

Superior Court of California  
County of El Dorado  
New Placerville Courthouse

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BUDGET PACKAGE

SEPTEMBER 3, 2009 DRAFT



ADMINISTRATIVE OFFICE  
OF THE COURTS

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OFFICE OF COURT CONSTRUCTION  
AND MANAGEMENT

The Administrative Office of the Courts, Office of Court Construction and Management (AOC-OCCM) presents this budget package to support the COBCP for the proposed Superior Court of California, County of El Dorado, New Placerville Courthouse project. The budget package includes the following items:

**1. Space Program**

A space program has been prepared by the AOC-OCCM in collaboration with the Superior Court of California, County of El Dorado. The program presents space requirements for replacement of the Main Street Courthouse and Building “C” Courthouse. The space program totals 87,642 building gross square feet for six courtrooms and associated space supporting criminal, civil, family law, juvenile, and collaborative court functions.

**2. Project Schedule**

A project schedule has been prepared for this project based on funding approval secured fall 2009.

**3. Study Phase Report, May 5, 2006, prepared by Dreyfuss & Blackford Architects**

In 2004, the AOC-OCCM hired a consultant, Dreyfuss & Blackford Architects, to prepare a study phase report investigating the feasibility of constructing a new court facility in western El Dorado County. The report analyzed consolidation of two existing facilities by replacing the Main Street Courthouse and Building “C” Courthouse to allow for the renovation of the Main Street Courthouse for future growth. The objectives of the study were to develop a space program, develop conceptual designs for a new courthouse, examine potential sites for the new courthouse, and develop a cost estimate for the project. The study of potential sites for the new courthouse was developed in collaboration with a Local Project Advisory Group consisting of representatives from the AOC-OCCM, court, county including a member from the Board of Supervisors, and City of Placerville.

The foundation of the study phase report is the Superior Court of California, County of El Dorado Court Facilities Master Plan dated October 2002. Since the study phase report was conducted in 2004 and 2005, the space program and cost estimate are outdated and have been replaced as part of the COBCP submission.

The study phase report contains a concise Executive Summary. The study concluded that a six-courtroom project with expansion to eight courtrooms is feasible at either of the two sites studied. This is consistent with the project scope described in the COBCP, although a site for the project has not been selected and is subject to compliance with CEQA. Below is a summary of each chapter in the body of the report:

A. Functional Space Program

The space program presented in the study phase report is outdated and has been replaced with a space program prepared by the AOC-OCCM as indicated above in Item 1.

## B. Site Planning and Architectural Considerations

This chapter presents site alternatives and conceptual site plans for two different sites: jail site and Green Valley Road site. While the study concluded that a 7 acre site is a *maximum* size needed to accommodate a six-courtroom project with expansion to eight courtrooms, the AOC-OCCM has determined that a *minimum* site of approximately 6 acres is needed to accommodate the proposed project, with future expansion for two additional courtroom for one future new judgeship and consolidation of the one court calendar from Cameron Park. A site for this project has not been selected.

## C. Building Development Options

This chapter presents financial options that are now outdated due to the age of the study and the fact that the options were identified prior to the final negotiated transfer agreement between the AOC and the County of El Dorado.

## D. Recommended Study Options

This chapter presents a recommended solution for development of the jail site to accommodate the proposed six-courtroom courthouse. The objective of this effort was to develop a conceptual building plan and site plan that meets all of the functional and operational needs of the court. The conceptual plan includes future expansion of the courthouse from six to eight courtrooms. This is consistent with the COBCP, as it identifies a minimum site size of approximately 6 acres to accommodate the proposed project, and a future two-courtroom addition to accommodate one new judgeship from the next 277 future new judgeships and one court calendar from consolidation of the Cameron Park Courthouse. As indicated above, a site for the new courthouse has not been selected and is subject to compliance with CEQA.

## E. Cost, Project Delivery and Schedule Considerations

The cost estimate and schedule in the study phase report are no longer valid. The schedule has been updated and is included in this budget package. An updated cost estimate is included in the COBCP. Pursuant to Senate Bill (SB) 1407 (Chapter 311, Statutes of 2008), the AOC will seek viable economic opportunities for development of the project. The total costs of the project, including financing, will be funded by the proceeds from SB 1407.

## F. Appendix

The appendix includes a detailed space program (now outdated as indicated above), a floor stacking model, program comparisons to the original master plan, office and workstation standards, a risk assessment study, outline specifications, narratives on building systems components, and alternative site options.

Superior Court of California, County of El Dorado  
 Projected Staff and Space Requirements Summary for the New Placerville Courthouse  
 Date: April 14, 2009

Author: d.jones

Division/Functional Area	Projected Need		Total	Comments
	Courtrooms	Total Staff	Departmental GSF	
Public Area: Entry Lobby & Security Screening	-	-	1,768	
Courtsets	6	6	21,931	
Judicial Chambers & Courtroom Support	-	7	3,420	
Court Operations	-	12	1,199	
Criminal/Traffic Division	-	25	4,960	
Civil/Small Claims Division	-	6	1,655	
Family Court Division	-	12	1,844	
Family Court Mediation	-	4	2,010	
Self-Help Center/Facilitators	-	3	890	
Department of Child Support Services (State Agency)	-	1	402	
Juvenile Court Division	-	4	729	
Collaborative Courts	-	8	1,350	
Court Administration	-	14	3,168	
Jury Services	-	1	2,504	
Sheriff Operations	-	4	1,421	
Central Incustody Holding	-	1	5,332	Includes sallyport and sheriff vehicle parking
Building Support	-	1	8,020	Includes secure basement parking
<b>Subtotal</b>	<b>6</b>	<b>109</b>	<b>62,602</b>	
Gross Area Factor			1.40	
<b>Total Building Gross Square Feet</b>			<b>87,642</b>	

Note:

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

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Public Area: Entry Lobby &amp; Security Screening</b>					
Entry Vestibule	200	-	1	200	
Security Screening Queuing	10	-	15	150	
Weapons Screening Station	250	-	2	500	
Secure Public Lobby	500	-	1	500	
Information Kiosk	64	-	1	64	
Subtotal Staff and Net Area		-		1,414	
Departmental Grossing Factor	25%			354	
Subtotal Departmental GSF				1,768	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Courtsets</b>					
Courtroom, Large (High Volume)	2,100	-	1	2,100	Includes ADA ramping
Courtroom, Multipurpose (jury)	1,850	-	5	9,250	Includes ADA ramping
Courtroom Clerk Copy/Supply/Workroom	100	-	3	-	1 per 2 courtrooms
Bailiff Workstation	-	6	-	-	Locate in courtroom
Exhibit Storage	50	-	6	300	
Courtroom Technology/Equipment Room	30	-	6	180	
Courtroom Holding/Attorney Interview	125	-	6	750	
Holding Vestibule	40	-	6	240	
Jury Deliberation (includes. 2 restrooms, kitchenette)	410	-	3	1,230	1 per 2 courtrooms
Courtroom Waiting	220	-	6	1,320	
Juvenile Dependency Waiting	150	-	2	300	
Attorney/Client Conference Room	100	-	12	1,200	
				-	
Subtotal Staff and Net Area		6		16,870	
Departmental Grossing Factor	30%			5,061	
Subtotal Departmental GSF				21,931	
<b>Judicial Chambers &amp; Courtroom Support</b>					
Judicial Chambers (Includes restroom, closet)	400	6		2,400	
Judicial Secretary Workstation	64	1		64	
Shared Network Printer	12	-	1	12	
Chambers Waiting/Reception	120	-	1	120	
Coffee Alcove	40	-	1	40	
Copy/Workroom/Supply Alcove	100	-	1	100	
				-	
Subtotal Staff and Net Area		7		2,736	
Departmental Grossing Factor	25%			684	
Subtotal Departmental GSF				3,420	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Court Operations</b>					
<b>Court Operations/Courtroom Clerks</b>					
Court Operations Manager	150	2		300	Criminal & Family Resources Div.
Shared Network Printer	12	-	1	12	
Subtotal Staff and Net Area		2		312	
Departmental Grossing Factor	25%			78	
Subtotal Departmental GSF				390	
<b>Court Reporters</b>					
Supervisor Office	120	-		-	
Court Reporter Workstation	48	6		288	
Shared Network Printer	12	-	1	12	
Court Reporter Production Area	100	-	1	100	
Subtotal Staff and Net Area		6		400	
Departmental Grossing Factor	25%			100	
Subtotal Departmental GSF				500	
<b>Interpreters</b>					
Supervisor Office	120	-		-	
Work Carrels	25	3		75	
Shared Network Printer	12	-	1	12	
Lockers/Book shelving	40	-	1	40	
Subtotal Staff and Net Area		3		127	
Departmental Grossing Factor	25%			32	
Subtotal Departmental GSF				159	
<b>Legal Research</b>					
Attorney Office	120	1		120	
Shared Network Printer	12	-	-	-	
Subtotal Staff and Net Area		1		120	
Departmental Grossing Factor	25%			30	
Subtotal Departmental GSF				150	
Total Staff and Net Area		12		959	
Total Departmental GSF				1,199	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Criminal/Traffic Division</b>					
<b>Criminal/Traffic Staff</b>					
Court Operation Supervisor	120	1	-	120	
Legal Processing Clerk	48	15	-	720	
Calendar Clerk	48	1	-	48	
Appeals (Traffic and Civil)	48	2	-	96	
Courtroom Clerks	48	6	-	288	
Shared Network Printer	12	-	1	12	
CLETS Workstation	48	-	1	48	
<b>Service Counter - Criminal</b>					
Counter Workstation	48	-	2	96	Unassigned
Queuing Area	10	-	10	100	
Workcounter/Form Storage	80	-	1	80	
Photocopiers/Printers (Staff Support)	80	-	1	80	
Public File Viewing/Document Review	300	-	1	300	cap. 8 with computers, microfiche
<b>Service Counter - Traffic</b>					
Counter Workstation	48	-	2	96	Unassigned
Queuing Area	10	-	10	100	
Workcounter/Form Storage	100	-	1	100	
Photocopiers/Printers (Staff Support)	120	-	1	120	
<b>Active Records - Crim, Traffic, Civil, Family, Juvenile</b>					
Active Files	450	-	1	450	Centralized High-Density File Room
File Scanning Station	64	-	1	64	
File Staging Area	80	-	1	80	
Sorting Workstation	64	-	1	64	
File Carts	6	-	12	72	
Death Penalty File Storage	150	-	1	150	
<b>Shared Support</b>					
Copy/Work Room	250	-	1	250	
Cash Safe	40	-	1	40	
Mail Box Area	60	-	1	60	
Coffee Counter	40	-	1	40	
Subtotal Staff and Net Area		25		3,674	
Departmental Grossing Factor	35%			1,286	
Subtotal Departmental GSF				4,960	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Civil/Small Claims Division</b>					
<b>Staff</b>					
Legal Processing Clerk	48	3	-	144	
Shared Network Printer	12	-	1	12	
<b>Service Counter</b>					
Counter Workstation	48	-	1	48	Unassigned
Queuing Area	10	-	20	200	
Workcounter/Form Storage	80	-	1	80	
Photocopiers/Printers (Staff Support)	80	-	1	80	
Public File Viewing/Document Review	300	-	-	-	Share with Criminal/Traffic
<b>Civil Settlement Unit/Alternative Dispute Resolution</b>					
Dispute Resolution Officer	150	1	-	150	
ADR Administrator	64	1	-	64	
Legal Process Clerk Workstation	48	1	-	48	
Waiting/Reception Area	120	-	1	120	
Settlement Conference Room	180	-	1	180	
Caucus Room	100	-	1	100	
<b>Active Records</b>					
Active Files	-	-	-	-	See Criminal/Traffic Division
File Scanning Station	-	-	-	-	
File Staging Area	-	-	-	-	
Sorting Workstation	-	-	-	-	
File Carts	-	-	-	-	
<b>Shared Support</b>					
Copy/Work Room	-	-	-	-	Share with Criminal/Traffic
Mail Box Area	-	-	-	-	Share with Criminal/Traffic
Coffee Counter	-	-	-	-	Share with Criminal/Traffic
Subtotal Staff and Net Area		6		1,226	
Departmental Grossing Factor	35%			429	
Subtotal Departmental GSF				1,655	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Family Court Division</b>					
<b>Staff</b>					
Court Operations Supervisor	120	1	-	120	
Legal Processing Clerk	48	6	-	288	
Calendar Clerk	48	1	-	48	
Court Appointed Special Advocates (CASA)	48	4	-	192	Appointed Case Workers
Shared Network Printer	12	-	1	12	
<b>Service Counter</b>					
Counter Workstation	48	-	2	96	Unassigned
Queuing Area	10	-	20	200	
Workcounter/Form Storage	80	-	1	80	
Photocopiers/Printers (Staff Support)	80	-	1	80	
Public File Viewing/Document Review	300	-	-	-	Share with Criminal/Traffic
<b>Active Records</b>					
Active Files	-	-	-	-	See Criminal/Traffic Division
File Scanning Station	-	-	-	-	
File Staging Area	-	-	-	-	
Sorting Workstation	-	-	-	-	
File Carts	-	-	-	-	
<b>Shared Support</b>					
Copy/Work Room	250	-	1	250	
Subtotal Staff and Net Area				1,366	
Departmental Grossing Factor				478	
Subtotal Departmental GSF				1,844	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Family Court Mediation</b>					
<b>Staff</b>					
Mediator Office	180	4	-	720	
Shared Network Printer	12	-	1	12	
<b>Shared Support</b>					
Counter Workstation	48	-	1	48	Unassigned
Queuing Area	10	-	10	100	
Waiting Area 1	15	-	10	150	Provide two separate areas
Waiting Area 2	15	-	10	150	Provide two separate areas
Children's Waiting	80	-	1	80	
Workshop/Orientation Room	300	-	1	300	
File Unit	12	-	4	48	
Copy/Work Room	-	-	-	-	Share with Family Staff
Subtotal Staff and Net Area		4		1,608	
Departmental Grossing Factor	25%			402	
Subtotal Departmental GSF				2,010	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Self-Help Center/Facilitators</b>					
<b>Staff</b>					
Family Law Facilitator Office	120	1	-	120	
Paralegal	64	1	-	64	
Shared Network Printer	12	-	1	12	
<b>Public Area</b>					
Reception/Triage Counter	48	1	-	48	Assigned Counter Workstation
Waiting Room	15	-	18	270	
Computer Workstation	20	-	1	20	Public use
Work Table	40	-	1	40	Public use
Form Display	50	-	1	50	
Photocopier, coin operated	24	-	1	24	
Orientation Room	-	-	-	-	Share with Mediation Workshop
<b>Staff Support</b>					
Bulk Form Storage	64	-	1	64	
Copy/Supply	-	-	-	-	Share with Family Staff
Subtotal Staff and Net Area		3		712	
Departmental Grossing Factor	25%			178	
Subtotal Departmental GSF				890	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Department of Child Support Services (State Agency)</b>					
<b>Court Functions (Not permanent office space for DCSS staff)</b>					
Reception/Control Counter	48	1	-	48	
Waiting Room	15	-	8	120	
DCSS Interview Room/Alcove	70	-	1	70	Includes Disso-master
Copy Alcove	24	-	1	24	
DCSS Staff Attorney Hotel Workstation	36	-	1	36	
Subtotal Staff and Net Area		1		298	
Departmental Grossing Factor	35%			104	
Subtotal Departmental GSF				402	

Note: Locate adjacent to Family Courtrooms

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Juvenile Court Division</b>					
<b>Staff</b>					
Legal Process Clerk Workstation	48	1	-	48	
Calendar Clerk	48	1	-	48	
Courtroom Clerks (Dependency and Delinquency)	48	2	-	96	
Shared Network Printer	12	-	1	12	
CLETS Workstation	48	-	1	48	Share with Criminal
<b>Service Counter</b>					
Counter Workstation	48	-	1	48	Unassigned
Queuing Area	10	-	10	100	
Workcounter/Form Storage	80	-	1	80	
Photocopiers/Printers (Staff Support)	60	-	1	60	
<b>Active Records</b>					
Active Files; 42" x 7 shelf unit	12	-	-	-	See Criminal/Traffic Division
File Scanning Station	48	-	-	-	
File Staging Area	60	-	-	-	
Sorting Workstation	48	-	-	-	
File Carts	6	-	-	-	
<b>Shared Support</b>					
Copy/Work Room	-	-	-	-	Share with Family
Subtotal Staff and Net Area		4		540	
Departmental Grossing Factor	35%			189	
Subtotal Departmental GSF				729	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Collaborative Courts</b>					
<b>Adult Felony and Juvenile Drug Courts/DUI Court/Prop 36 Drug Court/Dependency Drug Court/Behavioral Health Court/Teen Court</b>					
Manager Office	120	1		120	
Treatment Intake Office - Triage	100	1		100	
Program Coordinator Workstation	48	1		48	
Public Defender Office	100	1		100	
Compliance Officer Office	100	1		100	
Substance Abuse Counselor Office	100	1		100	
Probation Officer Office	100	1		100	
Social Worker Office	100	1		100	
Shared Network Printer	12	-	1	12	
Waiting Room	15	-	8	120	
Drug Testing Specimen Collection Toilet Room	80	-	1	80	
File Storage	100	-	1	100	
Work/Copy Room	-	-	-	-	Share with Family
Subtotal Staff and Net Area		8		1,080	
Departmental Grossing Factor	25%			270	
Subtotal Departmental GSF				1,350	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Court Administration</b>					
<b>Court Executive Office</b>					
Court Executive Officer	240	1	-	240	
Assistant Court Executive Officer	200	1	-	200	
Administrative Analyst	48	2	-	96	
Fiscal Manager	120	1	-	120	
Fiscal Analyst	48	1	-	48	
Procurement/Asset Specialist	48	1	-	48	
Fiscal Technician	48	1	-	48	
Shared Network Printer	12	-	1	12	
Subtotal Staff and Net Area		8		812	
Departmental Grossing Factor	25%			203	
Subtotal Departmental GSF				1,015	
<b>Human Resources</b>					
HR Manager	120	1	-	120	
HR Analyst	48	1	-	48	
Shared Network Printer	12	-	1	12	
Subtotal Staff and Net Area		2		180	
Departmental Grossing Factor	25%			45	
Subtotal Departmental GSF				225	
<b>Information Technology</b>					
Information Technology Manager	120	1	-	120	
Information Technology Technician	48	2	-	96	
IT Case Manager	48	1	-	48	
IT Work Room	200	-	1	200	
IT Secure Equipment Storage	200	-	1	200	
Central Computer Room	150	-	1	150	
File Unit	12	-	1	12	
Shared Network Printer	12	-	1	12	
Subtotal Staff and Net Area		4		838	
Departmental Grossing Factor	25%			210	
Subtotal Departmental GSF				1,048	
<b>Shared Support</b>					
Reception Waiting Area	100	-	1	100	w/counter
Copy/Work Room	180	-	1	180	Include money/mail room
Conference Room	180	-	1	180	
File Unit	120	-	1	120	
Secure File Room	100	-	1	100	
Money/Mail Room	100	-	-	-	
Safe	24	-	1	24	
Subtotal Staff and Net Area		-		704	
Departmental Grossing Factor	25%			176	
Subtotal Departmental GSF				880	
Total Staff and Net Area		14		2,534	
Total Departmental GSF				3,168	

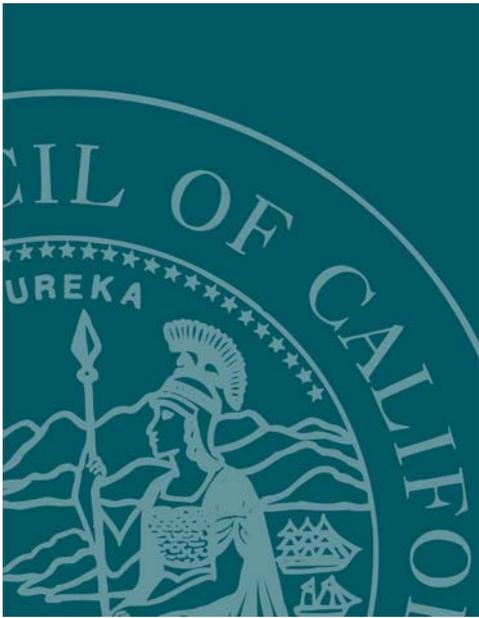
Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Jury Services</b>					
<b>Jury Administration</b>					
Legal Process Clerk Workstation	64	1	-	64	
Shared Network Printer	12	-	1	12	
<b>Jury Processing</b>					
Check-in Counter Station	48	-	1	48	
Queuing Area	10	-	23	225	
Forms Counter	80	-	1	80	
Copy/Printer/Supply	80	-	1	80	
File Unit	12	-	2	24	
<b>Jury Assembly/Waiting</b>			<b>90</b>	<b>Total Jury Call</b>	
General Seating	15	-	66	990	
Carrel Workstation	20	-	8	160	
Table Seating	80	-	4	320	4 seats at one table
<b>Juror Support</b>					
Vending Area	120	-	-	-	use public vending
Women's Restroom	300	-	-	-	use public restrooms
Men's Restroom	250	-	-	-	use public restrooms
Subtotal Staff and Net Area			1	2,003	
Departmental Grossing Factor		25%		501	
Subtotal Departmental GSF				2,504	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Sheriff Operations</b>					
<b>Staff</b>					
Mgmt. Office (Capt., Lieut.)	120	1	-	120	
Staff Carrels	25	3	-	75	3 workstations
Shared Network Printer	12	-	1	12	
<b>Support</b>					
Central Control Room	250	-	1	250	
Security Equipment Closet	80	-	1	80	
Men's Locker/Shower/Toilet Room	200	-	1	200	
Women's Locker/Shower/Toilet Room	200	-	1	200	
Copy/Work/Supply Alcove	80	-	1	80	
Break/Report Room	120	-	1	120	
Subtotal Staff and Net Area		4		1,137	
Departmental Grossing Factor	25%			284	
Subtotal Departmental GSF				1,421	
<b>Central Incustody Holding</b>					
Vehicular Sallyport	2,000	-	1	2,000	
Patrol Vehicle Parking	-	-	4	-	Park in Sallyport
Pedestrian Sallyport	200	-	1	200	
Staff Station (Podium)	100	-	1	100	Cell Door Control
Central Holding, Adult			<b>36</b>		<b>Total Capacity - Adult</b>
Group Holding - Male	192	-	1	192	16 Capacity
Group Holding - Female	192	-	-	-	Split into two 8 Capacity Cells
Group Holding - Male	112	-	1	112	8 Capacity
Group Holding - Female	112	-	1	112	8 Capacity
Individual Holding - Male	60	-	2	120	
Individual Holding - Female	60	-	2	120	
Central Holding, Juvenile			<b>20</b>		<b>Total Capacity - Juvenile</b>
Group Holding - Male	112	-	1	112	8 Capacity
Group Holding - Female	112	-	1	112	8 Capacity
Individual Holding - Male	60	-	2	120	
Individual Holding - Female	60	-	2	120	
Probation Staff Workstation	48	1	-	48	
Court Dressing Room	40	-	1	40	
Attorney/Detainee Interview Room	60	-	2	120	
Attorney Vestibule/Waiting	60	-	1	60	
Storage Room	100	-	1	100	
Staff Restroom	60	-	1	60	
Janitor Closet	40	-	1	40	
Subtotal Staff and Net Area		1		1,888	
Departmental Grossing Factor	50%			944	
Vehicular Sallyport and Patrol Vehicle Parking				2,000	
Vehicular Circulation	25%			500	
Subtotal Departmental GSF				5,332	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Building Support</b>					
<b>Children's Waiting Room</b>					
Secure Check-in Station	60	-	1	60	
Play Area	250	-	1	250	reading, television, computer areas
Clerk/Volunteer Workstation	48	1	-	48	
Supply/Toy Storage	20	-	1	20	
Restroom	60	-	1	60	for clients
Kitchenette	24	-	1	24	
Subtotal Staff and Net Area		1		462	
Departmental Grossing Factor	25%			116	
Subtotal Departmental GSF				578	
<b>Staff Support</b>					
Training/Conference Rooms	500	-	1	500	
Law Library/Judges Conference Room	200	-	1	200	
Staff Break Room	450	-	1	450	Centralized
Staff Lactation Room	80	-	1	80	
Staff Shower/Restroom	120	-	2	240	
Subtotal Staff and Net Area		-		1,470	
Departmental Grossing Factor	20%			294	
Subtotal Departmental GSF				1,764	
<b>Public Area Support</b>					
Vending Area	75	-	1	75	3 vending machines
Subtotal Staff and Net Area		-		75	
Departmental Grossing Factor	20%			15	
Subtotal Departmental GSF				90	
<b>Related Justice Agency Space</b>					
Victim/Witness Room	100	-	1	100	
Agency Hoteling Office Space	180	-	1	180	
Subtotal Staff and Net Area		-		280	
Departmental Grossing Factor	20%			56	
Subtotal Departmental GSF				336	
<b>Exhibits Storage</b>					
Exhibits Storage	300	-	1	300	Long Term through Appeals
Subtotal Staff and Net Area		-		300	
Departmental Grossing Factor	20%			60	
Subtotal Departmental GSF				360	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Building Support</b>					
<b>Building Operations</b>					
Loading/Receiving Dock	180	-	1	180	
Loading Staging Room	100	-	1	100	
Mail Processing and Distribution Center	150	-	1	150	
General Building Storage	300	-	1	300	
Trash/Recycling Collection	180	-	1	180	
Housekeeping Storage	100	-	1	100	
Building Service Equipment/Workshop	150	-	1	150	
Subtotal Staff and Net Area		-		1,160	
Departmental Grossing Factor	20%			232	
Subtotal Departmental GSF				1,392	
<b>Secure Parking</b>					
Secured Judges Parking	350	-	6	2,100	
Executive Staff Parking	350	-	2	700	
Subtotal Staff and Net Area		-		2,800	
Vehicular Circulation	25%			700	
Subtotal Departmental GSF				3,500	
Subtotal Staff and Net Area		1		6,547	
Subtotal Departmental GSF				8,020	





# Superior Court of California

## El Dorado County

### New Placerville Courthouse

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#### STUDY PHASE REPORT



May 5, 2006



ADMINISTRATIVE OFFICE  
OF THE COURTS

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OFFICE OF COURT CONSTRUCTION  
AND MANAGEMENT

## **ACKNOWLEDGEMENTS**

The following individuals constitute the project team contributing content and input through workshops, meetings, and telephone calls as well as contributing to the documentation effort that has produced this report.

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**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

**EXECUTIVE SUMMARY**

## **EXECUTIVE SUMMARY**

## **INTRODUCTION**

This study was undertaken to investigate the feasibility and benefits of a new court facility in western El Dorado County. The new facility would consolidate court facilities and replace the courtrooms in the County's Building C and replace or allow future remodeling and adaptive re-use of the inadequate and seismically deficient Main Street facility. The Project is ranked #28 in the Five Year Infrastructure Plan for courts in California.

The objectives of the study were:

- Develop a macro-level functional and space program for the facility, to meet the needs of the Court.
- Develop a conceptual design for the new court facility, and illustrate viability of future expansion.
- Provide a cost model for Project budgeting.
- Examine and evaluate potential sites for the Project in and near Placerville.

This study was conducted in 2004 and 2005 with the Court, the County, the architectural/planning team led by Dreyfuss & Blackford Architects, and the AOC Office of Court Construction and Management (OCCM). For the purposes of this study, it was assumed that the Project would be funded for construction in FY 2009/2010, and construction would commence in April 2010.

The County has proposed to donate a seven-acre site for the new facility adjacent to the existing County Jail in Placerville, as well as approx. \$5,000,000 (County funds and Courthouse Construction Funds). The Jail site was the main focus of the study, although numerous other possible sites in and near Placerville were evaluated. Site studies of an alternate site near Placerville were completed to compare to the costs and characteristics of the Jail site.

The study concluded that the Jail site is an optimal location for a 6 to 8 courtroom courthouse, and would meet the long-term needs of the Superior Court of El Dorado County. The cost of the 6 courtroom Project is projected to be \$49,679,000.

## OVERVIEW

El Dorado County straddles the Sierra Nevada Mountains, from the Lake Tahoe basin in the East (the “eastern slope”) to the rolling foothills of Placerville and El Dorado Hills near Sacramento in the West (the “western slope”) . According to Department of Finance projections, the County will experience significant growth during the 20-year court planning cycle, almost entirely on the western slope. Court projections indicate the following increases between 2002 and 2022:

- Caseload will increase by 127 percent.
- Judicial positions (JPEs) will increase from 10 to 18.
- Court staff will increase from 105 to 279 FTE.

The Superior Court of El Dorado County is presently housed in five buildings in three different communities, resulting in significant redundancy and inefficiency of staff and operations. There is a broad consensus among stakeholders that court facilities should be consolidated into fewer locations.

