

Superior Court of California  
County of Sutter

New Yuba City Courthouse

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PROJECT FEASIBILITY REPORT

JULY 1, 2008



ADMINISTRATIVE OFFICE  
OF THE COURTS

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OFFICE OF COURT CONSTRUCTION  
AND MANAGEMENT

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I. EXECUTIVE SUMMARY

**A. Introduction**

This Project Feasibility Report for the proposed New Yuba City Courthouse for the Superior Court of California, County of Sutter has been prepared as a supplement to the *Judicial Branch AB 1473 Five-Year Infrastructure Plan Fiscal Year 2009-2010*. This report documents the need for the proposed new 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 three unsafe and overcrowded facilities in poor condition;
- Increase efficiency of court operations and improve public service through consolidation of criminal, civil, small claims, juvenile, family and traffic court operations in one location; and
- Expand court services by increasing the capacity for judicial proceedings from six to seven to allow for the new judgeship approved for Sutter County from proposed Senate Bill (SB) 1150 (Corbett)

The Superior Court of California, County of Sutter serves the residents of Sutter County in the central business district of Yuba City. The existing facilities poorly serve the growing needs of the superior court and the overall lack of basic security features causes unnecessary risk to the staff and public who use these buildings. The court operates out of two very old buildings owned by the county and one leased building. All three locations have significant security problems, severe accessibility deficiencies, are very overcrowded, and have many physical problems, which prevent the court from providing safe and efficient court services to the public.

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**

Two alternatives for the construction of a new facility were evaluated based on their ability to meet current and projected need for new judges, programmatic requirements, and their short and long-term cost to the state.

- Project Option 1: Construct a new courthouse with seven courtrooms; or
- Project Option 2: Renovate and expand the existing Courthouse East.

Project Option 1—construction of a new courthouse with seven courtrooms—is the proposed alternative for advancing this project.

In addition to the project options, two methods for delivering the new facility were evaluated 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)

Finance/Delivery Option 1, State financing—Construction Manager (CM) at Risk, is the preferred option. With this option, the site acquisition, preliminary planning, and working drawing phases will be funded directly while the construction phase will be financed by the state.

#### **D. Recommended Option**

The recommended approach is to construct a new courthouse in Yuba City. The court will vacate the Courthouse West and Courthouse East and the leased space will no longer be needed.

The proposed new courthouse will include space for all court operations. A space program for the proposed project, which has been created in collaboration with the court, outlines a need for approximately 78,701 Building Gross Square Feet (BGSF). Based on a site program developed to accommodate the new facility, a site of approximately 3.5 acres is needed for the courthouse and parking.

Proposed Option 1 is recommended as the lowest initial capital cost solution for meeting current needs of the court. In replacing the existing court buildings this project will consolidate court operations in the county, solve the current space shortfall, increase security, replace inadequate and obsolete facilities, and eliminate the need for a leased facility. This option will serve the current needs of the public and the justice system.

The estimated project cost to construct the courthouse is \$103.4 million, without financing. This cost is based on constructing a three-story building with a basement and partial mechanical penthouse. The specific building design and plan will be dependent on the final site selected and may vary in the number of floors, provision of a basement, and use of a mechanical penthouse. The building design will be determined in the preliminary plan phase of the project. The facility would be supported by 14 secure parking spaces and 220 parking spaces for jurors, visitors, and staff at a surface parking lot.

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 design/bid/build project delivery. In the current schedule, the bond funding process will occur from July 2009 to January 2010, the acquisition phase will occur from July 2009 to July 2011, preliminary planning will occur from October 2011 through May 2012, working drawings will be generated from May 2012 through January 2013, and construction will begin in May 2013 with completion scheduled for January 2015.

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 three court facilities serving Yuba City have severe security problems, are extremely overcrowded, and have many physical condition problems. 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 was enacted and extends the deadline for completing transfers to December 31, 2009. However, it is likely that most counties will endeavor to complete transfers prior to September 30, 2008 in order to avoid financial penalties.

### 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 sub criteria:

- 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 Yuba City Courthouse project meets the requirements of 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 for the worst cases. The existing Yuba City court facilities have a security rating of 79.

**Economic Opportunity:** Consideration of economic opportunity allows for projects that have documented capital or operating savings for the state. The New Yuba City Courthouse project has a valuable economic opportunity of potentially receiving donated land for the court site from the County of Sutter. The property was set aside 25 years ago for court use when the County developed a jail on an adjacent parcel.

**Consolidate Disparate Facilities:** This project will consolidate three facilities.

The proposed New Yuba City Court project is in the Immediate Need priority group, making it a high priority trial court capital-outlay project for the judicial branch.

**D. Current Court Operations**

The Municipal and Superior Courts of Sutter County agreed to consolidate administratively, effective July 1, 1995. With unanimous consent of the Municipal and Superior Court Judges, Judicial Council certified the Courts as being unified on June 30, 1998. The official title of the court is the Superior Court of California, County of Sutter. Unification facilitates the Court's efforts to achieve the maximum utilization of judicial and other court resources, to accomplish increased efficiency in court operations, and to increase public access to court services.

The Superior Court of Sutter County currently occupies space in three facilities; the West Courthouse (consisting of the Historic Courthouse and Annex), the East Courthouse, and the Family Law Center. The two primary court facilities are located across the street from one another along the Feather River, while the Family Law Center is located approximately one mile north in a leased space within a strip shopping mall. On occasion, due to workload, cases are “shared” across assignments to maintain an effective overall case management strategy.

**E. Demographic Analysis**

Sutter County is located in north central valley of California, approximately 40 miles north of Sacramento. The county measures approximately 16 miles across and 42 miles north/south. The county is predominantly an agricultural community in the central valley. Most of the population of the county is concentrated around Yuba City.

Per the Department of Finance, the population of Sutter County grew by 17 percent from 2000 to 2007. The population of Sutter County is projected to grow substantially over the next fifty years, from approximately 79,632 in 2000 to 282,894 in 2050, representing an increase of 255 percent. Table 1 below summarizes the population projections.

TABLE 1  
Population Projections in Ten-Year Increments for Sutter County, 2000 to 2050

	2000	2010	2020	2030	2040	2050
Total County Population	79,632	102,326	141,159	182,401	229,620	282,894

Source: State of California, Department of Finance, Population Projections by Race/Ethnicity for California and Its Counties 2000–2050, Sacramento, California, May 2004.

