

Superior Court of California
County of Imperial
New El Centro
Family Court

PROJECT FEASIBILITY REPORT

JULY 1, 2008



ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

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I. EXECUTIVE SUMMARY

A. Introduction

This Project Feasibility Report for the proposed New El Centro Family Courthouse for the Superior Court of California, County of Imperial has been prepared as a supplement to the *Judicial Branch Assembly Bill (AB) 1473 Five-Year Infrastructure Plan Fiscal Year 2009-2010*. This report documents the need for the proposed new facility, describes alternative ways to meet the underlying need, and outlines the recommended project.

B. 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:

- Consolidate two unsafe, substandard, and overcrowded facilities that are in poor condition, and;
- Improve court operational efficiency, access to justice, and overall public service through consolidation of all juvenile and family court operations in one location.

Superior Court of California, County of Imperial, provides juvenile and family law services in two existing facilities: Juvenile Court and the El Centro Courthouse. These facilities are currently unsafe, substandard in size, and overcrowded.

The existing juvenile court has no security screening or secure judicial parking. Paths of travel from judicial parking to the building entrances are accessible by the general public, creating critical security issues. The courtroom in this building contains approximately 552 square feet, which is significantly below adopted standards.

The existing El Centro Courthouse has 7 courtrooms, three of which support family law functions. These courtrooms contain approximately 800 square feet, and are significantly below adopted standards.

The New El Centro Family Courthouse project has a combined security rating of 77 out of the highest possible rating of 80.

This project—ranked in the Immediate Need priority group in the Trial Court Five-Year Infrastructure Plan adopted by the Judicial Council in April 2008—is one of the highest priority trial court capital-outlay projects for the judicial branch.

C. Options Analysis

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

- Project Option 1: Construct a new courthouse with 4 courtrooms;
- Project Option 2: Renovate and Expand the Existing Juvenile Court in El Centro.

Project Option 1, construct a new courthouse with 4 courtrooms, is the recommended alternative.

In addition to evaluating project options, two methods for delivering the new facility were evaluated based upon the ability to meet programmatic needs and provide the best economic value:

- Finance/Delivery Option 1: State Financing—Construction Manager (CM) at Risk
- Finance/Delivery Option 2: Performance Based Infrastructure (PBI)

Financing Option 1, State financing—Construction Manager (CM) at Risk, is the preferred option.

D. Recommended Option

The recommended project is to construct a new courthouse in El Centro. The New El Centro Family Court project has potential valuable economic opportunities through reduced land costs of a site located adjacent to the existing juvenile court and shared use of certain facilities that would be developed by the Imperial County Office of Education (ICOE).

A space program for the proposed project, which has been created in collaboration with the court, outlines a need for approximately 54,000 Building Gross Square Feet (BGSF). Based on a site program developed to accommodate the new facility, a site of approximately 2.5 acres is needed for the courthouse.

This option is recommended as the most cost-effective solution for meeting current and mid-term needs of the court.

This project will allow consolidation of all family court functions in one location which corrects operational inefficiencies for the court and improves access to justice. The new project will solve the current substandard space shortfall, increase security, replace inadequate and obsolete buildings, and provide for consolidation. This option will best serve the current needs of the public and the justice system, as well as provide the foundation for long-term needs.

As previously mentioned, the project has potential valuable economic opportunities. The Superior Court and the Imperial County Office of Education (ICOE) have agreed to collaborate in developing each other's projects in a manner that enhances programmatic opportunities while reducing the overall costs to the State through discounted acquisition costs and joint funding of improvements. The Imperial County Office of Education (ICOE) has purchased 80 acres of land adjacent to their offices and to the existing juvenile court. They have proposed a discounted sale of a portion of this site for development of the new courthouse.

The ICOE intends to develop approximately 60 acres for various facilities, including a center for exceptional children, demonstration day care center, County education center, and a business and technology building. The court could benefit from adjacency to these functions by being able to utilize services and facilities to be constructed by the ICOE.

The estimated project cost to construct the 4-courtroom courthouse using a CM at Risk form of delivery is \$76.401 million, without financing costs and including the cost for land. These costs are based on constructing a two-story building with a basement. The facility would be supported by 120 staff and public surface parking spaces, and 5 secure parking spaces at the basement level.

Preliminary project schedules have been developed assuming that funding is included in the 2009–2010 State Budget Act. This schedule is based on a traditional state sequential appropriations and a CM at Risk form of project delivery. Escalation and market conditions are estimated to be 8 percent of the total construction cost and are included in the project cost estimate. In the current schedule, the acquisition phase will occur from July 2009 to July 2011, preliminary planning will occur from August 2011 to February 2012, working drawings will be generated from February 2012 to October 2102, and construction will begin in January 2013 with completion scheduled for October 2014. Impact on the trial court and the AOC's support budgets for FY 2009–2010 will not be material. It is anticipated that this project will impact the AOC facilities operations and trial court support budgets in fiscal years beyond the current year as possible one-time and ongoing costs are incurred.

II. STATEMENT OF PROJECT NEED

A. Introduction

The juvenile and family court facilities serving Imperial County are decentralized, have severe security problems, are overcrowded, and have many physical deficiencies. The court facilities need to be consolidated into a single, secure, and physically appropriate building.

B. 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. 7, Statutes of 2008) is enacted and extends the deadline for completing transfers to December 31, 2009. However, it is felt that most counties will endeavor to complete transfers prior to September 30, 2008 in order to avoid financial penalties. The transfer status for each existing facility affected by the new project is provided in Table 1.

TABLE 1
Existing El Centro Facilities Transfer Status

| Facility | Location | Owned or Leased | Type of Transfer | Transfer Status |
|----------------------|--------------------|-----------------|----------------------------|-----------------|
| El Centro Courthouse | 939 W. Main St. | Owned | Deferred Transfer of Title | Underway |
| Juvenile Court | 324 Applestill Rd. | Owned | Transfer of Responsibility | Underway |

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

C. 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 have gradually moved from a statewide overview to county-level master planning to project-specific planning efforts. On August 25, 2006, the Judicial Council adopted a new, simplified policy for prioritizing trial court capital-outlay projects, entitled *Prioritization Methodology for Trial Court Capital-Outlay Projects* (the methodology).

In April 2008, the council 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 152 projects are assigned based on their project score (determined by existing security, overcrowding, physical conditions, and access to court services). All projects within each group will have the same priority for implementation. Should there be a lack of sufficient funding—within a given capital project funding cycle—to fund all qualifying Immediate Need funding group projects, further project selection will be based on additional subcriteria:

- Rating for security criterion;
- Economic opportunity; and

- Replacement or consolidation of disparate small leased or owned space that corrects operational inefficiencies for the court.

The new Imperial County project meets the requirements of the all three of these criteria as described as follows:

Rating for Security Criterion: Security ratings are based on the 2004 Review of Capital Project—Prioritization rating for security. These scores range from a low of 0 to a high of 80. The New El Centro Family Court project has a combined security rating of 77 out of the highest possible rating of 80.

Economic Opportunity: Consideration of economic opportunity allows for projects that have documented capital or operating savings for the state. The New El Centro Family Court project has potential valuable economic opportunities through reduced land costs of a site located adjacent to the existing juvenile court and shared use of certain facilities that would be developed by the Imperial County Office of Education (ICOE).

Consolidate Disparate, Small Spaces: This project will allow consolidation of all family court functions, including family, juvenile, and AB 1058 child support functions currently operating at the Juvenile Court and the main El Centro Courthouse.