The Court currently occupies 11 courtrooms in 5 locations:

<u>Bldg ID</u>	<u>Facility</u> (and year built)	<u>Court Area</u> (sq.ft.)	<u>Courtrooms</u>
9-A-1	<b>Main Street</b> 495 Main Street, Placerville (1913)	18,658	4
9-B-1	<b>Building C</b> 2850 Fairlane Court, Placerville (1992)	10,704	1
9-C-1	<b>Superior Court (Cameron Park)</b> 3321 Cameron Park Dr, Cameron Park (1984)	5,692	1
9-D-1	<b>El Dorado Center</b> 3368 Lake Tahoe Blvd, S. Lake Tahoe (1964)	3,839	1
9-E-1	<b>Johnson Building</b> 1354 Johnson Blvd, S. Lake Tahoe (1974)	23,954	4
		<b>62,847</b>	<b>11 total</b>

There are three facilities on the western slope:

- The Main Street courthouse in downtown Placerville is over 90 years old, cramped, has no secure circulation for judges, Court staff, or in-custody defendants, has only 27 parking spaces on-site, lost virtually all of its historic interior in a 1970 remodel, and is seismically deficient.
- The Building C courtroom is located in a portion of one building in the County's Government Complex, approx. 10 minutes away from Main Street. As a temporary stopgap, the Planning Department Hearing Room is used as an overflow courtroom 3 days a week.
- The Cameron Park facility is located on a 5 acre site, and expansion to at least 3 courtrooms appears feasible.

The County Jail is at a fourth location in western Placerville, requiring that all detainees in criminal proceedings are transported on public streets to and from Main Street and Cameron Park. Based on building age, location, ownership status, expansion possibilities, and functionality, the Court views the Johnson Building on the eastern slope and Cameron Park on the western slope to be its most viable long-term facilities.

This project is intended to replace the courtrooms at Main Street and Building C (possibly allowing Main Street to be remodeled for adaptive re-use), and consolidate redundant staffing.

The County has long reserved a site adjacent to the County Jail for a new courthouse. It developed several courthouse designs over the years, most recently in 2000 that was the subject of a draft Environmental Impact Report. This location, adjacent to the existing jail facility, is important for the operational advantages it offers. In-custody defendants in criminal cases are housed at the County Jail, and significant savings for the Court and the County and improved security would result from direct, secure circulation between the Jail and the courthouse.

## **MASTER PLAN HIGHLIGHTS**

The Master Plan for the Superior Court of California, County of El Dorado, dated October 8, 2002, evaluated the long-term needs of the Court and concluded that consolidation of facilities and replacing inadequate facilities was mandatory. Due to the impediment of the Sierra Nevada mountains and the distance between Placerville and South Lake Tahoe, the Master Plan determined that at least one eastern slope and one western slope facility were needed. It recommended consolidating the western slope facilities to either the Jail site only or to a combination of the Jail site and Cameron Park. The Master Plan recommended a first phase of 8 courtrooms at the Jail site to replace Main Street and Building C and provide for growth. Subsequently, growth was eliminated and the project downscaled to 4 courtrooms as a partial replacement for Main Street and Building C. During this study, the scope was increased to 6 courtrooms to match the total of courtrooms at Main Street and Building C.

## **STUDY CONCLUSIONS REGARDING THE PROJECT**

The Study concluded that a six-courtroom facility of approx. 61,550sf at the Jail site should be constructed, with possible future expansion to 8 courtrooms. This is a no-growth project, although future remodeling of Main Street could provide additional courtrooms. The steps to reach this conclusion were:

- The AOC's 2005/2006 Capital Outlay Budget Change Proposal for this Project described a new four-courtroom facility of 39,000 GSF at the Jail site, with provision for nine additional future courtrooms. This was to replace the Main Street and Building C facilities and to ultimately consolidate all western slope facilities at one location. After OCCM review of the existing facilities and upon consultation with the Local Project Advisory Group (LPAG), the program scope was increased from four to six courtrooms to reflect the total capacity of the two facilities to be replaced.

- Site studies determined that the capacity of the 7 acre Jail site (for both the building and surface parking) is a maximum of eight courtrooms before a costly parking structure would be required and before adjacent streets would be over-burdened. Therefore, future expansion beyond eight courts should be located at the Cameron Park site or elsewhere.
- Other possible sites for the courthouse in and near Placerville were investigated. Market value of sites of comparable size ranged up to approx. \$1,400,000 in the spring of 2005. Studies of a site at Missouri Flat and Green Valley Roads, 3.8 miles from the Jail, indicated that construction costs would be equivalent to the Jail site. However, the Jail site is preferred for its adjacency to the Jail, convenience to downtown Placerville, the previous applicable environmental studies, and availability at no cost to the State.

By consolidating Main Street and Building C in one adequately-sized facility adjacent to the Jail, the Court could shift all Criminal and Civil cases there, relieving caseload at other facilities and utilize staff more efficiently. The program highlights as developed by this study are:

6 Courtrooms and Chambers, and Related Spaces	21,265
Court Administration/Support	8,469
Clerk of Court	13,788
Court Security Operations and Holding	3,831
Building Support, Circulation, Rest Rooms, Mechanical and Electrical, Structural, Misc.	14,206
<b>Total Building Gross Square Feet (BGSF)</b>	<b>61,558 BGSF</b>

## **SITE PLANNING AND ARCHITECTURAL CONSIDERATIONS**

Since the 1970's, the County of El Dorado has operated a jail facility on the western edge of the City of Placerville, with a site reserved for a future courthouse. At the outset of this study, the County of El Dorado and the Superior Court of El Dorado County expressed their unified vision that this is the preferred site for a consolidated courthouse due to the safety and logistical advantages of locating adjacent to the Jail. Site studies performed by the design team confirmed that the site was appropriate, although a capacity of 8 courtrooms appeared to be the maximum capacity of the site and surrounding streets.

The Jail site enjoys a prominent location adjacent to US Highway 50, with mature trees and adequate site area to allow for on-grade parking. Its sloping terrain can be utilized to locate secure judges' parking and an in-custody sallyport and holding area under the first floor of the building.

There are no nearby major structures or influences that would hamper development or limit the design.

A Risk Assessment study was performed for the project, and the recommendations included in the plans and estimates.

## **PARKING**

No street or off-site parking is available near the Jail site. To accommodate 6 courtrooms and to allow for the large jury calls of the Court, 220 public parking spaces are planned, along with 65 separate staff parking spaces, and 11 secure judicial parking spaces under the building. Site area is reserved for 70 future parking spaces to serve 2 additional courtrooms.

## PRELIMINARY COST PLAN

The design team prepared a detailed cost estimate to form the basis for the Project budget, summarized below. The estimate was based on costs as of July, 2005, and then escalated to the assumed midpoint of construction in February, 2011. No cost for Site Acquisition has been included, assuming a County donation. A market-rate site would be budgeted at approx. \$2,200,000. Note that the County-offered funding would reduce the Project's cost to the State by approximately \$5,000,000.

Site Acquisition (assumed County donation)	\$0
Site Improvement and Tunnel to Jail	\$4,775,493
Building Construction (incl. data cabling)	\$24,757,218
<u>Furnishings, Equipment, Security</u>	<u>\$1,677,654</u>
Subtotal – Current Construction Costs	\$31,210,365
Escalation to Midpoint Of Construction (2/2011)	\$8,707,000
<u>Construction Contingency (5%)</u>	<u>\$1,996,000</u>
Subtotal Construction Costs	\$41,914,000
Professional Fees and Construction Inspection	\$4,825,000
Other Project Costs (Construction Management, <u>Survey and Geotechnical, Material Testing, CEQA)</u>	<u>\$2,940,000</u>
<b>Total Estimated Project Costs</b>	<b>\$49,679,000</b>

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**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

*TAB 1*

**FUNCTIONAL AND SPACE PROGRAM**

**FUNCTIONAL AND  
SPACE PROGRAM****EXISTING CONFIGURATION**

The Superior Court of California, County of El Dorado presently has ten judicial officers presiding over court calendars in five separate locations. Two of these locations are in South Lake Tahoe and accommodate four judicial officers. Three facilities are located in the “west slope” of the county and provide for seven judicial officers. The South Lake Tahoe Courts hear the full range of case categories and operates as a self-contained branch.

In the west slope, family law, juvenile delinquency/dependency and criminal calendars are primarily assigned to the Main Street Courthouse. This facility has four courtrooms; three of which are barely functionally adequate. The fourth courtroom is used by visiting judges, but it primarily houses the Alternate Dispute Resolution Program (ADR). Two judges and one commissioner are located at this site. This location also provides space for family law mediation. Building C, located at the County Government Center, has one courtroom housing one judge and one referee. These judicial officers hear criminal, pro per family law, traffic, small claims and civil unlawful detainers. This facility also houses court administration, intermingled with employees from the County Planning/Building Departments.

The Cameron Park Branch Court houses one judge in one courtroom. This court department hears civil, civil harassment, guardianship and probate cases.

In South Lake Tahoe the court uses two buildings. Four courtrooms are located in the Johnson Boulevard courthouse and one in El Dorado Center.

## **NEW PLACERVILLE COURTHOUSE FUNCTIONAL PROGRAM**

The proposed new six-courtroom courthouse would incorporate the combined family law and criminal calendars from the Main Street courthouse and Building C courts with the ability to add two courtrooms in the future. It would also provide for civil, juvenile and probate calendars. Traffic, small claims, and civil unlawful detainers would be assigned to the Cameron Park Branch Court. Court administration would also be housed at the new courthouse. All jury activities for the west slope courts will be assigned to the new courthouse. The jury assembly area is sized to accommodate a 180-person jury call. This area will need to increase according to future expansion.

The criminal, civil, and family law legal process functions will be housed in the new courthouse. With the physical consolidation of these functions it may enable eventual operational consolidation. The physical consolidation will also allow for sharing of a workroom and public document reviewing area.

Family law support functions will provide mediation, CASA staff, and counseling services. This unit has functional ties with the self-help center and the children's waiting area, which should be located in close proximity.

The ADR function will provide staff and limited meeting space for pre-trial civil arbitration and other functions including case management, mandatory settlement conferences, dispute resolution hearings, discovery referee and law and motion matters. It is envisioned that there will be other areas in the courthouse (i.e., attorney conference rooms, jury deliberation rooms, etc.) that will be available for use for arbitration sessions.

Information technology was sized for the year 2025 needs of the court. The program provides for support spaces necessary to house, maintain and, where necessary, repair and replace court technology infrastructure including telecommunications, computers, and audio-visual support.

In-custody holding was programmed with input from the County Sheriff's staff and their consultant. It is envisioned that the Sheriff's staff will assemble in-custody defendants for the morning docket at the jail. The defendants will be walked through the tunnel (or driven, if the courthouse is not located adjacent to the county jail) to holding cells in the new courthouse. These defendants will be housed for a short period while officers move smaller groups to floor holding areas adjacent to the courtrooms. Separate areas for males, females and juveniles have been programmed. A similar in-custody movement pattern will occur for the afternoon court docket. Attorney interview booths will be available at the floor holding facilities.

The Sheriff's staff will provide Court security. Court security staff will operate in four locations – the courtrooms, security screening, public corridors and lobby, and the building security center. It is envisioned that closed-circuit TV cameras will monitor public spaces, staff corridors and courtrooms. These cameras will serve as backup to security staff and will be connected to monitors in the central control room. A small holding area has been provided for individuals who may be taken into custody as a result of courtroom actions or disruptive individuals in public areas. An assembly or work area has been provided for court bailiffs along with locker and toilet facilities.

A children's waiting area has been programmed to accommodate activities for children brought into the courthouse. This area is to be staffed with contract staff. It is not intended as a day-care facility. Children will be housed for only short periods while the parent(s) are in court.

An interpreter's workroom will house workstations for contract interpreters when they are not in the courtroom. It is assumed that these workstations will be unassigned and their use controlled by court administration.

A self-help center has been programmed to accommodate contract or volunteer staff assisting citizens filing pro per cases. This area will provide a pro per facilitator workspace, reference area and computer workstations.

A mailroom has been programmed for a centralized outgoing, incoming and sorting of mail. The area will also come under the authority of the court administrator and should be adjacent to that space.

The above assumptions and conclusions related to court operations served along with space standards to form the basis for the staff and space requirements development.

For program details, please refer to Tab 6 – Appendices, Exhibit 1.

## **SPACE STANDARDS**

The space requirements program was derived from the following sources:

- § California Trial Court Facilities Guidelines
- § Office and workstation standards
- § Dimensions and specifications of required equipment

Each of the sources is discussed in the following paragraphs.

*The California Trial Court Facilities Guidelines* identifies and quantifies a set of spaces to accommodate specific court functions and staff. These guidelines (adopted by the Judicial Council effective July 1, 2002) are presented as either a minimum requirement or as a range of square footages depending on the size of court operations. These guidelines are not rigid standards, but instead are intended to assist the court and design team in developing a space program that meets the needs of the courts. The guidelines were reviewed and space standards used either fit within the range or slightly exceed the minimum. The office and workstation standards utilized in the program reflect flexible furniture layouts for offices and system

furniture workstations. The office and workstation layouts and dimensions are illustrated in diagrams, which are attached as an appendix to this report (see Tab 6 – Appendices, Exhibit 5).

Equipment rooms, public counters, file and supply areas, and other specialized areas were sized based on the number and size of existing or proposed equipment. For file areas, inefficient two- to four-drawer filing cabinets were replaced by more efficient open shelving units.

Conference rooms, jury assembly, training rooms, and other similar areas were sized based on capacity and an area factor per person.

## **ADJACENCY REQUIREMENTS AND BUILDING STACKING PROGRAM**

The major adjacency requirements are detailed as follows:

- § All court clerk functions should be adjacent and located on a lower floor.
- § The break room should be easily accessible to court clerk staff since they will be the primary user.
- § The jury assembly area should be directly accessed from the public lobby and easily identifiable by those entering the building.
- § Family law support, child waiting and self-help center need to be in close proximity of each other. They should be located near the family law courtroom.
- § Information technology and court administration should be adjacent.
- § Court administration should be able to easily access the judicial officers through a non-public corridor.
- § The high-volume arraignment court should be located on a ground floor near a public access point.
- § In addition to these requirements the high-public activities such as jury assembly and court filing and processing need a ground-floor location.

§ Judges' chambers, judicial secretaries, court reporters, judicial assistants and research attorneys should be clustered near a non-public corridor with direct access to courtrooms.

### **STACKING PROGRAM**

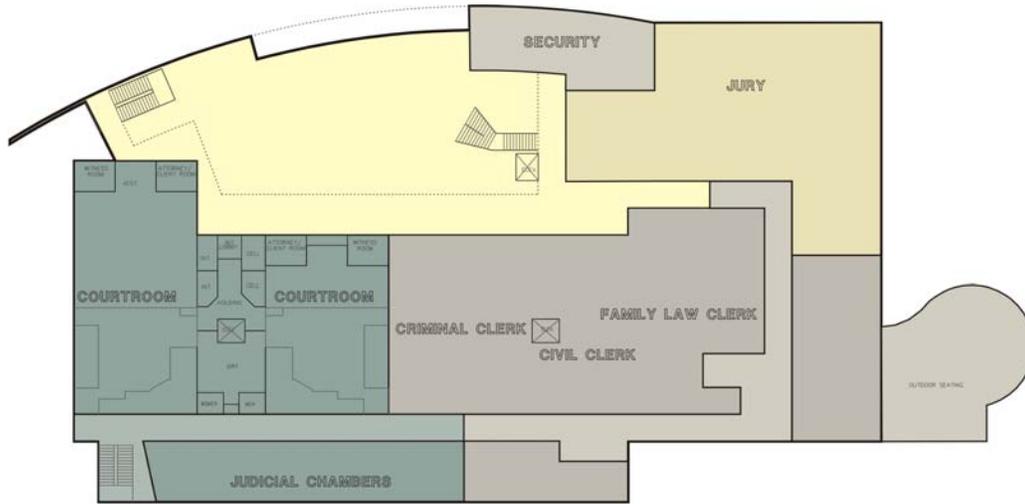
The previous paragraphs presented the primary adjacency needs that will impact placement of court function within the building. The stacking program is dictated by these adjacencies and the courtroom suite configuration. The courtroom suite includes the following components:

- § Courtroom
- § Jury deliberation room (shared by two courtrooms)
- § Attorney conference room
- § Witness waiting room
- § Sound buffer
- § In-custody holding area (shared by two courtrooms)
- § In-custody elevator (shared by two courtrooms)

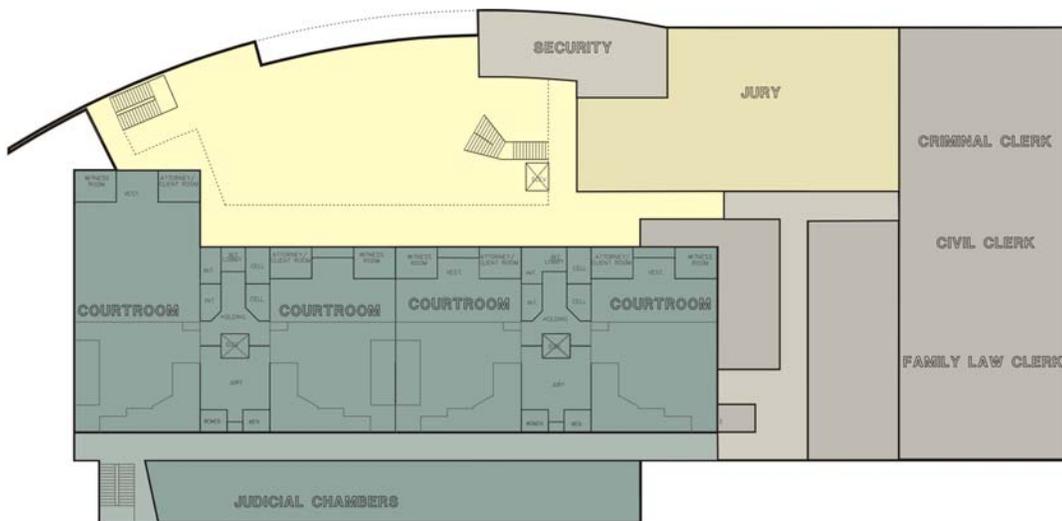
Because of the shared in-custody facilities the courtroom suites are provided in groups of two. The new Placerville six-courtroom Courthouse is proposed to have four courtrooms on the upper floor with two courtrooms on the lower floors. The two-story stacking program is shown in Tab 6 – Appendices, Exhibit 3.

### FUTURE EXPANSION

The two-story stacking program allows for future addition of two courtrooms utilizing vertical circulation already incorporated in the six-courtroom layout. By relocation the support functions to the future addition, two courtrooms can be added stacked underneath the second floor courtrooms and directly over the holding-area elevator, minimizing cost and disruption to existing functions.



First floor plan, before expansion



First floor plan, after expansion

SPACE/FUNCTIONAL SUMMARY	#CR's	Per Original Master Plan	#CR's	Study Phase Program
<b>COMPONENT SUMMARY</b>	6			
<b><i>Courtroom and related spaces</i></b>				
Courtroom (lg): 1 @ 2,400 SF	1.00			2,400
Courtroom (sm): 5 @ 1,600 SF	5.00			8,000
Chambers, jury deliberation, conf rooms, reception				5,958
Net Component				16,358
Component Circulation 30 %				4,907
CGSF		9,304		21,265
<b><i>Court administration /support</i></b>				
CEO, Fam. Mediator (typ)				6,515
Net Component				6,515
Component Circulation 30%				1,954
CGSF		1,970		8,469
<b><i>Clerk of Court</i></b>				
Courtroom clerks, public counters, processing, files, storage # of staff				10,606
Net Component				10,606
Component Circulation 30 %				3,182
CGSF		12,040		13,788
<b><i>Court security operations &amp; holding</i></b>				
Lobby screening, central control, Holding at courtroom and center				2,949
Net Component				2,949
Component Circulation 30%				882
CGSF		5,279		3,831
<b><i>Building support services</i></b>				
Assignable rooms/spaces Operations offices				N/A
Net Component				N/A
Component Circulation 30%				N/A
CGSF		2,956		N/A
<b><i>Other: Judicial related agency offices</i></b>				
Net Component				N/A
Component Circulation 30%				N/A
CGSF		858		N/A
<b><i>Total Net Program Space</i></b>		32,407		47,353
Building grossing factor 30%		11,342		14,206
<b>Total Building Gross Square Feet (BGSF):</b>		<b>43,749</b>		<b>61,558</b>
Surface parking: Stalls		96		
Site area (including parking): Acres (app.)				
<b>Cost Summary</b>				
<b>Total Construction Cost</b>				
<b>Total Project Cost</b>				

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**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

*TAB 2*

**SITE PLANNING AND  
ARCHITECTURAL CONSIDERATIONS**

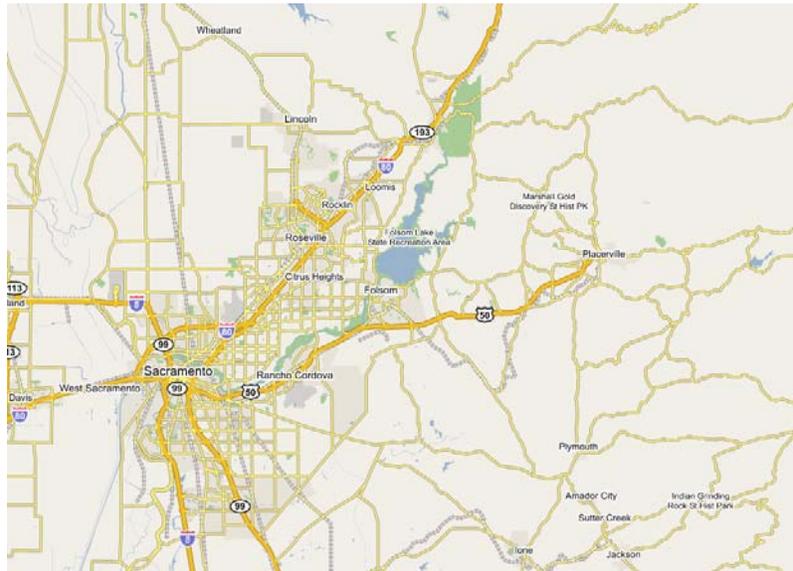
## **SITE PLANNING AND ARCHITECTURAL CONSIDERATIONS**

## **SITE DEVELOPMENT OPTIONS**

**Placerville Jail Site:** A draft environmental impact report (EIR) was prepared in September 2000 by the County of El Dorado for a consolidated justice complex at the site of the current jail facility in Placerville. The environmental impact report evaluated the impacts of an eight-courtroom facility, which would provide the estimated 2010 court needs identified as part of this project, as well as a new juvenile hall, sheriff headquarters, and related parking and support.

### **Foothill Context**

El Dorado County straddles the Sierra Nevada Mountains, from the snowy peaks of the Lake Tahoe basin in the East to the rolling foothills of Placerville and El Dorado Hills in the West. It is one of the fastest growing communities in the state of California.



Map of Placerville in relation to Sacramento

### **Jail Facility**

The existing jail facility is located to west of the courthouse site. The main sally port in the jail will extend underground to the east through a secure tunnel to the courthouse. An unobstructed line of sight is maintained from the jail to the holding area in the courthouse.



Arial photo of the jail



Jail facility as seen from the Highway 50



Vehicle sally port



Main entrance to the facility

### Parking Summary

The new courthouse will accommodate 220 visitor parking and 65 staff parking with a future expansion of 70 additional visitor and 20 additional staff parking.

The judges will be provided with secure parking at the basement level.

As for the jail facility, 20 parking stalls will be relocated to make room for a wider driveway and maintain visual buffer between the jail and courthouse parking.



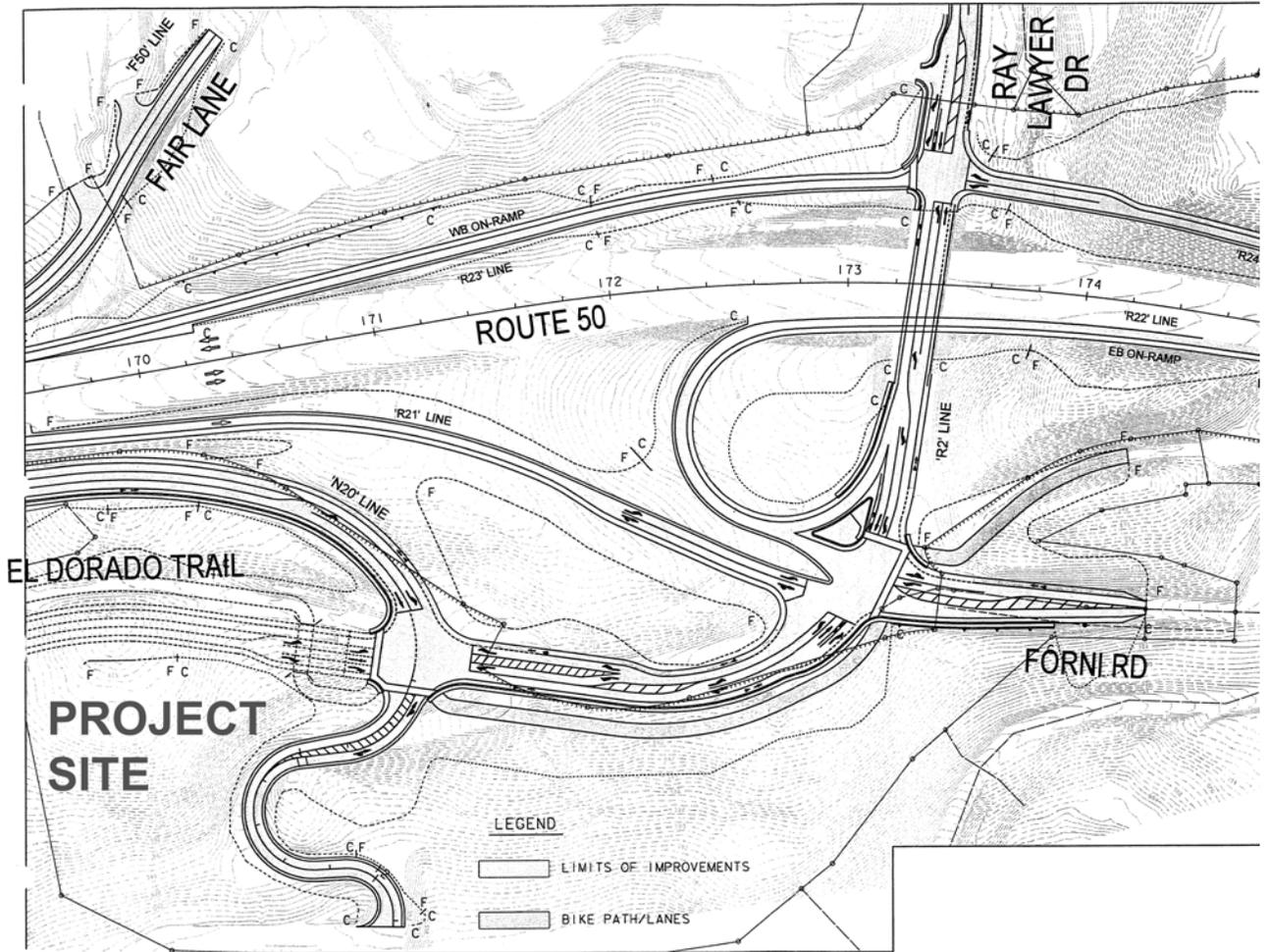
Parking layout

Existing jail parking



### Future Modification to Site Access

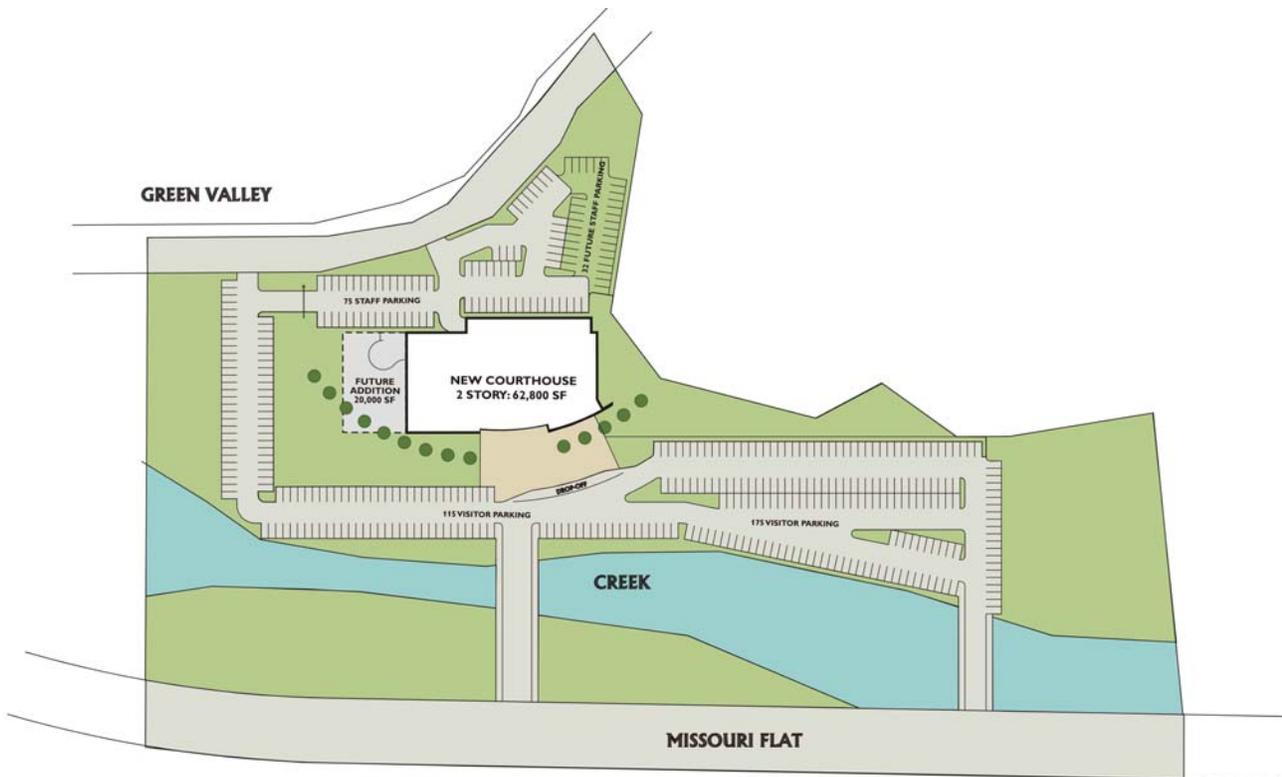
There are future plans for expansion of the Western Placerville Interchange that will streamline access to the site from Highway 50. The plans will include the development of the intersection entering the site.