**F. Judicial Positions**

Current and projected Judicial Position Equivalents (JPEs)<sup>1</sup> 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. Of these 361 currently-needed new judgeships, the first 50 were authorized for funding in FY 2006–2007 by Senate Bill (SB) 56 (Ch. 722, Statutes of 2007), the second 50 were submitted in FY 2007–2008 for legislative approval Assembly Bill (AB) 159 (Ch. 722, Statutes of 2007) still to be authorized for funding), and the last 50 are proposed in SB 1150 (Corbett).<sup>2</sup>

Table 2 below provides information used to determine the near-term need for this project, which includes the existing JPEs and one new judgeship from proposed SB 1150 (Corbett).

<sup>1</sup> JPEs are defined as the total authorized judicial positions adjusted for vacancies, assistance rendered by the court to other courts, and assistance received by the court from assigned judges, temporary judges, commissioners, and referees.

<sup>2</sup> The remaining 211 new judgeships identified as a current need per the updated workload assessment are on hold pending future legislative action.

TABLE 2  
Current JPEs and Projected JPEs (Including Proposed New Judgeships)

<u>Location</u>	<u>Existing JPEs</u>	<u>AB 159</u>	<u>Proposed (SB 1150)</u>	<u>Total JPEs</u>
Sutter County .....	6	0	1	7

Current and projected JPEs 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.

**G. Existing Facilities**

The Superior Court of Sutter County currently occupies space in three facilities; the Courthouse West (consisting of the Historic Courthouse and Annex), the Courthouse East, and the Family Law Center. All three facilities are located in central Yuba City.

TABLE 3  
Yuba City Facilities to be Vacated after Completion of New Courthouse Courtrooms, Size, Ownership, and Transfer Status

<u>Facility</u>	<u>Location</u>	<u>Number of Existing Courtrooms Affected by This Project</u>	<u>Departmental Square Footage Occupied by the Court</u>	<u>Owned or Leased</u>	<u>Type of Transfer</u>	<u>Court Space as a Percentage of Total Building Square Footage</u>
Courthouse West.....	446 Second St. Yuba City	3	15,750	County Owned	Transfer of Responsibility - Historic MOU	70%
Courthouse East.....	463 Second St. Yuba City	2	6,310	County Owned	Transfer of Title	21%
Family Law Center ...	430 Center St. Yuba City	1	5,800	Leased	Transfer of Responsibility	100%
<b>Total Existing Courtrooms and DGSF</b>		<b>6</b>	<b>27,860</b>			

The total space currently occupied in these buildings is 27,860 square feet.

The square footage required for the seven courtroom courthouse in Yuba City is 52,243 Departmental Gross Square Feet (DGSF), or 78,701 BGSF. This represents a shortfall of 24,383 DGSF to meet the current needs of the court based on the space program developed in 2008 and presented in Appendix B.

The site plan presented below in Figure 1 illustrates the relationship between the current court facilities in Yuba City – the Courthouse West, Courthouse East and Family Law Center.

FIGURE 1  
Site Plan of Existing Yuba City Court Facilities



Courthouse West

This complex consists of two separate structures: the original 1904 historic courthouse and the 1960s annex. The historic courthouse—referred to as Courthouse West—is a two story Greek Revival structure housing 3 courtrooms. The main entry occurs to the north of the historic courthouse through the annex which is attached. The annex is a single story pre-cast concrete structure with v-shaped roof panels. This courthouse handles all case types with the exception of civil and juvenile, which are heard across the street in Courthouse East. Courthouse West also houses the Court Executive’s office, and houses the District Attorney.

Building Deficiencies:

- There is no hot water in any restroom in the building.
- There is a small area on the fourth level that is accessible only by stair and is closed due to several structural conditions.
- The elevator is in very poor condition and in need of immediate replacement.
- The building requires extensive upgrades and replacement, to comply with the American with Disabilities Act (ADA).
- The plumbing system is inadequate and in need of replacement.

- The building requires a retrofit to increase seismic resistance.
- There is no fire / life safety system in place.
- Prisoners traverse through public corridors.
- There are no attorney/client meeting rooms.

Courtroom Deficiencies:

- All courtrooms are undersized per the *California Trial Court Facilities Standards* and have design flaws, such as limited seating capacity and sightlines, poor acoustics, lighting, and ADA inaccessibility.
- The courtrooms have many non-ADA compliant features such as judicial officer benches, witness and jury boxes, and public seating.
- The public waiting for courtrooms is located in the corridors outside the courtrooms. Acoustics are an issue because with no sound locks/entry vestibules, noise from the corridor permeates courtrooms.

The single circulation corridor system in the building does not allow for the secured movement of prisoners or of staff and judges. Movement of jurors from the courtroom to jury deliberation is via public corridors. Movement of prisoners from the holding area located in the basement of the courthouse can only be accommodated by physically walking prisoners up an uneven wooden staircase and into the first floor public corridors. Prisoner movement within the courthouse is conducted in the public corridors. Disabled prisoners must be taken from the sallyport at the rear of the courthouse through a very circuitous path around the exterior of the courthouse and into the building through the public entrance. No alternative to this system is available due to the design of the historic courthouse building.

Attached to the back of the historic courthouse is the old jail. This area is used for storage at the present time. This area lacks sufficient lighting, heating and ventilation and appropriate access to function properly even for storage of court records.

From a practical perspective, the historic courthouse has exceeded its useful life as a courts building both functionally and in terms of building systems. The scope of renovation to the existing courthouse required to achieve spaces that function appropriately, provide updated building systems, and create secure circulation would be extremely difficult to achieve. The age of the structure, the inefficient design of the annex and limited size of the site restrict any serious opportunities for expansion at this site. Additionally, parking is already a problem at peak demand and any expansion to the existing courthouse would result in both on- and off-peak parking shortages.

FIGURE 2  
Courthouse West



FIGURE 3  
Jury Call Held in Public Corridors



FIGURE 4  
Prisoner Holding



- Holding area is not a secure enclosed room. Prisoners are chained to the wooden benches in this room which was designed as the county printing office.

#### Courthouse East

This 2-courtroom building was constructed in 1962 and is a two story un-reinforced masonry bearing wall structure with built-up roofing system. The front has aluminum storefront entry system with combination punched and linear strip aluminum single glazed window system. This courthouse primarily handles civil, juvenile dependency, juvenile delinquency, juvenile traffic and contains their respective clerk offices. It also handles overflow criminal cases from the Courthouse West. Courthouse East was originally designed to accommodate county administrative function. The court shares space in this building with other county agencies.

The single circulation corridor system in the building does not allow for the secured movement of adult and juvenile prisoners or of staff and judges. Movement of jurors from the courtroom to jury deliberation is via public corridors. Movement of prisoners within the courthouse is conducted in the public corridors. No alternative to this system is available due to the design of the courthouse building. Additionally, because the rear of the courthouse borders the Feather River levy, the levy bank allows direct visual access to the second floor courtroom, judge's chambers and jury deliberation room, a potential security risk.