This project—ranked in the Immediate Need priority group in the Trial Court Five-Year Infrastructure Plan adopted by the Judicial Council in April 2008—is one of the highest priority trial court capital-outlay projects for the judicial branch.

D. Current Court Operations

The Superior Court of California, County of Imperial, is currently located in various municipalities throughout the county. Court services are provided in the towns of El Centro, the main population center, Brawley, Calexico, and Winterhaven.

Facilities in El Centro include the main courthouse, jail court, juvenile court, and traffic court. The main courthouse provides 7 courtrooms in a three-story building. Family law and family support calendars would relocate to the proposed Family Courthouse. The main courthouse also houses administrative services staff.

The juvenile court, located adjacent to the county juvenile hall and county detention facility, contains one small courtroom and is used for both delinquency and dependency calendars.

The jail court is located in a portion of the county detention facility. The court occupies one small courtroom used for in-custody arraignments.

The Brawley court is located within a shared facility. The court occupies 2 courtrooms accommodates a variety of calendars including misdemeanor, small claims, traffic, criminal grand jury, and overflow felony trials.

The Calexico court includes one jury capable courtroom with holding facilities and is used for misdemeanor, small claims, traffic, and overflow felony trials.

The Winterhaven court includes one courtroom and is used for traffic and small claims cases.

E. Demographic Analysis

Imperial County extends over 4,597 square miles, bordering on Mexico to the south, Riverside County to the north, San Diego County on the west, and the State of Arizona on the east. Nearly 80 percent of the population lives in the county’s seven incorporated cities: El Centro, Calexico, Brawley, Imperial, Calipatria, Holtville, and Westmorland.

The population of Imperial County is projected to grow substantially over the next forty two years, from 143,763 in the year 2000 to approximately 387,763 by the year 2050. This represents an increase of 170 percent. Table 2 below summarizes the population projections.

TABLE 2
Population Projections in Ten-Year Increments for Imperial County, 2000 to 2050

| | 2000 | 2010 | 2020 | 2030 | 2040 | 2050 |
|-------------------------|---------|---------|---------|---------|---------|---------|
| Total County Population | 143,763 | 189,675 | 239,149 | 283,693 | 334,951 | 387,763 |

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

F. Judicial Projections

Current and projected Judicial Position Equivalents (JPEs)¹ determine the number of current and future courtrooms needed by each court. Projected JPEs are determined by the *Update of the Judicial Workload Assessment and New Methodology for Selecting Courts with Subordinate Judicial Officers for Conversion to Judgeships* as submitted to the Judicial Council in February 2007.

The assessment project provides an estimate of current judicial need through the application of a workload methodology adopted by the Judicial Council in August 2001. On February 23, 2007, the Judicial Council approved an updated workload assessment identifying 361 currently needed new judgeships in addition to identifying the additional 100 judgeships submitted in fiscal years 2007–2008 Assembly Bill (AB) 159 (Ch. 722, Statutes of 2007) and proposed 2008–2009 Senate Bill (SB) 1150 (Corbett) for legislative approval.

Table 3 below provides information used to determine the near-term need for this project, including the current JPEs, the proposed AB 159 new judgeships, and proposed SB 1150 (Corbett) new judgeships. The upcoming fiscal years allocations are based on the update to the assessment project approved by the council in February 2007.

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.

TABLE 3
Current and Projected JPEs (Including Proposed New Judgeships)

| <u>Location</u> | <u>Current JPEs</u> | <u>AB 159</u> | <u>Proposed SB 1150</u> | <u>Total JPEs</u> |
|-----------------------|---------------------|---------------|-------------------------|-------------------|
| New Family Courthouse | 4.0 | 0 | 0 | 4.0 |
| Countywide | 11.7 | 0 | 0 | 11.7 |

G. Existing Facilities

Two existing facilities containing three courtrooms are directly affected by this project, including the El Centro Courthouse and the Juvenile Court.

The El Centro Courthouse currently conducts family law and support hearings in Departments 3 and 8. Additionally, caseloads such as conservatorships, guardianships, domestic violence, and adoptions are currently dispersed in the El Centro Courthouse. These functions will consolidate to the new project. In all, the new project will receive 3.0 JPE assignments from the El Centro Courthouse and 1.0 JPE assignment from the juvenile court. The two dedicated family law and support courtrooms in the El Centro Courthouse contain 756 and 800 square feet, respectively, and are significantly undersized and overcrowded. Once these calendars move to the new project, the El Centro Courthouse will remain in use for criminal, civil, and traffic calendars.

The existing juvenile court contains approximately 552 square feet, which is about 1/3 the size of the adopted standard for a juvenile court. Two calendars are heard in the juvenile court: dependency and delinquency. The proposed project would allow these calendars to be separated in individual courtrooms.

A summary of the affected facilities is shown below in Table 4.

TABLE 4
Existing Facilities in El Centro

| <u>Facility</u> | <u>Location</u> | <u>Number of Existing Courtrooms Affected by This Project</u> | <u>Departmental Square Footage Consolidating to the New Project</u> | <u>Departmental Square Footage Consolidating Back into the El Centro Courthouse</u> | <u>Court Space as a Percentage of Total Building Square Footage</u> |
|---|--------------------|---|---|---|---|
| El Centro Courthouse, Family Court | 939 W. Main St | 3 | 5,965 | 0 | 57% |
| Juvenile Court | 324 Applestill Rd. | 1 | 1,711 | 0 | 12% |
| Total Existing Courtrooms and DGSF | | 4 | 7,676 | 3,046 | |

The court functions listed in Table 4 are located within buildings shared with other uses. The functional square footage of space currently occupied by the court for family law, juvenile law,

and AB 1058 child support is 7,676. The square footage required for the new 4 courtroom project is 34,986 Departmental Gross Square Feet (DGSF) or 53,983 BGSF. This represents a shortfall of 27,310 DGSF to meet the current needs of the court based on the space program developed and shown in Appendix B.

Issues with the existing facilities are summarized below:

Access and Efficiency

The separation of family, juvenile, and child support functions in different facilities in the county creates operational inefficiencies and is a detriment to the administration of justice. The juvenile court is located in a small room within the County Probation Department, which serves both juvenile and adult clients. Court parking, main building entrance, public lobby and waiting, internal circulation, and public restrooms are shared with the County Probation Department. Many examples of the Court's inability to provide appropriate access to justice due to deficiencies in the existing facilities are as follows:

Juvenile Court

- The courtroom is 552 square feet in size, approximately 1/3 of the adopted standard. Inappropriate space utilized for the courtroom creates overcrowding and security issues.
- The courtroom lacks sufficient seating capacity for counsel and their clients. Defendants and plaintiffs are in close proximity, creating problems in very emotional family and juvenile cases.

FIGURE 1
Juvenile Courtroom is Completely Inadequate Due to Size



- The court lacks attorney/client interview or conference rooms. Meetings must take place outside of the building or in public corridors.
- The juvenile court has no public security screening due to lack of space.
- The courtroom witness stand has been converted to the bailiff's workstation due to lack of adequate space for security personnel. Witnesses testify from counsel tables.

FIGURE 2
Courtroom Witness Stand Converted to Bailiff's Workstation



- Judge's chamber is 180 square feet, approximately 1/2 of the adopted standard.

FIGURE 3
Judge's Chamber is Inadequate



- Staff and Judge's entrance to the juvenile courtroom is in clear view of the public parking lot and exterior public circulation creating severe security issues.