Future improvement of the Western Placerville Interchange

### Site Alternates

An alternate site was selected for evaluation. It is located on Missouri Flat Road and Green Valley Road, 3.8 miles from the current site bordered by major roadways, accessible from town and freeway. The courthouse orientation is to the south facing Missouri Flat. The parking relation to the building remains the same where the staff parking to the north is buffered by the building from the public parking in the south.



Alternate site on Missouri Flat Road and Green Valley Road

### Site Photos

The site starts with a gentle slope at the East end that gradually becomes steeper towards the West. There is an attempt to maintain as much of the natural landscape undisturbed by utilizing wider planter spaces between parking rows and around the outdoor seating area.



View of the Jail Facility



View of the site looking East



View of the county administration building from the site

---

**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

*TAB 3*

**BUILDING DEVELOPMENT OPTIONS**

**BUILDING  
DEVELOPMENT  
OPTIONS****DEVELOPMENT AND FINANCIAL OPTIONS**

The financing of this project is significantly improved by virtue of the fact that the County is offering to donate approximately \$5 million in funding plus one of prospective sites next to the County Jail (approximately \$1.32 million value). The 7+ acre site is attractive because there is lower operating cost through the consolidation of prisoner transfers by placing the courthouse next to the jail facility and connecting them through an underground tunnel.

Other sites in the Placerville area were investigated and a 14-acre site at Missouri Flat Road and Green Valley Road was evaluated along with Jail site. This site has an asking price of \$849,000. The alternate sites range in asking price from \$525,000 to \$ 1,400,000.

The efficiency of court operation through consolidation of court activities from other locations will represent saving to the courts.

The development options available for this project range from bond financing that could pay for it's construction in a hard bid, lump sum contract to lease/leaseback option through a private developer with a buyout at the end of lease term. The project delivery method will be selected when the project is funded to proceed.

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**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

*TAB 4*

**RECOMMENDED STUDY OPTIONS**

**RECOMMENDED  
STUDY  
OPTIONS****DESIGN NARRATIVE****FUNCTIONAL EFFICIENCY**

The overriding concern of this preliminary design effort was to develop a conceptual plan that meets all functional and operational goals efficiently.

The recommended option places court sets in pairs with shared secure circulation and holding. The second floor holds four identical courtrooms (two pairs) with Family Law support offices across the central hall. The first floor holds one pair of courts, including one oversized high-volume courtroom. The remaining floor space is given to Clerk, Jury Assembly, and Civil Arbitration and support functions. Entry, Security and Lobby functions are also in the first floor. The basement level is reserved for secure holding and transport, including a direct tunnel to the existing adjacent jail if the jail site is utilized. Secure parking for Judges and long-term exhibit storage are also housed at this level, completely separated from holding.

**SECURITY**

Security is an ever-present concern in a criminal court facility. In traditional fashion, this concept has three distinct and separate circulation systems:

- Secure circulation for in-custody clients
- Secure circulation for Judges and judicial staff
- Public circulation

Inmates will be transferred in groups to the underground holding area in the basement. From there, they are escorted through a secure elevator to a holding area adjacent to the courtroom. There, they are provided with controlled attorney/client interview facility and temporary holding cells prior to their court appearance.

If the jail site is utilized, a secure tunnel is designed in a way that visual control over the line of sight is maintained between the jail control room and the incustody control room of the courthouse.

For inmates being transported from facilities other than the adjacent jail or if the jail site is not utilized, there is a secure sally port on the back side for inmates escorted through a secure hallway to the holding area in the basement.

Staff parking is located at the back and buffered from the public by the building. The parking is fenced and controlled through card readers. Judges parking is enclosed underground and controlled by another layer of secure card readers.

The security control room is strategically located at the front entrance with visual control over the exterior and interior lobby.

### **EXPANDABILITY**

The recommended option provides six courtrooms and makes provisions for future expansion to a total of eight on this site. In the future, the two additional courtrooms would be inserted into the existing shell and utilize existing secure circulation infrastructure. A new administrative addition would be constructed and first floor administrative offices displaced to make room for the additional courts. The advantage of this approach is in its economy—there would be virtually no disruption or additional work at the basement or second floors, as the initial security corridor is as compact and efficient as possible.

### **DESIGN CONTEXT**

This is an important civic building in a Sierra foothill setting. The sloping jail site is visible above the treetops, particularly from US Highway 50 across a ravine to the north. Though it

will be adjacent to the existing jail, the design parti should be distinct from that facility. El Dorado County and the City of Placerville has a rich gold rush heritage that is deeply ingrained in the built community. To the extent that is appropriate, this courthouse should honor and acknowledge that heritage.

For the purposes of illustrating an alternative to the site at the County jail, a site on Missouri Flat Road and Green Valley Road was selected from the sites on the market generally suitable for a court project, and a test site plan developed. The site slopes from the north to the south towards Missouri Flat Road, with a seasonal creek running east to west along Missouri Flat Road. This site plan is included at the end of the attached drawings.

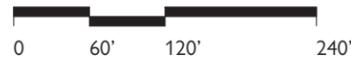
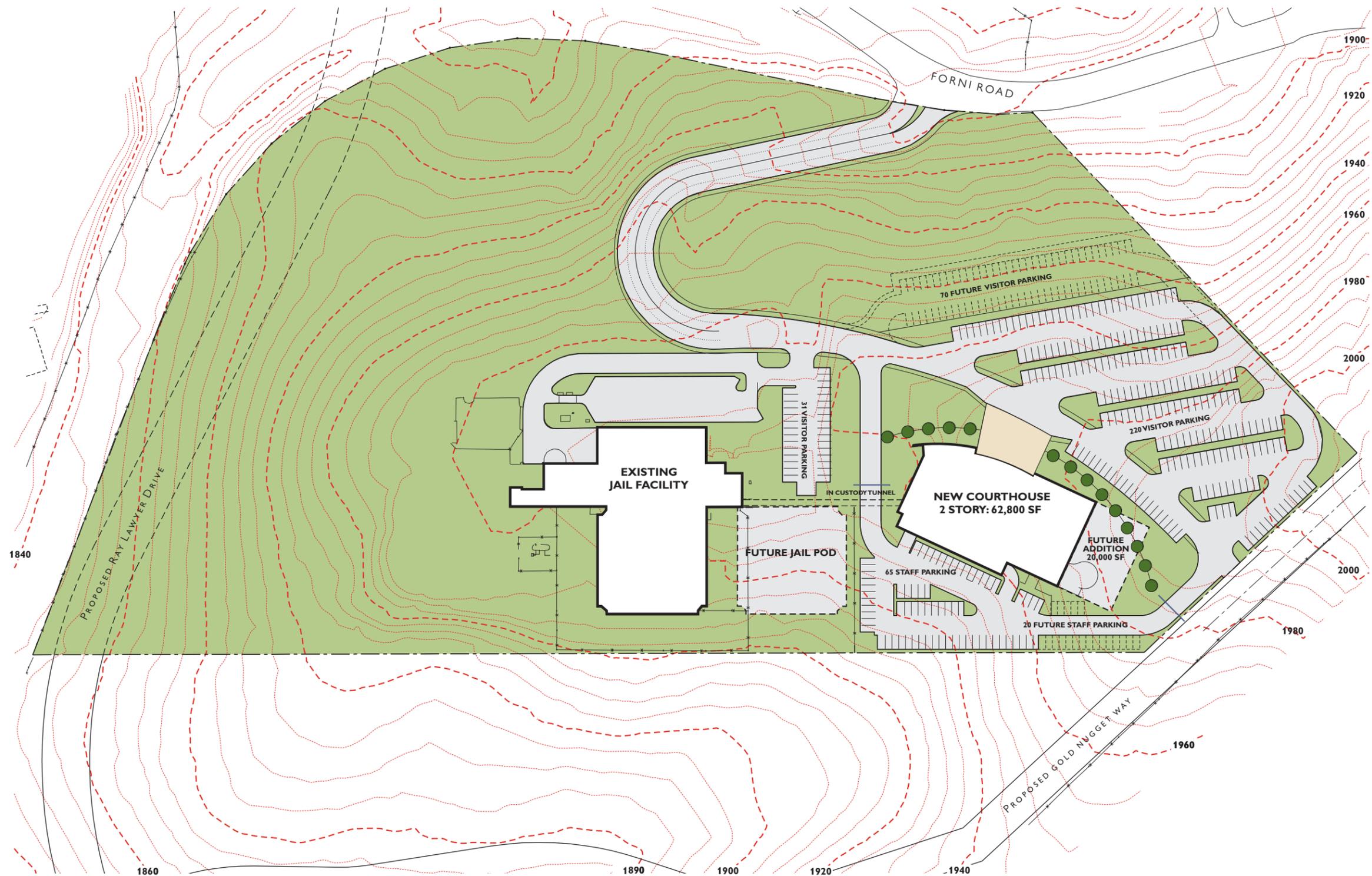
### **EXTERIOR FINISHES**

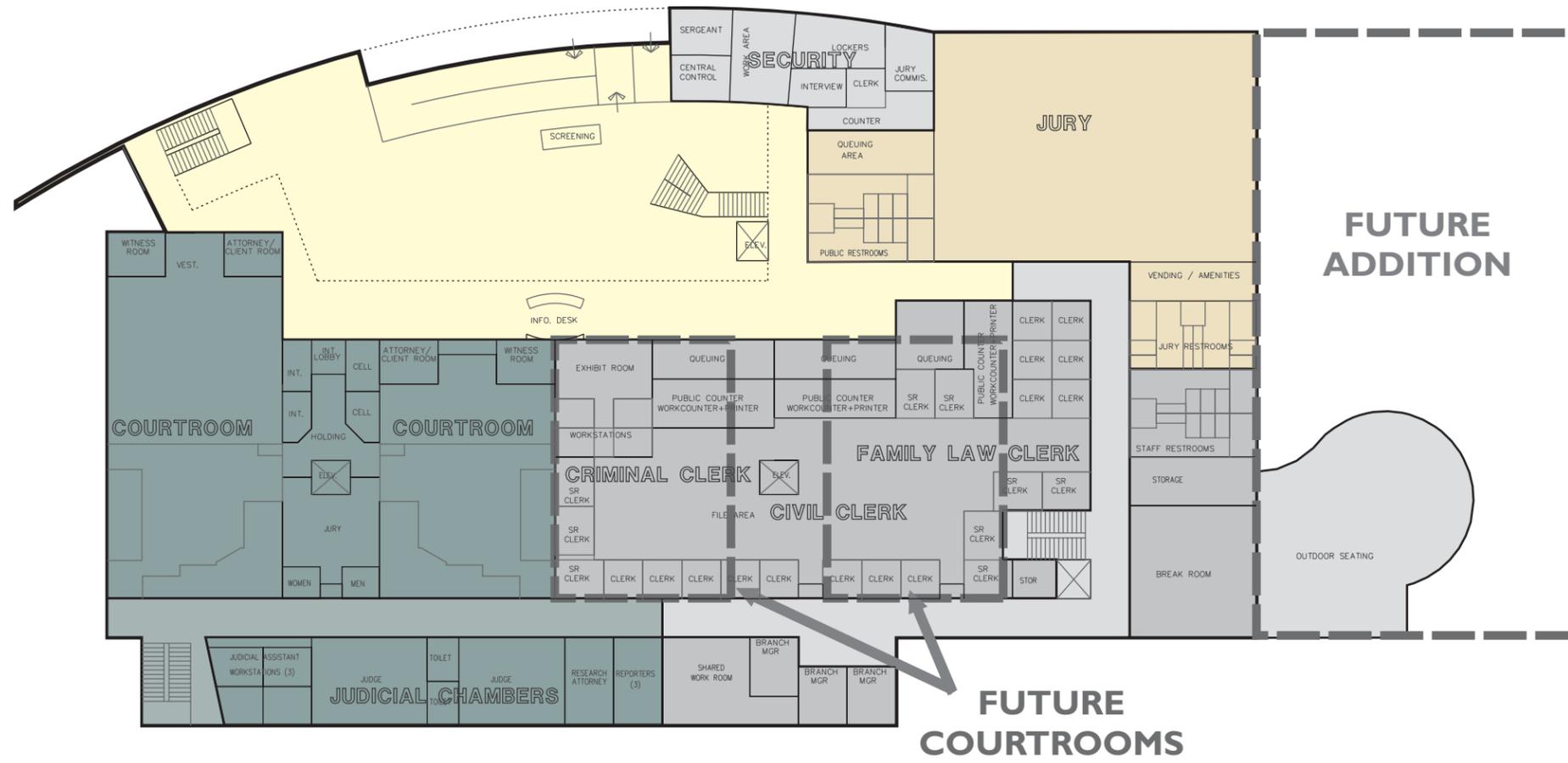
As a civic building reflecting the gravity and stability of the Superior Court, finishes will be of high quality, strong and durable for long life with minimal maintenance. For example, natural stone, masonry, precast concrete, pre-finished metals and high-quality glazing systems can be appropriate; wood, vinyl, asphalt shingles and canvas canopies would generally not be appropriate.

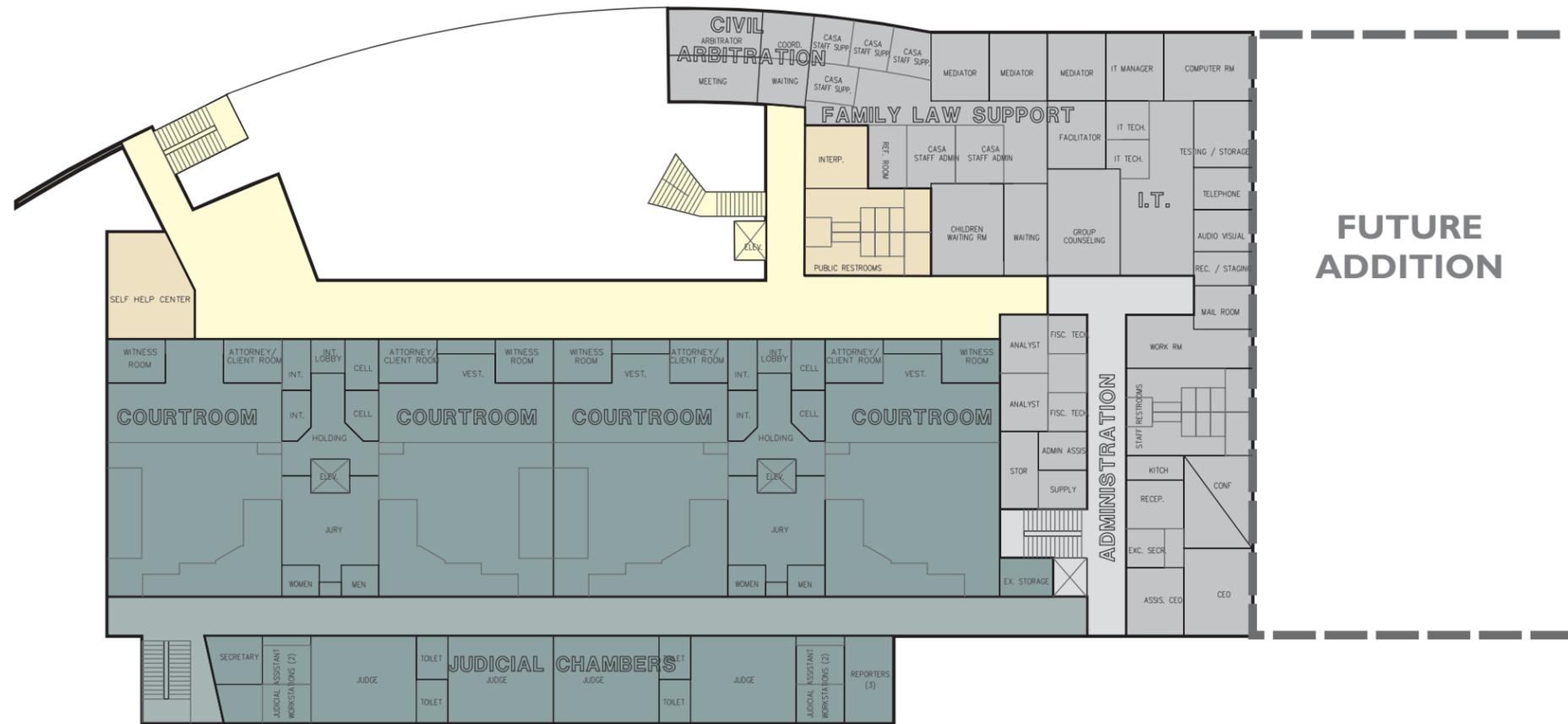
### **INTERIOR FINISHES**

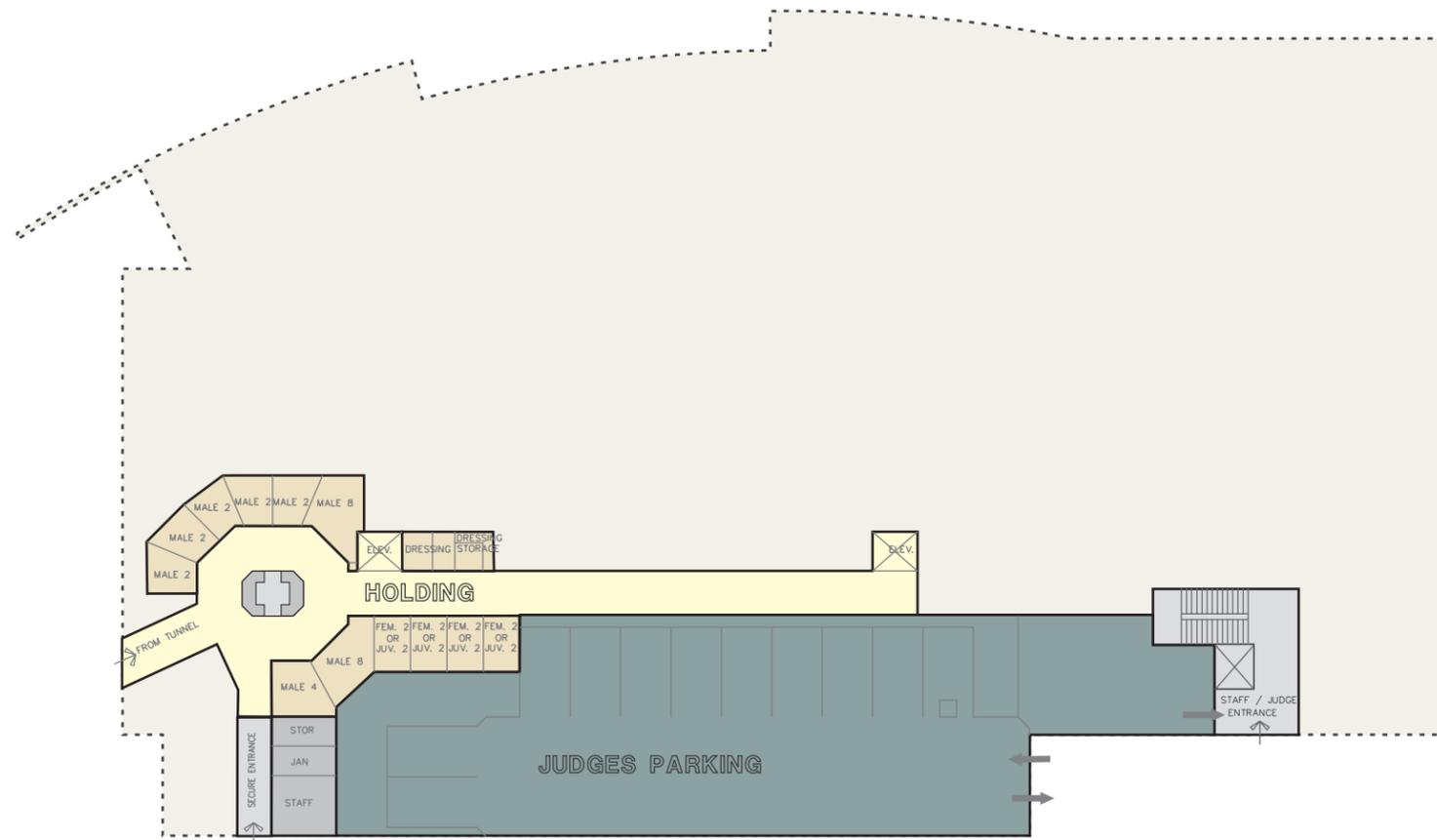
Materials will be heavy-duty commercial grade for long life under heavy use, requiring minimal periodic maintenance. For soffits, ceilings and walls above human contact level, painted gypsum board and manufactured ceiling systems will be predominant. At floor and lower wall levels, finishes that are more durable should be used, such as terrazzo or tile floors, tile or solid surface wainscots, protective rails or bumpers where appropriate.

Finishes should be distinctive within the courtrooms, indicated by a higher level of quality. Wood casework and paneling, long traditional in courts, will be utilized. Carpeting and acoustic treatment at ceilings are important considerations, as are lighting, sightlines, accessibility and ergonomics.