Inmate holding at Courthouse East is limited to a non-secure public restroom. Chairs have been placed inside and deputies must remain with inmates until their case is called. This “holding area” is located off the public lobby. Inmates must be escorted through the public lobby en route to the courtrooms. Juveniles are held in the grand jury room and supervised by probation staff. The probation staff escorts the juveniles through the public lobby to the courtroom. Since attendance at juvenile hearings is strictly limited, often times, friends and others who are not allowed inside the courtroom gather in the lobby, creating a security concern during transport.

Courthouse East was originally designed to house county administrative functions and its image and public amenities are more in this character than that of a courthouse. Courthouse East is not suited to court proceedings and should only be utilized for administrative and support functions. The site offers little opportunity for expansion with the levy along the Feather River on the eastern side. Like the parking situation at the Courthouse West, parking is already a problem at peak demand and any expansion to the existing courthouse would result in both on- and off-peak parking shortages.

Building Deficiencies:

- Juvenile prisoners are taken through the public corridors in shackles.
- No appropriate holding area for prisoners.
- Due to lack of space, court staff work in a loft area with no elevator access.
- There is no fire suppression sprinkler system.

Courtroom Deficiencies:

- The courtrooms are undersized per the *California Trial Court Facilities Standards* and have design flaws, such as limited seating capacity and sightlines, poor acoustics, lighting, and ADA inaccessibility.
- The courtrooms have many non-ADA compliant features such as judicial officer benches, witness and jury boxes, and public seating.
- The public waiting for courtrooms is located in the corridors outside the courtrooms. Acoustics are an issue because with no sound locks/entry vestibules, noise from the corridor permeates courtrooms.

FIGURE 5  
Courthouse East



FIGURE 6  
Public Women's Restroom Used for Prisoner Holding



#### Family Law Center

This one-courtroom facility is housed in a building leased by the county. The one-story building is located in a strip shopping mall and is 7,000 square feet. In addition to housing all family law functions, the Information Technology Department for the Superior Court is also housed in this facility.

#### Building Deficiencies:

- There is no secure parking for judges.
- There is no holding area for prisoners, which is needed for in-custody case participants or those whom are placed in-custody during a proceeding.
- Inadequate space and air cooling for the room which houses the court's computer server.

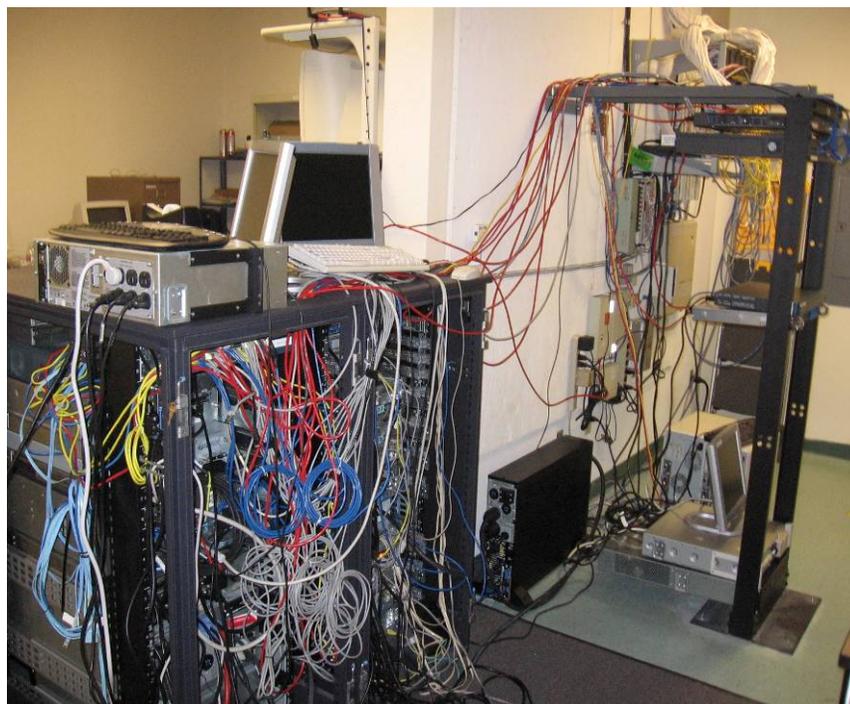
#### Courtroom Deficiencies:

- The courtroom is undersized per the *California Trial Court Facilities Standards* and has design flaws, such as limited seating capacity and sightlines.
- The public waiting for the courtroom is located in the corridor outside the courtroom. Acoustics are an issue because with no sound locks/entry vestibules, noise from the corridor permeates the courtroom.

FIGURE 7  
Family Law Center



FIGURE 8  
Inadequate Space for Court's Computer Server



### III. OPTIONS ANALYSIS

#### A. Introduction

The purpose of this section is to compare potential options for construction and financing of a new court facility in Yuba City for the superior court.

#### B. Project Options

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

- Project Option 1: Construct a new courthouse with seven courtrooms;
- Project Option 2: Renovate and expand the Courthouse East.

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 seven courtrooms**

In Option 1, a building of approximately 78,701 BGSF will be constructed on a new site with seven courtrooms and associated support space. The preferred site for the project is the County Government Center site (Civic Center Boulevard) in close proximity to the county jail with a connection to the jail through a basement level tunnel. The option is endorsed by both court and county officials and is in keeping with court and county long-range facility goals. When the county jail was built several years ago, the county constructed an underground tunnel at basement level leading towards the proposed court site. This tunnel was constructed with the intention that it would connect to the future courthouse basement. Having a connection between the two buildings will make the transport of prisoners to and from court much easier. With Project Option 1, the court will vacate the Courthouse West and Courthouse East and the lease on the Family Court Center would no longer be needed.

The total cost of this option is \$103.4 million not including financing costs.

#### **Pros:**

- 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 Courthouse East.
- 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 Court Facilities**

The historic Courthouse West and Annex provides approximately 15,750 DGSF of space for the court. As indicated above, the county will retain responsibility for this property and consequently the AOC will not have a right to expand this property for additional court use.

Courthouse East provides approximately 6,310 DGSF of space for the court and the AOC will pursue transfer of title for this property.

The space required by the court is approximately 52,243 DGSF or 78,701 BGSF. A total of 24,383 DGSF is needed to achieve the required 78,701 BGSF. Due to site constraints, including the adjacent levy along the Feather River on the eastern side, this property cannot be used to accommodate the required expansion. Cost estimates were not prepared for this option, because it 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. The proposed new superior courthouse will increase court operations efficiency and improve public services.

**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 3: 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 Sutter 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 Yuba City Courthouse for the Superior Court of California, County of Sutter. The project replaces three existing court facilities and will include seven courtrooms; court support space for court administration, court clerk, court security operations and holding and building support space. Secure parking for 14 cars, a sallyport, and prisoner holding will be located in the basement level. Parking for 210 court staff and visitors will be provided by a surface parking lot adjacent to the new courthouse. The proposed new building will be approximately 78,701 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 4.

TABLE 4  
Space Program Summary for the New Yuba City Court

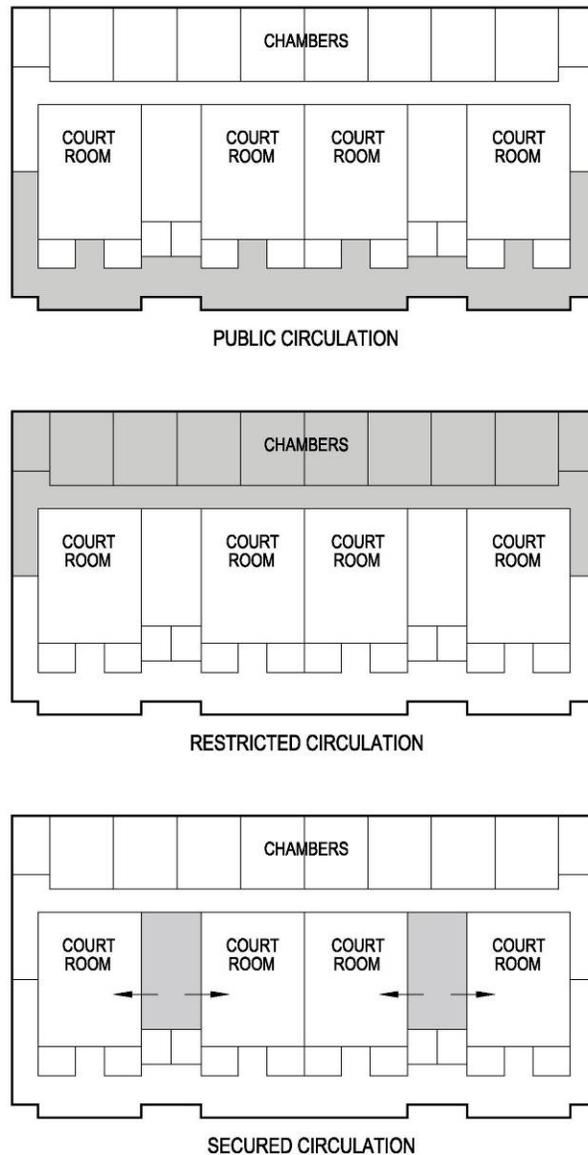
Division	Projected Staff	Projected Square Feet
Court Administration	22	2,889
Courtroom and Judicial Support	15	1,563
Court sets/Judiciary	7	23,100
Criminal Division / Traffic / Juvenile / Jury Staff	27	4,771
Civil/Small Claims Division	9	2,252
Family Division Staff	11	4,590
Justice Partners	0	594
Court and Building Operations	6	12,486
<b>Total Staff and Departmental Gross Square Feet</b>	<b>97</b>	<b>52,243</b>
Interdepartmental Circulation/Restrooms/Bldg. Support	25%	13,061
Basement Component		7,430
Building Envelop/Mechanical/Electrical	10%	5,967
<b>Total Building Gross Square Feet</b>		<b>78,701</b>

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, sallyports, and central detention. Figure 9 illustrates the three circulation zones.

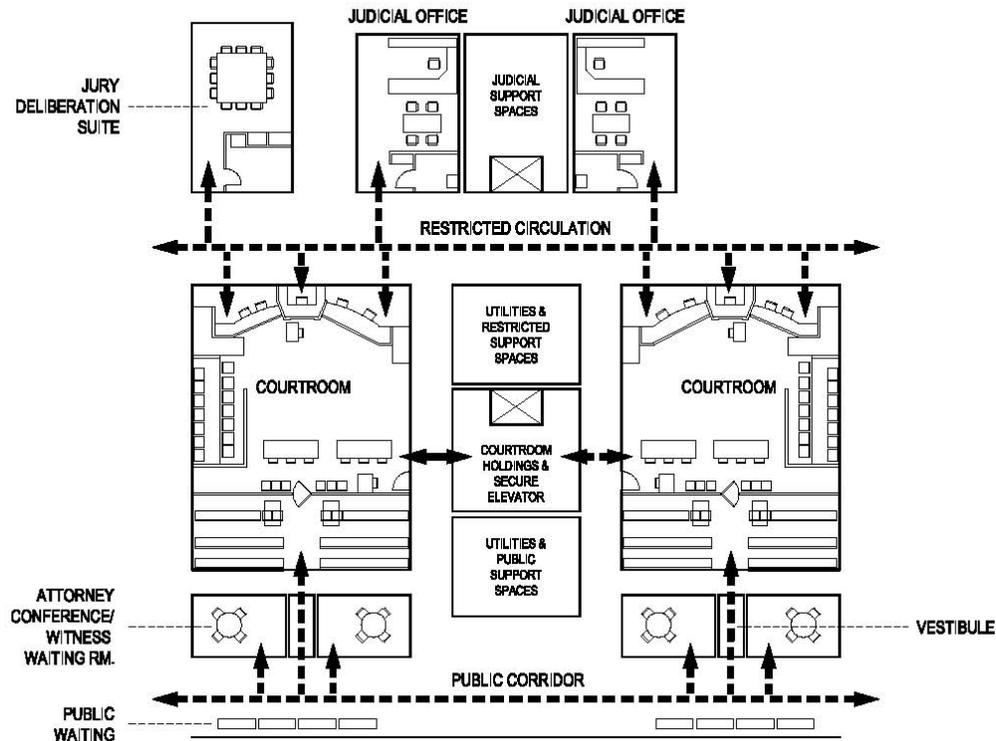
FIGURE 9  
Three Circulation Zones



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 10 illustrates how a typical court floor should be organized.

FIGURE 10  
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. A land donation for the site from the county is currently under consideration. This site is located in the County Government Center adjacent to Civic Center Boulevard in Yuba City.

### 1. Parking Requirements

Currently the judges working in the Courthouse East and Courthouse West park in the small parking areas at the rear of their courthouses while the court staff utilizes on-street parking. There is a county public parking lot two blocks away from the courthouses which is where the court directs the jurors to park. The judge and staff for the Family Law Center park in the small lot adjacent to their building. Court visitors must use on-street parking.

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 Yuba City. 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 site program does not include any area for future expansion.

The building footprint is based on a preliminary space allocation per floor. For project budgeting purposes, it is assumed that this building will have a basement; however, the actual courthouse design may not include a basement depending on the characteristics of the site.

The site calculations include the building footprint, site elements, landscaping, and site setbacks. The calculation of site acreage needed has been done on a formula basis, which assumes a flat site. The approach does not take into account any environmental factors, topographic features, or other unique characteristics of a site, and thus should be viewed as a guide to site acreage requirements. Table 5 below delineates that a minimum site area of 3.5 acres has been identified to accommodate the needs of the courthouse.

TABLE 5  
Site Program

Site Component	Project Need	Comments
<b>Structures</b>		
Court Footprint	23,723	3-Story building with basement
Total Structure	23,723	
<b>Site Elements</b>		
Loading Bay	960	Assume 2 @ 12' x 40' (Depressed to exterior basement level)
Refuse/Recycling Collection	288	Assume 12' x 24' (Depressed to exterior basement level)
Emergency Generator	200	
Bicycle Parking Area	90	
Outdoor Staff Area	300	
Total Site Elements	1,838	
<b>Parking</b>		
Secure Judicial Parking	-	Included in basement program
Visitor, Juror and Staff Parking	210	30 spaces per courtroom
Total Parking Spaces	210	
Total Parking Area	73,500	Assume surface parking at 350 SF per space
<b>Total Site Requirements</b>		
Structures	23,723	
Site Elements	1,838	
Parking	73,500	
Subtotal Site Requirements	99,061	
Vehicle/Pedestrian Circulation	19,812	20% of site
Landscaping/Setbacks	34,671	35% of site
<b>Total Site Requirements</b>	<b>153,544</b>	
<b>Total Acreage Requirements</b>	<b>3.52</b>	

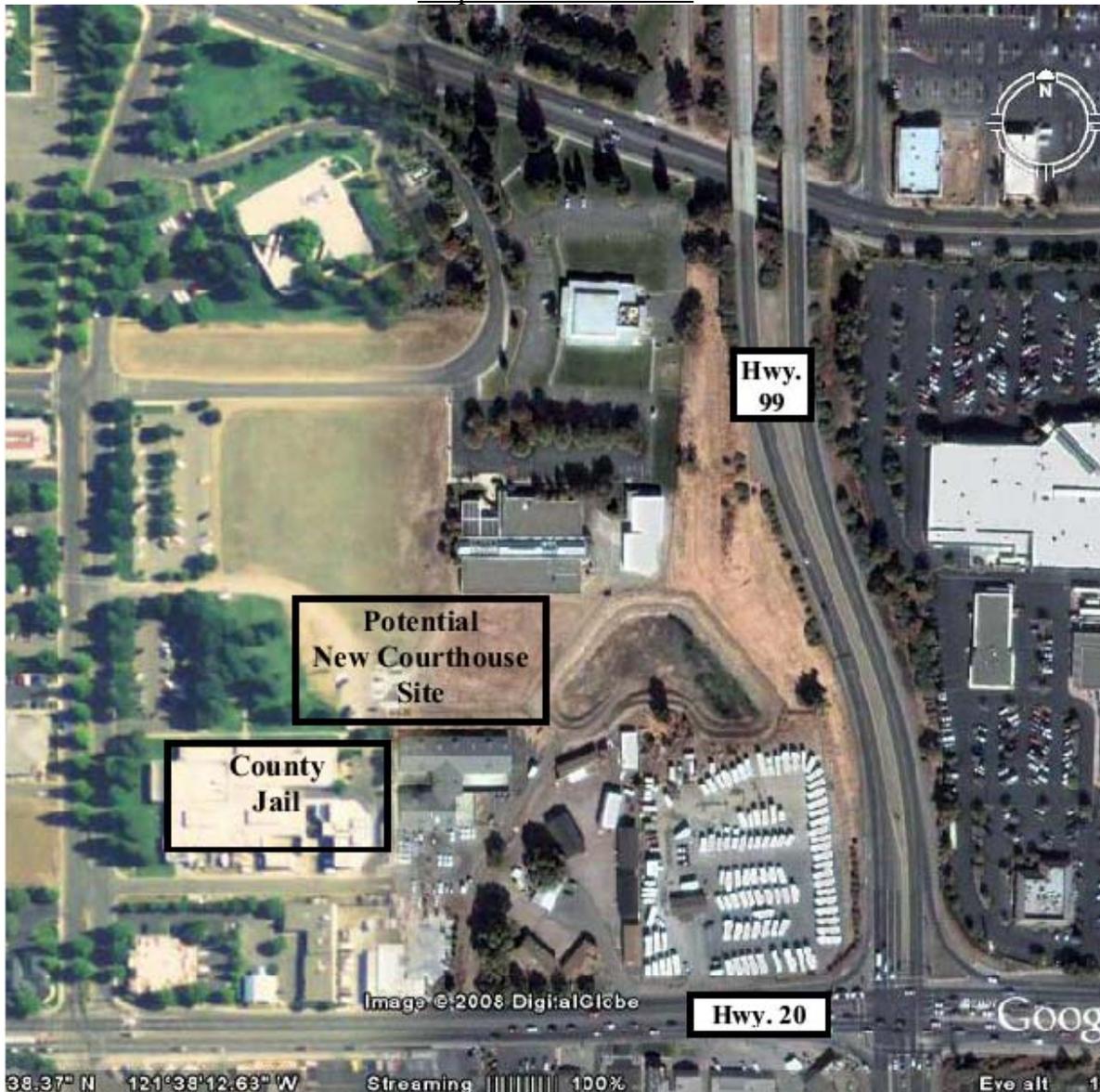
Basement Component	Project Need	Comments
<b>Structures</b>		
Ground Level Footprint	7,185	
Sallyport and Sheriff's Parking	1,680	4 secure parking spaces (no bus-use tunnel connection to jail)
Sheriff's Transportation Storage	80	
Total Structure	8,945	
<b>Parking</b>		
Secure Staff Parking	10	Judicial officers and key administrative staff
Total Parking Area	4,200	Assume basement parking at 420 SF per space
<b>Total Basement Requirements</b>		
Subtotal Basement Requirements	13,145	
Vehicle Circulation	1,470	25% of parking area and sallyport
<b>Total Basement GSF</b>	<b>14,615</b>	

3. Site Selection

Due to the size of the potential site to be donated by the County of Sutter to the state (described below) and prisoner transport tunnel leading from the Jail, the site program for this project assumes a basement.

The County of Sutter set aside property for a courthouse 25 years ago when they developed a new Jail, as shown in Figure 11. This site is approximately 3.25 acres. The selection of this site—should funding for this project be appropriated—is dependent on establishment and confirmation of site selection criteria by the Project Advisory Group, which is established by Rule of Court 10.184(d) to advise the AOC on key project decisions.

FIGURE 11  
Proposed Site Location



## **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 \$103.4 million, without financing. This is based on a building of approximately 78,701 BGSF.

Construction costs for the courthouse are estimated to be \$90.3 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 cost<sup>3</sup>—without financing costs—is \$103.4 million. For the courthouse, total cost by project phase includes: Acquisition Phase at \$5.1 million, Preliminary Plans Phase at \$3.4 million, Working Drawings Phase at \$4.3 million, and Construction Phase at \$90.3 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 traditional design/bid/build project delivery. If the performance based infrastructure proves to be the most effective delivery method, this schedule may be reduced.

### Proposed Project Schedule

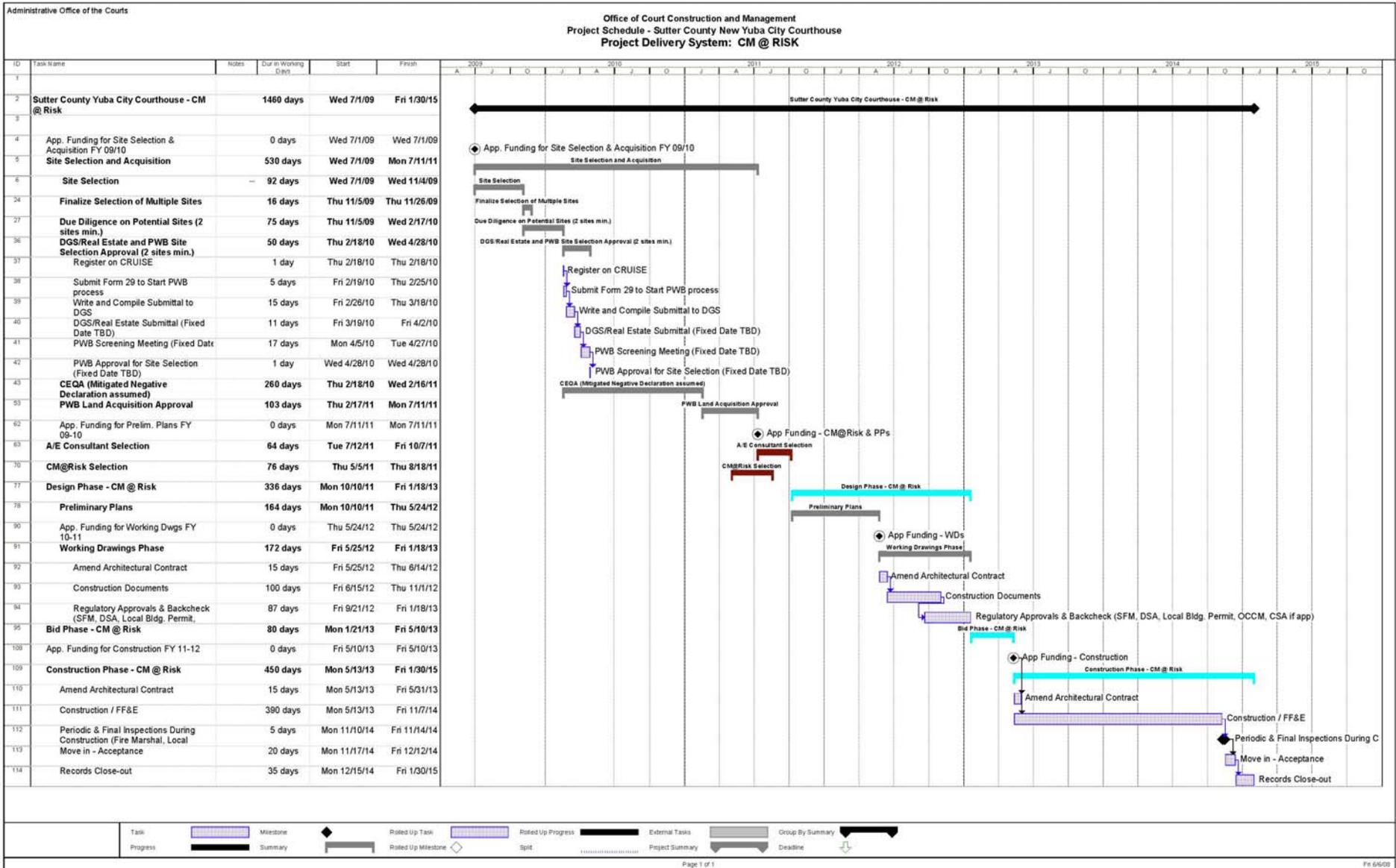
Land Acquisition (including CEQA)	July 2009–July 2011
Preliminary Plans	October 2011–May 2012
Working Drawings	May 2012–January 2013
Construction	May 2013–January 2015

The project schedule is provided in Figure 12.

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<sup>3</sup> 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.

FIGURE 12  
 Project Schedule



**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 Sutter, dated October 2002, 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.

A summary of the master plan is provided here as a reference document. The difference between the project proposed in this report and the one recommended in the court facilities master plan is the number of courtrooms planned for the new facilities. The master plan projected space needs out twenty years so it called for construction of more courtrooms for future judgeships.

**Superior Court of California, County of Sutter  
Court Facilities Master Plan**

The only option which can provide the Sutter County Superior Court with facilities which meets the long term twenty year space requirements, the court's operational needs, and balances initial capital costs with long term operating costs is a new court facility. It should be constructed in the County Government Center site (Civic Center Boulevard) in close proximity to the county jail with a connection through a basement level tunnel. The option is endorsed by both court and county officials and is in keeping with court and county long-range facility goals. This concept has been a central part of the county's facilities master plan efforts since 1989 and has been supported in three previous county planning documents.

This option should be initiated as soon as funds can be identified since there is no interim strategy available for meeting short and intermediate court facilities needs. Committing additional funds for renovation of existing facilities should be limited to those necessitated by existing code issues (i.e. ADA bathrooms) and repairs to existing systems (plumbing, electrical, and HVAC).

Excerpted from:

*Superior Court of California, County of Sutter, Facilities Master Plan*, Daniel C. Smith & Associates

APPENDIX B

**A. Detailed Space Program**

**Introduction**

A detailed space program was developed for the proposed project.

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 Sutter  
Summary of Court Program for the New Yuba City Courthouse May 15 2008

Division or Functional Area				
		Courtrooms	Staff	BGSF
Court Administration			22.00	2,889
Support Services			15.00	1,563
Court Sets / Judiciary		7	7.00	23,100
Criminal Division/Traffic/Juvenile/Jury Staff			27.00	4,771
Civil/Small Claims Division Staff			9.00	2,252
Family Division Staff			11.00	4,590
Justice Partners			0.00	594
Court and Building Operations			6.00	12,486
<b>Subtotal</b>		<b>7</b>	<b>97.00</b>	<b>52,243</b>
Interdepartmental Circulation/Restrooms/Bldg. Support <sup>1</sup>			25%	13,061
Basement Component <sup>2</sup>				7,430
Building Envelope/Mechanical/Electrical <sup>3</sup>			10%	5,967
<b>Total Building Gross Area</b>				<b>78,701</b>

Notes:

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

**Superior Court of California, County of Sutter  
New Yuba City Courthouse**

**Appendix B**

Functional Area	Unit Area					Grossing Factor
		Staff	Support	NSF	BGSF	
<b>Court Administration</b>						
Court Executive Officer	225	1		225		
Administrative Analyst	150	1		150		
Information Systems Director	150	1		150		
Information Systems Analyst	100	2		200		
Court Fiscal Management	150	1		150		
Court Accountant	100	1		100		
Accounting Technician	64	1		64		
Court Clerk -Fiscal	64	4		256		
Appeals & Records Management Clerks	64	4		256		
Emergency Services Manager	100	1		100		
Court Security Attendant	64	5		320		
<i>Multi-purpose Conference Room</i>	<i>240</i>		<i>1</i>	<i>240</i>		
<i>Copy/Supply Room</i>	<i>100</i>		<i>1</i>	<i>100</i>		
<b>Total Court Administration</b>		<b>22</b>		<b>2,311</b>		<b>1.25</b>
<b>Department Gross Square Feet</b>					<b>2,889</b>	

Spaces shown in italics are not assigned to specific staff as workspace.

Functional Area	Unit Area					Grossing Factor
		Staff	Support	NSF	BGSF	
<b>Support Services</b>						
Court Operation Manager	120	1		120		
HR Manager	150	1		150		
Administrative Asst.	64	1		64		
Legal Research Attorney	100	1		100		
Court Interpreter	64	2		128		
Building Maintenance Coordinator	64	1		64		
Court Custodian	64	1		64		
Court Reporters	80	7		560		
<i>Copy/Supply Room (share w/admin)</i>	<i>80</i>		<i>0</i>	<i>0</i>		
<b>Total Support Services</b>		<b>15</b>		<b>1,250</b>		<b>1.25</b>
<b>Department Gross Square Feet</b>					<b>1,563</b>	

Spaces shown in italics are not assigned to specific staff as workspace.

**Superior Court of California, County of Sutter  
New Yuba City Courthouse**

**Appendix B**

Functional Area	Unit Area					Grossing Factor
		Staff	Support	NSF	BGSF	
<b>Court Sets / Judiciary</b>						
<b>Court Sets/Judiciary</b>						
Courtroom Multi-purpose (jury)	1,600		6	9,600		
Large/ Arraignment Courtroom	2,100		1	2,100		
<b>Subtotal Courtrooms</b>		<b>0</b>	<b>7</b>	<b>11,700</b>	<b>12,870</b>	<b>1.10</b>
Jury Suite (kitchenette and closet)	350		4	1,400		
Jury Restrooms	60		8	480		
Attorney/Client/Witness Rooms	100		14	1,400		
Shared Courtroom Holding (2 cells, 1 interview)	140		4	560		
Courtroom Waiting	225		7	1,575		
Courtroom Technology/Equipment Room	80		1	80		
Exhibit Storage Closet	50		7	350		
<b>Total Court Sets</b>		<b>0</b>		<b>5,845</b>	<b>6,430</b>	<b>1.10</b>
<b>Judiciary</b>						
Judicial Chambers (includes toilet & closet)	400	7		2,800		
Conference/Legal Collection	240		1	240		
Copy Room/Supplies (Share w/admin)	80		0	0		
<b>Total Judiciary</b>		<b>7</b>		<b>3,040</b>	<b>3,800</b>	<b>1.25</b>
<b>Total Court Sets/Judiciary</b>		<b>7</b>		<b>20,585</b>		
<b>Department Gross Square Feet</b>					<b>23,100</b>	

Functional Area	Unit Area					Grossing Factor
		Staff	Support	NSF	BGSF	
<b>Criminal Division/Traffic/Juvenile/Jury Staff</b>						
<b>Criminal Division/Traffic/Juvenile/Jury Staff</b>						
Court Services Supervisor	100	2		200		
Clerks	64	25		1,600		
<i>Service Counter Area - Criminal</i>	400		1	400		
<i>Service Counter Area - Compliance</i>	200		1	200		
<i>Service Counter Area - Traffic</i>	400		1	400		
<i>Records Viewing (w/copier, printer, etc.)</i>	150		1	150		
<i>Active Records</i>	600		1	600		
<i>Copy/Supply Room</i>	120		1	120		
<b>Total Criminal Division Staff</b>		<b>27</b>		<b>3,670</b>		<b>1.30</b>
<b>Department Gross Square Feet</b>					<b>4,771</b>	

Spaces shown in italics are not assigned to specific staff as workspace.

Service Counters: 100 NSF for each station, queuing for 5 persons at each station. 4 stations for Criminal and Traffic.

2 stations for Compliance.

Clerks staff total includes three new for the new Judge.

**Superior Court of California, County of Sutter  
New Yuba City Courthouse**

**Appendix B**

Functional Area	Unit Area					Grossing Factor
		Staff	Support	NSF	BGSF	
<b>Civil/Small Claims Division Staff</b>						
Court Services Supervisor	100	1		100		
Clerks	64	8		512		
<i>ADR Conference Room</i>	180		1	180		
<i>Records Viewing Room</i>	120		1	120		
<i>Service Counter Area</i>	200		1	200		
<i>Active Records</i>	500		1	500		
<i>Copy/Supply Room</i>	120		1	120		
<b>Total Civil Division Staff</b>		<b>9</b>		<b>1,732</b>		<b>1.30</b>
<b>Department Gross Square Feet</b>					<b>2,252</b>	

Spaces shown in italics are not assigned to specific staff as workspace.  
Service Counter: 100 NSF for each station, 2 stations, queuing for 5 persons at each station.

Functional Area	Unit Area					Grossing Factor
		Staff	Support	NSF	BGSF	
<b>Family Division Staff</b>						
Family Court Mediator	225	1		225		
Family Court Investigator	100	2		200		
Probate Investigator	100	1		100		
Family Law Facilitator	150	1		150		
Self-help Attorney	100	1		100		
Child Support Commissioner	100	1		100		
Clerk	64	4		256		
<i>Service Counter Area</i>	400		1	400		
<i>Records Viewing Room</i>	120		1	120		
<i>Active Records</i>	600		1	600		
<i>Copy/Supply Room</i>	80		1	80		
<i>Child Waiting (Serves entire building)</i>	300		1	300		
<i>Orientation Room</i>	150		1	150		
<i>Mediation Waiting Area</i>	150		1	150		
<i>Mediation/Workshop Rooms (16-18 per.)</i>	300		2	600		
						<b>1.30</b>
<b>Total Family Division</b>		<b>11</b>		<b>3,531</b>		
<b>Department Gross Square Feet</b>					<b>4,590</b>	

Spaces shown in italics are not assigned to specific staff as workspace.  
Service Counter: 100 NSF for each station, 4 stations, queuing for 5 persons at each station.

**Superior Court of California, County of Sutter  
New Yuba City Courthouse**

**Appendix B**

Functional Area	Unit Area					Grossing Factor
		Staff	Support	NSF	BGSF	
Justice Partners						
District Attorney Workspace	120		1	120		
Public Defender Workspace	120		1	120		
Probation Officer Workspace	120		1	120		
Family Support Agencies Workspace	120		1	120		
Copy/Work Room	60		1	60		
<b>Total Justice Partners Staff</b>		<b>0</b>		<b>540</b>		<b>1.10</b>
<b>Department Gross Square Feet</b>					<b>594</b>	

Note: These are hotel offices only; staff not permanently assigned to space.

**Superior Court of California, County of Sutter  
New Yuba City Courthouse**

**Appendix B**

Functional Area	Unit Area					Grossing Factor
		Staff	Support	NSF	BGSF	
<b>Court and Building Operations</b>						
<b>Public Area</b>						
<i>Entry Vestibule</i>	120		1	120		
<i>Public Lobby</i> <i>(includes Information Kiosk/Center)</i>	400		1	400		
<i>Vending Area with Tables</i>	80		1	80		
<b>Subtotal Public Area</b>		<b>0</b>		<b>600</b>	<b>660</b>	<b>1.10</b>
<b>Court Security Screening</b>						
<i>Security Screening (one entrance)</i>	250		2	500		
<i>Interview/Holding</i>	64		1	64		
<b>Total Court Security Screening</b>		<b>0</b>		<b>564</b>	<b>620</b>	<b>1.10</b>
<b>Jury Assembly Area</b>						
Jury Assembly Staff	64	3		192		
Supervisors Office	120	1		120		
<i>Entry Queuing (25% of jury call)</i>	14		50	700		
<i>Reception/Registration</i>	120		1	120		
<i>Jury Assembly Room (avg jury call 200 per day)</i>	12		200	2,400		
<i>Forms Counter (5% of jury call)</i>	5		10	50		
<i>Vending Area (use public vending)</i>	100		0	0		
<i>Restroom; male (use public restrooms)</i>	150		0	0		
<i>Restroom; female (use public restrooms)</i>	150		0	0		
<b>Total Jury Assembly Area</b>		<b>4</b>		<b>3,582</b>	<b>4,298</b>	<b>1.20</b>
<b>Self Help Service Center</b>						
Resource Staff	64	1		64		
<i>User work space with Tables</i>	120		1	120		
<i>Computer Terminals</i>	25		3	75		
<i>Conference Room</i>	200		1	200		
<b>Total Self Help Service Center</b>		<b>1</b>		<b>459</b>	<b>551</b>	<b>1.20</b>
<b>Court Support</b>						
<i>Mail/Central Copy Facilities</i>	200		1	200		
<i>Staff Break Room</i>	200		2	400		
<i>Lactation Room</i>	80		1	80		
<i>Staff Shower/Restroom (1M/1F)</i>	80		2	160		
<b>Total Court Support</b>		<b>0</b>		<b>840</b>	<b>924</b>	<b>1.10</b>

**Superior Court of California, County of Sutter  
New Yuba City Courthouse**

**Appendix B**

Functional Area	Unit Area					Grossing Factor
		Staff	Support	NSF	BGSF	
<b>In-Custody Holding</b>						
<i>Pedestrian Sallyport</i>	100		1	100		
<i>Control Room</i>	180		1	180		
<i>Central Holding</i>						
<i>Group Holding - Male</i>	150		3	450		
<i>Group Holding - Female</i>	150		1	150		
<i>Individual Holding - Male</i>	40		4	160		
<i>Individual Holding - Female</i>	40		2	80		
<i>Juvenile Group Holding - Male</i>	150		2	300		
<i>Individual Juvenile Holding - Male</i>	40		2	80		
<i>Individual Juvenile Holding - Female</i>	40		2	80		
<i>Attorney/Detainee Interview Rooms</i>	60		4	240		
<i>Booking Station</i>	80		1	80		
<i>Sheriff Station (includes weapons locker/storage)</i>	120		1	120		
<i>Sheriff Station Toilet/Locker: M</i>	80		1	80		
<i>Sheriff Station Toilet/Locker: F</i>	80		1	80		
Sergeant Office	100	1	1	100		
<b>Total In-Custody Holding</b>		<b>1</b>		<b>2,280</b>	<b>3,078</b>	<b>1.35</b>
<b>Inactive Records Storage</b>						
<i>Evidence Vault</i>	200		1	200		
<i>Inactive Records<sup>1</sup></i>	1000		1	1,000		
<b>Total Records Storage</b>		<b>0</b>		<b>1,200</b>	<b>1,320</b>	<b>1.10</b>
<b>Support for Building Operations</b>						
<i>Loading/Receiving Area</i>	80		1	80		
<i>Storage</i>	200		1	200		
<i>Computer Room</i>	200		1	200		
<i>Main Electrical Room</i>	150		1	150		
<i>Main Telecommunications Room</i>	150		1	150		
<i>Housekeeping Storage</i>	80		1	80		
<i>Maintenance Equipment Storage/Workshop</i>	80		1	80		
<b>Subtotal Building Operations</b>		<b>0</b>		<b>940</b>	<b>1,034</b>	<b>1.10</b>
<b>Total Court and Building Operations</b>		<b>6</b>		<b>10,465</b>		
<b>Department Gross Square Feet</b>					<b>12,486</b>	

Spaces shown in italics are not assigned to specific staff as workspace.