subtotal Departmental GSF				640	
<b>Interpreters</b>					
Work Carrels	25	4	-	100	
Informal Seating	40	-	1	40	
Shared Network Printer	12	-	1	12	
Subtotal Staff and Net Area		4		152	
Departmental Grossing Factor	25%			38	
Subtotal Departmental GSF				190	
<b>Legal Research</b>					
Research Attorney Office	120	1	-	120	
Conference Room/Legal Library	240	-	1	240	
Shared Network Printer	12	-	1	12	
Subtotal Staff and Net Area		1		372	
Departmental Grossing Factor	25%			93	
Subtotal Departmental GSF				465	
<b>Juvenile Delinquency Support-Agency Staff<sup>4</sup></b>					
Support Agency Hoteling Office	100	2	-	200	
Support Agency Hoteling Workstation	48	4	-	192	
Interview Room	80	-	3	240	
Subtotal Staff and Net Area		6		632	
Departmental Grossing Factor	25%			158	
Subtotal Departmental GSF				790	
Total Staff and Net Area		18		1,848	
Total Departmental GSF				2,310	

Footnotes:

1. This position will also supervise the Clerk's Office staff.
2. Per the superior court, workstations are not needed outside of courtrooms, as courtroom clerks will be assigned permanent workstations within courtrooms.
3. Per the superior court and their union contracts, court reporters require individual office space for transcription of notes, etc.
4. Office space has been provided for staff from the Los Angeles Police Department Liaison's Office and County Office of Education and for a psychiatrist and a psychologist from U.C.L.A., all of whom are integral to daily juvenile court operations and whose permanent residence in the building is required.

Superior Court of California, County of Los Angeles  
 Projected Staff and Space Requirements Summary for the New Eastlake Juvenile Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Clerk's Office</b>					
<b>Staff</b>					
Legal Process Clerk Workstation	48	10	-	480	
Calendar Clerk Workstation	48	8	-	384	
Shared Network Printer	12	-	1	12	
<b>Service Counter</b>					
Counter Workstation (Unassigned)	48	-	6	288	
Counter Workstation (Assigned)	48	1	-	48	Staffed Self-Help counter
Queuing Area	10	-	40	400	
Workcounter/Form Storage	60	-	2	120	
Photocopiers/Printers (Staff Support)	100	-	1	100	
Public File Viewing/Document Review	100	-	1	100	with computers, microfiche
<b>Active Records</b>					
Active Files; 42" x 7 shelf unit (5 years)	12	-	40	480	Required five years retention on site
File Scanning Station	48	-	2	96	
File Staging Area	60	-	1	60	
File Carts	6	-	4	24	
<b>Shared Support</b>					
Copy/Work Room	250	-	1	250	
Mail Box Area	40	-	1	40	
Cash Safe	20	-	1	20	
Subtotal Staff and Net Area		19		2,902	
Departmental Grossing Factor	35%			1,016	
Subtotal Departmental GSF				3,918	

Superior Court of California, County of Los Angeles  
Projected Staff and Space Requirements Summary for the New Eastlake Juvenile Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Court Administration</b>					
<b>Court Executive Office</b>					
Court Administrator Office	140	1	-	140	
Assistant Court Administrator Office	120	1	-	120	
Deputy Court Administrator Office	120	1	-	120	
Court Financial Officer Office	120	1	-	120	
Human Resources Manager Office	120	1	-	120	
Facilities Manager Office	120	1	-	120	
Management Secretary Workstation	48	1	-	48	
File Unit	12	-	1	12	
Reception Waiting Area	100	-	1	100	
Conference/HR Interview Room	150	-	1	150	
Shared Network Printer	12	-	1	12	
Copy/Work Room	120	-	1	120	
Subtotal Staff and Net Area		7		1,182	
Departmental Grossing Factor	25%			296	
Subtotal Departmental GSF				1,478	
<b>Information Technology<sup>1</sup></b>					
IT Manager Office	120	1	-	120	
Data Systems Analyst (DSA) Workstation	48	1	-	48	
Central Computer Room	300	-	1	300	
Shared Network Printer	12	-	1	12	
IT Work Room/Storage	150	-	1	150	
Subtotal Staff and Net Area		2		630	
Departmental Grossing Factor	25%			158	
Subtotal Departmental GSF				788	
Total Staff and Net Area		9		1,812	
Total Departmental GSF				2,265	

**Footnotes:**

1. The IT Manager and DSA positions report to the court's Information Systems and Technology Bureau (ISTB) but are located in the courthouse.

Superior Court of California, County of Los Angeles  
Projected Staff and Space Requirements Summary for the New Eastlake Juvenile Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Sheriff Operations</b>					
<b>Staff</b>					
Management Office (Lieut., Sergeant)	100	2	-	200	
Deputy Workstation (Unassigned)	48	5	-	240	
Interview/Holding Room	64	-	1	64	
Shared Network Printer	12	-	1	12	
<b>Support</b>					
Central Control Room (Inmate Supervision & Central Bldg. Security)	250	-	1	250	
Security Equipment Closet	80	-	1	80	
Weapon Lockers	20	-	1	20	
Men's Locker/Shower/Toilet Room	150	-	1	150	
Women's Locker/Shower/Toilet Room	120	-	1	120	
Copy/Work/Supply Alcove	80	-	1	80	
Subtotal Staff and Net Area		7		1,216	
Departmental Grossing Factor	25%			304	
Subtotal Departmental GSF				1,520	
<b>Central In-Custody Holding<sup>1</sup></b>					
Vehicular Sallyport/Patrol Vehicle Parking	3,000	-	1	3,000	
Pedestrian Sallyport	150	-	1	150	
Detainee Staging	150	-	1	150	
Holding Control Room (Combined w/Central Control Room)	200	-	-	-	
Central Holding, Juvenile			<b>54</b>		<b>Total Capacity - Juvenile</b>
Group Holding - Male	192	-	1	192	
Group Holding - Female	168	-	1	168	
Individual Holding - Male <sup>2</sup>	60	-	12	720	
Individual Holding - Female <sup>2</sup>	60	-	12	720	
Safety Cell (Padded) <sup>3</sup>	50	-	1	50	
Central Holding, Adult <sup>4</sup>			<b>20</b>		<b>Total Capacity - Adult</b>
Group Holding - Male	96	-	1	96	
Group Holding - Female	96	-	1	96	
Individual Holding - Male	60	-	2	120	
Individual Holding - Female	60	-	2	120	
Probation Staff Office (Shared) <sup>5</sup>	200	4	1	200	2 workstations, staff computer carrels
Attorney/Detainee Interview Room	60	-	10	600	
Attorney Vestibule/Waiting	60	-	1	60	
Storage Room	80	-	1	80	
Staff Restroom	60	-	1	60	
Subtotal Staff and Net Area		4		6,582	
Departmental Grossing Factor	40%			2,633	
Subtotal Departmental GSF				9,215	

Footnotes:

- In-custody juveniles received at this courthouse will be primarily from the Los Padrinos Juvenile Detention Center in the City of Downey and the Los Angeles County Central Juvenile Hall and Detention Facilities in the City of Los Angeles. In-custody adults received at this courthouse arrive from any of the adult detention facilities within Los Angeles County or beyond.
- Sheriff's staff is required to handle more than 20 classifications of "keep-aways" (i.e., juveniles who must remain segregated from others based on type of delinquent act(s) committed, gang affiliation, mental health status, etc.).
- One of the five courtrooms planned in this facility will house a Juvenile Mental Health Court.
- In-custody adults—required to appear for juvenile delinquency case matters in this courthouse—must have separate holding facilities, as they cannot share holding cells with juveniles.
- Office space has been provided for staff from the Probation Department, who are integral to daily court operations and whose permanent residence in the building is required.

Superior Court of California, County of Los Angeles  
Projected Staff and Space Requirements Summary for the New Eastlake Juvenile Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Building Support</b>					
<b>Children's Waiting Room</b>					
Secure Check-in Station	60	-	1	60	
Play Area	200	-	1	200	reading, television, computer areas
Clerk/Volunteer Workstation	48	1	-	48	
Supply/Toy Storage	20	-	1	20	
Restroom w/Diaper Changing	64	-	1	64	for clients
Kitchenette	24	-	1	24	
Subtotal Staff and Net Area		1		416	
Departmental Grossing Factor	20%			83	
Subtotal Departmental GSF				499	
<b>Staff Support</b>					
Video Conference/Training Room	400	-	1	400	
Medium Conference Room	240	-	1	240	
Staff Break Room	300	-	1	300	
Staff Lactation Room	64	-	1	64	
Staff Shower/Restroom	80	-	2	160	
Subtotal Staff and Net Area		-		1,164	
Departmental Grossing Factor	20%			233	
Subtotal Departmental GSF				1,397	
<b>Public Area Support</b>					
Vending Area	75	-	1	75	3 vending machines
Subtotal Staff and Net Area		-		75	
Departmental Grossing Factor	20%			15	
Subtotal Departmental GSF				90	
<b>Related Justice Agency Space</b>					
Victim/Witness Room	100	-	1	100	
Agency Hoteling Office Space	100	-	1	100	
Subtotal Staff and Net Area		-		200	
Departmental Grossing Factor	20%			40	
Subtotal Departmental GSF				240	
<b>Exhibits Storage</b>					
Exhibits Storage	200	-	1	200	
Subtotal Staff and Net Area		-		200	
Departmental Grossing Factor	20%			40	
Subtotal Departmental GSF				240	
<b>Building Operations</b>					
Loading/Receiving	60	-	1	60	
Mail Processing and Distribution Center	150	-	1	150	
General Building Storage	500	-	1	500	
Telecommunications Equipment Room	200	-	1	200	
Main Electrical Room <sup>1</sup>	200	-	-	-	
Housekeeping Storage	100	-	1	100	
Building Service Equipment/Workshop	100	-	1	100	
Subtotal Staff and Net Area		-		1,110	
Departmental Grossing Factor	20%			222	
Subtotal Departmental GSF				1,332	
<b>AOC-OCCMFMU Staff<sup>2</sup></b>					
Area Supervisor Office	120	1	-	120	
File Unit	12	-	1	12	
Subtotal Staff and Net Area		1		132	
Departmental Grossing Factor	30%			40	
Subtotal Departmental GSF				172	
<b>Secure Parking</b>					
Secured Judges Parking	350	-	5	1,750	
Executive Staff Parking	350	-	3	1,050	
Subtotal Staff and Net Area		-		2,800	
Vehicular Circulation	20%			560	
Subtotal Departmental GSF				3,360	
Subtotal Staff and Net Area		2		6,097	
Subtotal Departmental GSF				7,330	

Footnotes:

1. Electrical rooms are included in building gross square foot calculation.
2. Office space for AOC-OCCM FMU has been provided, based on their confirmation of assigned staff to this facility.