FIGURE 4
Employee and Judge's Entrance is Unsafe and Poses Security Risks



- The entrance to the court is not identified as such and creates confusion for clients attending court for delinquency and dependency matters. The glass front of the building creates additional safety and security risks for court users.

FIGURE 5
Entrance to the Existing Juvenile Court is Undignified



- Court clients and the public have to wait in the main lobby with County probation clients due to lack of seating outside the courtroom and adjacent hallways.
- The courtroom is not adjacent to the public lobby. Court clients are escorted from the main lobby into the courtroom through a secured hallway once their case has been called, rather than filing directly into the courtroom.
- Comingling of juvenile and adult county probation clients in the main lobby creates security, safety and confidentiality issues.
- Staff workstations and file storage areas are small and overcrowded. Due to lack of space, staff often shares cubicles in cramped quarters creating possible ADA, OSHA, and efficiency issues.

El Centro Courthouse

- Courthouse judicial parking area and prisoner transportation parking are fully accessible to the general public, creating safety and security risks for judicial officers.

- The courthouse family law courtrooms are approximately 800 square feet each, approximately 1/2 the size of adopted standards. The courtrooms lack adequate space for clerks, security personnel, and counsel tables. The courtrooms are not ADA compliant.

FIGURE 6
El Centro Courthouse Family Support Courtroom is Undersized and Not ADA Compliant



- The El Centro Courthouse lacks adequate meeting space for judicial officers. Conferences are held in jury deliberation rooms when available.
- The El Centro Courthouse has inadequate public counter space serving civil, probate, family, and child support filings.
- The El Centro Courthouse lacks adequate space for file storage and employee break areas.

- The El Centro Courthouse has one unisex staff restroom is near the employee break room and is not ADA compliant.

FIGURE 7
Only Staff Restroom is Not ADA Compliant



III. OPTIONS ANALYSIS

A. Introduction

The purpose of this section is to compare potential options for construction and financing of a new juvenile and family court facility in El Centro.

B. Project Options

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

- Project Option 1: Construct a new courthouse with 4 courtrooms;
- Project Option 2: Renovate and Expand the Existing Facilities in El Centro.

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

Project Option 1: Construction of a New Courthouse with 4 Courtrooms

In Option 1, a building of approximately 54,000 gross square feet will be constructed on a new site with 4 courtrooms and associated support space. With Project Option 1, the existing juvenile court will remain in use until the new courthouse is completed and then revert to county use.

The total cost of this option is \$76.401 million not including financing costs.

Pros:

- This option consolidates all family and support services in one location.
- 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 construction.
- Unlike Option 2, this option will not incur additional costs for swing space to temporarily house the court.
- This option will not incur extra moving cost to relocate the court to the swing space before construction starts and then back in to the expanded court.

Cons:

- Space for future expansion is not provided.

Project Option 2: Renovate and Expand the Existing Juvenile Court

The master plan calls for the renovation and expansion of the El Centro Courthouse. The phasing of that project, however, first calls for the relocation of family court operations to a new unified courthouse, followed by the renovation and expansion of the El Centro Courthouse for non-family court calendars.

In Project Option 2, the existing juvenile court would be expanded to accommodate the space needs for a 4 courtroom project. Currently, the court occupies approximately 1,711 square feet of a total 13,473 building. The space is shared with the County probation department and juvenile detention. The AOC will not hold title to this property. Consequently, the AOC has no right to renovate or expand onsite. Cost estimates were not prepared because this option was not considered viable.

C. Recommended Project Option

The recommended option is Option 1. This option provides the best solution for the current court operations at the county's population center in and near the City of El Centro.

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

- Consolidate two unsafe and overcrowded facilities in poor condition;
- Increase court operational efficiency and improve public service through consolidation of all juvenile court and family law operations in one location, El Centro, the population center of the County of Imperial.

D. Finance/Delivery Options

In addition to the project options, two financial/project delivery alternatives for delivering a new facility were considered based on ability to meet the programmatic requirements and provide economic value.

- Finance/Delivery Option 1: State Financing—Construction Manager (CM) at Risk
- Finance/Delivery Option 2: Performance Based Infrastructure (PBI)

These options are considered based on their short and long-term cost to the state and ability to support AOC objectives for implementing as many capital-outlay projects as possible with limited funds. The costs, advantages, and disadvantages of each option are described below. Each option will ultimately result in the state owning the real estate asset, and will provide a new court facility that meets the needs of the court and is appropriately sited to meet the requirements of both the state and the local community.

Finance/Delivery Option 1: State Financing—CM at Risk Contract for Delivery of a New Courthouse

This alternative provides the new facility by contracting early in the design process with a construction management firm for construction of the new courthouse. In this option, the construction management firm becomes an integral part of the design team providing construction cost estimating, scheduling, constructability reviews and other substantive input to the design process. The state would select and purchase a site and contract with a design team for design of the facility. The state will fund the project, manage the design, and the construction

management firm will manage the construction of the new facility, according to AOC specifications.

In this alternative the state would pay directly for site acquisition, preliminary plans, and working drawings phases. The construction phase would then be financed with state tax-exempt financing.

Pros:

- The majority of the costs to the state—the cost of the construction phase—are distributed over 30 years; amortizing the cost of the new courthouse.
- This option provides maximum control over the building design process.
- The overall total development cost is lower than the PBI option because the state can borrow money at a lower interest rate than a private developer can.
- The CM will be an active team member beginning in the preliminary plans phase and available to assist the design team in careful evaluation of the cost impact of design decisions.
- The risk of construction claims is reduced when compared to the traditional design/bid/build process.

Cons:

- The state assumes essentially all risks associated with developing the project.
- This process may take longer than the PBI process in Option 2.
- The state assumes all direct responsibility and risks associated with operating and maintaining the building.

Finance/Delivery Option 2: Enter into a Performance Based Infrastructure (PBI) Agreement for Delivery and Operation of a New Courthouse

In this option, the state would enter into an agreement with a private sector special purpose entity (PBI developer) to design, build, finance, operate and maintain the court facility for a specific term. The state would own the land and building from the outset and would enter into a service agreement with the PBI developer to design, build, finance, operate and maintain the facility. This option provides the state an opportunity to receive a new, modern court facility in an expedited fashion with minimal initial capital costs. The total cost of the project is distributed over the term of the agreement, during which time the state would make annual service payments covering the initial development and on-going operational costs. The PBI developer could also include non-court space in the facility, which could be used in the future by the court for expansion.

The AOC would perform a financial analysis of the project to determine if a positive value to the State would result using a PBI approach. Only after such a value-for-money was demonstrated would the Administrative Office of the Courts proceed with such an approach. Performance Based Infrastructure costs could not be estimated at this time. The annual service payment will be subject to negotiations as part of the PBI agreement.

Pros:

- A Performance Based Infrastructure approach shares the investment, risk, responsibility, and rewards of the proposed project between government and private sector participants. Many risks are transferred over the life of the service agreement to the PBI developer, which is better able to mitigate such risks than the state.
- Components are bundled (design, construction, financing, operation and maintenance) resulting in integrated, efficient service delivery. The PBI developer is the single point of contact for the procurement and delivery of all services under the agreement.
- Performance Based Infrastructure integrates the costs of maintenance with performance requirements over the lifetime of the building. The service agreement payments would be conditioned on the building performance meeting certain operational standards.

- Shifting long-term operations and maintenance responsibilities to the PBI developer creates incentive to ensure initial construction quality and durability as the private partner will be responsible for operations and maintenance costs for many years.
- There could be no immediate capital costs to the state; the entire project development cost would be financed by the PBI developer.
- The project may be completed in a shorter amount of time. The PBI developer has strong incentive to complete the project quickly because the revenue stream from the state (service payments) only begins upon occupancy of the building. The PBI approach may result in cost savings of 8 to 10 percent (net present value) over the traditional capital outlay and state operations and maintenance model.
- A new court facility could be combined with other appropriate and compatible non-court justice agency or commercial uses that could provide some subsidy to reduce the state's ownership costs over the term of the agreement.
- Competitive solicitation could give the state the best financing terms and potential for subsidies from redevelopment of current court properties and development of new facilities.
- The state could obtain options to acquire non-court space for future expansion needs, eliminating the current problem of under-building for the future.
- This option provides a means to provide a new facility, within the limited resources currently available, by partnering with private sector expertise for the construction of the new courthouse. AOC staff would ensure that the final design and the subsequent construction of the courthouse meet the requirements stated in the *California Trial Court Facilities Standards* and remedy the inadequacies of the existing facility, and that ongoing operations and maintenance are delivered at a cost effective and asset preserving level.

Cons:

- This option will require the state to enter into a long-term agreement (typically 30 to 35 years) with the PBI developer for an amount sufficient to amortize the development, construction, and annual operations and maintenance costs of the new facility.
- The financing cost component of the service payment will be higher than in Option 1.

In comparison to the State Financing—CM at Risk option, the Performance Based Infrastructure option will have lower initial costs, because the state will not have to pay the upfront costs of delivering the facility. A developer may be able to construct a building more quickly than the public sector, and the shorter construction schedule will reduce cost escalation. However, in the long term, financing costs on a privately financed project could result in higher overall costs.

E. Recommended Finance/Delivery Option

The recommended finance/project delivery alternative is to develop the project using Finance/Delivery Option 1: State Financing—CM at Risk. With this option, the state will enter into separate agreements with a firm which will manage the project, and with an architectural firm and associated engineering firms to plan, design, and construct the new courthouse. This option is recommended for smaller projects located in communities where design/build may not be the most common practice.

The AOC is currently pursuing a PBI approach for the New Long Beach Courthouse, the State and the AOC will be evaluating the success of this project and potential cost savings in the future.

IV. RECOMMENDED PROJECT

A. Introduction

The recommended solution to meet the court’s facilities needs in Imperial County is to construct a new courthouse. The following section outlines the components of the recommended project, including project description, project space program, courthouse organization, parking requirements, site requirements, design issues, estimated project cost and schedule, and estimated impact on the court’s support budget.

B. Project Description

The proposed project includes the design and construction of a New El Centro Family Courthouse for the Superior Court of California, County of Imperial. This project will allow consolidation of all family court functions, including family, juvenile, and AB 1058 child support functions. When family court functions move out of the El Centro Courthouse, the El Centro Courthouse will remain in use to support criminal, civil, and traffic calendars.

The proposed new building will be approximately 53,983 BGSF.

C. Space Program

Space needs are based on the program provided in the master plan and recently confirmed by the court. The revised space program is based on the *California Trial Court Facilities Standards* (the standards). The overall space program summary is provided in Table 5.

TABLE 5
Space Program Summary for the New El Centro Family Courthouse

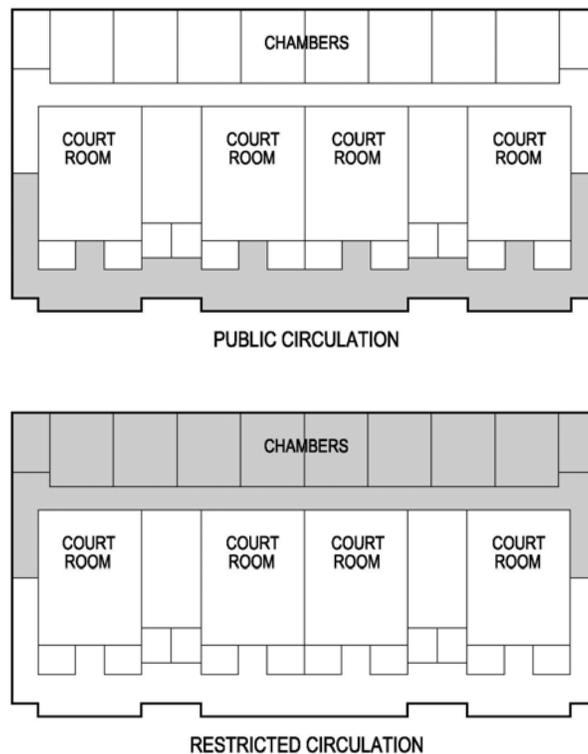
| Division | Projected Staff | Projected Square Feet |
|---|-----------------|-----------------------|
| Courtsets / Judiciary | 23 | 15,073 |
| Juvenile Division | 18 | 4,007 |
| Family Resources Division | 12 | 5,450 |
| Court and Building Operations | 5 | 10,457 |
| Total Staff and DGSE | 58 | 34,986 |
| Interdepartmental Circulation/Restrooms/Bldg. Support | 25% | 8,746 |
| Basement Component | | 6,139 |
| Building Envelop/Mechanical/Electrical | 10% | 4,112 |
| Total BGSE | | 53,983 |

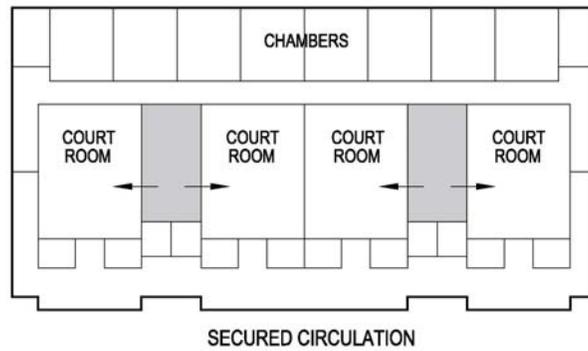
Detailed program data is provided in Appendix B.

D. Courthouse Organization

Per the *California Trial Court Facilities Standards*, courthouses that hear criminal cases require three separate and distinct zones of public, restricted, and secured circulation. The three zones of circulation shall only intersect in controlled areas, including courtrooms, sally ports, and central detention. Figure 13 illustrates the three circulation zones.

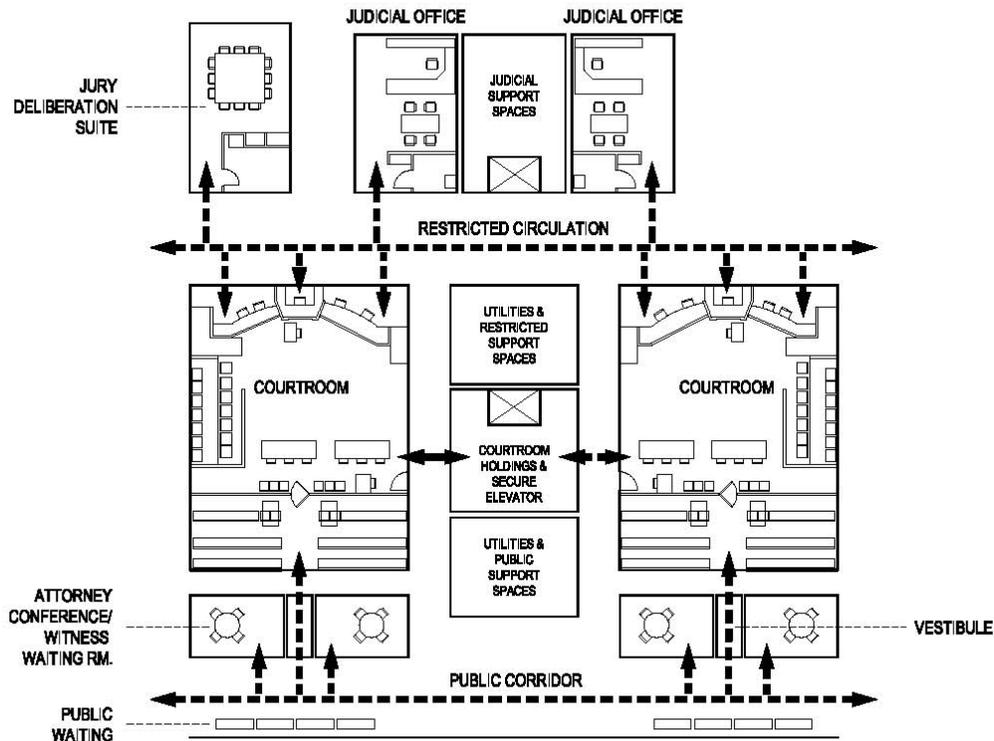
FIGURE 8
Three Circulation Zones





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. Figure 14 illustrates how a typical court floor should be organized.

FIGURE 9
Court Floor Organization



E. Site Selection and Requirements

The selection of an appropriate site for the new courthouse is a critical decision in the development of the project. Several factors, including parking requirements, the site program,

site selection criteria, site availability, and real estate market analysis will be considered in making a final site selection.

1. Parking Requirements

The existing juvenile court shares parking with the County probation department. Parking for the El Centro Courthouse is provided in a County surface parking lot adjacent to the courthouse building. Judicial parking at both locations is unsecured and accessible by the public. Paths of travel from the parking lot to the buildings are also unsecured for judicial officers.

Parking for visitors, staff, and jurors was calculated at 30 spaces per courtroom. The AOC has a parking study underway which will result in recommended parking standards for court facilities statewide. The parking required for this project will be reevaluated during the site acquisition phase.

2. Site Program

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

The building footprint is based on a preliminary space allocation per floor. For project budgeting purposes it is assumed this building will have a basement; however, the actual courthouse design may not include a basement depending on the characteristics of the site. The site calculations include the building footprint, site elements, landscaping, and site setbacks. The calculation of site acreage needed has been done on a formula basis, which assumes a flat site. The approach does not take into account any environmental factors, topographic features, or other unique characteristics of a site, and thus should be viewed as a guide to site acreage requirements.

Table 6 delineates that a minimum site area of 2.35 acres has been identified to accommodate the needs of the courthouse.

TABLE 6
Site Program

| Site Component | Project Need | Comments |
|-----------------------------------|----------------|--|
| Structures | | |
| Court Footprint | 19,767 | 2-story building with basement |
| Total Structure | 19,767 | |
| Site Elements | | |
| Loading Bay | 480 | Assume 1 @ 12' x 40' |
| Refuse/Recycling Collection | 288 | Assume 12' x 24' |
| Emergency Generator | 200 | |
| Bicycle Parking Area | 60 | |
| Sallyport and Sheriff's Parking | 2,930 | Bus staging plus 4 secure parking spaces |
| Outdoor Staff Area | 250 | |
| Total Site Elements | 4,208 | |
| Parking | | |
| Secure Judicial Parking | - | Include in Basement Component |
| Staff/Juror/Visitor Parking | 120 | Assume 30 spaces per courtroom |
| Total Parking Area | 42,000 | Assume surface parking at 350 SF per space |
| Total Site Requirements | | |
| Structures | 19,767 | |
| Site Elements | 4,208 | |
| Parking | 42,000 | |
| Subtotal Site Requirements | 65,975 | |
| Vehicle/Pedestrian Circulation | 13,195 | 20% of site |
| Landscaping/Setbacks | 23,091 | 35% of site |
| Total Site Requirements | 102,261 | |
| Total Acreage Requirements | 2.35 | |

3. Site Selection

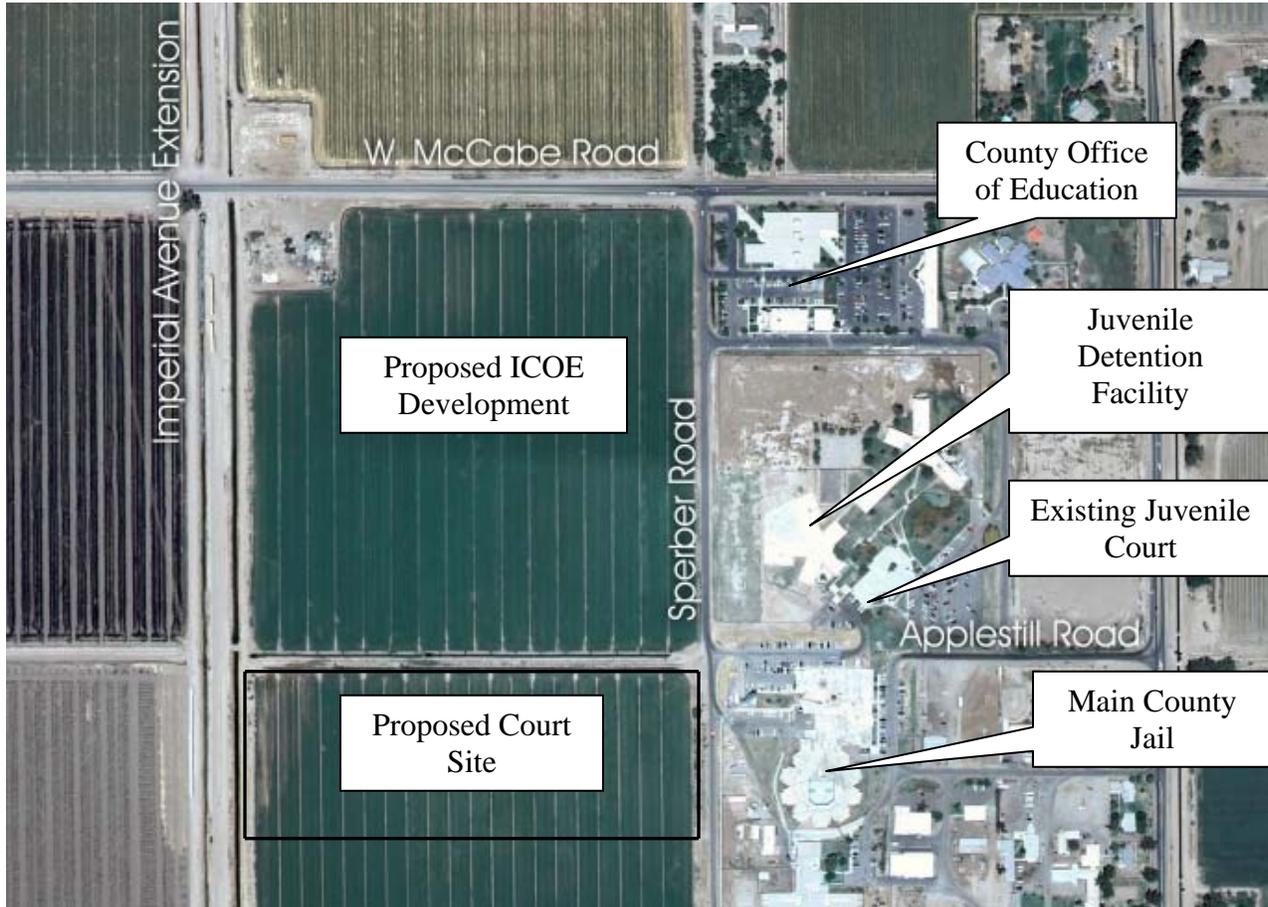
Although a site has not been recommended for the new courthouse, there is a potential for a discounted acquisition of land for this project. Once initial funding for the project is secured, the AOC will develop a list of sites to be considered by the project's local Project Advisory Group and to which approved site selection criteria will be applied (per Rule 10.184(d) of the California Rules of Court and subject to final approval by the Administrative Director of the Courts). The site selection/site acquisition process—for all trial court capital projects—is outlined in the *Site Selection and Acquisition Policy for Court Facilities* approved by the Judicial Council of California on June 29, 2007.

The Imperial County Office of Education (ICOE) has purchased 80 acres of land adjacent to their offices and to the existing juvenile court. They have proposed a discounted sale of a portion of this site for development of the new courthouse.

The ICOE intends to develop approximately 60 acres for various facilities, including a center for exceptional children, demonstration day care center, County education center, and a business and technology building. The court could benefit from adjacency to these functions by being able to

utilize services and facilities to be constructed by the ICOE. Figure 10 shows the potential site in relation to other existing facilities.

Figure 10
Potential Site for the New Courthouse



F. Design Criteria

Per the *California Trial Court Facilities 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.

G. Sustainable Design Criteria

Per 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. All courthouse projects shall be designed for sustainability and, at a minimum, to the standards of a LEED™ “Certified” rating. Depending upon the project’s program needs and construction cost budget, projects may be required to meet a higher standard. 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 *California Trial Court Facilities Standards*.

H. Provision for Correction of Seismic Deficiencies and Disposition of Property

When a facility has been rated seismically deficient, neither title nor responsibility can be transferred until provision is made for correction of the deficiency except when transfer occurs in accordance with SB 10 (Ch. 44, Statutes of 2006) which was enacted in August 2006. At this time, no agreements as to specific provision for correction of a seismic deficiency have been fully negotiated or executed. Provisions that may be made in lieu of seismic retrofit of an existing building may include participation in a joint powers authority organized for the purpose of funding earthquake related damage in a building with a level V seismic rating, or some other financial arrangement acceptable to the Judicial Council of California and the California Department of Finance.

I. Estimated Project Cost

The estimated project cost to construct the recommended courthouse project is \$76.401 million, without financing costs and including the cost of land. This is based on a project of approximately 54,000 gross square feet with 120 surface parking spaces and 5 secured parking spaces for judicial officers and key staff.

Construction costs for the courthouse are estimated to be \$61.192 million and include site grading, site drainage, lighting, landscaping, drives, loading areas, vehicle sallyport, 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 midpoints of construction based on 8 percent annual escalation (5 percent escalation and 3 percent market conditions).

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 cost²—without financing costs—is \$76.401. For the courthouse, total cost by project phase includes: Acquisition Phase at \$9.818 million, Preliminary Plans Phase at \$2.390 million, Working Drawings Phase at \$3.000 million, and Construction Phase at \$61.192 million.
- 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 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.

J. Project Schedule

Preliminary project schedules have been developed assuming that funding is included in the 2009–2010 State Budget Act. This schedule is based on a CM at Risk form of project delivery.

Proposed Project Schedule

| | |
|-----------------------------------|----------------------------|
| Land Acquisition (including CEQA) | July 2009–July 2011 |
| Preliminary Plans | August 2011–February 2012 |
| Working Drawings | February 2012–October 2012 |
| Construction | January 2013–October 2014 |

The project schedule is provided in Figure 11.

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

K. Impact on Court's FY 2009–2010 Support Budget

Impact on the trial court and the AOC's support budgets for FY 2009–2010 will not be material. It is anticipated that this project will impact the AOC and trial court support budgets in fiscal years beyond the current year as certain one-time costs and ongoing costs are incurred. These costs that are directly associated with the construction and commissioning of the new courthouse are included in the estimate of project cost that precedes this section. In the long term, a new facility will be more efficient to operate due to consolidation improved systems and use of space. This will result in lower operating costs when reviewed incrementally. Any existing operational cost savings identified as a result of the new facility will be considered for redirection to offset the ongoing facility operational costs of the new courthouse.

APPENDIX A

A. Executive Summary of the 2003 Master Plan

Introduction

The Lockyer-Isenberg Trial Court Funding Act of 1997 shifted responsibility for funding trial court operations from the counties to the state and established the Task Force on Court Facilities (Task Force) to identify facility needs and possible funding alternatives. It was the overarching recommendation of the Task Force that responsibility for trial court facilities funding and operation be shifted from the counties to the state. The Task Force developed a set of findings and recommendations after surveying the superior court facilities to identify the functional and physical problems of each facility.

In June 2001, the AOC began a capital planning process to develop a facility master plan for each of the 58 trial courts in California. Each master plan was guided by a steering committee or project team composed of members of the local court, county administration, county justice partners, and the AOC. The master plans confirmed the Task Force findings related to physical and functional conditions, refined the caseload projections for each court, considered how best to provide court services to the public, developed judicial and staffing projections, and examined development options for how best to meet goals related to court service, operational efficiency, local public policy, and cost effectiveness.

The Facilities Master Plan prepared for the Superior Court of California, County of Imperial, dated March 2003, built upon the Task Force findings. The goal of the master plan was to develop a practical, cost-effective, 20-year framework for phase facility improvements to meet anticipated operational and service needs. The master plan presented the facilities options and made recommendations.

The recommended plan for Imperial County included the following projects: a New Family Courthouse, Calexico Addition, and the El Centro Courthouse Phased Expansion

A synopsis of the Master Plan is provided here for reference.

The recommended Superior Court of Imperial County Facilities Master Plan, agreed upon by the Steering Committee, would retain, remodel and expand the El Centro Historic Courthouse. In the initial phase non-court tenants would be relocated from the courthouse and the vacated space remodeled for court use. A new four courtroom Family Court would be constructed on a new site in El Centro with subsequent remodeling of the vacated space in the El Centro Courthouse. The Juvenile Hall courtroom and the Jail courtroom would be abandoned. A second courtroom would be added in Calexico, and the two courtrooms in Brawley and one in Winterhaven would be maintained. In the last phase of the plan the El Centro Courthouse would be expanded after relocation of county functions and demolition of the facilities currently occupied by county Agriculture and Public Works on the south side of the current courthouse. At the conclusion of this phase the El Centro Courthouse would have fifteen courtrooms. The total number of courtrooms in Imperial County would be 24.

APPENDIX B

A. Detailed Space Program

Introduction

A detailed space program was developed for the proposed project. The space program included in the March 2003 master plan was used as a basis and was updated based on current JPEs projections, current staffing and functions, and an update according to the standards.

The following table is the summary of the program; the following pages include a series of tables with a list of spaces required for each major court component.

Superior Court of California, County of Imperial
 Projected Staff and Space Requirements Summary for New El Centro Family Courthouse

| Division or Functional Area | Projected Need | | |
|--|----------------|--------------|---------------|
| | Courtrooms | Staff | BGSF |
| El Centro Family Courthouse | | | |
| Court Sets / Judiciary | 4 | 23.00 | 15,073 |
| Juvenile Division Staff | | 18.00 | 4,007 |
| Family Resources Staff | | 12.00 | 5,450 |
| Court and Building Operations | | 5.00 | 10,457 |
| Subtotal Staff & Departmental Gross Square Feet | 4 | 58.00 | 34,986 |
| Interdepartmental Circulation/Restrooms/Bldg. Support ¹ | | 25% | 8,746 |
| Basement Component ² | | | 6,139 |
| Building Envelope/Mechanical/Electrical ³ | | 10% | 4,112 |
| Total Building Gross Area | | | 53,983 |
| BGSF Per Courtroom | | | 13,496 |

Notes:

1. Includes staff restrooms, public restrooms, public telephones, drinking fountains, janitor's closets, etc.
2. Includes vehicle sallyport, secured judicial parking, sheriff's parking, and storage.
3. Includes telecommunication and electrical closets, mechanical shafts, elevator machine room, etc.

**Superior Court of California, County of Imperial
New El Centro Family Court**

Appendix B

| Functional Area | Unit Area | Projected Need | | | | Grossing Factor |
|---|-----------|----------------|---------|--------|--------|-----------------|
| | | Staff | Support | NSF | BGSF | |
| Court Sets / Judiciary | | | | | | |
| Court Sets | | | | | | |
| <i>Courtroom Multi-purpose</i> | 1,800 | | 4 | 7,200 | | |
| Subtotal Courtrooms | | 0.00 | 4 | 7,200 | 8,640 | 1.20 |
| <i>Attorney/Client/Witness Rooms</i> | 100 | | 8 | 800 | | |
| <i>Law Enforcement Waiting</i> | 100 | | 1 | 100 | | |
| <i>Shared Courtroom Holding Juvenile (2 cells, 1 interview)</i> | 140 | | 1 | 140 | | |
| <i>Shared Courtroom Holding Adult (2 cells, 1 interview)</i> | 140 | | 1 | 140 | | |
| <i>Courtroom Waiting</i> | 250 | | 4 | 1,000 | | |
| <i>Dependency Children's Waiting</i> | 200 | | 1 | 200 | | |
| <i>Courtroom Technology/Equipment Room</i> | 40 | | 4 | 160 | | |
| <i>Exhibit Storage Closet</i> | 40 | | 4 | 160 | | |
| Total Court Sets | | 0.00 | | 2,700 | 3,240 | 1.20 |
| Judiciary/Courtroom Support | | | | | | |
| Judicial Chambers (includes toilet and closet) | 400 | 4.00 | | 1,600 | | |
| Judicial Secretaries | 80 | 1.00 | | 80 | | |
| Courtroom Clerks (2 workstations in each courtroom) | 0 | 8.00 | | 0 | | |
| Bailiffs (1 workstation in each courtroom) | 0 | 4.00 | | 0 | | |
| Court Reporters | 64 | 4.00 | | 256 | | |
| Staff Interpreter | 64 | 2.00 | | 128 | | |
| <i>Chambers Waiting/Reception</i> | 50 | | 1 | 50 | | |
| <i>Conference Room/Legal Collection</i> | 240 | | 1 | 240 | | |
| <i>Judicial Break Area</i> | 120 | | 1 | 120 | | |
| <i>Copy/Workroom/Supply Alcove</i> | 80 | | 1 | 80 | | |
| Total Judiciary | | 23.00 | | 2,554 | 3,193 | 1.25 |
| Total Court Sets / Judiciary | | 23.00 | | 12,454 | | |
| Department Gross Square Feet | | | | | 15,073 | |

Superior Court of California, County of Imperial
 New El Centro Family Court

Appendix B

| Functional Area | Unit Area | Projected Need | | | | Grossing Factor |
|--|-----------|----------------|---------|--------------|--------------|-----------------|
| | | Staff | Support | NSF | BGSF | |
| Juvenile Division Staff | | | | | | |
| Court Manager | 180 | 1.00 | | 180 | | |
| Supervisor | 120 | 1.00 | | 120 | | |
| Court Services Assistant | 80 | 6.00 | | 480 | | |
| Court Clerks | 80 | 4.00 | | 320 | | |
| Probate Staff | | | | | | |
| Supervisor | 120 | 1.00 | | 120 | | |
| Probate Investigator | 80 | 1.00 | | 80 | | |
| Court Services Assistant | 80 | 4.00 | | 320 | | |
| <i>Service Counter Area</i> | | | | | | |
| <i>Counter workstation (unassigned)</i> | 48 | | 2 | 96 | | |
| <i>Queuing Area</i> | 14 | | 16 | 224 | | |
| <i>Workcounter/Form Storage</i> | 60 | | 1 | 60 | | |
| <i>Photocopier/Printers (staff support)</i> | 80 | | 1 | 80 | | |
| <i>Public Document Review</i> | 120 | | 1 | 120 | | |
| <i>Active Records (5 years onsite)</i> | | | | | | |
| <i>Active Juvenile Files; 42" x 7 shelf unit</i> | 12 | | 20 | 240 | | |
| <i>Active Records (3 years onsite)</i> | | | | | | |
| <i>Active Probate Files; 42" x 7 shelf unit</i> | 12 | | 20 | 240 | | |
| <i>File Scanning Station</i> | 40 | | 1 | 40 | | |
| <i>File Staging Area</i> | 60 | | 1 | 60 | | |
| <i>Sorting Workstation</i> | 40 | | 1 | 40 | | |
| <i>File Carts</i> | 2 | | 6 | 12 | | |
| <i>Copy/Work Room</i> | 250 | | 1 | 250 | | |
| Total Juvenile Division Staff | | 18.00 | | 3,082 | | 1.30 |
| Department Gross Square Feet | | | | | 4,007 | |

**Superior Court of California, County of Imperial
New El Centro Family Court**

Appendix B

| Functional Area | Unit Area | Projected Need | | | | Grossing Factor |
|---|-----------|----------------|---------|--------------|------|-----------------|
| | | Staff | Support | NSF | BGSF | |
| Family Resources Staff | | | | | | |
| Senior Court Managing Attorney/Family Law Facilitator | 225 | 1.00 | | 225 | | |
| Family Court Mediator | 225 | 5.00 | | 1,125 | | |
| Court Service Assistant | 64 | 6.00 | | 384 | | |
| <i>Mediation Waiting Area</i> | 240 | | 1 | 240 | | |
| <i>Workshop/Mediation Room</i> | 360 | | 1 | 360 | | |
| <i>Child Waiting for Family Court Witnesses</i> | 120 | | 1 | 120 | | |
| <i>Copy/ Storage Alcove</i> | 80 | | 1 | 80 | | |
| <i>Service Counter Area</i> | | | | | | |
| <i>Counter workstation (unassigned)</i> | 48 | | 4 | 192 | | |
| <i>Queuing Area</i> | 14 | | 32 | 448 | | |
| <i>Workcounter/Form Storage</i> | 60 | | 1 | 60 | | |
| <i>Photocopier/Printers (staff support)</i> | 80 | | 1 | 80 | | |
| <i>Public Document Review</i> | 120 | | 1 | 120 | | |
| <i>Active Records (10 years onsite)</i> | | | | | | |
| <i>Active Files; 42" x 7 shelf unit</i> | 12 | | 30 | 360 | | |
| <i>File Scanning Station</i> | 40 | | 1 | 40 | | |
| <i>File Staging Area</i> | 60 | | 1 | 60 | | |
| <i>Sorting Workstation</i> | 40 | | 1 | 40 | | |
| <i>File Carts</i> | 2 | | 4 | 8 | | |
| <i>Copy/Work Room</i> | 250 | | 1 | 250 | | |
| Total Family Division Staff | | 12.00 | | 4,192 | | 1.30 |
| Department Gross Square Feet | | | | 5,450 | | |

**Superior Court of California, County of Imperial
New El Centro Family Court**

Appendix B

| Functional Area | Unit Area | Projected Need | | | | Grossing Factor |
|--|-----------|----------------|---------|--------------|--------------|-----------------|
| | | Staff | Support | NSF | BGSF | |
| Court and Building Operations | | | | | | |
| Public Area | | | | | | |
| <i>Entry Vestibule</i> | 120 | | 1 | 120 | | |
| <i>Security Screening Queuing</i> | 14 | | 30 | 420 | | |
| <i>Weapons Screening Station</i> | 250 | | 1 | 250 | | |
| <i>Secure Public Lobby</i> | 400 | | 1 | 400 | | |
| <i>Information Kiosk or Counter</i> | 42 | | 1 | 42 | | |
| <i>Public Vending Alcove</i> | 100 | | 1 | 100 | | |
| Subtotal Public Area | | 0.00 | | 1,332 | 1,465 | 1.10 |
| Court Security Operations | | | | | | |
| <i>Central Control Room</i> | 120 | | 1 | 120 | | |
| <i>Management Office (Lieut., Sergeant)</i> | 120 | 2.00 | | 240 | | |
| <i>Interview/Holding Room</i> | 64 | | 1 | 64 | | |
| <i>Men's Locker/Shower/Toilet Room</i> | 150 | | 1 | 150 | | |
| <i>Women's Locker/Shower/Toilet Room</i> | 120 | | 1 | 120 | | |
| Total Court Security Operations | | 2.00 | | 694 | 868 | 1.25 |
| Self Help Service Center | | | | | | |
| Resource Staff (Provided by Family Resources Staff) | 80 | 1.00 | | 80 | | |
| <i>Reception/Waiting Area</i> | 14 | | 12 | 168 | | |
| <i>Copy/Printer/Supplies</i> | 40 | | 1 | 40 | | |
| <i>Children's Play Area</i> | 100 | | 1 | 100 | | |
| <i>Computer Workstation</i> | 40 | | 4 | 160 | | |
| <i>Book Shelving</i> | 12 | | 8 | 96 | | |
| <i>Work Table w/Four Seats</i> | 72 | | 2 | 144 | | |
| <i>Orientation Room</i> | 360 | | 1 | 360 | | |
| Total Self Help Service Center | | 1.00 | | 1,148 | 1,435 | 1.25 |
| Court Support | | | | | | |
| <i>Mail Processing and Distribution Center</i> | 150 | | 1 | 150 | | |
| <i>Case Retention/Exhibits Storage</i> | 200 | | 1 | 200 | | |
| <i>Staff Break Rooms¹</i> | 150 | | 2 | 300 | | |
| <i>Staff Lactation Room</i> | 64 | | 1 | 64 | | |
| <i>Staff Shower/Restroom (1M/1F)</i> | 80 | | 2 | 160 | | |
| Total Court Support | | 0.00 | | 874 | 961 | 1.10 |
| Related Justice Agency Space | | | | | | |
| <i>Multipurpose Rooms (DA, PD, Prob., Health & Human Svc., CASA, etc.)</i> | 100 | | 6 | 600 | | |
| Total Justice Agency Space | | 0.00 | | 600 | 660 | 1.10 |
| Children's Waiting Room | | | | | | |
| <i>Security/Check-in Station</i> | 60 | | 1 | 60 | | |
| <i>Reading Area</i> | 200 | | 1 | 200 | | |
| <i>Computer Area</i> | 40 | | 2 | 80 | | |
| <i>Television Viewing Area</i> | 120 | | 1 | 120 | | |
| <i>Clerk/Volunteer Workstation</i> | 64 | 1.00 | | 64 | | |
| <i>Supply/Toy Storage</i> | 20 | | 1 | 20 | | |
| <i>Restroom w/Diaper Changing</i> | 64 | | 1 | 64 | | |
| <i>Sink Counter</i> | 24 | | 1 | 24 | | |
| Total Children's Waiting | | 1.00 | | 632 | 758 | 1.20 |

**Superior Court of California, County of Imperial
New El Centro Family Court**

Appendix B

| | | | | | | |
|---|-----|-------------|---|--------------|---------------|-------------|
| In-Custody Holding | | | | | | |
| <i>Pedestrian Sallyport</i> | 120 | | 1 | 120 | | |
| <i>Control Room</i> | 100 | 1.00 | 1 | 100 | | |
| <i>Central Holding</i> | | | | | | |
| <i>Group Holding - Adult</i> | 150 | | 1 | 150 | | |
| <i>Individual Holding - Adult</i> | 60 | | 2 | 120 | | |
| <i>Group Holding - Juvenile</i> | 150 | | 2 | 300 | | |
| <i>Individual Holding - Juvenile</i> | 60 | | 4 | 240 | | |
| <i>Court Dressing Room</i> | 40 | | 2 | 80 | | |
| <i>Attorney/Detainee Interview Rooms</i> | 60 | | 4 | 240 | | |
| <i>Attorney Vestibule/Reception/Waiting</i> | 60 | | 1 | 60 | | |
| <i>Storage Room</i> | 60 | | 1 | 60 | | |
| <i>Staff Restroom</i> | 60 | | 1 | 60 | | |
| Total In-Custody Holding | | 1.00 | | 1,530 | 2,066 | 1.35 |
| Inactive Records Storage | | | | | | |
| <i>Inactive Files/Microfilm Storage²</i> | 500 | | 1 | 500 | | |
| Total Records Storage | | 0.00 | | 500 | 550 | 1.10 |
| Support for Building Operations | | | | | | |
| <i>Loading/Receiving Area</i> | 80 | | 1 | 80 | | |
| <i>Central Storage (paper, office supplies, forms, etc)</i> | 400 | | 1 | 400 | | |
| <i>Computer Room</i> | 200 | | 1 | 200 | | |
| <i>IS Workroom and Storage</i> | 150 | | 1 | 150 | | |
| <i>Telecommunications Equipment Room³</i> | 150 | | 1 | 150 | | |
| <i>Main Electrical Room³</i> | 200 | | 1 | 200 | | |
| <i>Trash/Recycling Collection Room</i> | 100 | | 1 | 100 | | |
| <i>Janitor Closet</i> | 40 | | 4 | 160 | | |
| <i>Maintenance Equipment Storage/Workshop</i> | 100 | | 1 | 100 | | |
| Subtotal Building Operations | | 0.00 | | 1,540 | 1,694 | 1.10 |
| Total Court and Building Operations | | 5.00 | | 8,850 | | |
| Department Gross Square Feet | | | | | 10,457 | |

Footnotes:

1. One break room per 40 staff, not including JPE.
2. Storage requirements assume that most archived storage is offsite until funding is available to store in imaged format.
3. Satellite telecommunications and electrical rooms are included in building gross square foot calculation.

| Basement Component | Project Need | Comments |
|------------------------------------|---------------------|--|
| Structures | | |
| Ground Level Footprint | 7,116 | |
| Sallyport and Sheriff's Parking | 2,715 | Bus/van staging plus 2 secure parking spaces |
| Sheriff's Transportation Storage | 120 | |
| Total Structure | 9,951 | |
| Parking | | |
| Secure Staff Parking | 5 | Judicial officers and key administrative staff |
| Total Parking Area | 2,100 | Assume underground parking at 420 SF per space |
| Total Basement Requirements | | |
| Subtotal Basement Requirements | 12,051 | |
| Vehicle Circulation | 1,204 | 25% of parking area and sallyport |
| Total Basement GSF | 13,254 | |