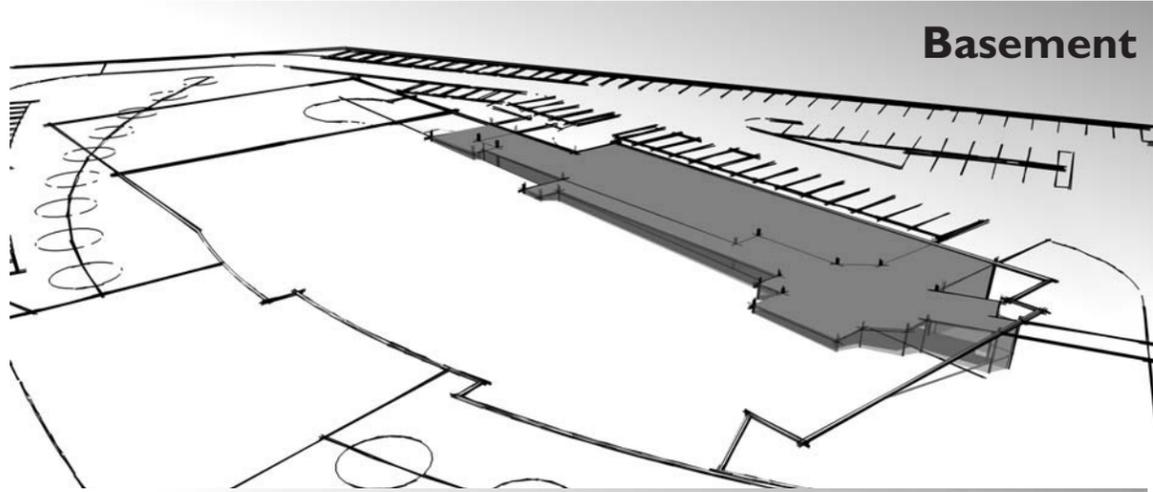




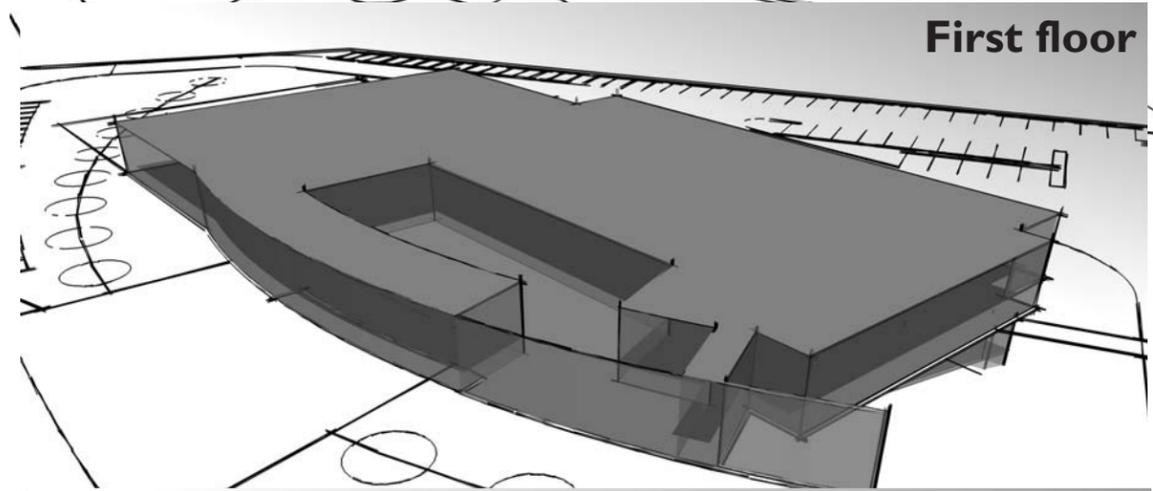




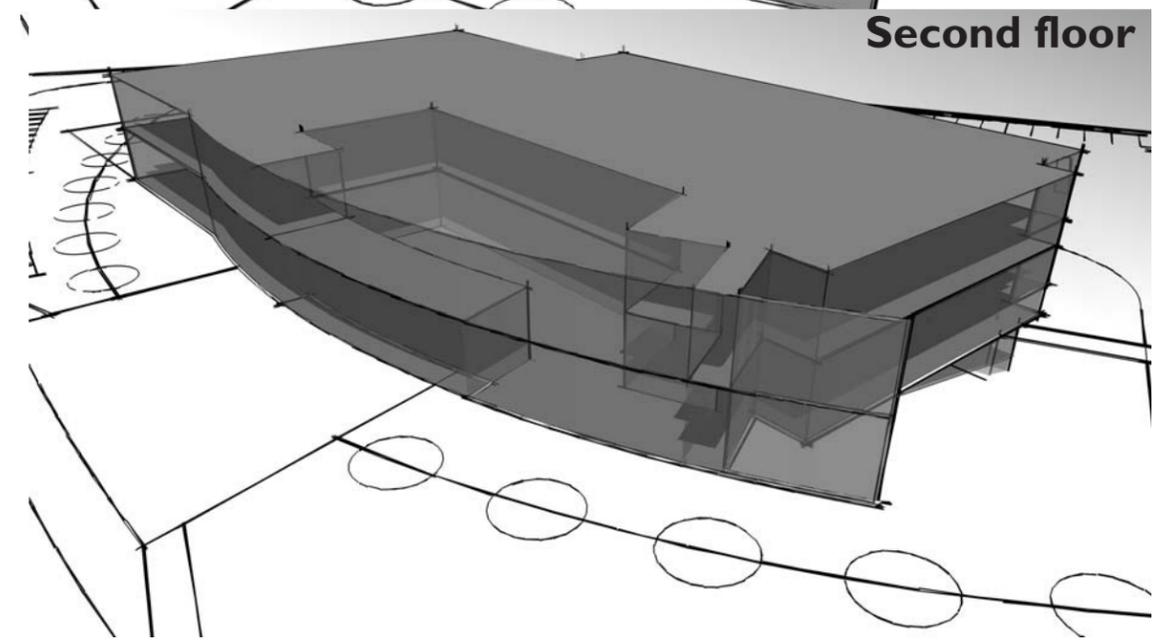
**Basement**



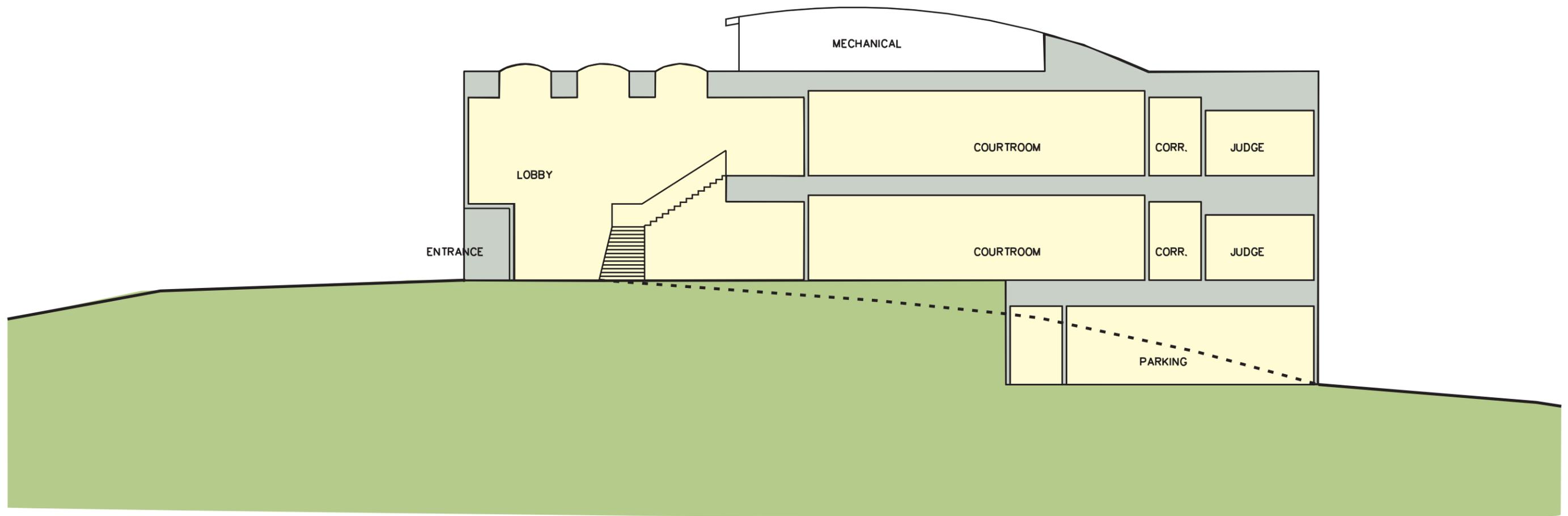
**First floor**



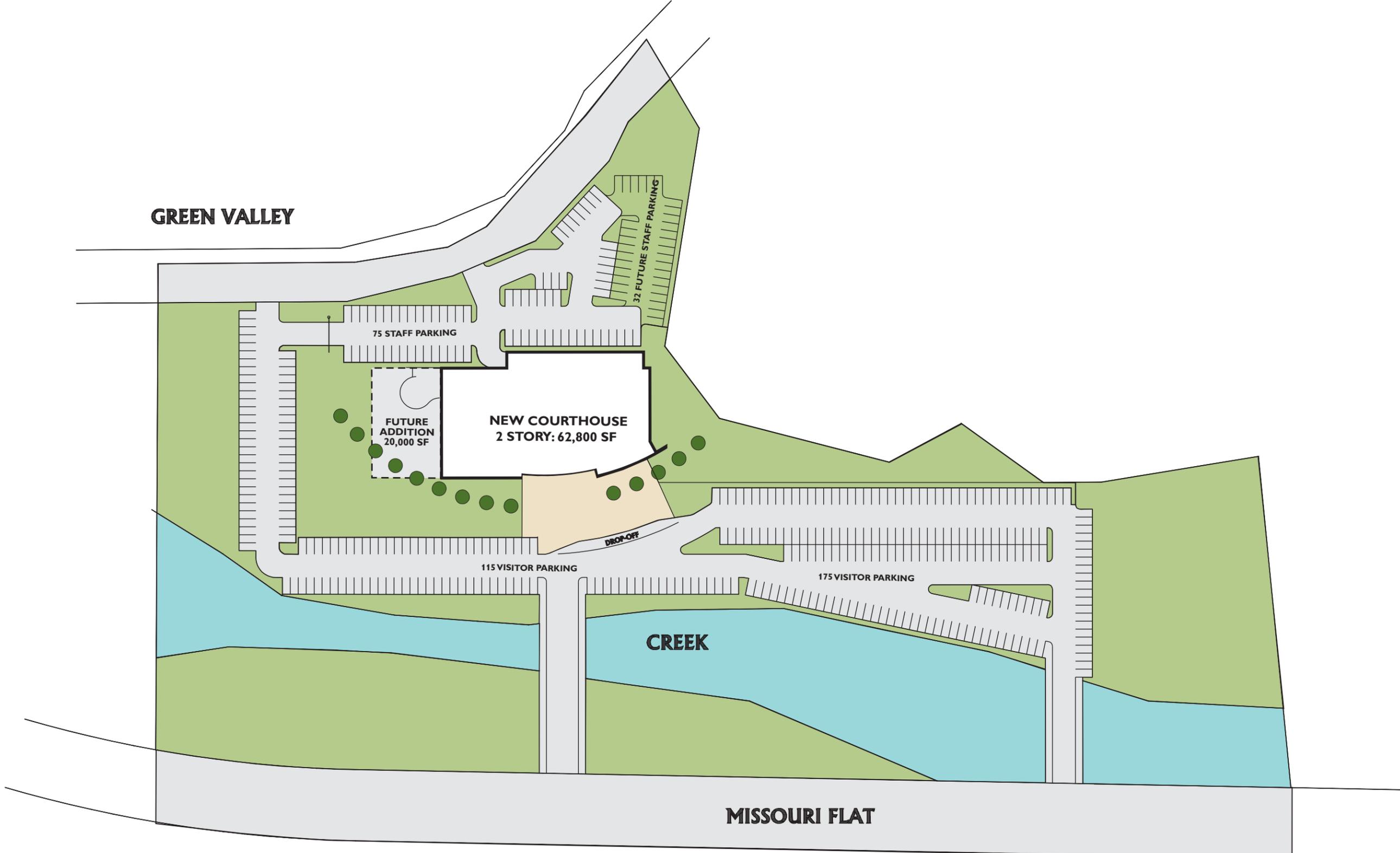
**Second floor**



**New Placerville Courthouse**



**GREEN VALLEY**



**NEW COURTHOUSE  
2 STORY: 62,800 SF**

**FUTURE  
ADDITION  
20,000 SF**

**75 STAFF PARKING**

**32 FUTURE STAFF PARKING**

**115 VISITOR PARKING**

**175 VISITOR PARKING**

**DROP-OFF**

**CREEK**

**MISSOURI FLAT**



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**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

*TAB 5*

**COST, PROJECT DELIVERY AND  
SCHEDULE CONSIDERATIONS**



**Project Name: New Placerville Courthouse**

Location:	Placerville, California	Date Estimated:	21-Feb-06
Project ID:		Prepared by:	Dreyfuss & Blackford
Site - Building ID:		Est. / Proj. CCCI	4328
AOC Proj. Mgr.	Steve Sundman	Construction Start:	April, 2010
		Construction End:	November, 2011

**Project Description**

*The project is six-courtroom facility with supporting function on two floors with a basement at 61,558 SF, plus an additional ± 5,000 SF secured underground judges' parking. The site contains approx. 285 parking spaces terraced on the sloping site. The project is connected through an underground tunnel to the adjacent County Jail facility.*

Cost Estimate	Quantity	Unit Cost	Cost
<b>Construction Costs</b>			
Site Development			
Demolition & Utility removal	350,000	SF	\$1      \$388,500
Drainage, Lighting, Landscaping, Walkways, etc.	350,000	SF	\$7      \$2,583,000
Utilities on Site	350,000	SF	\$3      \$1,043,000
Tunnel to Existing Jail Facility	2,150	SF	\$354      \$760,993
New Construction			
General Office:	31,000	SF	\$372      \$11,523,630
Court & Security:	28,000	SF	\$372      \$10,408,440
Support:	7,600	SF	\$372      \$2,825,148
<b>Construction Cost Subtotal</b>			<b>\$29,532,711</b>
Fixtures & Fixed Equipment			
Modular Workstations <sup>1</sup>			
General Office:	47		\$6,000      \$282,000
Court & Security:	25		\$6,000      \$150,000
Support:	18		\$5,600      \$100,800
Freestanding Furniture & Equipment <sup>2</sup>			
General Office:	66,600		\$6      \$399,600
Court & Security:	66,600		\$6      \$399,600
Support:	66,600		\$2      \$133,200
Signage and Graphics	66,600		\$2      \$123,210
Miscellaneous Furnishings <sup>3</sup>	66,600		\$1      \$89,244
<b>Misc. Construction Cost Subtotal</b>			<b>\$1,677,654</b>
<b>Estimated Total Current Construction Costs</b>			<b>\$31,210,365</b>

**Footnotes**

- <sup>1</sup> Includes installation and detail/installation drawings
- <sup>2</sup> Equipment such as lockers, shelving, high density files, package screening, audio/video, and seating
- <sup>3</sup> Site furnishings; misc. office furnishing; window coverings; fire extinguishers; clocks; trash receptacles
- <sup>4</sup> Data and Telecom structured cabling included with Construction Cost.



**Project Name: New Placerville Courthouse**

Location: Placerville, California  
Project ID:  
Site - Building ID:  
AOC Proj. Mgr. Steve Sundman

Date Estimated: 21-Feb-06  
Prepared by: Dreyfuss & Blackford  
Est. / Proj. CCCI 4328  
Construction Start: April, 2010  
Construction End: November, 2011

Estimated Project Costs by Phase (\$ 000's)	Study (S)	Acquisition (A)	Preliminary Plans (P)	Working Drawings (W)	Construction (C)	Totals
<b>Construction Costs</b>						
Construction Costs (see prior page for detail)					31,210	31,210
Adjust CCCI					-	-
Escalation to Start of Construction (5%/yr to 4/2010)					7,412	7,412
Escalation to Midpoint (5%/yr @ .83yrs)					1,295	1,295
Contingency (5% of escalated Construction Cost)					1,996	1,996
<b>Subtotal Construction</b>	-	-	-	-	41,914	41,914
<b>Architectural and Engineering</b>						
A&E Design		50	900	1,600	700	3,250
Construction Inspection					1,450	1,450
Advertising, Printing and Mailing				75		75
Post-Occupancy					50	50
<b>Subtotal A&amp;E Fees</b>	-	50	900	1,675	2,200	4,825
<b>Other Project Costs</b>						
Special Consultants			50	50	20	120
Geotechnical & Survey			135	30	80	245
Materials Testing					450	450
Construction Management			75	150	1,200	1,425
Site Acquisition / Property Purchase*			-			-
CEQA & Due Diligence Mgmt.						-
CEQA Mitigation Measures						-
Environmental Document		20	130			150
Property Appraisals						-
Legal Services						-
Peer Review				60		60
Moving and Relocation					120	120
Plan Checking - CSFM & Access Comp.				120		120
Other Costs - Utility Connections					250	250
<b>Subtotal Other Project Costs</b>	-	20	390	410	2,120	2,940
<b>Subtotal A&amp;E plus Other Project Costs</b>	-	70	1,290	2,085	4,320	7,765
<b>Total Estimated Project Costs</b>	-	70	1,290	2,085	46,234	49,679

\*No land cost shown; assumes County donation of land. Market-rate site would be budgeted at \$2,200,000.

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Component Budgets	25 - 27
Tunnel Extension to Existing Jail Facility	28

## **BASIS OF COST PLAN**

### Cost Plan Prepared From

Conceptual Design Drawings

Existing Site Plans - 2 sheets

Site Plan - 1 sheet

Floor Plans - 3 sheets

Exterior Elevations - 4 sheets

Building Section - 1 sheet

Phase 1 Study Outline Specifications

System Narratives

Drawings, specifications and Narrative not dated, received June 20, 2005

Discussions with the Architect

### Conditions of Construction

The pricing is based on the following general conditions of construction

A start date of June 2008

A construction period of 18 months

The general contract will be competitively bid with qualified general contractors

There will not be small business set aside requirements

The contractor will be required to pay prevailing wages

There are no phasing requirements

The general contractor will have full access to the site at all hours

Cost escalation allowance is based on a 5% escalation rate per year

## **INCLUSIONS**

Project consists of a two story courthouse building with a partial basement parking level. Gross square footage for the building including parking level is 67,800 square feet.

### **Substructure**

Substructure includes reinforced concrete spread foundation system and slab on grade, basement excavation and backfill, reinforced concrete block retaining walls at basement, waterproofing to retaining walls.

### **Shell**

Structure includes steel framed floor and roof structures including metal decking and concrete topping, steel columns and brace frames, fireproofing to steelwork. Exterior walls include an allowance of \$30.00/sf for stone or brick cladding, aluminum framed window systems, entrance arcade columns, beams, and entrance canopy. Roofing includes roof insulation, single-ply roofing including flashing, lobby skylights.

### **Interiors**

Interiors include metal stud and gypsum board partitions, glass railings at balcony, interior doors and windows, toilet room partitions and accessories. Stairways include steel framed stairs and railings, glass railings at lobby stairs. Finishes are generally carpet and vinyl flooring with acoustical tile ceilings. Allowances have been included for upgrade floor, wall and ceiling finishes at the lobby, courtrooms, and restroom areas.

### **Services**

Conveying systems include hydraulic elevators at secured areas, traction elevators at public and staff areas. The lobby elevator is exposed with a glass enclosure.

Plumbing includes sanitary fixtures, floor and parking drainage, hose bibs, waste, vent and domestic service pipework, gas fired and instantaneous water heating, sewage ejector and sump pump, roof drainage and propane gas service.

HVAC includes packaged air handling units, (2) natural gas fired boilers and associated equipment and distribution pipework, tele/data cooling and plant room 24/7 fan-coil units, (100) VAV boxes, air distribution systems, DDC controls, LEED commissioning, and parking area ventilation.

Electrical includes main service and emergency power systems, UPS, machine, equipment and user convenience power, lighting, dimming and daylighting controls, cable tray, telephone/data, audio/visual (conduit only), fire alarm and security.

Fire protection includes automatic wet sprinkler system.

## **INCLUSIONS**

### **Equipment**

Equipment includes holding area cell doors, windows, interview windows and benches. Public counters including transaction windows and counter doors, card access to basement parking. Furnishings include built-in courtroom platforms, railings, seating and lifts, security stations, and built-in casework allowances.

### **Site Construction**

Site preparation includes site clearing, grading, earthwork and access road removal. Site development includes new access road, parking lots, pedestrian paving, fencing, retaining wall allowance, monument sign, landscaping including irrigation system. Site utilities include drainage, domestic & fire water, sewer, propane gas, mains power and telecommunications/signals connections to (E) infra-structure, site lighting and drainage.

## **BIDDING PROCESS - MARKET CONDITIONS**

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 4 bidders for all items of subcontracted work and 6-7 general contractor bids. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since Davis Langdon has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, the statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents Davis Langdon's best judgement as professional construction consultant familiar with the construction industry. However, Davis Langdon cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

**EXCLUSIONS**

Artwork

Elevator pit emergency drainage systems

Underground diesel fuel oil storage and distribution pipework

Fire pump

Steam systems and humidification

3rd party independent M.E.P. Commissioning

Utility company high voltage electrical equipment

Chilled water generation equipment

Specialty server fire suppression systems - FM 200

Centralized clocks

Satellite/antenna equipment and cabling

Telephone/data 'active' equipment - including hubs, routers, servers and switches

Public address

Utility relocations

Utility connection charges and fees

Storm water retention systems

Compression of schedule, premium or shift work, and restrictions on the contractor's working hours

Design, testing, inspection or construction management fees

Scope change or post contract contingencies

Assessments, taxes, finance, legal and development charges

Environmental impact mitigation

Builder's risk, project wrap-up and other owner provided insurance programs

Cost escalation beyond the March 2009 midpoint of construction

**OVERALL SUMMARY**

	Gross Floor Area	\$ / SF	\$x1,000
<b><i>New Construction</i></b>			
Courthouse Building	67,800 SF	371.73	25,203
Tunnel to Existing Jail Facility	2,150 SF	353.95	761
Subtotal - New Construction	69,950 SF	371.18	25,964
<b><i>Fixtures and Fixed Equipment</i></b>			
Modular Work Stations	90 EA	6,200.00	558
Free Standing Furniture and Equipment	67,800 SF	18.68	1,267
Signage and Graphics	67,800 SF	1.85	125
Miscellaneous Furnishings	67,800 SF	1.34	91
<b><i>Site Development</i></b>			
Demolition and Site Clearing	350,000 SF	1.11	388
Drainage, Lighting, Landscaping and Walkways	350,000 SF	7.38	2,582
Utilities on Site	350,000 SF	2.98	1,042
Utility Connection Fees	1 LS		TBD
<b><i>TOTAL Building &amp; Sitework Construction - August 2005</i></b>			<b>32,017</b>
<b><i>Cost Escalation ( 5.00% Per Annum)</i></b>			
To Start of Construction (June 2008)	14.00%		4,482
To Midpoint of Construction (March 2009)	4.00%		1,460
Subtotal - Cost Escalation			5,942
Construction Contingency	5.00%		1,898
<b><i>TOTAL Building &amp; Sitework Construction - June 2008</i></b>			<b>39,857</b>

**COURTHOUSE BUILDING COMPONENT SUMMARY**

**Gross Area: 67,800 SF**

	\$/SF	\$x1,000
A10. Foundations	10.58	717
A20. Basement Construction	8.33	565
<b>Substructure (A)</b>	<b>18.91</b>	<b>1,282</b>
B10. Superstructure	41.62	2,822
B20. Exterior Enclosure	41.25	2,797
B30. Roofing, Waterproofing & Skylights	13.37	907
<b>Shell (B)</b>	<b>96.24</b>	<b>6,525</b>
C10. Interior Partitions, Doors & Glazing	50.12	3,398
C20. Stairways	2.57	175
C30. Floor, Wall & Ceiling Finishes	36.38	2,466
<b>Interiors (C)</b>	<b>89.08</b>	<b>6,039</b>
D10. Conveying Systems	10.41	706
D20. Plumbing Systems	15.65	1,061
D30. Heating, Ventilating & Air Conditioning	50.79	3,444
D40. Fire Protection Systems	6.86	465
D50. Electrical Systems	41.54	2,816
D.5030 Telecommunications	9.84	667
D.5038 Security Systems	12.47	845
<b>Services (D)</b>	<b>147.56</b>	<b>10,005</b>
E10. Equipment (Group I)	4.86	329
E20. Furnishings	15.08	1,023
<b>Equipment &amp; Furnishings (E)</b>	<b>19.94</b>	<b>1,352</b>
F10. Special Construction	0.00	0
F20. Selective Demolition	0.00	0
<b>Special Construction &amp; Demolition (F)</b>	<b>0.00</b>	<b>0</b>
<b>Total Building Construction (A - F)</b>	<b>371.73</b>	<b>25,203</b>
G10. Site Preparation	0.00	0
G20. Site Paving, Structures & Landscaping	0.00	0
G30. Utilities on Site	0.00	0
<b>Total Site Construction (14-16)</b>	<b>0.00</b>	<b>0</b>
<b>TOTAL BUILDING</b>	<b>371.73</b>	<b>25,203</b>
General Conditions		Included
Contractor's Overhead & Profit or Fee		Included
<b>PLANNED CONSTRUCTION COST</b>	<b>August 2005</b>	<b>371.73</b>
		<b>25,203</b>

**COURTHOUSE BUILDING AREAS & CONTROL QUANTITIES**

**Areas**

	SF	SF	SF
Enclosed Areas			
Basement			
In Custody Holding	3,500		
Judge's Parking	5,000		
First Floor	31,800		
Second Floor	27,500		
SUBTOTAL, Enclosed Area		67,800	
Covered area			
SUBTOTAL, Covered Area @ ½ Value			
<b>TOTAL GROSS FLOOR AREA</b>			67,800

**Control Quantities**

		Ratio to Gross Area
Functional Units	6 COURTS	0.088
Number of stories (x1,000)	3 EA	0.044
Gross Area	67,800 SF	1.000
Enclosed Area	67,800 SF	1.000
Covered Area	1,400 SF	0.021
Footprint Area	31,800 SF	0.469
Volume	1,114,200 CF	16.434
Basement Volume	136,000 CF	2.006
Gross Wall Area	40,800 SF	0.602
Retaining Wall Area	9,000 SF	0.133
Finished Wall Area	31,800 SF	0.469
Windows or Glazing Area	24.51% 10,000 SF	0.147
Roof Area - Flat	31,800 SF	0.469
Roof Area - Sloping	0 SF	0.000
Roof Area - Total	31,800 SF	0.469
Roof Glazing Area	2,000 SF	0.029
Interior Partition Length	6,320 LF	0.093
Elevators (x10,000)	4 EA	0.590
Plumbing Fixtures (x1,000)	117 EA	1.726

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>A10. Foundations</u></b>				
Reinforced concrete foundations including excavation				
Column footings	80	EA	2,494.00	199,520
Retaining wall footing	600	LF	187.05	112,230
Braced frame footing	400	LF	187.05	74,820
Exterior wall footing	600	LF	62.35	37,410
Grade beams and tie beams - allow	400	LF	31.18	12,470
Elevator pits	4	EA	9,352.50	37,410
Reinforced concrete slab on grade including base				
First floor, 5"	23,300	SF	7.48	174,331
Basement and parking, 6"	8,500	SF	8.11	68,897
				<b>717,087</b>

**A20. Basement Construction**

Basement excavation				
Excavate basement	3,500	CY	18.71	65,468
Compacted backfill at retaining walls	500	CY	24.94	12,470
Haul away excess soil	3,000	CY	12.47	37,410
Subsurface drainage				
Perimeter drain pipe and rock fill	400	LF	31.18	12,470
Basement walls				
Reinforced concrete block				
Retaining walls	9,000	SF	37.41	336,690
Pilasters	500	LF	62.35	31,175
Waterproofing to retaining walls	6,000	SF	8.73	52,374
Paint interior face of retaining walls	9,000	SF	1.87	16,835
				<b>564,891</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>B10. Superstructure</u></b>				
Floor structures				
Steel framed floor structures (allow 10#/sf) including 3" metal decking and 3-1/4" lightweight concrete topping	36,000	SF	28.06	1,010,070
Roof structures				
Steel framed roof structure (allow 10#/sf) including 3" metal decking and 2-1/2" lightweight concrete topping	31,800	SF	26.19	832,747
Columns and bracing				
Steel columns - allow 3#/sf	102	TN	3,491.60	356,143
Steel brace frames - allow 3#/sf	102	TN	3,990.40	407,021
Fireproofing steelwork				
Sprayed fireproofing at steel framing	67,800	SF	2.49	169,093
Curbs and equipments pads				
Equipment pads and curbs	1	LS	31,175.00	31,175
Exterior wall curb at first floor	500	LF	31.18	15,588
				<b>2,821,836</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>B20. Exterior Enclosure</u></b>				
Exterior walls				
Steel stud framing including exterior sheathing	24,800	SF	12.47	309,256
Batt insulation	22,300	SF	1.25	27,808
Rough carpentry	1	LS	31,175.00	31,175
Brick or stone wall finish				
Walls - net area measured	18,000	SF	37.41	673,380
Exposed basement walls	3,000	SF	37.41	112,230
Cement plaster and paint to backside of parapet walls	3,000	SF	19.95	59,856
Gypsum board and paint to interior face of exterior walls	24,500	SF	4.36	106,930
Stair penthouse enclosure at roof	250	SF	218.23	54,556
Mechanical equipment screen - allow	500	LF	374.10	187,050
Sun shading devices - allow	1	LS	62,350.00	62,350
Exterior wall signage	1	LS	31,175.00	31,175
Entrance arcade				
Entrance canopy - allow	500	SF	187.05	93,525
Steel stud framing including sheathing and brick or stone cladding				
Columns and beams	1,600	SF	62.35	99,760
Screen wall - finished both sides	800	SF	93.53	74,820
Exterior windows and louvers				
Lobby window system	4,000	SF	93.53	374,100
Windows	6,000	SF	68.59	411,510
Louvers and vents	1	LS	6,235.00	6,235
Exterior doors including frames and hardware				
Entrance doors - automatic	2	EA	12,470.00	24,940
Entrance doors - double	2	EA	6,235.00	12,470
Service doors and exit doors - allow	10	EA	2,494.00	24,940
Overhead grilles at parking area	1	EA	18,705.00	18,705
				<b>2,796,772</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>B30. Roofing, Waterproofing &amp; Skylights</u></b>				
Roofing				
Single ply roofing over tapered rigid insulation including flashing	31,800	SF	18.71	594,819
Skylights				
Lobby skylights including tinted/laminated glass	2,000	SF	124.70	249,400
Caulking and sealants				
Caulking, sealants and firestopping	1	LS	62,350.00	62,350
				<b>906,569</b>

**C10. Interior Partitions, Doors & Glazing**

Partitions				
Reinforced concrete block walls at secured areas including paint finish	12,000	SF	43.65	523,740
Metal stud partitions including sound insulation, gypsum board and paint				
Corridor, stair and courtrooms	36,000	SF	18.71	673,380
Shaft walls	7,000	SF	17.46	122,206
Standard partitions	50,000	SF	14.96	748,200
Balustrades and rails				
Stainless steel and glass balcony railing	120	LF	561.15	67,338
Interior doors including frames and hardware				
Standard doors - allow	220	EA	1,995.20	438,944
Courtroom entrance/vestibule door - double	24	EA	4,988.00	438,944
Cross corridor doors - double	4	EA	3,741.00	14,964
Cell/holding doors - see equipment section				<i>Equipment</i>
Allowance for fire ratings, vision panels and special hardware	1	LS	31,175.00	31,175

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Interior glass partitions and windows				
Glass partition at lobby entrance and queuing area	1,500	SF	68.59	102,878
Interior windows and sidelights - allow Cell/holding area windows - see equipment section	1	LS	31,175.00	31,175
				<i>Equipment</i>
Protective guards, barriers and bumpers				
Corner guards and wall bumpers	1	LS	12,470.00	12,470
Bollard and barriers at parking garage	1	LS	12,470.00	12,470
Prefabricated compartments and accessories				
Toilet room partitions and accessories				
Public restrooms	10	EA	12,470.00	124,700
Private restrooms	6	EA	997.60	5,986
Private restrooms with showers	6	EA	3,117.50	18,705
Millwork				
Miscellaneous wood trim - allow	1	LS	18,705.00	18,705
Chalkboards, insignia and graphics				
Marker boards and tack boards	1	LS	12,470.00	12,470
				<b>3,398,449</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>C20. Stairways</u></b>				
Stairs				
Steel framed stairs including railings and finishes				
Lobby	2	EA	49,880.00	99,760
Back of house	3	EA	18,705.00	56,115
Stair to roof	1	EA	18,705.00	18,705
				<b>174,580</b>
 <b><u>C30. Floor, Wall &amp; Ceiling Finishes</u></b>				
Flooring including base				
Lobby - terrazzo or stone tile	7,100	SF	43.65	309,880
Restrooms - tile over elastomeric membrane	3,000	SF	24.94	74,820
Courtrooms - carpet	11,200	SF	7.48	83,798
Sealer at basement	8,500	SF	1.87	15,899
Epoxy flooring at holding areas	1,500	SF	7.48	11,223
Carpet and vinyl flooring at remainder of spaces	36,500	SF	5.61	204,820
Vapor emission barrier at carpet and vinyl flooring	47,700	SF	3.74	178,446
Walls				
Lobby wall finish allowance				
First floor	4,000	SF	24.94	99,760
Second floor	5,000	SF	24.94	124,700
Courtrooms - wood paneling and acoustical panels	10,800	SF	24.94	269,352
Public restrooms - ceramic tile full height	5,200	SF	14.96	77,813
Private restrooms - ceramic tile wainscot	1,400	SF	14.96	20,950
Epoxy coating at holding areas	7,000	SF	6.24	43,645
Wall coverings at Judge's Chambers - allow	4,800	SF	7.48	35,914
Miscellaneous wall covering allowance	1	LS	31,175.00	31,175

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Columns				
Metal stud and gypsum board column furring	1,660	LF	81.06	134,551
Upgraded column finish at lobby - allow	1	LS	31,175.00	31,175
Ceilings				
Upgraded/special ceiling allowance				
Lobby (first and second floors)	10,300	SF	24.94	256,882
Courtrooms	11,200	SF	12.47	139,664
Gypsum board ceilings at restrooms	3,000	SF	12.47	37,410
Security ceilings at holding areas	1,500	SF	37.41	56,115
Suspended acoustical tile at remainder of spaces	33,300	SF	5.61	186,863
Ceiling risers, soffits and bulkheads - allow	33,300	SF	1.25	41,525
				<b>2,466,379</b>

**D10. Conveying Systems**

Elevators				
Secured elevators - hydraulic				
Two stop	1	EA	93,525.00	93,525
Three stop	1	EA	124,700.00	124,700
Passenger elevators - traction				
Two stop	1	EA	124,700.00	124,700
Three stop	1	EA	155,875.00	155,875
Premium for glass enclosure at lobby elevator	1,060	SF	124.70	132,182
Smoke doors	10	EA	7,482.00	74,820
				<b>705,802</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>D20. Plumbing Systems</u></b>				
Sanitary fixtures including local connection pipework	117	FX)		
Penal fixtures				
Water closets/lavatories - combination	15	EA	3,741.00	56,115
Water closets, motion sensor	47	EA	1,683.45	79,122
Urinals, motion sensor	5	EA	1,558.75	7,794
Lavatories, motion sensor	32	EA	1,496.40	47,885
Counter-top sinks, disposal unit	4	EA	1,184.65	4,739
Showers at Judge's Chambers	6	EA	2,182.25	13,094
Service sinks	4	EA	1,870.50	7,482
Drinking fountains, dual-height	4	EA	4,052.75	16,211
Sanitary waste, vent and service pipework				
Floor drains and sinks, < = 6", trap primers, including waste, vent and cold water pipework systems	40	EA	2,494.00	99,760
Hose bibbs, 1/2"	1	LS	12,470.00	12,470
Rough-in sanitary fixtures, including waste, vent, domestic hot and cold water systems	117	EA	3,117.50	364,748
Pressure reduction stations, backflow prevention, < 8"	1	LS	18,705.00	18,705
Mechanical make-up systems	1	LS	9,352.50	9,353
Water treatment, storage and circulation				
Gas domestic hot water heater, 150 mbth, storage, expansion tank, 2 gallon. Low Nox type	2	EA	10,911.25	21,823
Instantaneous kitchen, water heaters, electric, 5 KW - allow	4	EA	2,338.13	9,353
Circulation pumps, 1 hp	2	EA	2,182.25	4,365
Sewage ejector, duplex, 2 hp	1	EA	18,705.00	18,705
Domestic water booster pumps - not required				NIC
Water softener - not required				NIC
Sump pump, duplex, 2 hp	1	EA	18,705.00	18,705

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Roof drainage				
Roof/overflow drains, 6"	48	EA	561.15	26,935
Drain pipework, fittings, < = 6"	2,600	LF	56.12	145,899
Parking garage drainage				
Parking drains, including associated pipework, fittings and oil separation	5,000	SF	4.36	21,823
Propane, pipework, fittings, seismic shut-off				
Pipework, fittings, < = 3"	800	LF	46.76	37,410
Valves and specialties	1	LS	18,705.00	18,705
Seismic shut-off - not required				NIC
				<b>1,061,197</b>

**D30. Heating, Ventilation & Air Conditioning**

Heat generation and chilling equipment				
Heating				
Boilers, gas fired, 1,500 mbth, roof-mounted	2	EA	31,798.50	63,597
Chemical water treatment	1	LS	9,352.50	9,353
Thermal storage and circulation				
Expansion tanks	1	LS	3,429.25	3,429
Air separators	1	LS	3,117.50	3,118
Pumps				
Heated hot water, < 10 hp	2	EA	6,858.50	13,717
Variable speed drives	2	EA	5,611.50	11,223
Vibration isolation	1	LS	4,364.50	4,365
Piping, fitting, valves and insulation				
Including heated hot water and unit condensate drainage systems	67,800	SF	4.36	295,913

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b>Air handling equipment</b>				
Air handling units, insulated, cooling and heating, supply and return fans, economizer mixing boxes, variable volume, pre and final-filter, sound attenuation	100,000	CFM	5.61	561,150
Server/telephone & data room cooling, Liebert - allowance	25	Tons	2,494.00	62,350
Fan-coil units, machine room cooling - allowance	4	EA	4,676.25	18,705
VAV boxes, reheat (1/600 SF)	100	EA	1,091.13	109,113
<b>Air distribution and return</b>				
Galvanized sheetmetal ductwork - overhead air distribution	100,000	LB	9.35	935,250
Flexible ductwork	2,500	LF	15.59	38,969
<b>Dampers</b>				
Volume	500	EA	93.53	46,763
Fire/smoke	75	EA	1,558.75	116,906
Insulation	75,000	SF	3.12	233,813
Diffusers, registers and grilles	62,800	SF	2.49	156,623
Controls and instrumentation, DDC	400	Pts	1,371.70	548,680
Commissioning - LEED requirement only	400	HR	143.41	57,362
Testing and balancing	800	HR	137.17	109,736
<b>Unit ventilation</b>				
General exhaust	1	LS	12,470.00	12,470
Parking area ventilation	5,000	SF	6.24	31,175
				<b>3,443,778</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>D40. Fire Protection Systems</u></b>				
Automatic wet sprinkler system	67,800	SF	6.86	465,006
				<b>465,006</b>
<b><u>D50. Electrical Systems</u></b>				
Main service and distribution, including main switchboards, TVSS, metering, distribution switchboards, motor control, transformers, busduct and feeders	1,750	KW	311.75	545,563
Emergency power				
Including diesel generator - water-proof with 200 gallon base fuel tank, automatic transfer, distribution switchboards, motor control, transformers and feeders	125	KW	1,247.00	155,875
UPS - associated distribution equipment and feeders	50	KVA	1,558.75	77,938
Machine and equipment power				
Connections and switches, including conduit and cable, at elevators, mechanical equipment, fire, tele/data, security and miscellaneous connections	1	LS	155,875.00	155,875
Convenience power				
Panelboard breakers, 120 V, TVSS	504	EA	187.05	94,273
Feeder conduit and cable	800	LF	40.53	32,422
Receptacles, including conduit and cable				
General staffing areas and courtrooms	62,800	SF	3.12	195,779
Lighting				
Panelboard breakers, 277 V	420	EA	118.47	49,755
Feeder conduit and cable	600	LF	43.65	26,187
Fixtures/switching, including conduit and cable				
General staffing areas and courtrooms	62,800	SF	14.96	939,739

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Lighting and power specialties				
Lighting controls, including daylight harvesting at perimeters and dimming ballasts	1	LS	124,700.00	124,700
Grounding	1	LS	15,587.50	15,588
Cable tray	1,600	LF	56.12	89,784
Antenna/satellite - conduit only	1	LS	9,352.50	9,353
Alarm				
Fire alarm system	67,800	SF	3.74	253,640
Parking power, lighting and fire alarm system	5,000	SF	9.98	49,880
				<b>2,816,350</b>

**D5030. Telecommunications**

Telephone and communications				
Telephone/data conduit and cable - allow 1/100 sf	600	EA	810.55	486,330
Audio visual rough-in				
Courtrooms including video, speech reinforcement, speakers, white noise, audio, camera and video conference	6	EA	21,822.50	130,935
Jury deliberations	3	EA	12,470.00	37,410
Conference rooms	2	EA	6,235.00	12,470
				<b>667,145</b>

**D5038. Security Systems**

Security system				
Security system allowance	67,800	SF	12.47	845,466
				<b>845,466</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>E10. Equipment (Group I)</u></b>				
Detention equipment				
Holding/cell/interview rooms				
Cell doors	16	EA	4,364.50	69,832
View windows	21	EA	1,247.00	26,187
Benches	15	EA	2,494.00	37,410
Interview room window with bench both sides	6	EA	6,235.00	37,410
Miscellaneous accessories - allow	1	LS	12,470.00	12,470
Bullet resistant wall panels at Judge's bench - allow	6	EA	6,235.00	37,410
Teller equipment				
Public counters	4	EA	6,235.00	24,940
Transaction windows, drawers, deal trays and counter doors	1	LS	62,350.00	62,350
Parking equipment				
Card access to basement parking - allow	1	LS	12,470.00	12,470
Fixed furnishings				
Entrance mats	1	LS	8,729.00	8,729
				<b>329,208</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>E20. Furnishings</u></b>				
Courtroom fixed equipment allowances				
Raised platform, Judge's bench, witness box, steps and railings	6	EA	62,350.00	374,100
Accessible lifts at platform	6	EA	18,705.00	112,230
Jury box including fixed seating and railings	6	EA	12,470.00	74,820
Public area fixed seating and railings				
Standard courtroom	5	EA	31,175.00	155,875
Large courtroom	1	EA	49,880.00	49,880
Security control stations including casework				
Basement holding area	1	EA	12,470.00	12,470
Courtroom holding areas	3	EA	6,235.00	18,705
Lobby	1	EA	12,470.00	12,470
Built-in casework allowances				
Lobby information desk	1	EA	18,705.00	18,705
Break rooms, kitchen and vending areas	4	EA	6,235.00	24,940
Jury rooms	3	EA	6,235.00	18,705
Judge's Chambers built-in base cabinet with shelving above, 18'-0"	6	EA	12,470.00	74,820
Judge's conference room casework and shelving - allow	1	EA	12,470.00	12,470
Miscellaneous casework allowance	1	LS	62,350.00	62,350
Artwork - excluded				NIC
				<b>1,022,540</b>

	Quantity	Unit	Rate	Total
<b><u>Modular Workstations</u></b>				
Modular workstations	90	EA	6,200.00	558,000
				<b>558,000</b>
<b><u>Free Standing Furniture and Equipment</u></b>				
Shelving				
Mailroom shelving, mailslots and cubbies	1	LS	12,500.00	12,500
Janitor's closet shelving	3	EA	1,250.00	3,750
Amenities and convenience items				
Locker room lockers and benches	1	LS	12,500.00	12,500
Telephone enclosures	1	LS	6,200.00	6,200
Breakroom appliances	1	LS	12,500.00	12,500
Projection screens	10	EA	6,000.00	60,000
Miscellaneous equipment and accessories	67,800	SF	0.60	40,680
Moveable furniture, fixtures, audio visual, and equipment allowance	67,800	SF	16.50	1,118,700
				<b>1,266,830</b>
<b><u>Signage and Graphics</u></b>				
Directories, interior signage and graphics	67,800	SF	1.85	125,430
				<b>125,430</b>

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	Quantity	Unit	Rate	Total
<b><u>Miscellaneous Furnishings</u></b>				
Site furnishings including benches and trash receptacles	1	LS	32,000.00	32,000
Window coverings				
Vertical window blinds (excluded lobby)	6,000	SF	8.75	52,500
Interior window blinds and shades	1	LS	6,200.00	6,200
				<hr/>
				<b>90,700</b>

**SITWORK COMPONENT SUMMARY**

	<b>Gross Area: 350,000 SF</b>	
	\$/SF	\$x1,000
G10. Site Preparation & Demolition	1.11	388
G20. Site Paving, Structures & Landscaping	7.38	2,582
G30. Utilities on Site	2.98	1,042
<b>TOTAL SITE</b>	<b>11.46</b>	<b>4,012</b>
General Conditions		Included
Contractor's Overhead & Profit or Fee		Included
<b>PLANNED CONSTRUCTION COST</b>	<b>August 2005</b>	<b>11.46</b>
		<b>4,012</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b><u>G10. Site Preparation &amp; Building Demolition</u></b>				
Site clearing				
Clear site	350,000	SF	0.19	65,468
Remove access road	28,000	SF	1.56	43,645
Miscellaneous site demolition	1	LS	1,247.00	1,247
Earthwork				
General site grading including cut and fill	310,000	SF	0.31	96,643
Building pad preparation including cut and fill	40,000	SF	0.94	37,410
Site protective construction				
Site erosion control and drainage during construction	1	LS	62,350.00	62,350
Protections of existing sitework and utilities	1	LS	18,705.00	18,705
Temporary construction				
Allowance for temporary site access road during construction	1	LS	62,350.00	62,350
				<b>387,817</b>

**G20. Site Paving, Structures & Landscaping**

Roads				
Site access road paving including base	72,000	SF	7.48	538,704
Concrete curbs and gutters	3,400	LF	31.18	105,995
Striping, signage and graphics	1	LS	6,235.00	6,235
Parking lots				
Asphalt paving including base	114,000	SF	4.36	497,553
Concrete curbs	4,800	LF	14.96	71,827
Striping, signage and graphics	1	LS	12,470.00	12,470

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Pedestrian paving				
Plaza paving	5,400	SF	12.47	67,338
Patio paving	1,800	SF	8.73	15,712
Walkway paving	13,500	SF	6.86	92,590
Main entry steps and ramps - allow	1	LS	31,175.00	31,175
Curb cuts and ramps	1	LS	6,235.00	6,235
Site development				
Fencing and gates				
Metal fence at staff parking	1,000	LF	124.70	124,700
Automatic sliding gates including card access	2	EA	18,705.00	37,410
Masonry screen wall at staff patio	130	LF	436.45	56,739
Site retaining walls at parking lot - allow	1	LS	311,750.00	311,750
Planter walls and curbs - allow	1	LS	31,175.00	31,175
Monument sign	1	LS	18,705.00	18,705
Site signage	1	LS	31,175.00	31,175
Flagpoles	2	EA	3,741.00	7,482
Landscaping				
Soil preparation, landscape planting and irrigation system				
Building perimeter	32,000	SF	6.24	199,520
Parking lot islands	35,000	SF	7.48	261,870
Hydroseed future building pad and along new site access road	40,000	SF	0.62	24,940
Trees - allow	100	EA	311.75	31,175
				<b>2,582,475</b>

**G30. Utilities on Site**

Mechanical - allow 300 LF				
Water mains, domestic and fire				
Domestic water, 6"	300	LF	56.12	16,835
Fire water, 6"	300	LF	68.59	20,576
Valves and specialties	1	LS	31,175.00	31,175
Connections to existing	1	LS	9,352.50	9,353
Propane				

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Underground tank, monitoring, controls, pipework, and fittings	1	LS	46,762.50	46,763
Sewer				
Underground pipework, < = 8"	600	LF	68.59	41,151
Manholes	1	EA	9,352.50	9,353
Connections to existing	1	LS	6,235.00	6,235
Exterior pipe freeze protection - allow	1	LS	18,705.00	18,705
Electrical - allow 300 LF				
Including mains power, telecommunications/signals connections to existing infrastructure - allowance	1	LS	311,750.00	311,750
Site lighting	1	LS	342,925.00	342,925
Site drainage	1	LS	187,050.00	187,050
				<b>1,041,869</b>

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	Quantity	Unit	Rate	Total
<b><u>Tunnel to Existing Jail Facility</u></b>				
Reinforced concrete tunnel construction including excavation, backfill, waterproofing, interior finishes, doors and accessories, 10'-0" wide	2,150	SF	280.00	602,000
Tunnel mechanical and electrical systems	2,150	SF	60.00	129,000
Allowance for connection of tunnel to existing jail facility including minor interior remodel	1	LS	30,000.00	30,000
				<hr/> <b>761,000</b>

Superior Court of El Dorado County  
Placerville New Court  
Study Phase Schedule

ID	Task Name	Duration	Start	Finish	2005				
					May	Jun	Jul	Aug	Sep
1	<b>1st Year (04/05)</b>	<b>364 edays</b>	<b>Thu 7/1/04</b>	<b>Thu 6/30/05</b>					
2	<b>Selection of A/E Firm</b>	<b>50 days</b>	<b>Thu 6/17/04</b>	<b>Wed 8/25/04</b>					
12	<b>Negotiations &amp; Contract Execution</b>	<b>60 days</b>	<b>Thu 8/26/04</b>	<b>Wed 11/17/04</b>					
16	<b>Study Phase</b>	<b>411 days</b>	<b>Mon 11/29/04</b>	<b>Mon 6/26/06</b>					
17	<b>Early Portion of Study Phase</b>	<b>125 days</b>	<b>Mon 11/29/04</b>	<b>Fri 5/20/05</b>					
22	Develop Materials for Study Report	65 days	Thu 3/10/05	Wed 6/8/05					
23	Meeting with Court re: In-Progress Materials	1 day	Tue 6/14/05	Tue 6/14/05					
24	Assemble Draft of Study Report	4 days	Wed 6/15/05	Mon 6/20/05					
25	Internal OCCM Review and Comment on Draft	12 days	Tue 6/21/05	Wed 7/6/05					
26	Finalize Draft of Study Report	5 days	Thu 7/7/05	Wed 7/13/05					
27	Transmit Draft of Study Report to Courts	1 day	Thu 7/14/05	Thu 7/14/05					
28	Court Review of Draft Report	15 days	Fri 7/15/05	Thu 8/4/05					
29	Meeting/Teleconf with Court re: Draft Comments	1 day	Fri 8/5/05	Fri 8/5/05					
30	Prepare Final Study Report	4 days	Mon 8/8/05	Thu 8/11/05					
31	Print Approved Study Report	1 day	Mon 8/15/05	Mon 8/15/05					
32									
33	(Continue studies in 05/06)	225 days	Tue 8/16/05	Mon 6/26/06					

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**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

TAB 6

**APPENDIX**

- Exhibit 1 – 6-Courtroom Program
- Exhibit 2 – 4-Courtroom Program
- Exhibit 3 – Floor Stacking Model – 2 Story
- Exhibit 4 – Program Comparison of Original Master Plan and Study Phase Program
- Exhibit 5 – Office and Workstation Standards
- Exhibit 6 – Risk Assessment Study
- Exhibit 7 - Outline Specifications
- Exhibit 8 – Systems Narrative
  - Structural
  - Mechanical
  - Electrical
  - Security and Data Systems
  - Audio and Visual Systems
- Exhibit 9 – Site Options

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**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

*TAB 6*

**APPENDIX**

**Exhibit 1: 6–Courtroom Program**

## Summary

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary 6 Courtrooms

Division	Quantity		NSF
	2002	2002	2002
1.0 Administration	8		2,304
1.1 Courtrooms and Related Space	21		22,929
1.2 Criminal Clerk's Office	9		3,133
1.3 Family Law Clerk's Office	9		2,657
1.4 Civil Clerk's Office	8		2,083
1.5 Family Law Support	10		2,278
1.6 Civil Arbitration	2		712
1.7 Information Technology	3		1,217
1.8 Jury Services	2		5,187
1.9 Incustody Holding Area			2,020
1.10 Building Support			3,886
<b>Total Staff and Net Square Feet*</b>		<b>72</b>	<b>48,406</b>
Interdepartmental Circulation/Restrooms/Bldg. Support	25%		12,101
Building Envelope/Mechanical/Electrical	5%		2,420
<b>Total Gross Square Feet</b>			<b>62,927</b>

\*Staff includes JPE, excludes contract positions.

# 1.0 Administration

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Staff Work Area</b>			<b>920</b>	
Court Executive Officer Office	240	1	240	
Assistant Court Executive Officer Office	168	1	168	
Administrative Analyst	120	1	120	
Fiscal Analyst	120	1	120	
Administrative Assistant	80	1	80	
Fiscal Technician	64	2	128	
Executive Secretary	64	1	64	
<b>Reception Area (Shared w/Chambers)</b>			<b>124</b>	
Reception Area 6 persons; soft seating	120	1	120	
HR Job Postings/Benefit Area	4	1	4	
<b>Administrative Support</b>			<b>317</b>	
Conference Room; Capacity 12 persons	240	1	240	Locate adjacent to CEO's office
Kitchenette	77	1	77	
<b>Administrative Work Room</b>			<b>231</b>	
Photocopier; freestanding	42	1	42	
Storage Cabinet 2 drw; 24"x48" w locking	22	2	44	
Worktable; 36" x 60"	28	2	56	
FAX Machine	4	1	4	
Printer	15	1	15	
Coffee Station; 5' w. w/sink, u/c refer.	25	1	25	
Shredder w/24" dia. Container	15	1	15	
Mail Sorting Station	30	1	30	
<b>Secure File Room</b>			<b>100</b>	
<del>Resource Library/Training Storage</del>	<del>60</del>	<del>1</del>		
<b>Supply Storage</b>			<b>80</b>	
		8	1,772	
Circulation	30%		532	
			2,304	
<b>Total Workstations and Net Square Feet</b>		<b>8</b>	<b>2,304</b>	

# 1.1 Courtrooms and Related Space

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Courtset Staff</b>		<b>21</b>	<b>3,890</b>	
Judicial Chambers (w/restroom)	450	6	2,700	
Judicial Secretary	120	1	120	Locate between chambers
Judicial Assistant Workstation	80	7	560	Shared office area
Court Reporter /Shared Office	60	6	360	
Research Attorney	150	1	150	
			-	
<b>Courtroom Suites</b>			<b>13,748</b>	
Courtroom, large	2,400	1	2,400	
Courtroom, standard	1,600	5	8,000	
Holding/Interview/Secure Vestibule	240	3	720	
Attorney/Client Conference	100	6	600	
Jury Deliberation Room (w/2 restrooms)	476	3	1,428	
Victim/Witness Waiting Room	100	6	600	
<del>Exhibit Storage</del>	<del>40</del>	<del>6</del>		
<b>Judicial Support</b>				
<del>Conference Room/Library</del>	<del>240</del>	<del>1</del>		
		21	17,638	
Circulation	30%		5,291	
			22,929	
<b>Total Workstations and Net Square Feet</b>		<b>21</b>	<b>22,929</b>	

## 1.2 Criminal Clerk's Office

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Staff Work Area</b>		<b>9</b>	<b>680</b>	
Branch Manager	120	1	120	
Senior Court Clerk	80	2	160	
Senior Legal Process Clerk	80	1	80	
Legal Process Clerk	64	5	320	
<b>Public Counter</b>			<b>523</b>	
Public Counter; 5 lf each	40	4	160	
Collections Counter; 5 lf each	40	1	40	
Queuing Area; Capacity 20	200	1	200	
Workcounter w/forms storage; 12 lf	96	1	96	
Printer	9	3	27	
<b>Public Document Review Area</b>			<b>438</b>	
Workstation w/computer	42	2	84	
Sit-down Workstation;5 lf	42	1	42	
Microfilm/Microfiche Reader	20	1	20	
Photocopier; medium, freestanding	42	1	42	
Exhibit Room	250	1	250	
<b>Work Room</b>			<b>358</b>	
Photocopier; large, production	80	1	80	
Storage Cabinet; 2 drw; 24"dx48"w	22	2	44	
Workcounter; 10lf	80	2	160	
FAX Machine	4	1	4	
Bulk Form Storage; 12"x42"x7 shelves	15	3	45	
Coffee Station; 5' w. w/sink, uc/refer	25	1	25	
<b>File Area</b>			<b>411</b>	
Active Files; 72"w x 12"d x 96"h	20	14	280	
Sorting Workstation	25	1	25	
File Scanning Station	42	1	42	
Mobile File Cart	5	2	10	
Lateral Files; 3 drw	12	2	24	
Vertical Files; 5 drw	15	2	30	

		9	2,410
Circulation	30%		723
			3,133

### 1.3 Family Law Clerk's Office

### Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Staff Work Area</b>		<b>9</b>	<b>664</b>	
Branch Manager	120	1	120	
Senior Court Clerk	80	1	80	
Senior Legal Process Clerk	80	1	80	
Legal Process Clerk	64	6	384	
<b>Public Counter</b>			<b>539</b>	
Public Counter; 5 lf each	40	2	80	
Collections Counter; 5 lf each	40	1	40	
Queuing Area; Capacity 20	200	1	200	
Workcounter w/forms storage; 12 lf	96	1	96	
Printer	9	3	27	
Extra Help	48	2	96	
<b>Work Room - Shared with Criminal Clerk's Office</b>				
<b>File Area</b>			<b>841</b>	
Active Files; 72"w x 12"d x 96"h	40	14	560	
Sorting Workstation	25	1	25	
File Scanning Station	42	1	42	
Mobile File Cart	5	2	10	
Lateral Files; 3 drw	12	2	24	
Vertical Files; 5 drw	15	2	30	
Storage Room	150	1	150	Supply Storage
		9	2,044	
Circulation	30%		613	
			2,657	
<b>Total Workstations and Net Square Feet</b>		<b>9</b>	<b>2,657</b>	

## 1.4 Civil Clerk's Office

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Staff Work Area</b>			<b>8</b>	<b>632</b>
Branch Manager	120	1	120	
Senior Court Clerk	80	3	240	
Senior Legal Process Clerk	80	1	80	
Legal Process Clerk	64	3	192	
<b>Public Counter</b>				<b>385</b>
Public Counter; 5 lf each	40	2	80	
Queuing Area; Capacity 20	200	1	200	
Workcounter w/forms storage; 12 lf	96	1	96	
Printer	9	1	9	
<b>Work Room - Shared with Criminal Clerk's Office</b>				
<b>File Area</b>				<b>585</b>
Active Files; 72"w x 12"d x 96"h	40	10	400	
Sorting Workstation	25	1	25	
File Scanning Station	42	1	42	
Mobile File Cart	5	2	10	
Lateral Files; 3 drw	12	4	48	
Vertical Files; 5 drw	15	4	60	
			8	1,602
Circulation	30%		481	
				2,083
<b>Total Workstations and Net Square Feet</b>			<b>8</b>	<b>2,083</b>





## 1.7 Information Technology

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Staff Work Area</b>		<b>3</b>	<b>296</b>	
IT Manager	168	1	168	
Court IT Technician	64	2	128	
<b>Support Space</b>			<b>640</b>	
Computer Room	200	1	200	
Equipment Receiving/Staging	100	1	100	
Lab/Testing Room	80	1	80	
Software/Equipment Storage	60	1	60	
Telephone Server Equipment Room	100	1	100	
Audio Visual Equipment Storage	100	1	100	

Circulation	30%	3	936	
			281	
			1,217	
<b>Total Workstations and Net Square Feet</b>		<b>3</b>	<b>1,217</b>	

## 1.8 Jury Services

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Staff Work Area</b>			<b>2</b>	<b>184</b>
Jury Commissioner Office	120	1	120	
Deputy Jury Commissioner Workstation	64	1	64	
<b>Jury Processing Area</b>			<b>277</b>	
Public Counter; 5 lf	40	1	40	
Queuing Area; Capacity 20	180	1	180	
File Cabinet, vertical 5 draw; legal	9	2	18	
Photocopier small; convenience	30	1	30	
Fax/Printer	9	1	9	
<b>Jury Assembly/Waiting Area</b>			<b>2,800</b>	
General Seating; 12 sf ea	15	180	2,700	
Computer Carrel	25	4	100	
<b>Vending Area</b>			<b>165</b>	
Vending Machine	15	3	45	
Table w/4 chairs	60	2	120	
<b>Jury Amenities</b>			<b>564</b>	
Men's Restroom; 1 toilets/2 urinals	200	1	200	
Women's Restroom; 3 toilets/lactation area	250	1	250	
Lockers; half-height, 12"x18"	4	10	40	
Coffee Counter; 5 lf	25	1	25	
Coat Storage	25	1	25	
Public Telephone	8	3	24	
<b>Circulation</b>			<b>2</b>	<b>3,990</b>
	30%		1,197	<b>5,187</b>
<b>Total Workstations and Net Square Feet</b>			<b>2</b>	<b>5,187</b>

## 1.9 Incustody Holding Area

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Central Holding</b>			<b>1,240</b>	
Secure Vestibule	80	1	80	
Group Holding Cell-Male, cap 8	110	2	220	Seating and toilet
Group Holding Cell-Female, cap 2	65	4	260	
Group Holding Cell-Juvenile, cap 2	65	4	260	Locate out of sight of adult cells
Individual Holding Cell	50	4	200	Male only
Attorney Interview Booth	60	2	120	
Inmate Dressing Area	100	1	100	For court appearance
			-	
<b>Holding Control Area/Support</b>			<b>314</b>	
Control Area	120	1	120	
Staff Restroom	63	1	63	
Coffee Station; 5' w. w/sink, u/c refer	25	1	25	
Safety Equipment Storage	40	1	40	
Janitor's Closet	66	1	66	
			<hr/>	
Circulation	30%		1,554	
			466	
			2,020	
<b>Total Workstations and Net Square Feet</b>			<hr/>	
			<b>2,020</b>	

## 1.10 Building Support

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Building Lobby</b>			<b>792</b>	
Vestibule	100	1	100	
Queuing; Security Screening	150	1	150	
Security Screening Station; magnometer/x-ray	96	2	192	
Secure Public Lobby	350	1	350	
<b>Information Desk</b>			<b>22</b>	Locate off lobby
Brochure/Pamphlet Display	4	1	4	
Public Access On-Line Terminals	9	2	18	
<b>Children's Waiting Room</b>			<b>268</b>	
Check-in Counter (no visual access to play area)	40	1	40	
Reading Area; Seating for 2, bookcases	80	1	80	
<del>Computer Area</del>	<del>20</del>	<del>1</del>		
<del>Television Viewing Area</del>	<del>40</del>	<del>1</del>		
Clerk/Volunteer Workstation	40	1	40	
Supply/Toy Storage	20	1	20	
Restroom w/diaper change area	63	1	63	
Counter; 5 lf w/sink, microwave, u/c refer.	25	1	25	
<b>Interpreter Workroom</b>			<b>146</b>	
Unassigned Workstation - Contract Staff	42	3	126	
Bookcase; 36"x12"x5 shelves	10	2	20	
<del>Public Vending</del>			-	<del>—Locate near lobby area</del>
<del>Table w/4 chairs</del>	<del>60</del>	<del>4</del>		
<del>Vending Machine</del>	<del>15</del>	<del>4</del>		
			<b>1,228</b>	
Circulation	30%		368	
			<b>1,596</b>	
<b>Total Workstations and Net Square Feet</b>			<b>1,596</b>	

## 1.10 Building Support, Continued

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Central Building Security</b>			<b>690</b>	
Central Control Room	120	1	120	
Bailiff Work Area	240	1	240	
Interview/Holding Room	80	1	80	
Men's Locker/Toilet/Shower Room - Sheriff's	150	1	150	
Women's Locker/Toilet/Shower Room - Sheriff's	100	1	100	
<b>Staff Break Room</b>			<b>527</b>	
Vending Machine	15	6	90	
Kitchenette; 14 lf w/sink, refrig., micro	77	1	77	
Table w/4 Chairs	60	6	360	
<del>Men's Restroom; 1 toilet/2 urinals</del>	<del>150</del>	<del>1</del>		
<del>Women's Restroom; 3 toilets/lactation area</del>	<del>200</del>	<del>1</del>		
<b>Self-Help Center</b>			<b>394</b>	
Pro per Facilitator Workstation - Contract Staff	80	2	160	
Computer Workstation	42	2	84	
Bookcase; 36"x12"x5 shelves	10	3	30	
Worktable w/ 4 seats	60	2	120	
<del>Training Room - 24 persons</del>	<del>480</del>	<del>1</del>		
<b>Mail Room</b>	150	1	<b>150</b>	
			<b>1,761</b>	
Circulation	30%		528	
			2,289	
Balance from previous page			1,596	
<b>Total Workstations and Net Square Feet</b>			<b>3,886</b>	

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**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

*TAB 6*

**APPENDIX**

**Exhibit 2: 4-Courtroom Program**

**Summary**

**Superior Court of California, County of El Dorado  
Staff and Space Requirements Summary  
4 Courtrooms**

Division	Quantity		NSF
	2002	2002	2002
1.0 Administration	8		2,226
1.1 Courtrooms and Related Space	14		16,146
1.2 Criminal Clerk's Office	9		3,030
1.3 Information Technology	3		1,217
1.4 Jury Services	2		4,485
1.5 Incustody Holding Area	-		2,020
1.6 Building Support			2,913
<b>Total Staff and Net Square Feet*</b>	<b>36</b>		<b>32,037</b>
Interdepartmental Circulation/Restrooms/Bldg. Support		25%	8,009
Building Envelope/Mechanical/Electrical		5%	1,602
<b>Total Gross Square Feet</b>			<b>41,648</b>

\*Staff includes JPE, excludes contract positions.

# 1.0 Administration

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Staff Work Area</b>		<b>8</b>	<b>900</b>	
Court Executive Officer Office	220	1	220	
Assistant Court Executive Officer Office	168	1	168	
Administrative Analyst	120	1	120	
Fiscal Analyst	120	1	120	
Administrative Assistant	80	1	80	
Fiscal Technician	64	2	128	
Executive Secretary	64	1	64	
			-	
<b>Reception Area (Shared w/Chambers)</b>			<b>124</b>	
Reception Area 6 persons; soft seating	120	1	120	
HR Job Postings/Benefit Area	4	1	4	
<b>Administrative Support</b>			<b>317</b>	
Conference Room; Capacity 12 persons	240	1	240	Locate adjacent to CEO's office
Kitchenette	77	1	77	
<b>Administrative Work Room</b>			<b>231</b>	
Photocopier; freestanding	42	1	42	
Storage Cabinet 2 drw; 24"x48" w locking	22	2	44	
Worktable; 36" x 60"	28	2	56	
FAX Machine	4	1	4	
Printer	15	1	15	
Coffee Station; 5' w. w/sink, u/c refer.	25	1	25	
Shredder w/24" dia. Container	15	1	15	
Mail Sorting Station	30	1	30	
<b>Secure File Room</b>	<b>100</b>	1	<b>100</b>	
<b>Resource Library/Training Storage</b>	<b>60</b>			
<b>Supply Storage</b>	<b>40</b>	1	<b>40</b>	
		8	1,712	
Circulation	30%		514	
			2,226	
<b>Total Workstations and Net Square Feet</b>		<b>8</b>	<b>2,226</b>	

## 1.1 Courtrooms and Related Space

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Courtset Staff</b>		<b>14</b>	<b>2,360</b>	
Judicial Chambers (w/restroom)	400	4	1,600	
Judicial Secretary	120	1	120	Locate between chambers
Judicial Assistant Workstation	80	5	400	Shared office area
Court Reporter /Shared Office	60	4	240	
<del>Visiting Judge</del>	<del>150</del>			
			-	
<b>Courtroom Suites</b>			<b>10,060</b>	
Courtroom, large	2,300	1	2,300	
Courtroom, standard	1,600	3	4,800	
<del>Bailiff Workstation—Sheriff's Personnel</del>	<del>60</del>	<del>4</del>		
Holding/Interview/Secure Vestibule	240	2	480	
Attorney/Client Conference	90	4	360	
Jury Deliberation Room (w/2 restrooms)	400	4	1,600	
Victim/Witness Waiting Room	90	4	360	
Exhibit Storage	40	4	160	
<b>Judicial Support</b>				
<del>Conference Room/Library</del>	<del>240</del>	<del>1</del>		
		14	12,420	
Circulation	30%		3,726	
			16,146	
<b>Total Workstations and Net Square Feet</b>		<b>14</b>	<b>16,146</b>	

## 1.2 Criminal Clerk's Office

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Staff Work Area</b>		<b>9</b>	<b>680</b>	
Branch Manager	120	1	120	
Senior Court Clerk	80	2	160	
Senior Legal Process Clerk	80	1	80	
Legal Process Clerk	64	5	320	
<b>Public Counter</b>			<b>523</b>	
Public Counter; 5 lf each	40	4	160	
Collections Counter; 5 lf each	40	1	40	
Queuing Area; Capacity 20	200	1	200	
Workcounter w/forms storage; 12 lf	96	1	96	
Printer	9	3	27	
<b>Public Document Review Area</b>			<b>378</b>	
Workstation w/computer	12	2	24	
Sit-down Workstation;5 lf	42	1	42	
Microfilm/Microfiche Reader	20	1	20	
Photocopier; medium, freestanding	42	1	42	
Exhibit Room	250	1	250	
<b>Work Room</b>			<b>349</b>	
Photocopier; large, production	80	1	80	
Storage Cabinet; 2 drw; 24"dx48"w	22	2	44	
Workcounter; 10lf	80	2	160	
FAX Machine	4	1	4	
Bulk Form Storage; 12"x42"x7 shelves	12	3	36	
Coffee Station; 5' w. w/sink, uc/refer	25	1	25	
<b>File Area</b>			<b>401</b>	
Active Files; 72"w x 12"d x 96"h	20	14	280	
Sorting Workstation	25	1	25	
File Scanning Station	42	1	42	
Mobile File Cart	5	2	10	
Lateral Files; 3 drw	2	12	24	
Vertical Files; 5 drw	2	10	20	
		9	2,331	
Circulation	30%		699	
			3,030	
<b>Total Workstations and Net Square Feet</b>		<b>9</b>	<b>3,030</b>	

### 1.3 Information Technology

### Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Staff Work Area</b>		<b>3</b>	<b>296</b>	
IT Manager	168	1	168	
Court IT Technician	64	2	128	
			-	
<b>Support Space</b>			<b>640</b>	
Computer Room	200	1	200	
Equipment Receiving/Staging	100	1	100	
Lab/Testing Room	80	1	80	
Software/Equipment Storage	60	1	60	
Telephone Equipment Room	100	1	100	
Audio Visual Equipment Storage	100	1	100	

		3	936	
Circulation	30%		281	
			1,217	
<b>Total Workstations and Net Square Feet</b>		<b>3</b>	<b>1,217</b>	

## 1.4 Jury Services

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Staff Work Area</b>			<b>2</b>	<b>184</b>
Jury Commissioner Office	120	1	120	
Deputy Jury Commissioner Workstation	64	1	64	
<b>Jury Processing Area</b>				<b>277</b>
Public Counter; 5 lf	40	1	40	
Queuing Area; Capacity 20	180	1	180	
File Cabinet, vertical 5 draw; legal	9	2	18	
Photocopier small; convenience	30	1	30	
Fax/Printer	9	1	9	
<b>Jury Assembly/Waiting Area</b>				<b>2,260</b>
General Seating; 12 sf ea	12	180	2,160	
Computer Carrel	25	4	100	
<b>Vending Area</b>				<b>165</b>
Vending Machine	15	3	45	
Table w/4 chairs	60	2	120	
<b>Jury Amenities</b>				<b>564</b>
Men's Restroom; 1 toilets/2 urinals	200	1	200	
Women's Restroom; 3 toilets/lactation area	250	1	250	
Lockers; half-height, 12"x18"	4	10	40	
Coffee Counter; 5 lf	25	1	25	
Coat Storage	25	1	25	
Public Telephone	8	3	24	
			-	
		2	3,450	
Circulation	30%		1,035	
			4,485	
<b>Total Workstations and Net Square Feet</b>		<b>2</b>	<b>4,485</b>	

## 1.5 Incustody Holding Area

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Central Holding</b>			<b>1,240</b>	
Secure Vestibule	80	1	80	
Group Holding Cell-Male, cap 8	110	2	220	Seating and toilet
Group Holding Cell-Female, cap 2	65	4	260	
Group Holding Cell-Juvenile, cap 2	65	4	260	Locate out of sight of adult cells
Individual Holding Cell	50	4	200	Male only
Attorney Interview Booth	60	2	120	
Court Dressing Area	100	1	100	
<b>Holding Control Area/Support</b>			<b>314</b>	
Control Area	120	1	120	
Staff Restroom	63	1	63	
Coffee Station; 5' w. w/sink, u/c refer	25	1	25	
Safety Equipment Storage	40	1	40	
Janitor's Closet	66	1	66	
			-	
			<b>1,554</b>	
Circulation	30%		466	
			<b>2,020</b>	
<b>Total Workstations and Net Square Feet</b>			<b>2,020</b>	

## 1.6 Building Support

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Building Lobby</b>			<b>696</b>	
Vestibule	100	1	100	
Queuing; Security Screening	150	1	150	
Security Screening Station; magnetometer/x-ray	96	1	96	
Secure Public Lobby	350	1	350	
<b>Information Desk</b>			<b>22</b>	Locate off lobby
Brochure/Pamphlet Display	4	1	4	
Public Access On-Line Terminals	9	2	18	
<b>Children's Waiting Room</b>			<b>243</b>	
Check-in Counter (no visual access to play area)	40	1	40	
Reading Area; Seating for 2, bookcases	40	1	40	
Computer Area	20	1	20	
Television Viewing Area	40	1	40	
Clerk/Volunteer Workstation	5	1	5	
Supply/Toy Storage	10	1	10	
Restroom w/diaper change area	63	1	63	
Counter; 5 lf w/sink, microwave, u/c refer.	25	1	25	
<b>Interpreter Workroom</b>			<b>146</b>	
Unassigned Workstation - Contract Staff	42	3	126	
Bookcase; 36"x12"x5 shelves	10	2	20	
<del>Public Vending</del>			-	<del>—Locate near lobby area</del>
<del>Table w/4 chairs</del>	<del>60</del>	<del>4</del>		
<del>Vending Machine</del>	<del>15</del>	<del>4</del>		
Circulation	30%		1,107 332 1,439	
<b>Total Workstations and Net Square Feet</b>			<b>1,439</b>	

## 1.6 Building Support, Continued

## Superior Court of California, County of El Dorado Staff and Space Requirements Summary

Description	S.F./Standard	Quantity 2002	NSF	Comments
<b>Central Building Security</b>			<b>600</b>	
Central Control Room	120	1	120	
<del>Bailiff Workroom</del>	<del>150</del>	<del>1</del>	<del>150</del>	
Interview/Holding Room	80	1	80	
Men's Locker/Toilet/Shower Room - Sheriff's	150	1	150	
Women's Locker/Toilet/Shower Room - Sheriff's	100	1	100	
<b>Staff Break Room</b>			<b>242</b>	
Vending Machine	15	3	45	
Kitchenette; 14 lf w/sink, refrig., micro	77	1	77	
Table w/4 Chairs	60	2	120	
<del>Men's Restroom; 1 toilet/2 urinals</del>	<del>150</del>	<del>1</del>		
<del>Women's Restroom; 3 toilets/lactation area</del>	<del>200</del>	<del>1</del>		
<b>Self-Help Center</b>			<b>192</b>	
Pro per Facilitator Workstation - Contract Staff	80	1	80	
Computer Workstation	42	1	42	
Bookcase; 36"x12"x5 shelves	10	1	10	
Worktable w/ 4 seats	60	1	60	
<b>Agency Support</b>				
<del>District Attorney Workroom</del>	<del>100</del>	<del>2</del>		
<del>Public Defender Workroom</del>	<del>100</del>	<del>2</del>		
<del>Law Enforcement Workroom</del>	<del>100</del>	<del>1</del>		
<del>Probation Workroom</del>	<del>100</del>	<del>1</del>		
<del>Training Room - 24 persons</del>	<del>480</del>	<del>1</del>		
<b>Mail Room</b>	<b>100</b>	<b>1</b>	<b>100</b>	
Circulation	30%		1,134	
			340	
Balance from previous page			1,474	
<b>Total Workstations and Net Square Feet</b>			<b>1,439</b>	
			<b>2,913</b>	

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**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

*TAB 6*

**APPENDIX**

**Exhibit 3: Floor Stacking Model–2 Story**

**Superior Court of California, County of El Dorado  
 New Placerville Courthouse  
 Floor Stacking Model - Alternative 2 - 2 Story Courthouse**

**Lower Level**

Incustody Holding				2,020
Circulation/Restrooms/Bldg. Support	@	25%		505
Building Envelop/Mechanical/Electrical	@	10%		202
<b>Total Lower Level</b>				<b>2,727</b>

**Level 1**

Criminal Law Clerk				3,133
Family Law Clerk				2,657
Civil Law Clerk				2,083
Jury Services				5,187
Courtroom and Related Space				
Judicial Chambers	2	@	450	900
Judicial Assistant	2	@	80	160
Standard Courtroom	1	@	1,600	1,600
Large Courtroom	1	@	2,400	2,400
Holding/Interview/Vestibule	1	@	240	240
Attorney/Witness Waiting	2	@	100	200
Victim/Witness Waiting	2	@	100	200
Jury Deliberation Room	1	@	476	476
Subtotal Courtroom and Related Space				6,176
Internal Circulation	@	30%		1,853
				8,029

**Building Support**

Building Lobby				792
Information Desk				22

Central Building Security				690
Staff Breakroom				527

Mail Room				150
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<b>Subtotal Level 1</b>				<b>23,270</b>
Circulation/Restrooms/Bldg. Support	@	25%		5,817
Building Envelop/Mechanical/Electrical	@	10%		2,327
<b>Total Level 1</b>				<b>31,414</b>

**Level 2**

Administration				2,304
Courtroom and Related Space				
Judicial Chambers	4	@	450	1,800
Judicial Secretary	1	@	120	120
Judicial Assistant	5	@	80	400
Court Reporter/Shared Office	6	@	60	360
Research Attorney	1	@	150	150
Standard Courtroom	4	@	1600	6,400
Holding/Interview/Secure Vestibule	2	@	240	480
Attorney/Client Conference Room	4		100	400
Jury Deliberation Room	2		476	952
Victim/Witness Waiting Room	4		100	400
<hr/>				
Subtotal				11,462
Internal Circulation @ 30%				3,439
<hr/>				
Subtotal				14,901
Family Law Support				2,778
Civil Arbitration				712
Information Technology				1,217
Building Support				808
Children's Waiting				268
Interpreter's Workroom				146
Self-Help Center				394
<hr/>				
Subtotal				22,720
Circulation/Restrooms/Bldg. Support		@	20%	4,544
Building Envelope/Mechanical/Electrical		@	5%	1,136
<hr/>				
<b>Total Level 2</b>				<b>28,400</b>
<b>Total Building</b>				<b>62,541</b>

**Note:** Difference from program due to rounding.

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**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

*TAB 6*

**APPENDIX**

**Exhibit 4: Program Comparison of  
Original Master Plan and  
Study Phase Program**

SPACE/FUNCTIONAL SUMMARY	#CR's	Per Original Master Plan	#CR's	Study Phase Program
<b>COMPONENT SUMMARY</b>				
<b>Courtroom and related spaces</b>				
Courtroom (lg): 1 @ 2,400 SF				2,400
Courtroom (sm): 5 @ 1,600 SF				8,000
Chambers, jury deliberation, conf rooms, reception				6,456
Net Component				16,856
Component Circulation 30 %				5,057
CGSF		9,304		21,913
<b>Court administration /support</b>				
CEO, Fam. Mediator (typ)				7,910
Net Component				7,910
Component Circulation 30%				2,373
CGSF		1,970		10,283
<b>Clerk of Court</b>				
Courtroom clerks, public counters, processing, files, storage # of staff				10,186
Net Component				10,186
Component Circulation 30 %				3,056
CGSF		12,040		13,242
<b>Court security operations &amp; holding</b>				
Lobby screening, central control, Holding at courtroom and center				3,406
Net Component				3,406
Component Circulation %				1,022
CGSF		5,279		4,428
<b>Building support services</b>				
Assignable rooms/spaces Operations offices				650
Net Component				650
Component Circulation 30%				195
CGSF		2,956		845
<b>Other: Judicial related agency offices</b>				
Net Component				N/A
Component Circulation 30%				N/A
CGSF		858		N/A
<b>Total Net Program Space</b>				
Building grossing factor 35%		32,407		50,710
		11,342		17,749
<b>Total Building Gross Square Feet (BGSF):</b>		<b>43,749</b>		<b>68,459</b>
Surface parking:				
Stalls		96		
Site area (including parking):				
Acres (app.)				
<b>Cost Summary</b>				
<b>Total Construction Cost</b>				
<b>Total Project Cost</b>				

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**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

*TAB 6*

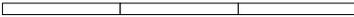
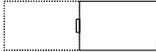
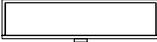
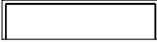
**APPENDIX**

**Exhibit 5: Office and Workstation Standards**

# Workstation Standards

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## Description and Legend

	<b>Full Height Wall (Steel Studs w/ Gypsum Board on Each Side)</b>
	<b>Modular Wall Panel (Varying Heights)</b>
	<b>Freestanding Desk or Systems Furniture Work Surface</b>
	<b>Desk Chair</b>
	<b>Visitors Chair</b>
	<b>File Cabinet with Drawer Clearance</b>
	<b>Systems Furniture Overhead Storage Unit</b>
	<b>Bookcase (Height Varies)</b>
	<b>Personal Computer or C.R.T.</b>



### **Circulation and Access Space:**

One half of the aisle or access space adjacent to each open or partitioned workstation is included in the square footage allocated to that workstation (as shown at left). Additional circulation space is required within the department's usable area for access to equipment, main circulation between aisles, etc. An allowance for this additional circulation is added to the total net space requirement of each department.

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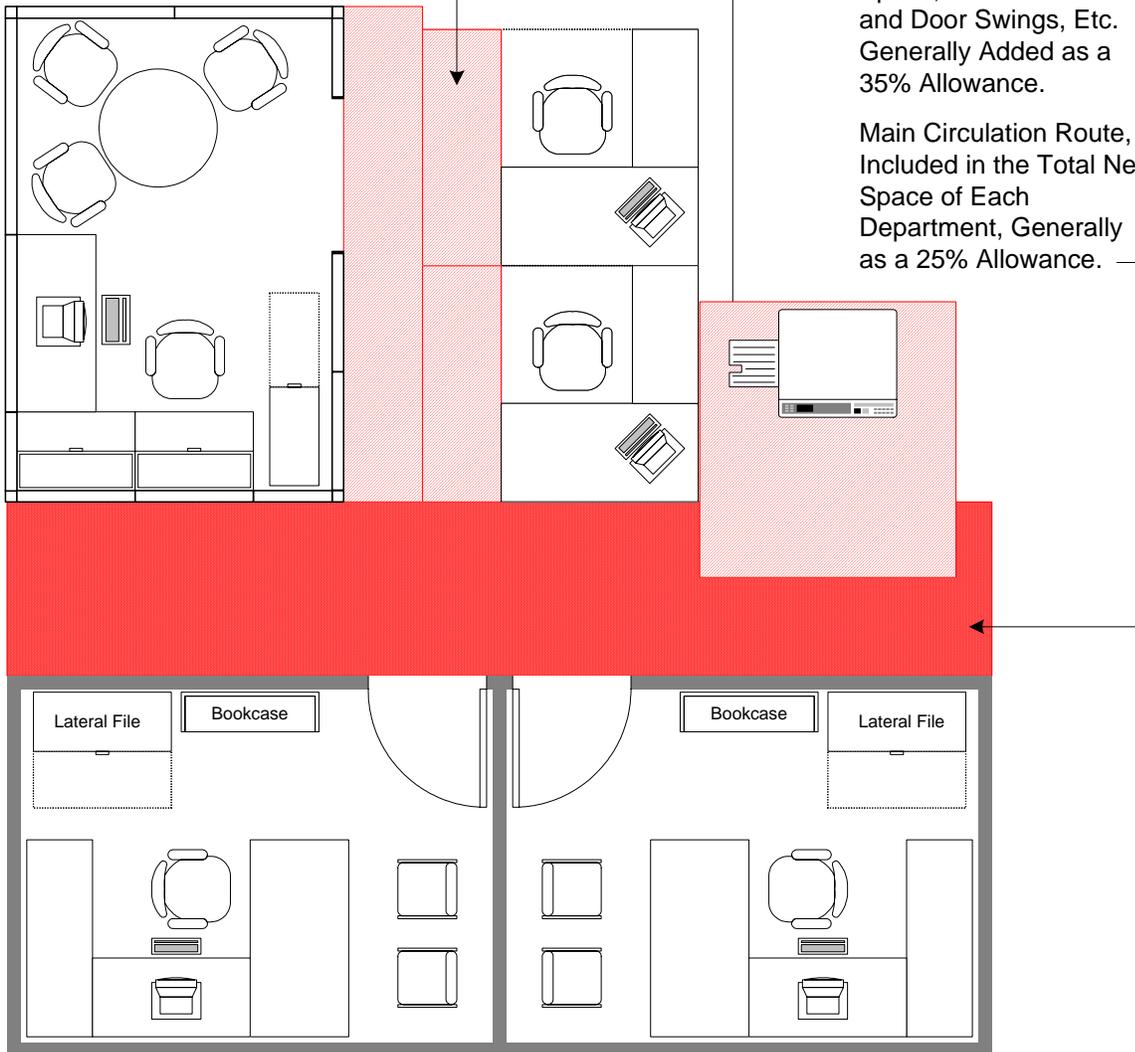
# Workstation Standards

## Description and Legend

Aisle Space for Systems Furniture Workstations and Open Workstations, One-Half of the Aisle's width is Included in Each Workstation's Square Footage.

Equipment Access Space; Includes One-Half the Adjacent Aisle, Operator Standing Space, Service Access and Door Swings, Etc. Generally Added as a 35% Allowance.

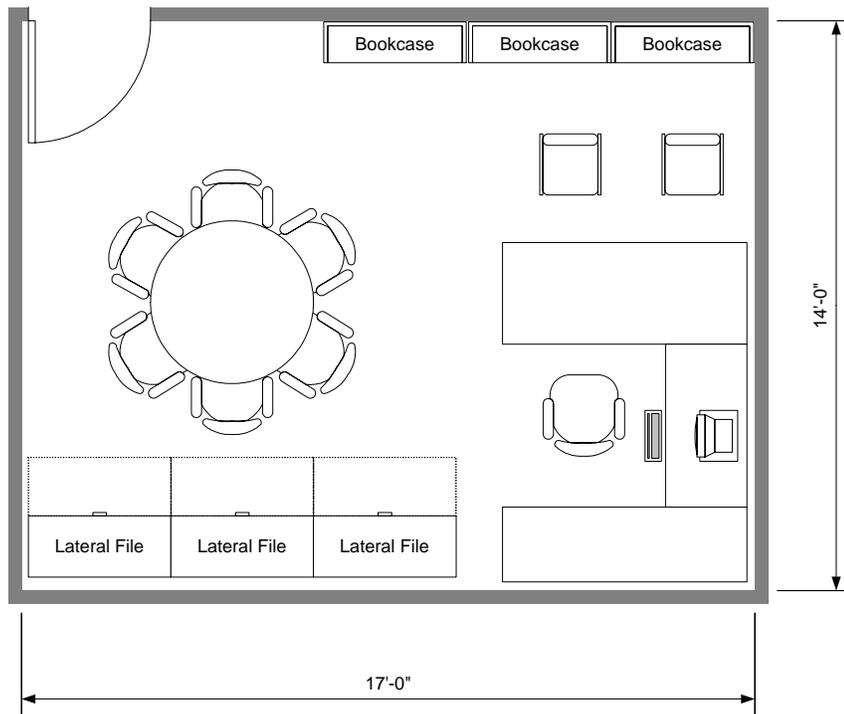
Main Circulation Route, Included in the Total Net Space of Each Department, Generally as a 25% Allowance.



# Workstation Standards

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## Private Office Standards



**PO 1**  
Private Office  
240 Square Feet

All Workstation Standards are diagrammatic and are not intended to represent actual workstation layouts. Actual layouts will be based on user requirements.

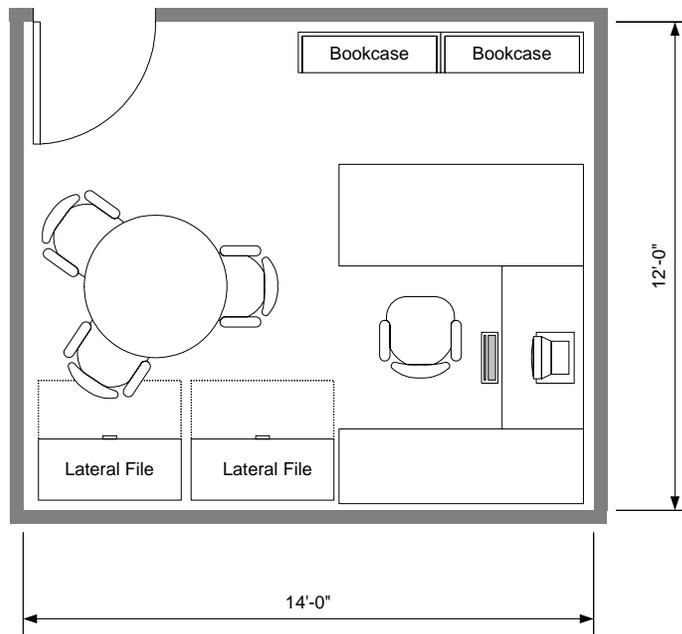
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# Workstation Standards

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## Private Office Standards

**PO 2**  
Private Office  
168 Square Feet



All Workstation Standards are diagrammatic and are not intended to represent actual workstation layouts. Actual layouts will be based on user requirements.

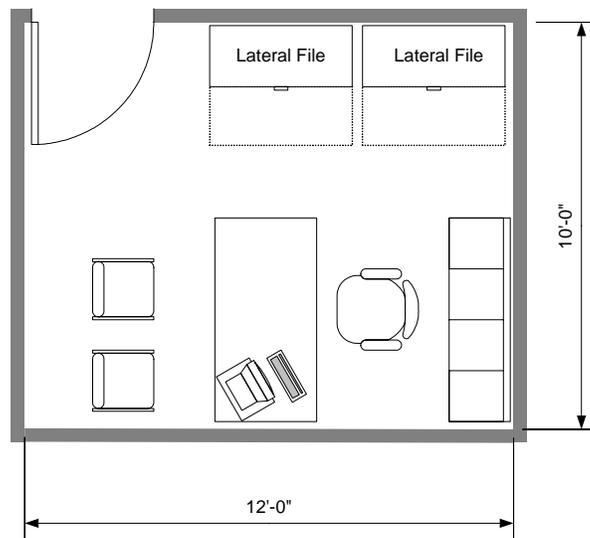
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# Workstation Standards

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## Private Office Standards

**PO 3**  
Private Office  
120 Square Feet



All Workstation Standards are diagrammatic and are not intended to represent actual workstation layouts. Actual layouts will be based on user requirements.

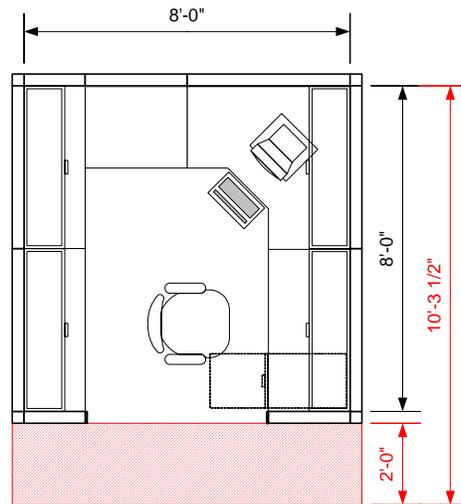
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# Workstation Standards

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## Systems Furniture Workstations

**SF 1**  
Semi-Private Workstation  
80 Net Square Feet  
64 Usable Square Feet



All Workstation Standards are diagrammatic and are not intended to represent actual workstation layouts. Actual layouts will be based on user requirements.

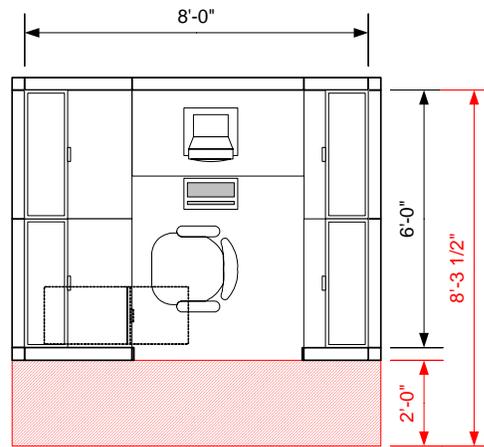
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# Workstation Standards

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## Systems Furniture Workstations

**SF 2**  
Semi-Private Workstation  
64 Net Square Feet  
48 Usable Square Feet



All Workstation Standards are diagrammatic and are not intended to represent actual workstation layouts. Actual layouts will be based on user requirements.

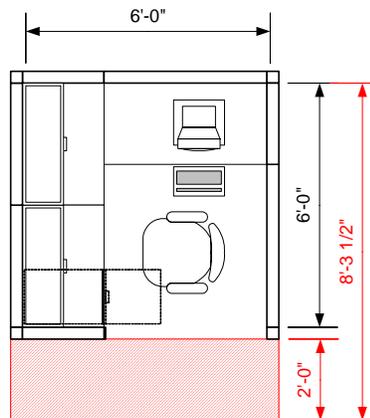
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# Workstation Standards

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## Systems Furniture Workstations

**SF 3**  
Semi-Private Workstation  
48 Net Square Feet  
36 Usable Square Feet



All Workstation Standards are diagrammatic and are not intended to represent actual workstation layouts. Actual layouts will be based on user requirements.

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**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

*TAB 6*

**APPENDIX**

**Exhibit 6: Risk Assessment Study**

**EXHIBIT 6:**

**PURPOSE**

**RISK ASSESSMENT  
STUDY**

The purpose of this Risk Assessment is to produce a guideline and recommendations document for reference during the design of the new El Dorado County Courthouse in Placerville, California. These guidelines will assist the team in making decisions and promote elements that mitigate risk as it relates to physical security. Items that do not relate in some form to security, such as purchasing and inventory control are not included.

Specifically this assessment attempts to identify credible threats to the facility assets and critical missions, such as criminal activity or natural events, evaluate the vulnerability to the threats, and determine the risk level.

This assignment includes research and analysis of threats and vulnerabilities occurring at the existing courthouse and potentially at the future courthouse. Threat identification is based on existing crime statistics, and hypothetical scenarios that are consistent with real occurrences at other courthouses. The categories of analysis include:

**Threat Assessment**

Criminal Threats

Natural Events

**Vulnerability Assessment & Findings**

Security Operations

Security Systems

Security Policies and Procedures.

Emergency Planning

Architectural Floor Plans (new facility)

Assets and Vital Documents

The process of obtaining data for the analysis centered primarily on interviewing Steve Cascioppo, Court Executive Officer and review of the architectural floor plans for the proposed facility. Other methods of fact-finding include the following resources:

Existing courthouse survey

Survey of future courthouse site

United States Geological Survey database

Federal, State, and county statistics databases and documents

### **THREAT ASSESSMENT**

Crime statistics can be a direct reflection of the overall stability of a community. The number of crimes committed in an area can suggest what resources a particular county might be lacking. While it is reported that more than 25 million Americans are victims of crime each year, the Bureau of Justice Statistics states that violent crime rates have declined since 1994 (51,200) to the lowest rate ever recorded by the National Crime Victimization Survey in 2003 (22,300).

Although there appears to be a general reduction in violent crime, the court systems themselves have undergone a dramatic transition, over the last several years, in the quantity and magnitude of violent crimes occurring on their premises. Crimes such as bomb threats, shootings, theft, vandalism, and assaults have become more and more familiar in the day-to-day activity of the court systems.

The quantity and magnitude of threats to a specific court differs greatly based on whether it is part of the Federal, State, County, or Rural system, however even the lower courts have experienced such threats as bombs, shootings, and assaults. Federal courts are more prone to terrorist attacks, however all courts experience bomb threats, shootings and assaults on court employees and the public while on court premises. Much of the violence experienced in today's courts can be attributed to an increase in the population of the area it serves. Certainly population growth increases the volume of proceedings in the courthouses and the number of people passing through them.

According to the 1999 Strategic Planning Trend Analysis, as of 1999, El Dorado County is expected to grow by 75%, to approximately 275,000 people by the year 2025, an increase of 118,000 people. This is a growth rate nearly twice that of the rest of the state and will mostly take place on the western slope of the county. The majority of this population growth is due to migration and some immigration. This trend is expected to continue well into the next century.

### **Existing Crime Synopsis**

In recent years several high profile cases have been tried at the courthouse. The frequency of homicide has increased from 4 incidences a year in 2002 to 10 to 12 in recent years according to the Court Executive Officer. This number is expected to climb as the area develops further and its demographics change. While still considered primarily rural, the migration of Sacramento and Bay Area residents has brought more of the expected urban issues such as gang activity. One gang-related case tried at the court included gang members in the audience “flashing” signs to the plaintiff’s table or witness stand in an effort to intimidate or persuade testimony.

High drug activity in the area, such as methamphetamine manufacturing and marijuana cultivation is reported. Buying and selling of illicit drugs within the juvenile community exists and crimes associated with this type of activity should be of concern.

It should be noted that the Indian gaming casino in Shingle Springs, which was voluntarily closed in 1997 to strong opposition, might reopen. Evidence indicates that these Casinos have enormous financial backing and many times the battle is lost to oppose them. Crime directly related to Indian gaming is documented and includes homicide, crimes against children, and illegal drugs. Although not substantiated with hard evidence, the potential for organized crime does exist in spite of the Indian communities resistance to outside influence.

Crime rate in Placerville itself for the year 2002, for which statistics are available, does not appear to be significant, however when projected by a population of 100,000 to compare it with the County, State, and National rankings, figures for crime rates become much more significant. Placerville is higher than the County, State and National statistics for such crimes as rape and burglary. It is higher than County and State for theft and higher than the County rate for robbery and arson (refer to table 1.1).

In all, the fact that crime is expected to rise with the growing population and more consistent with urban settings exposes the courthouse to an element that has potential for criminal acts against it.

TABLE 1.1

CATEGORY/CRIME	Per 100,000 Population						
	Placerville	El Dorado County	State of California	National Average	Above County Avg.	Above State Avg.	Above National Avg.
<b>VIOLENT CRIMES</b>	462	318	589	4119	*		
HOMICIDE	0	2	7	6			
FORCIBLE RAPE	60	25	29	33	*	*	*
ROBBERY	40	30	184	146	*		
AGG. ASSAULT	361	260	370	310	*		*
<b>PROPERTY CRIMES</b>	3202	1349	1964	3624	*	*	
BURGLARY	1124	735	682	746	*	*	*
M.V. THEFT	422	225	682	432	*		
LARCENY-THEFT	1656	390	600	2446	*	*	
			0				
<b>ARSON</b>	20	1	40	N/A	*		
<b>POPULATION</b>	9,963	165,000	35,290,000	280,000,000	(approx)		

(Note: Figures are rounded)

## **Bombings**

The courthouse receives two to three bomb threats per year and although no actual bombing has occurred here, plots against other similar county courthouses have been carried out.

Attacks in some instances are terror-based statements against the judicial system or similar government entity and the targets are selected to achieve maximum media attention. In other instances bombings are less the result of idealism and cause driven ambitions, and rather desperate attempts to disrupt actual proceedings or trials.

In 1997 a large bomb was detonated at the Solano County Courthouse near the property room in an attempt to destroy seized cocaine evidence. The charge was a “Third Strike” offense against one of the suspects who hired individuals to carry out the plot. The event, intended to subvert the justice system, included a second failed attempt to destroy police evidence stored at the public library. Here a backpack full of dynamite outside the library was discovered by teens prior to detonation. Thankfully there were no injuries in either instances but the potential for devastating results existed.

What is compelling, and should be noted, is the fact that plotters had knowledge and access to the property room at the courthouse, and the public library was used as an Adcock location to store property.

Property rooms in many instances start out as storage closets or file rooms, are converted later on, and not dedicated to evidence storage. As such, access to these types of shared spaces is not restricted to authorized individuals who handle evidence and the security is not appropriate.

## Shootings

Shootings occur at courthouses and continue to be a concern that must be addressed. Many times these events are directly related to a trial proceeding and occur in the courtrooms. The recent events in Atlanta, demonstrated this when a transportation officer was overtaken and her weapon used to gun down a judge, court reporter, and deputy. This is not an isolated event and a trend is a more appropriate description. In Milwaukee, three years ago, another courtroom shooting occurred when a murder defendant bolted from his chair and wrestled a gun away from a deputy. The defendant was shot and killed by another police officer before anyone else was hurt.

Some instances include shootings that occur outside the courtrooms. In 1984 Thomas Provenzano walked into the Orange County Courthouse in Florida armed with a shotgun, assault rifle and a knapsack full of ammunition all hidden under an army style jacket. Tragically two officers were killed and another severely injured from the attack.

In other cases the shootings occur outside the courthouse altogether. In Pomona, California last year a 16-year-old gang member shot and killed a California Highway Patrol Officer outside the courthouse in an event not related to any court proceedings at all. In an effort to impress a local gang the shooter callously hunted for any law enforcement official to shoot. Failing to find anyone outside the police department, the teen then drove around the corner to the courthouse, knowing officers would be there as well, and shot his victim as he waked away from the courthouse.

These are but a few examples that demonstrate shootings do occur, under varying circumstances and locations at courthouses that appear to happen somewhat frequently. What should be noted is that in all the examples above, as with others, these were first time occurrences and the innocent involved likely never thought it would happen there. This certainly is true in the Atlanta shootings where a sense of complacency in the security operations center occurred. The

takeover of the officer and her keys, which led to his escape and murderous rampage, was caught entirely on videotape for which live images are sent simultaneously to the command center. Investigators believe that if the images from the video cameras were closely monitored there was time to prevent this senseless act.

### **Vigilante-ism and Retribution**

It does not require much research and most laymen recognize the potential for retribution and vigilante acts in the courthouse. Imagine a man is brought to trial for the molestation of a young victim. Notwithstanding positive evidence identifying the defendant, the case is dismissed at preliminary hearing due to a procedural defect in the prosecution. The distraught family members of the victim may take steps to achieve justice/vengeance of their own and attempt an act at the courthouse where the defendant is accessible and their anger is fresh. Perhaps the most notorious real event was the 1993 vigilante killing in the Tuolumne County Courthouse. During a break in the preliminary hearing Ellie Nesler shot and killed the man allegedly accused of molesting her son. Many supporters applauded the act of vengeance but others condemned her for taking the law into her own hands. Thankfully her attack did not injure others in the courtroom.

Less severe results are more common and family court services are breeding grounds for disturbances inside courthouses. Those who feel they may have been wronged in divorce and child custody cases or the justice system has failed them may seek payback. These attacks many times are directed at the significant other but on occasion towards the judge or mediator who has ruled unfavorably for them. Cases involving domestic violence allegations can be especially volatile and typically include threat or expression of violence, disorderly conduct, verbal abuse or intimidation, but more violent acts can and has happened.

### **Acts of Desperation**

It is difficult to predict and understand what someone can and will do under stressful circumstances found in courthouse settings. An attack at the Contra Costa County Jail/Courthouse occurred where an individual walked into the public lobby, threw a moletoff cocktail at the public counter and then proceeded to drive a vehicle repeatedly into a sally port gate, demonstrating a desperate act in what appeared to be a jail break. This case is still under investigation and the truth of why the perpetrator did what he did is still unknown.

The salient point is that even though crime or disorderly conduct occurs in patterns and are expected to happen like those recounted in the above threat scenarios, strange and unpredictable occurrences, as a result of desperation are possible and do happen.

### **Natural Events**

Natural events are not often directly associated with compromised court security. What should be noted however, are the byproducts of natural events that indirectly impact the safety and security in courthouses.

El Dorado County is an area often hit by strong winter storms in the Sierras, this year being no exception. In 1997 the County of Emergency Services declared the county a disaster area, due mostly to flooding and landslides attributed to relentless rains. During this event all emergency personnel, including the Sheriff's department worked around the clock and double shifts to aid in the disaster efforts. Events like these cause a strain and distraction on the personnel responsible for maintaining security at the courthouse.

Storms and lightning cause power outages and restored efforts are compounded in areas with heavy snowfall. During the 1997 disaster PG&E reported many outages due to downed power lines in several areas throughout the county. Loss of power contributes to confusion and anxiety and in some extended periods of darkness a catalyst for civil disturbances such as looting.

Power outages are of significant concern in modern courthouses that rely on technology for critical security operations. Secure circulation, holding cells and sally ports are no longer managed with mechanical lock and key and instead are electronically controlled from remote operations centers. Surveillance and intrusion detection systems, emergency lighting and communications systems are other key elements that require continued power service to maintain order and safety.

Fire is a concern that must be addressed in any risk assessment. Placerville shows no signs of unusual risk to natural fire danger, even when factoring in its proximity to wilderness areas where forest fires are frequent. The obvious concern in a fire is life safety and the devastating effects it can have on a facility. What is not evaluated often is the affect fire detection and suppression systems have on other systems that maintain security in the courthouse. The Fire & Life Safety Code typically overrides any security related provisions that secure openings. Variances are allowed in the instance of cell doors but all others that are electronically locked must be tied into the fire/life safety systems to allow immediate egress. This is sometimes referred to as fail-safe, but when considered in the instance of secure or red zone corridors, the term takes on new meaning. Further, life safety systems are incapable of discriminating between an actual fire or an intentional activation of a smoke detector or fire pull station by a prankster or worse someone who possesses this knowledge and uses it for nefarious reasons.

Earthquakes in the area are mild and no fault lines are found running directly through Placerville, however severe activity, as one moves toward the eastern slope, exists. Earthquakes in general contribute the same as the other natural events described above in terms of power failures and fires started and are regarded the same.

## **VULNERABILITY ASSESSMENT AND FINDINGS**

### **Security Operations**

There are approximately 12 administrative staff members and 40 court operations employees. The court depends solely on the County Sheriff to provide personnel to run the security operations, equipment and respond to events. This personnel consists of combination of Sheriffs, bailiffs, and total approximately 10 to 12 present at the court during the normal operating hours.

The sheriffs department is also responsible for opening and closing procedures for public access and daily operations. This process includes conducting a sweep of the courtrooms to ensure they are safe for the day's proceedings, however it is not routinely executed.

The sheriffs department conducts all custody services including transportation to and from the jail and movement in and out of the courts. Currently there is no separation for secure transportation within the facility and inmates are circulated through public spaces including elevators.

The perception is security operations and services provided to the courts are a low priority for the sheriff's department when compared to its other responsibilities. Within that responsibility there appears additional prioritization with transportation and management of the in-custody defendants ranking highest. Security services extended to the court staff themselves is considered a low priority. Additionally from a rank and file perspective, working at the courthouse is not a coveted post in terms of law enforcement and most would rather be assigned elsewhere. In all, this places personnel security for the courts very low in terms of quality of service and response.

## **Security Systems**

The security systems at the courthouse are not intensive and minimally include locked doors, a basic card access control system, duress buttons, and a single x-ray and magnetometer screening station.

The screening station is not at the perimeter of the building and rather is found on the lower level in a vestibule outside the courts. This allows the public to travel well into the building before screening occurs. During the survey the station was unmanned and the surveyor walked around the devices, due to a large gap between the machines and the wall. The courtrooms were locked, however it would take very little planning to come early or late prior when the station was unmanned and conceal a weapon for later retrieval on the other side.

The access control system is controlled by the General Services Administration (GSA), and used in a most basic form as an electronic key. The card reader doors themselves are not fully configured with door furniture to monitor forced entry or propping nor are local alarm devices included to warn the staff that a door has been breached. A recent audit exposed that several cards were unaccounted for and some were still active in the system for employees no longer employed at the facility.

A mechanical key system is managed by the GSA and identified as a Schlage Primus high security restricted system. This is an excellent system and can include exclusivity agreements with the manufacturer. The agreement prevents unauthorized duplication of keys since they are not readily available. To obtain a key from the manufacturer or a locksmith requires a signed authorization form that is matched again a signature kept on file. When coupled effectively with electronic access control the normal problems associated with maintaining the integrity of the system are achieved.

Perhaps the most concerning of the security systems currently implemented is the duress alarm system. Issues with the buttons not sending a duress signal have gone unaddressed for nearly 4 years. Recent testing has confirmed they are still not functioning, cannot be relied on and cast doubt regarding their effectiveness if they are reported as functioning. Even if the duress buttons did function as designed, the fact that it connects to a remote monitoring facility outside the courthouse complex provides little reassurance that a timely response could occur.

Video Surveillance is almost non-existent and most notably absent at the primary entrances, parking lot entrances, and courtrooms. If a crime was committed no video evidence is captured to assist in apprehending a perpetrator who got away.

### **Security Policies and Procedures**

A formal security plan was not available during the survey and interview, although one created by the Sheriff does exist. The plan was described as an outdated document that is not referred to often enough to be effective. Practice drills, or exercises, to test the response or reaction of the staff during a security event is also not routinely or even annually conducted. Procedures for staff should a gunman enter the building or a hostage crisis take place is undocumented and it is generally unknown how staff would react in such a crisis.

A policy regarding access to presumably restricted areas is not practiced. Clerks have been known to respond to lawyer's requests to gain access to judge's chambers as well as greet disgruntled patrons at doorways adjacent to public counters after they are closed. This eagerness exposes themselves as well as others to potential harm.

Key control policies are informal and there are weak safeguards in place to ensure that keys are returned when an employee leaves or is terminated. Questions whether all keys could be accounted for, or is there a retrieval process, or can it be determined that no keys have been lost or stolen, and if so has the facility been re-keyed were not confidently addressed and most likely the answer is no.

### **Emergency Planning and Systems**

Currently there is no formal emergency plan or committee in place to dictate policies and procedures for the facility, such as evacuations or continuity of the business post a disaster such as fire.

A Recent evacuation drill was disorganized and somewhat chaotic and demonstrated that the need for a formalized plan with routine drills is necessary. It is doubtful that consideration has been given to arson or intentional activation of the fire alarm system to create confusion and distraction to commit a criminal act.

Emergency communications systems are nonexistent in the facility other than two-way radios utilized by the County Sheriffs department and facilities groups. Public and staff address is not possible and rather a crude method of using air horns to get the attention of staff is the only method employed.

Past power outages have exposed faulty emergency lighting and the phone systems have not worked in some instances and in others they have, demonstrating an unreliable battery backup system, if one exists.

### **Architectural Floor Plans**

The preliminary design drawings, at this early stage, do not provide sufficient information to review all elements as it relates to security. For example lighting and landscaping is not included, as of yet, which are important design features that must be reviewed thoroughly at the appropriate time, however there are some key discoveries. Secure corridors that separate public and private circulation and consistent with modern courthouse design is included. Judges and court support staff enter and exit the courts from this secure corridor.

Theoretically the public should never have access to the “red zone” corridor and electronic security measures are typically implemented to prevent this. The occupancy load of the courtrooms may require two exits to meet life safety code and the preliminary drawings suggest that one of these exits leads into the secure corridor from each courtroom. This is a problem and the opportunity for unimpeded pursuit by a hostile individual exists. Securing this exit is very difficult from a systems perspective and the fact that the court includes a justice officer does little to alleviate this concern, as the event in Atlanta demonstrated they could be overtaken.

It appears that the security operations center is located on an exterior wall of the ground floor and exposes this vital function to threats of damage or espionage. It is unclear from the plans what if any barriers are included that would prevent an individual from driving a vehicle through the exterior wall into the operations center.

Finally the public restrooms are somewhat isolated from the rest of the public spaces, specifically the second floor restroom. Acts of violence or intimidation could occur in a pursuit situation and go undetected, and the fact that men and women’s restrooms are located in such proximity to one another, accidental encounters that become volatile in family cases.

### **Assets and Vital Documents**

The primary asset of the courthouse is in fact the integrity of the justice system. Ensuring the safety of all participants engaged in the judicial process is crucial in maintaining this vital asset. If safety cannot be ensured indirectly, the justice system, and in large establishing justice, is at risk.

Given courthouses are not cash driven enterprises, tangible assets such as large sums money or trade secrets does not exist. Instead the instruments to conduct the business of the courthouse such as computers and records keeping systems, vital documents, and evidence are the tangible assets of the facility and directly related to the process of establishing justice. Maintaining privacy or confidentiality of information contained in court documents is equally critical such as addresses of domestic abuse victims.

The vital documents for the cases are for the most part paper based paper based and not backed up in an electronic format. These documents are exposed in the fact that transportation is through public spaces. The storage of these vital documents is not safeguarded behind restricted spaces and is easily accessed by most staff members.

### **RISK ASSESSMENT**

Assessing risk in a courthouse setting is not the same as assessing risk for a corporate entity or even federal buildings for which the GSA model of risk assessment is geared. These assessments examine the impact of loss from an event and how the mission or continuity of business is adversely affected. Threats to businesses such as compromised trade secrets or network failures can have divesting, sometimes irrevocable or lasting affects.

In courthouses the credible threats are different and more directly impact the safety and security of the individual participants, not tangible assets. In nearly all of the threats described above, with the exception of bombings and large-scale fire, none would actually compromise the operations of the courthouses indefinitely. The facility may be shut down temporarily to conduct investigations but the court will eventually resume its operations. Given this all threats examined above have the potential for divesting loss in terms of life safety. It should also be noted that risk is inherently mitigated by

The following chart of risk and vulnerability is based on existing conditions and findings.

### Risk and Vulnerability Assessment Summary

TCPS RISK AREA	SUBTOPIC	INHERENT RISK	RISK	VULNERABILITY
<b>Criminal Activity</b>				
	Court Homicides	Frequency of homicides increases even though the number of overall crimes has gone down.	HIGH	HIGH
	Bombings	Although bomb threats are on the rise, actual bombings are rare.	MED	HIGH
	Shootings	Although none have occurred within Placerville, the probability increases with time, as evident with other courts.	MED	HIGH
	Vigilante/Retribution	Although none have occurred within Placerville (according to statistics), evidence of nearby county occurrences makes it a realized risk. Concern of parking areas high.	HIGH	HIGH
	Acts of Desperation	Although none have occurred within Placerville, the probability increases with the increase in traffic within the court system.	HIGH	HIGH
	Theft	Signs of theft have occurred but are minimal.	LOW	HIGH
<b>Natural Events</b>				
	Earthquake	Given the geological surveys of where Placerville is located, expected quake damage is low, even when in close proximity to Lake Tahoe, which is a high-risk area.	LOW	LOW
	Fire	Nearby fires, and the location of Placerville make it at risk, however no significant issues have been published.	MED	MED
	Flood	100-yr Flood Hazards are not noted for the Placerville area by FEMA	LOW	LOW

TCPS RISK AREA	SUBTOPIC	INHERENT RISK	RISK	VULNERABILITY
<b>Other</b>	Power Outages	Power outages play a large part in crippling court activities and security. Probability becomes more real when seen by such outages in 2004 of the northeast section of the nation.	HIGH	HIGH
	Access	Due to improper management of security cards, access to secured locations can be easily breached.	HIGH	HIGH
	Alertness to Activity	Duress buttons have been found to be non-functional for the past 4-years.	HIGH	HIGH
	Video Monitoring	No video monitoring is currently in place, leaving exposure to numerous offenses within the court system without valuable evidence for prosecution.	HIGH	HIGH
	Procedures	Emergency procedures are outdated and not routinely reviewed. Employees are not well trained for proper response.	HIGH	HIGH

## **RECOMMENDATIONS**

### **Security Technology**

Currently there are no standards or mandates that exist for municipal, county or state courthouses and typically the federal guidelines are used as the “standard of care”. These standards in many instances are obtrusive and create a fortressing mentality that is undesirable, yet cannot be avoided entirely.

There are in fact separate security provisions that must be included in courthouses for different user groups. First, and likely not flexible in respects to what amount and how it is achieved is the custody process and movement of jailed defendants.

Custody circulation must include pedestrian and vehicular sally ports that interlock with each other to ensure only one entry can be opened at a single time. These doors should be electronically monitored and controlled remotely from the operations center. Each door should include two-way intercoms and video surveillance cameras to monitor the transaction between the transportation officer and central control. The transportation officer should never carry any keys, tokens, or cards in their possession that open these doors. Without keys a takeover escape is greatly diminished, but also forces a reliance on the central operations personnel who must be attentive and present at all times. Also for consideration are gun security containers provided in spaces where it is anticipated restraining devices such as handcuffs are to be removed

The second security provision is that which promotes a secure and safe environment for all participants in the judicial process including the public. These provisions should include the following systems:

- Screening Stations
- Electronic Access Control and Badging
- Video Surveillance
- Duress Alarms
- Intrusion Detection
- Screening Stations

Screening stations must be included at the public perimeter entrances to the building to limit the ability of smuggling weapons far into the building. The screening station should include x-ray and metal detection and staffed at all times that the facility is open to the public.

### **Electronic Access Control and Badging**

All staff should carry and display ID badges. These badges can double as the access token for use at card reader entry points. Electronic access control provides not only a tool to manage and maintain the integrity of the mechanical key system but provides accountability for those who enter protected spaces. The access controlled entry points should include the following locations:

- Perimeter staff entrances
- Evidence and exhibit storage
- Vital documents storage
- IT computer rooms
- Entry points into the secure corridors.

Keys should never be issued for normal access at these entry points and only upper level management should possess them in the event of a system failure. The access control entry should also be equipped with devices to detect forced entry and propping conditions. This monitoring normally occurs in the security operations center, but given their responsibility to manage the in-custody circulation, it is recommended that a second location, monitored by court support or administration staff is included. This provision need be nothing more than a PC workstation and not require someone sitting in front of the station continuously. Attention can be triggered by an audible alarm message. Additionally it is recommended that audible warning devices are included at entry points that annunciate locally if a door is breached or held open beyond the allowable time limit. This discourages clerks and staff from standing in a doorway assisting customers or chatting with other staff members.

All electronic access control for the court personnel should be under the programming and auditing oversight of the courts themselves and reliance on outside agencies such as the GSA is discouraged. The court should also contract with outside security vendors to service and maintain the system and ensure system issues are corrected in a timely manner.

## **Video Surveillance**

Video surveillance, in the courthouse spaces, is a key element in providing safety for the facility. It not only provides real time monitoring of events that occur and recorded evidence, but a strong deterrent to criminal or disorderly acts. Video surveillance is also a useful tool in monitoring doors that have been inadvertently propped open when a remote alarm signal has been activated. It is recommended that video surveillance be provided at the following locations:

- Screening Station
- Public Counters
- Secure Corridor Access Doors
- Staff Entrances
- Courtrooms
- Parking Lot Surveillance.

As with access control it is recommended that a second redundant monitoring station be provided for the court administrative staff in the same location as the access control alarm monitoring station. This second video monitoring station should be restricted to cameras that monitor public service counters, courtrooms, and employee access points and not include custody spaces such as cells and sally ports. If the system is integrated properly with the alarms monitoring system only 1 or 2 monitors is required and video is called up based on events such as a door held alarm or duress alarm.

## **Duress Alarms**

Duress alarms in courthouses should never connect to an offsite remote monitoring company, as is currently the case. These alarms should be hardwired and connected to real time monitoring provisions in the courthouse itself such that an immediate response can occur. Again as with other systems the monitoring should occur at the operations center and the redundant monitoring provision described above. Duress button locations should be provided at the following locations:

- Courtroom Bench and Clerks Desk
- Mediators Offices and Facilitators Offices
- Public Counters
- Judges Chambers
- Intrusion Detection

A commercial grade intrusion detection system is recommended for after hours monitoring of the facility. Although theft and forced entry ranks low in the categories of risk for courthouses it is a cost effective provision to ensure break-ins due to theft or a desire to vandalize are detected. A new courthouse or any new facility attracts unwanted. This provision would be turned on and off during operating hours and could be scheduled to eliminate daily user interface requirements.

### **Architectural Recommendations**

It is recommended that the secure corridor is reviewed early on and determined whether exits out of the courtrooms into the corridor are required due to occupancy. If this is the case research should be conducted early on to determine if an alternate method of exiting can be designed or these exits can be equipped with delay devices. Typically specific conditions must be met and the Fire Marshall must provide variance applications to overcome exclusions. The earlier this process begins the better the chances are of determining a solution. A secure corridor is not truly secure if it cannot be fully controlled at all times.

All holding areas should contain more than one entry/exit door or barrier that separates an inmate from escaping to freedom or into secure staff circulation spaces. The cell door itself should not be counted as one barrier.

Site furniture such as planter boxes or decorative bollards should be considered to protect the security operations center from vehicles attacks. Ensuring that entrance driveways to the site do not route directly towards the courthouse can minimize vehicle attacks, and the opportunity for vehicle acceleration is minimized or eliminated. Site landscaping should avoid concealment opportunities and ambush opportunities in the parking lots.

The success any security program critically depends on the presence and amount of exterior lighting. During nighttime operation, exterior lighting provides the proper illumination for operation of surveillance cameras and deterrence to crime and reduction of anonymity. Minimum lighting guidelines as recommended by IES and American Society Industrial Security are as follows:

- Building perimeter = 1 foot-candle (10 lux).
- Main entrance = 5 foot-candles (50 lux).
- Parking area = 1.5 foot-candles (15 lux).
- The Average to Min Uniformity Ratio shall not exceed 4 to 1.

### **Electrical and Life Safety Systems**

Reliable emergency backup power is required for all security related and emergency systems. This must be a combination of uninterrupted power supplies, for all computer and locking hardware systems, as well as generator backup for lighting systems. It is also recommended that the users evaluate and document for the design teams review other systems that should be backed up during a power failure, such as telephony, networks or public address systems.

Fire Life safety systems must integrate with security systems to ensure exiting is uninhibited and immediate. It is recommended that research be conducted to determine if this applies to all signaling devices including pull stations or if only smoke and fire detection and water flow in a suppression systems apply. This could potentially eliminate the issue with intentional activation of a pull station to disrupt security operations and compromise locked doors. Also recommended is research into compliancy requirements of the fire/life safety system to implement delayed exit devices that may be required in the secure corridors

## **Policies and Procedures**

It is our experience that effective policies and procedures are best carried out when blending them with available security technology and systems. For example, routine audits performed to determine who has access to the facility and secure spaces are made easier with technology. Access control systems and key management software are two systems that allow for quick, even scheduled automatic reports that make this policy easy to implement and to react active cards that should not be due to loss or employees no longer on site.

Another policy should govern the propping or unlocking of doors that separate private and public circulation. This policy is very difficult to enforce because the individual who is doing the propping will most likely go undetected or the door does not fully close and accidental propping occurs. Complacency also factors and policies that start out well soon deteriorate. If a local door management alarm sounded when a door was propped the policy would change from “don’t prop doors” to “what to do when the door prop alarm sounds”. Customers at counters may start out well intended soon it lapses and the problem resurfaces.

Policies regarding emergency situations may include listening to further instructions broadcast over a public address system. Fire evacuation drills for example are best executed if there is in fact a way to address the participants. Without these capabilities it is difficult and disorganized to and some times organizers must resort to crude methods such as air horns.

It is recommended that a new security program with policies and procedures be developed consistently with the agreed to design elements for securing the new facility. Without a clear agreement of what will be performed or supported by systems and happen automatically and what will be human dependent, it is difficult to recommend specific policies and procedures. What is known from our research is that the current security program and policies need to be revised and reflect specifically the conditions in the future facility.

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**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

*TAB 6*

**APPENDIX**

**Exhibit 7 – Outline Specifications**

PHASE I STUDY OUTLINE SPECIFICATIONS

For

Superior Court of California  
County of El Dorado  
**NEW PLACERVILLE COURTHOUSE**  
Placerville, California

February 2, 2006

Prepared by

**Dreyfuss & Blackford Architects**

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Sacramento, California 95816  
916.453.1234

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## **DIVISION 1 - GENERAL REQUIREMENTS**

### **SECTION 01010 - SUMMARY OF WORK**

- A. The work of this Contract comprises construction of the new Courthouse building in Placerville, California.

### **SECTION 01290 – PAYMENT PROCEDURES**

- A. Applications for Payment: Submit notarized Applications for Payment to the Architect using AIA Document G702 and Continuation Sheet G703.

### **SECTION 01312 - PROJECT MEETINGS**

- A. Preconstruction Conference: Discuss and clarify administrative procedures to be followed during the work.
- B. Progress Meetings: Prepare Agenda, schedule and hold periodic meetings.
- C. Billing Meetings: As part of the last progress meeting of each month, schedule and hold a billing meeting.

### **SECTION 01330 – SUBMITTAL PROCEDURES**

- A. Schedules: Progress Schedule, Proposed Cash-Flow Schedule, Schedule of Values and Submittal Schedule.
- B. Shop Drawings, Product Data, Samples and Other Submittals: Submit as specified.

### **SECTION 01410 - REGULATORY AND REFERENCE STANDARDS**

- A. Regulatory Requirements: Perform the work in conformance with applicable regulatory requirements.

### **SECTION 01450 - QUALITY CONTROL**

- A. Soils Engineer: A civil engineer, licensed in the State of California, retained and paid by the Owner.
- B. Testing Laboratory: An independent commercial testing organization, retained and paid by the Owner.

### **SECTION 01500 - TEMPORARY FACILITIES AND CONTROLS**

- A. Temporary Utilities: Furnish, install, and maintain temporary utilities as required to perform the work.
- B. Barriers and Enclosures: Temporary barriers as required to prevent public entry; protect the work and persons from damage or injury from construction operations.
- C. Landscape Protection: Preserve and protect existing trees not designated or required to be removed, and those adjacent to the site. Protect the entire property from excessive amounts of site erosion.
- D. Security: Install temporary enclosure of partially completed construction areas to prevent unauthorized entrance, vandalism and theft. Secure temporary storage areas as required to prevent theft.
- E. Noise and Vibration Control: Comply with applicable regulatory requirements.
- F. Dust and Dirt Control: Conduct demolition and construction operations to prevent windblown dust and dirt from interfering with the progress of the work and from interfering with adjacent building operations.
- F. Field Offices and Sheds: Furnish, install, and maintain field offices and sheds.

### **SECTION 01600 – PRODUCT REQUIREMENTS**

- A. Material and equipment incorporated in the work shall be new, in a condition acceptable to the Architect, and suitable for the intended use.
- B. Transportation and Handling: Deliver manufactured products in the manufacturers' original unbroken containers or packaging, with identifying labels intact and legible.
- C. Storage: Store manufactured products in accordance with the manufacturer's instructions.

### **SECTION 01630 – PRODUCT SUBSTITUTION PROCEDURES**

- A. Product substitution requirements.

**SECTION 01722 - FIELD ENGINEERING**

- A. Layout of work to lines and grades required by a professional engineer licensed in the State of California.

**SECTION 01740 - CLEANING**

- A. Perform cleaning and disposal operations during the progress and completion of the work.

**SECTION 01780 – CLOSEOUT SUBMITTALS**

- A. Project Record Documents: Record information carefully and neatly as approved in advance by the Architect.
- B. Product Data: Manufacturers' product data, specifications, installation instructions, and maintenance instructions.
- C. Operation Tests: Conduct operational tests to demonstrate that systems are operational.
- D. Operating and Maintenance Data: Assemble in three ring plastic binders sized for 8-1/2- x 11-inch sheets.
- E. Instruction of Owner's operating and maintenance personnel.

**SECTION 01788 – PRODUCT WARRANTIES AND BONDS**

- A. Warranties and Bonds: Warrant the entire work against defects in materials and workmanship for 12-months.

**END OF DIVISION 1**

## **DIVISION 2 - SITE WORK**

### **SECTION 02230 - SITE CLEARING**

- A. Site clearing work, including protection of existing trees not to be removed, removal of trees and other vegetation, topsoil stripping, and clearing and grubbing.

### **SECTION 02300 - EARTHWORK**

- A. Earthwork operations shall be performed in accordance with the recommendations contained in the Soils Report prepared by the Owner's Soil Engineer. A copy will be available for reference in the future.
- B. Excavation, filling and compaction shall be performed under the supervision of Owner's Soils Engineer.

### **SECTION 02620 - SUBDRAINAGE SYSTEMS**

- A. Footing subdrainage systems at below grade waterproofed walls. Coordinate footing subdrainage system with waterproofing specified in Section 07136.

### **SECTION 02740 - ASPHALT CONCRETE PAVING**

- A. Comply with the requirements of State of California Department of Transportation's (CALTRANS) Standard Specifications.

### **SECTION 02751 - CONCRETE PAVING**

- A. Non-decorative concrete paving, including sidewalks, curbs, gutters and driveways.

### **SECTION 02752 - DECORATIVE CONCRETE PAVING**

- A. Decorative concrete paving at public areas consisting of colored concrete with a fine broom finish texture and saw-cut or tooled control joints to create patterns.

### **SECTION 02763 - PAVEMENT MARKINGS**

- A. Pavement markings for accessibility of disabled persons shall comply with CBC and ADA Accessibility Guidelines.

### **SECTION 02780 – UNIT PAVERS**

- A. Unit Pavers: To be selected by the Architect and/or Landscape Architect.
- B. Installation Method: Mortar set unit pavers in accordance with ANSI A108.1 using TCA Method F101-03.

### **SECTION 02827 - GATE OPERATORS**

- A. Sliding Gate Operator: Hy-Security Gate Operator Model 222SS or approved equal, electric motor with hydraulic drive rail, minimum 1-foot per second speed.
- B. Controls: Ingress shall be controlled by card reader and intercom to Security Office. Egress operation shall be controlled by vehicle detector loop. Closing of gate in both directions shall be controlled by vehicle detector loops.

### **SECTION 02831 – CHAIN LINK FENCES**

- A. Galvanized steel chain link fences.
- B. Fabric: 9-gauge finished size steel wires, 2-inch mesh, with top selvages knuckled for fabric 60-inches high and under, and both top and bottom selvages twisted and barbed for fabric over 60-inches high.
- C. Framework, Hardware and Accessories: Galvanized steel.

### **SECTION 02834 – ORNAMENTAL METAL FENCES AND GATES**

- A. Approved Manufacturers: Ametco Manufacturing Corporation "Blockade" Panels or approved equal.
- B. Panel Construction: Electro-forged welded steel fencing, galvanized and powder coated in a color selected by the Architect.
- C. Provide horizontal sliding and swinging gates as indicated. Horizontal sliding gates shall be opened and closed with a gate operator as specified in Section 02827.

**SECTION 02845 - PARKING BUMPERS**

- A. Material: 100-percent post-consumer, post-industrial recycled plastics, UV stabilized, color to be selected by the Architect from manufacturer's standards.
- B. Adhesive: As recommended by parking bumper manufacturer.

**SECTION 02870 – SITE FURNISHINGS**

- A. Precast Concrete Planters: To be selected by the Architect.
- B. Bollards: Quick Crete Model QS-4B or approved equal, C6 Charcoal Gray color, texture to be selected by the Architect.
- C. Benches: To be selected by the Architect.

**END OF DIVISION 2**

## **DIVISION 3 CONCRETE**

### **SECTION 03100 - CONCRETE FORMWORK**

**Scope:** Provide all labor and materials necessary to install all formwork for cast-in-place concrete, including shoring, bracing, and anchorage.

**Materials:**

1. Plywood: Douglas Fir species; select sheathing-tight face grade; sound, undamaged sheets with straight edges.
2. Lumber: Douglas Fir species; Construction grade; with grade stamp clearly visible.

**Accessories:**

1. Form ties: Removable metal of adjustable length; free of defects that will leave holes no larger than one inch diameter in concrete surface.
2. Form Release Agent: Colorless material which will not stain concrete, absorb moisture or impair natural bonding or color characteristics of coating intended for use on concrete.
3. Fillets for Chamfered Corners: Wood strips.
4. Nails, Spikes, Lag Bolts, Through Bolts, Anchorages: Sized as required; of strength and character, and anchored to maintain formwork in place while placing concrete.

### **SECTION 003200 - CONCRETE REINFORCEMENT**

**Scope:** Provide all labor and materials necessary to install all reinforcing steel bars, welded steel wire fabric and support chairs for cast-in-place concrete.

**Materials:**

1. Reinforcing Steel: ASTM-A615, 60 ksi yield grade billet-steel deformed bars, uncoated finish.
2. Welded Steel Wire Fabric: ANSI/ASTM A185 plain type; coiled rolls; uncoated finish.

**Accessories:**

1. Tie Wire: Minimum 16 gage annealed type.
2. Chairs, Bolsters, Bar Supports, Spacers: Sized and shaped for strength and support of reinforcement during installation and placement of concrete, including load bearing pad on bottom to prevent vapor barrier puncture.

### **SECTION 03300 - CAST-IN-PLACE CONCRETE**

**Scope:** Provide all labor and materials necessary to install all cast-in-place concrete for foundations walls and slabs. Includes Light weight concrete over metal deck.

**Materials:**

1. Cement: ASTM C150, Type II, Portland type; grey color.
2. Fine and Coarse Aggregates: ASTM C33.
3. Lightweight aggregates: ASTM C330.
3. Water: Clean and not detrimental to concrete.

**Mix Designs:**

1. Mix concrete in accordance with ASTM C94.
2. Provide concrete for foundations to attain 28 day compressive strength of 3000 psi.

3. Provide concrete for slab on grade to attain 28 day compressive strength of 4000 psi.
4. Provide concrete for slab on metal deck to attain 28 day compressive strength of 3500 psi.
5. Provide concrete for sidewalks and flatwork to attain 28 day compressive strength of 2500 psi.

## **DIVISION 4 MASONRY**

### **SECTION 04340 - REINFORCED UNIT MASONRY SYSTEM**

**Scope:** Provide all labor and materials to install all reinforced masonry.

**Materials:**

1. Hollow Load Bearing Block Units: ASTM C90, Grade N-1, hollow load bearing units, lightweight.
2. Mortar for Load Bearing Walls and Partitions: ASTM C270, Type M utilizing the Proportion Method to achieve 1800 psi strength.
3. Engineered Masonry: 2000 psi strength at 28 days; 7-8 inches slump; premixed type in accordance with ASTM C94.
4. Reinforcement, anchorage, and accessories.

## **DIVISION 5 METALS**

### **SECTION 05120 - STRUCTURAL STEEL**

**Scope:** Provide all labor and materials to fabricate and erect all structural steel framing and grout under base plates.

**Materials:**

1. Structural Wide-flange Steel Members: ASTM A992 grade 50.
2. Angles, Channels and Plates: ASTM A36.
3. Open-web Joists: SJI Specifications
4. Structural Tubing: ASTM A500, Grade B.
5. Pipe: ASTM A53, Grade B.
6. Bolts, Nuts, and Washers: ASTM A307, as shown on drawings.
7. Anchor Bolts: ASTM A307.
8. Welding Materials: AWS D1.1; type required for materials being welded.
9. Grout: Non-shrink type, pre-mixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing additives, capable of developing a minimum compressive strength of 7,000 psi at 28 days.

### **SECTION 05300 – METAL DECK**

**Scope:** Provide all labor and materials to fabricate and install all metal decking.

**Materials:**

1. Metal Deck: ASTM A446
2. G-60 galvanizing.
3. Welding: E60-XX electrodes.
4. Metal closures and accessories: galvanized sheet metal.

**DIVISION 4 - MASONRY**

**SECTION 04410 – EXTERIOR STONE VENEER**

- A. Attachment of stone shall be designed in accordance with the design criteria stated in CBC Section 14.
- B. Structural Loads: The design of stone anchorage and back-up system shall conform to the loads specified in CBC.
- C. Exterior Stone: To be selected by the Architect.
- D. Stone Veneer Anchors: Type 302/304 stainless steel, type and size required to anchor and fasten stone in place.
- E. Mortar: ASTM C270, Type S Proportion Specification.
- F. Pointing Mortar and Grout: Select and proportion pigments with other ingredients to produce color required.

**END OF DIVISION 4**

## **DIVISION 5 - METALS**

### **SECTION 05500 - METAL FABRICATIONS**

- A. Steel Bar Grating at Elevator Pit Sumps: Pressure-locked, plain surface, hot-dip galvanized.
- B. Steel Handrails at Non-Public Areas: Fabricate from steel tube. Provide coped joints at tees and cross sections, mitered joints at elbows, with welds ground smooth and flush. Provide steel sleeves, brackets, flanges, fittings, and anchors as required. Handrails shall comply with ADA requirements.
- C. Bollards: Steel pipe filled with concrete and set into recessed pipe sleeves.
- D. Provide miscellaneous framing and supports, loose bearing and leveling plates, lintels, and angles required.
- E. Exterior work shall be hot-dip galvanized. Interior work shall be shop primed.

### **SECTION 05512 - MONUMENTAL STAIRS**

- A. Monumental metal stairs and intermediate landings with one-piece stone treads and risers and stone landings.
- B. Fabricate stringers of architectural structural steel members.
- C. Stone Treads: As specified in Section 09300.
- D. Fabricate stair components from shop-primed steel components. Metal stair components will be field finished as specified in Section 09900.

### **SECTION 05515 - LADDERS**

- A. Elevator pit ladders, shop primed.

### **SECTION 05580 - FORMED METAL FABRICATIONS**

- A. Perforated sheet metal sunshades.
- B. Perforated Sheet Metal: To be selected by the Architect with field-applied special coating specified in Section 09970.
- B. Accessories: Provide components required for a complete installation, including clips, flashings, sealants, gaskets, fillers, closure strips, fasteners and similar items. Match materials and finishes of panels.

### **SECTION 05720 - ORNAMENTAL METAL RAILINGS AND HANDRAILS**

- A. Interior stainless steel and glass railing system.
- B. Approved Manufacturer: Blumcraft "Railglass" or approved equal.
- C. Laminated Glass: Nominal ½-inch thick.
- D. Glazing Tape: Preformed back-bedding mastic glazing tape or expanded cellular glazing tape.
- E. Stainless Steel Railing Finish: Bright, directional polish, AISI No. 4 finish.

**END OF DIVISION 5**

## **DIVISION 6 - WOOD AND PLASTICS**

### **SECTION 06070 – WOOD TREATMENT**

- A. Preservative Wood Treatment: Provide for wood in contact with roofing, waterproofing, and metal flashing.
- B. Fire-Retardant Treatment: Provide for wood used inside the building.

### **SECTION 06101 - MISCELLANEOUS CARPENTRY**

- A. Lumber: Douglas Fir, No. 2, 19-percent maximum moisture content, preservative treated.
- B. Electrical/Telephone Backing Panels: C-D Plugged, Exposure 1, fire-retardant treated, 1/2-inch thick.
- C. Fasteners: Hot-dip zinc coating or stainless steel.

### **SECTION 06200 – FINISH CARPENTRY**

- A. Painted Closet Shelving: Fabricate shelving in accordance with WI "Manual of Millwork" Section 9, Custom Grade. Provide 3/4-inch plywood shelves with solid wood edge-band and adjustable closet rod and support.

### **SECTION 06402 - INTERIOR ARCHITECTURAL WOODWORK**

- A. Trim for Transparent Finish: Comply with WI "Manual of Millwork" Section 9, Premium Grade, lumber species to be selected by the Architect.
- B. Trim for Opaque Finish: Comply with WI "Manual of Millwork" Section 9, Custom Grade, MDF.
- C. Wood Paneling for Transparent Finish: WI "Manual of Millwork" Section 11, Premium grade, species to be selected by the Architect.

### **SECTION 06410 - CUSTOM CABINETWORK**

- A. Cabinetwork Summary: WI Premium Grade wood veneer cabinetwork with transparent finish and plastic laminate countertops at public areas; Custom Grade plastic laminate faced cabinetwork and plastic laminate countertops at staff areas.
- B. Laminated-Plastic Sheets: Manufacturers and colors to be selected by the Architect.
- C. Hardwood Veneer Plywood for Transparent Finish: WI Premium Grade, species to be selected by the Architect.
- D. Hardwood Trim for Transparent Finish: WI Premium Grade, species to be selected by the Architect.
- E. Hardware: Furnish and install as required to provide a complete casework installation. Provide concealed hinges, stainless steel wire pulls, drawer guides and adjustable shelf standards and clips.
- F. Fabricate wood casework in accordance with WI "Manual of Millwork" Section 14, Premium Grade, Construction Style A, Construction Type I or II.
- G. Fabricate laminated plastic casework in accordance with WI "Manual of Millwork" Section 15, Custom Grade, Construction Style A Frameless, Construction Type I or II, Flush overlay door and drawer fronts.
- H. Fabricate laminated plastic countertops in accordance with WI "Manual of Millwork" Section 16, Premium grade.

### **SECTION 06608 – PLASTIC WALL PANELS**

- A. Approved Manufacturers: Kemlite "Fire-X Glasbord" or approved equal, color as selected by the Architect.
- B. Moldings: PVC, color to match panels.

### **END OF DIVISION 6**

## **DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

### **SECTION 07132 - ELASTOMERIC SHEET WATERPROOFING**

- A. Elastomeric sheet waterproofing under mortar-set tile floors and shower pans.
- B. Sheet Membrane: The Noble Company "Choraloy 240" or approved equal.

### **SECTION 07135 - PRE-APPLIED MODIFIED BITUMINOUS SHEET MEMBRANE WATERPROOFING**

- A. Pre-applied fully-adhered sheet membrane waterproofing system below concrete slabs.
- B. Approved Manufacturers: Grace Construction Products "Preprufe 300 Membrane" or approved equal.

### **SECTION 07136 - MODIFIED BITUMINOUS SHEET MEMBRANE WATERPROOFING**

- A. Waterproofing on below grade vertical walls.
- B. Approved Manufacturers: Grace Construction Products "Bituthene 4000" or approved equal.
- C. Protection Board: 1/8-inch thick asphalt hardboard or prefabricated drainage panel specified in Section 02620.

### **SECTION 07142 - ELASTOMERIC LIQUID WATERPROOFING**

- A. Elastomeric membrane waterproofing under thin-set ceramic tile in "wet areas".
- B. Approved Manufacturers: Laticrete International "Laticrete 9235" or approved equal.

### **SECTION 07190 - WATER REPELLENT COATINGS**

- A. Fluid-applied water-repellent coating on exterior precast concrete units and stone veneer.
- B. Water-Repellent Coating: Degussa "Aqua-Trete BSM 20 or approved equal.

### **SECTION 07210 - BUILDING INSULATION**

- A. Faced Blanket/Batt Insulation: Johns Manville "Thermal-SHIELD Foil-Faced Insulation" or approved equal. Thickness as required for R-19 in walls.
- B. Rigid Board Insulation: Rigid polyisocyanurate foam core with aluminum foil facers on both sides. Dow Corning "Tuff-R Insulating Sheathing" or approved equal. Thickness as required for R-19 in furred walls and behind spandrel panels.

### **SECTION 07262 - SHEATHING PAPER**

- A. One layer of sheathing paper over gypsum sheathing under exterior portland cement plaster.
- B. Sheathing Paper: Fortifiber Corporation "Super Jumbo Tex" or approved equal Grade D Kraft paper having a 60-minute water perm rating, complying with UBC Standard 14-1.

### **SECTION 07264 - UNDERSLAB VAPOR BARRIER**

- A. Moisture barrier and sand under concrete slabs-on-grade where waterproofing is not required.
- B. Vapor Barrier Sheeting: Stego Industries "Stego Wrap" or approved equal.
- C. Sand: Clean yard sand, 2-inches thick.

## SECTION 07420 - COMPOSITE METAL PANELS

- A. Aluminum composite metal panels.
- B. Description: Panel system consisting of a composite aluminum material surface and aluminum extrusion shapes, utilizing a continuous edge grip system, weatherstripping and an internal guttered weep system.
- C. Composite Aluminum Material: Alucobond or approved equal, prefinished with a factory-applied minimum 70-percent "Kynar 500" or "Hylar 5000" fluoropolymer resin-based coating, custom color to match color sample furnished by the Architect.

## SECTION 07530 – ELASTOMERIC MEMBRANE ROOFING

- A. Mechanically-fastened single ply roofing membrane, roof insulation board, flashings, and accessories.
- B. Approved Manufacturers: Carlisle, Versico or approved equal.
- C. Roof Insulation:
  - 1. Extruded Polystyrene Board under Single Ply Membrane Roofing: Closed cell, rigid boards, thickness for R-30.
  - 2. Extruded Polystyrene Board over Single Ply Membrane Roofing at Roof Terraces: Dow "Styrofoam Plazamate or approved equal, 3-inches thick.
  - 3. Cant Strips and Tapered Edge Pieces: Rigid tapered perlite.
  - 4. Insulation Fasteners: Asphalt adhesive or mechanical fasteners as appropriate.
- D. Roofing Membrane: 60-mil thick TPO, white color.
- E. Walkway: TPO membrane .100-inch thick for traffic areas.

## SECTION 07555 – ROOF DECK PAVER SYSTEM

- A. Roof deck paver system installed over roofing insulation over single ply membrane roofing at roof terraces.
- B. Approved Manufacturers: American Hydrotech, Inc. "Terra Paver H" or approved equal.
- C. Pavers: Precast concrete, 24-inches square, color as selected by the Architect.
- D. Accessories: Provide rubber alignment tabs, rubber shims, telescoping pedestal and accessories.

## SECTION 07620 - SHEET METAL FLASHING AND TRIM

- A. Sheet Metal: Zinc-coated steel, mill phosphatized for painting; minimum 24-gauge.
- B. Solder: ASTM B32 with rosin flux.
- C. Fasteners: Same metal as flashing and sheet metal or other non-corrosive metal.
- D. Provide bituminous coating, mastic sealant, epoxy seam sealer, and roofing cement as required for a water-tight installation.
- E. Reglets: Metal units of type and profile indicated, compatible with flashing indicated, noncorrosive.
- F. Edge Strips: Provide continuous edge strips for attaching exposed terminating edge of copings.
- G. General Metal Fabrication: Comply with details indicated and with applicable requirements of SMACNA "Architectural Sheet Metal Manual" and other recognized industry practices.

## SECTION 07656 - MODIFIED BITUMINOUS SHEET FLASHING

- A. Self-adhering modified bituminous membrane flashing under copings and sheet metal flashings where indicated.
- B. Approved Manufacturers: Grace Construction Products "Vycor Ultra" or approved equal, 30-mil thick composite of polyethylene film and self-adhesive rubberized asphalt.

#### **SECTION 07657 - WINDOW AND DOOR FLASHING**

- A. Self-adhering modified bituminous membrane flashing around doors, windows, transoms and other exterior wall openings.
- B. Approved Manufacturers: Grace Construction Products "Vycor V40 Weather Barrier Strips" or approved equal, 40-mil thick composite of polyethylene film and self-adhesive rubberized asphalt.

#### **SECTION 07812 - SPRAYED-ON FIREPROOFING**

- A. Sprayed-on cementitious fireproofing applied to structural members as required by CBC Section 704 for Type II 1-hour construction.
- B. Approved Manufacturer: Grace Construction Products "Monokote MK6" or approved equal.

#### **SECTION 07840 - FIRESTOPPING**

- A. Firestopping materials and systems shall be listed and labeled in accordance with requirements of Underwriters Laboratories, