

Superior Court of California
County of Kern
New Mojave Courthouse

PROJECT FEASIBILITY REPORT

FEBRUARY 19, 2010



ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

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1. EXECUTIVE SUMMARY

1.1. Introduction

This Project Feasibility Report for the proposed New Mojave Courthouse for the Superior Court of California, County of Kern 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 3-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 facility improvements and enhance the superior court's ability to serve the public:

- Replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the Mojave Justice Center;
- Create a modern, secure, full-service courthouse for all case types;
- Provide adequate space for the provision of basic services which are not currently provided due to space restrictions: a self-help center; jury assembly room, , attorney/client interview rooms, and a children's waiting room;
- Consolidate court operations from the Mojave Justice Center which consists of a complex of two outmoded, unsafe, overcrowded, and physically deficient buildings and a portable modular unit; and
- Provide three adequate courtrooms for current judicial officers.

The County of Kern is a geographically large county in the southern portion of the San Joaquin Valley. The Superior Court of California, County of Kern has divided its operations regionally to provide the residents of Kern County with better access to court services. The four regional divisions of the Superior Court of Kern are the Metropolitan Division which provides five facilities located in Bakersfield; The East Division with three facilities located in Mojave, Ridgecrest, and Lake Isabella; the South Division with two facilities located in Lamont and Taft; and the North Division with two facilities located in Shafter and Delano.

The Mojave Justice Center is part of the East Division. This shared-use complex which consists of two built structures and a portable modular unit, suffers from a number of physical deficiencies in the areas of court security, severe overcrowding, and Americans with Disabilities Act (ADA) accessibility—all of which prevent the court from operating in a safe and efficient manner.

The recommended project—construction of a new 3-courtroom facility in the City of Mojave—will replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the Mojave Justice Center. This new courthouse will provide basic services currently not provided to county residents due to space restrictions, resulting in operational efficiencies.

This project—ranked in the Immediate 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 the court’s functions:

- Project Option 1: Construct a New Courthouse
- Project Option 2: Renovate and Expand the Existing Mojave Justice Center

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

1.4. Recommended Option

The recommended project is to construct a new 3-courtroom courthouse in the City of Mojave. This option is recommended as the most cost-effective solution for meeting current and mid-term needs of the court. This project will consolidate court services from the Mojave Justice Center which includes two built structures and a portable modular unit. The project has potential economic opportunities, which are described in Section 2.4 of this report.

A space program for the proposed project, which has been created in collaboration with the court, outlines a need for approximately 40,655 Building Gross Square Feet (BGSF). Based on a site program for the new facility, a site of approximately 2.6 acres is needed for the courthouse.

The estimated project cost to construct the project is \$42.132 million, without financing and including land costs. These costs are based on constructing a two-story building. The facility would require 135 public surface parking spaces, and three secure surface 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, 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 spring 2010 and design will begin spring 2012 pending completion of site selection and acquisition. Construction is then scheduled to begin fall 2013 and be completed fall 2015.

2. STATEMENT OF PROJECT NEED

2.1. Introduction

The Mojave Justice Center has security problems, is overcrowded, and has many functional and physical condition problems. This complex cannot be renovated and expanded on site—for a variety of reasons discussed more fully under Section 3.2, Project Option 2—their operations need to be consolidated into a single, secure, and physically appropriate building.

2.2. Transfer Status

Under the Trial Court Facilities Act, negotiations for transfer of responsibility of all trial court facilities from the counties to the state began July 1, 2004. Assembly Bill (AB) 1491 (Ch. 9 Statutes of 2008)(Jones) was enacted and extended the deadline for completing transfers to December 31, 2009. Transfer status for the existing facility affected by the proposed project is provided in the following table.

TABLE 2.2.a
Existing Facility Transfer Status

Facility	Location	Owned or Leased	Type of Transfer	Transfer Status
Mojave Justice Center.....	1773 Hwy. 58, Mojave	Owned	TOR	Completed

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 Immediate Need projects. In accordance with SB 1407, trial court capital-outlay projects with viable economic opportunities are given priority when submitting detailed funding requests to the executive and legislative branches.

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

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

2.4. Summary of Economic Opportunities

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

Potential economic opportunities for this project are as follows:

2.4.1. Free or Reduced Costs of Land.

The project may benefit from reduced cost of land from the County of Kern

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.

This consolidates court functions from a complex consisting of two connected buildings and one portable modular unit into one new courthouse.

2.4.5. Sharing of Facilities.

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

2.5. Current Court Operations

The County of Kern is a geographically large county in the southern portion of the San Joaquin Valley. The Superior Court of California, County of Kern has divided its operations regionally to provide the residents of Kern County with better access to court services. The four regional divisions of the Superior Court of Kern are the Metropolitan Division which provides five facilities located in Bakersfield; The East Division with three facilities located in Mojave, Ridgecrest, and Lake Isabella; the South Division with two facilities located in Lamont and Taft; and the North Division with two facilities located in Shafter and Delano.

Figure 2.5.a below shows a map of the courthouse locations situated throughout the county.

FIGURE 2.5.a
 Kern County Superior Court Facility Locations

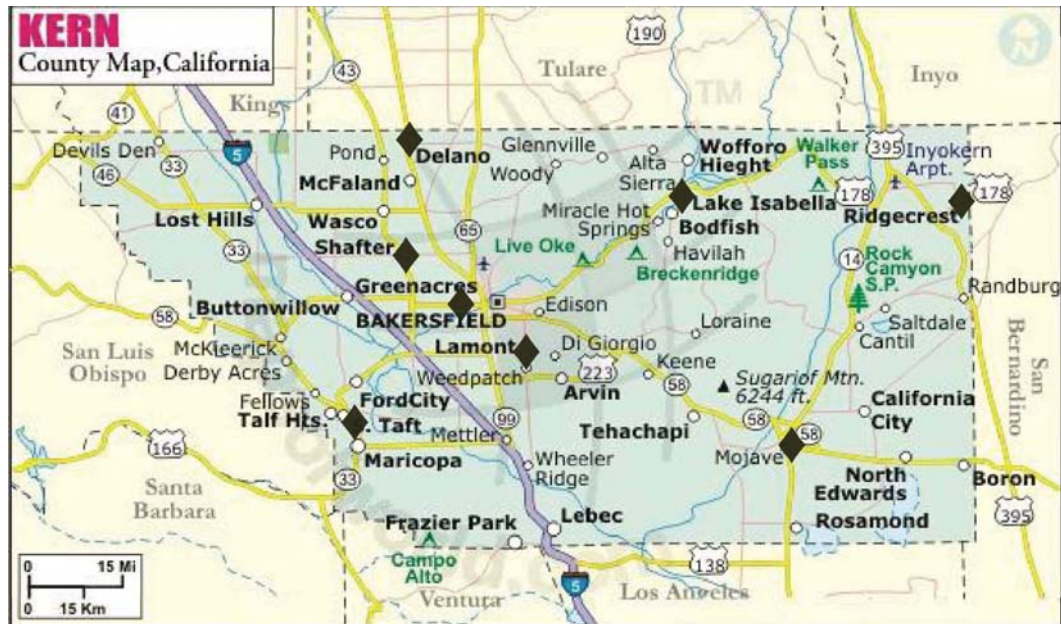


TABLE 2.5.a
 Existing Facility

Facility	Location	Number of Existing Courtrooms	Matters Heard
Mojave Justice Center	1773 Highway 58 Mojave, CA	3	Criminal, traffic, civil, family law, small claims
Total Existing Courtrooms		3	

The Mojave Justice Center is part of the East Division. This shared-use complex consists of two built structures and a portable modular unit. The buildings house court, county, and sheriff operations. The complex was originally designed with one courtroom but due to necessity the court also uses the county board hearing room as a courtroom. In addition, the court hears civil cases in a portable modular unit located on the complex. These facilities suffer from a number of physical and functional deficiencies in the areas of court security, severe overcrowding, and Americans with Disabilities Act (ADA) accessibility—all of which prevent the court from operating in a safe and efficient manner.

Matters heard at the Mojave Justice Center include but are not limited to the following: criminal, traffic, civil, family law, and small claims. The Justice Center is located in the City of Mojave directly off of Highway 58. The complex was erected in 1974 and is best described as single-story concrete block structures with an open courtyard between buildings and the portable modular unit. Parking is provided in surface lots at the front and rear of the complex. The existing site is bounded by Highway 58 to the south and land owned by the East Kern Airport District on the remaining sides.

The superior court shares the building with Kern County—the occupancy percentage breakdown is shown below in Section 2.7, Table 2.7.a. These county functions include: Kern County sheriff substation, district attorney, public defender, and probation.

Figure 2.5.b below shows the Mojave Complex and surface public parking lots.

FIGURE 2.5.b
Existing Mojave Justice Center



2.6. Judicial Projections

Current and projected Judicial Position Equivalents (JPEs)¹ are the basis for establishing both the number of courtrooms and the size of a proposed capital-outlay project.

Projected JPEs are determined by the Update of the Judicial Workload Assessment (the 2008 assessment) as adopted by the Judicial Council in October 2008.

The 2008 assessment provides an estimate of the 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 need of approximately 350 new judgeships.

Projects 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

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.

by AB 159 (Ch. 722, Statutes of 2007) in FY 2007–2008, and the third set of 50 pending legislative authorization.

On October 24, 2008, the Judicial Council approved an updated assessment identifying the need for 327 new judgeships. These 327 new judgeships do include the judgeships authorized by SB56 or AB 159 but do include the third set of 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 2.6.a below to determine the appropriate site size of a project.

Table 2.6.a below provides information used to determine the near-term need for this project, which includes 2.6 existing JPEs.

TABLE 2.6.a
Current and Projected JPEs to be Assigned to New Courthouse

Location	Current JPEs	AB 159	Proposed 50	Future Growth	Total JPEs	Basis for Proposed Project
New Mojave Courthouse	2.6	0	0	0	2.6	2.6
Courtwide.....	43	3	2	5	53	

2.7. Existing Facilities

One existing shared-use facility—the Mojave Justice Center—is affected by this project. The court will vacate the facility after the new court facility is complete. The existing facility is listed in Table 2.7.a below.

TABLE 2.7.a
Existing Facility

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
Mojave Justice Center ...	1773 Highway 58 Mojave, CA	3	7,394	47%
Total Existing Courtrooms and DGFSF		3	7,394	

The Mojave Justice Center is a shared-use complex, owned by the County of Kern. The combined buildings’ functional square footage currently occupied by the court is 7,394 Departmental Gross Square Feet (DGFSF). The square footage required for the project is 29,039 DGFSF or 40,655 BGSF. This represents a shortfall of 21,645 DGFSF 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 security, ADA accessibility, and efficiency, which create impediments to the administration of justice. Specific issues with the existing facility are summarized as follows:

2.7.1. Mojave Justice Center Security Deficiencies.

- Secure paths of circulation do not exist to separate judicial officers and staff from in-custody defendants. (see Figures 2.7.a below)

FIGURE 2.7.a
In-Custody Defendants Share Hallways with
Judicial Officers and Court Staff



- Judicial officers do not have secure parking.
- Judicial officers must walk through public corridors to enter their chambers.
- The facility has multiple public entry points.

2.7.2. Mojave Justice Center Courtroom Deficiencies.

- The courtrooms have numerous deficiencies such as limited seating capacity, poor sightlines, non-ergonomic furniture design, and poor acoustics, lighting, and adjacencies.
- The courtrooms are non-ADA compliant creating limited access to judicial officer's benches, witness boxes, jury boxes, and public seating.

2.7.3. Mojave Justice Center Jury Deliberation and Jury Assembly Deficiencies.

- The facility contains an inadequate number of jury deliberation rooms. A three courtroom facility should be designed with two jury deliberation rooms to allow the court to operate more than one jury trial simultaneously.

- The single existing jury deliberation room is undersized. The room is only 275 square feet but should be 410 square feet to meet current facility standards.
- The facility does not possess a jury assembly room. Jury assembly is conducted in a courtroom, which is undersized for conducting that function and limits the court's ability to conduct judicial proceedings.

2.7.4. Mojave Justice Center Clerk's Areas/Staff Space Deficiencies.

- The public service counters are grossly undersized due to space constraints.
- Clerks' counters are not ergonomic.
- File storage is inadequate throughout the facility. There is not adequate space to house active records.
- Existing space for administrative functions and court staff is overcrowded, and workstations are undersized.
- A lack of office space has resulted in staff workstations competing with storage space for office equipment and supplies.

2.7.5. Mojave Justice Center General Space, Functional, and Physical Deficiencies.

- The building has poorly-designed public waiting areas. Lobby configuration and few seating areas create general congestion and noise outside courtrooms that negatively impact court proceedings.
- No self-help center is provided due to space limitations.
- No children's waiting room exists.
- The complex has no attorney/client interview rooms. Attorneys are forced to confer with their clients and witnesses in the public areas outside the courtrooms.
- The buildings require systems upgrades to communications technology to meet current demands, as well as necessary replacements to floors, ceilings, plumbing fixtures, mechanical and electrical systems repairs, and security and ADA upgrades.

3. OPTIONS ANALYSIS

3.1. Introduction

The purpose of this section is to compare potential options to meet the facility needs of the Kern Superior Court in the City of Mojave, to serve eastern Kern County residents.

3.2. Project Options

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

- Project Option 1: Construct a New Courthouse
- Project Option 2: Renovate and Expand the Existing Mojave Justice Center

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 40,655 gross square feet will be constructed on a new site with three courtrooms and associated support space. Upon completion of construction, the court's existing space in the Mojave Justice Center will be vacated and then may revert to county use pending equity buy-out negotiations.

3.2.1.1. *Pros*

- This option will provide a new, modern, and secure courthouse.
- 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 Mojave Justice Center.
- 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 result in any future disruption to court operations, because construction is completed in one phase.
- This option will replace the unsafe, overcrowded, and functionally deficient court-occupied space in the Mojave Justice Center.
- Provide space for the provision of basic services currently not provided in the Mojave Justice Center due to space restrictions: a self-help center, a jury assembly room, attorney/client interview rooms, and a children's waiting room.

3.2.1.2. *Cons*

- This option requires authorization of SB 1407 funds for site acquisition and design, and construction.

3.2.2. Project Option 2: Renovate and Expand the Existing Mojave Justice Center

In this option, the existing Mojave Justice Center would be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. Currently, the county has full ownership of the building. The county has no interest in conveying title to the state since it intends to use the entire complex for county functions once the court vacates its space. Consequently, the AOC has no right to renovate or expand on site. Cost estimates were not prepared because

this option was not considered viable. Consequently, this option results in the status quo, which is the court remaining in existing deficient facilities.

3.3. Recommended Project Option

The recommended option is Option 1, Construct a New Courthouse. This option provides the best solution for meeting the court facility needs of the Superior Court of Kern County.

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

- Replace the unsafe, overcrowded functionally deficient court-occupied space in the Mojave Justice Center;
- Create a modern, secure, full-service courthouse for all case types;
- Provide adequate space for the provision of basic services currently not provided due to space restrictions: a self-help center, jury assembly room, attorney/client interview rooms, and a children's waiting room;
- Consolidate court operations from two outmoded unsafe, overcrowded, and physically deficient court buildings and a portable modular unit; and
- Provide three adequate courtrooms for current judicial officers.

4. RECOMMENDED PROJECT

4.1. Introduction

The recommended solution to meet the court's needs in the City of Mojave 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 Mojave Courthouse for the Superior Court of California, County of Kern. The proposed new building will be approximately 40,655 BGSF. The project will include three courtrooms, court support space for court administration, court clerk, court security operations and in-custody holding, and building support space. 135 parking spaces for support staff, visitors, and jurors will be provided in a surface parking lot. Three secure surface parking spaces will be provided for judicial officers.

4.3. Space Program

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

TABLE 4.3.a
Space Program Summary for the Project

Division/Functional Area	Projected Need		Total Departmental GSF
	Courtrooms	Total Staff	
Public Area: Entry Lobby & Security Screening	-	-	1,421
Courtsets	3	3	11,391
Judicial Chambers & Courtroom Support	-	7	2,345
Court Operations	-	7	603
Clerk's Office	-	12	3,713
Family Court Mediation/Civil Settlement/Self-Help	-	4	1,004
Court Administration	-	3	763
Jury Services/Multipurpose Room	-	-	1,512
Sheriff Operations	-	-	638
Central In Custody Holding	-	-	3,046
Building Support	-	-	2,605
Subtotal	3	36	29,039
Gross Area Factor			1.40
Total Building Gross Square Feet			40,655
BGSF per Courtroom			13,552

Note:

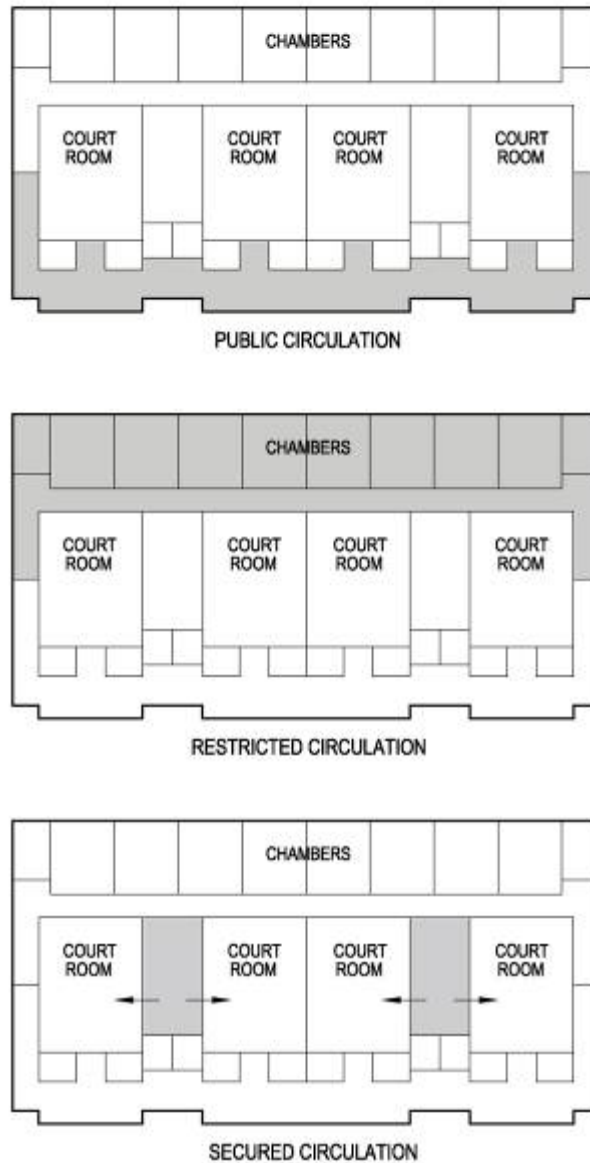
1. Gross Area Factor includes space for staff and public restrooms, janitor's closets, telecommunications and electrical rooms, mechanical shafts, circulation, etc.

Detailed program data is provided in Appendix A.

4.4. Courthouse Organization

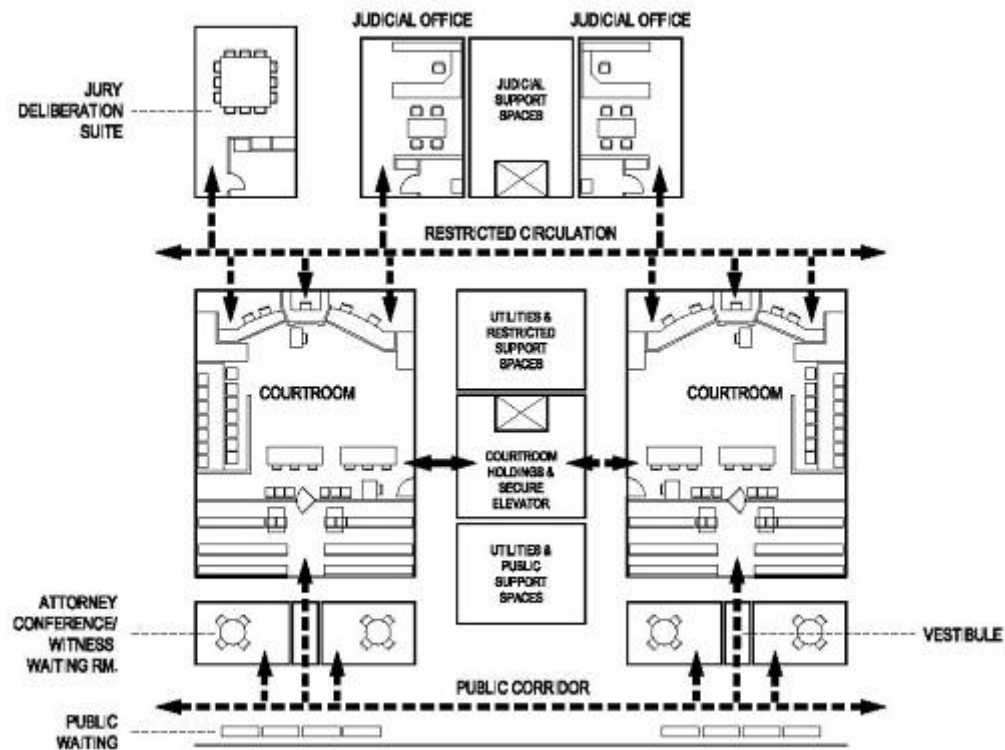
According to the standards, courthouses require three separate and distinct zones of public, restricted, and secured circulation. The three zones of circulation shall only intersect in controlled areas, including courtrooms, sallyports, and central detention (when applicable). The following figure illustrates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

FIGURE 4.4.a
Three Circulation Zones



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

FIGURE 4.4.b
Court Floor Organization



4.5. Site Selection and Requirements

The selection of an appropriate site for the 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.

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 Mojave Justice Center, no secure parking for judicial officers exists. Parking for judicial officers, court staff, visitors, and jurors is located small surface lots at the front and rear of the building complex. Spaces are available on a first come first served basis. On the whole, parking at the courthouse is inadequate, as all superior court staff, visitors, and jurors compete for spaces with staff from each county agency, their clients, and the general public.

Parking for visitors, staff, and jurors was calculated at 45 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 2.6 acres has been identified to accommodate the needs of the project.

TABLE 4.5.a
Site Program

Site Component	Project Need	Comments
Structures		
Court Footprint	20,581	2-Story building - No basement
Total Structure	20,581	
Site Elements		
Loading Bay	480	Assume 1 @ 12' x 40'
Refuse/Recycling Collection	288	Assume 12' x 24'
Emergency Generator	200	
Bicycle Parking Area	50	
Sallyport and Sheriff's Parking	2,930	Bus staging, plus 4 secure parking spaces
Outdoor Staff Area	250	
Total Site Elements	4,198	
Parking		
Secure Judicial Parking	3	Surface parking
Visitor, Juror and Staff Parking	135	45 surface parking spaces per courtroom
Total Parking Spaces	138	
Total Parking Area	48,300	Surface parking at 350 SF per space
Total Site Requirements		
Structures	20,581	
Site Elements	4,198	
Parking	48,300	
Subtotal Site Requirements	73,079	
Vehicle/Pedestrian Circulation	14,616	20% of site
Landscaping/Setbacks	25,578	35% of site
Total Site Requirements	113,273	
Total Acreage Requirements	2.60	

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 \$42.132 million, without financing and including land costs. This is based on a project of approximately 40,655 BGSF with 135 surface parking spaces and three secure parking spaces for judicial officers. The specific building design and plan may vary in the number of floors, 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 \$42.132 million.²
- 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.

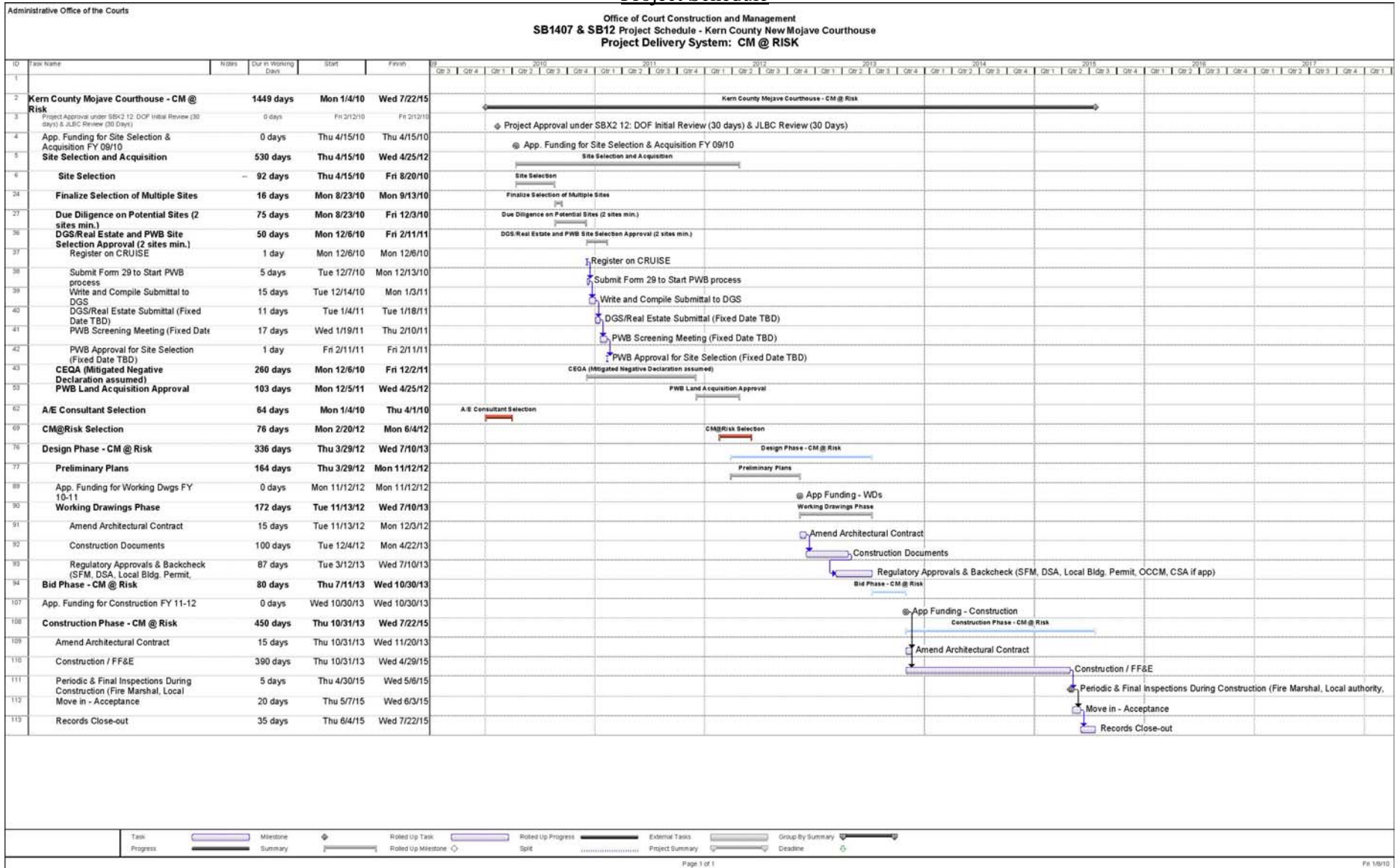
² The total project cost is based on construction cost estimates provided by the Cumming Corporation, which have been escalated to the mid-point of construction and are based on the project schedule provided in Section 4.9 of this report.

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 spring 2010 and design will begin spring 2012 pending completion of site selection and acquisition. Construction is then scheduled to begin fall 2013 and be completed fall 2015.

The project schedule is provided in the following figure.

FIGURE 4.9.a
 Project Schedule



APPENDIX A: DETAILED SPACE PROGRAM

Introduction

A detailed space program was developed for the recommended option.

Superior Court of California, County of Kern
Projected Staff and Space Requirements Summary for the Mojave Courthouse

Division/Functional Area	Projected Need		Total Departmental GSF	Comments
	Courtrooms	Total Staff		
Public Area: Entry Lobby & Security Screening	-	-	1,421	
Courtsets	3	3	11,391	
Judicial Chambers & Courtroom Support	-	7	2,345	
Court Operations	-	7	603	
Clerk's Office (Criminal/Traffic/Civil/Family/Probate/Juvenile)	-	12	3,713	
Family Court Mediation/Civil Settlement/Self-Help	-	4	1,004	
Court Administration	-	3	763	
Jury Services/Multipurpose Room	-	-	1,512	
Sheriff Operations	-	-	638	
Central In Custody Holding	-	-	3,046	
Building Support	-	-	2,605	
Subtotal	3	36	29,039	
Gross Area Factor			1.40	
Total Building Gross Square Feet			40,655	
BGSF per Courtroom			13,552	

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	-	20	200	
3 Weapons Screening Station	250	-	1	250	
4 Security Screening Office/Locker/Break	150	-	1	150	
5 Secure Public Lobby	400	-	1	400	
6 Information Kiosk	64	-	1	64	
Subtotal Staff and Net Area		-		1,184	
Departmental Grossing Factor	20%			237	
Subtotal Departmental GSF				1,421	

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	-	2	3,500	Includes ADA ramping
Courtroom Clerk Workstation	-	-	3	-	Locate in courtroom
Courtroom Clerk Copy/Supply/Workroom	80	-	1	80	
Bailiff Workstation	-	3	-	-	Locate in courtroom
Exhibit Storage	50	-	3	150	
Courtroom Entry Vestibule	64	-	3	192	
Courtroom Technology/Equipment Room	25	-	3	75	
Courtroom Holding/Attorney Interview	125	-	3	375	
Holding Vestibule	40	-	3	120	
Jury Deliberation (includes . 2 restrooms, kitchenette)	410	-	2	820	
Child Support/DCSS Disso-Master Alcove	50	-	1	50	
Red Light Video Viewing Room	100	-	1	100	
Courtroom Waiting	200	-	3	600	
Attorney/Client Conference Room	100	-	6	600	
				-	
Subtotal Staff and Net Area		3		8,762	
Departmental Grossing Factor	30%			2,629	
Subtotal Departmental GSF				11,391	
Judicial Chambers & Courtroom Support					
Judicial Chambers (Includes restroom, closet)	400	3		1,200	
Judicial Secretary Workstation	64	4		256	
Chambers Waiting/Reception	60	-	3	180	
Judicial Conference/Law Library	240		1	240	
Subtotal Staff and Net Area		7		1,876	
Departmental Grossing Factor	25%			469	
Subtotal Departmental GSF				2,345	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Court Operations					
Court Operations/Courtroom Clerks					
Court Services Specialist (Collections)	64	2		128	
Assistant Court Services Specialist (Imaging)	64	1		64	
Court Services Analyst	64	2		128	
Court Services Specialist (Traffic School)	64	1		64	
Court Reporter Workstation	48	1		48	
Interpreter Work Carrels	25	-	2	50	
Subtotal Staff and Net Area		7		482	
Departmental Grossing Factor	25%			121	
Subtotal Departmental GSF				603	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Clerk's Office (Criminal/Traffic/Civil/Family/Probate/Juvenile)					
Staff					
Court Services Specialist	64	12	-	768	Assigned to counter positions
Probate Examiners Workstation	64	-	-	-	
Shared Network Printer	12	-	1	12	
CLETS Workstation	48	-	1	48	
Service Counter					
Counter Workstation	64	-	4	256	Staff assigned to counter positions
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	-	80	960	
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		12		2,856	
Departmental Grossing Factor	30%			857	
Subtotal Departmental GSF				3,713	

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	200	1	-	200	
Self-Help					
Family Law Facilitator Office	120	2	-	240	
Self Help Assistant	64	1	-	64	
Shared Support					
Counter Workstation	25	-	1	25	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	40	-	1	40	Share w/Clerk's Office
Mail Box Area	40	-	-	-	Share w/Clerk's Office
Subtotal Staff and Net Area		4		803	
Departmental Grossing Factor	25%			201	
Subtotal Departmental GSF				1,004	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Court Administration					
Court Executive Office					
Court Supervisor	150	1	-	150	
Assistant Court Supervisor	64	2	-	128	
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		3		610	
Departmental Grossing Factor	25%			153	
Subtotal Departmental GSF				763	

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	-	64	960	
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		-		1,260	
Departmental Grossing Factor	20%			252	
Subtotal Departmental GSF				1,512	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Sheriff Operations					
Staff					
Staff Work Area	120		1	120	
Support					
Weapons Armory/Emergency Equipment	80	-	1	80	
Men's Locker/Shower/Toilet Room	150	-	1	150	
Women's Locker/Shower/Toilet Room	120	-	1	120	
Copy/Work/Supply Alcove	40	-	1	40	
Subtotal Staff and Net Area		-		510	
Departmental Grossing Factor	25%			128	
Subtotal Departmental GSF				638	
Central In Custody Holding					
Vehicular Sallyport	2,500	-	-	-	At exterior
Pedestrian Sallyport	200	-	1	200	
Detainee Staging	100	-	1	100	
Holding Control Room	500	-	1	500	
Central Holding, Adult			54		Total Capacity - Adult
Group Holding - Male	192	-	2	384	capacity 16
Group Holding - Female	192	-	1	192	capacity 16
Individual Holding - Male	60	-	4	240	
Individual Holding - Female	60	-	2	120	
Individual Juvenile	60		1	60	
Probation Staff Office	100	-	1	100	
Attorney/Detainee Interview Room	60	-	1	60	
Attorney Vestibule/Waiting	60	-	1	60	
Storage Room	100	-	1	100	
Staff Restroom	60	-	1	60	
Subtotal Staff and Net Area		-		2,176	
Departmental Grossing Factor	40%			870	
Subtotal Departmental GSF				3,046	

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		-		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	-	1	250	
IT Training Room	325	-	-	-	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		-		690	
Departmental Grossing Factor	20%			138	
Subtotal Departmental GSF				828	
Public Area Support					
Vending Area	75	-	1	75	3 vending machines
Vending Seating	80	-	1	80	4 seats at each table
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					
Building Engineer	64	-	1	64	
Loading/Receiving Area	60	-	1	60	
Mail Processing and Distribution Center	120	-	1	120	
General Building Storage	250	-	1	250	
Housekeeping Storage	100	-	1	100	
Building Service Equipment/Workshop	100	-	1	100	
Subtotal Staff and Net Area		-		694	
Departmental Grossing Factor	20%			139	
Subtotal Departmental GSF				833	
Subtotal Staff and Net Area		-		2,171	
Subtotal Departmental GSF				2,605	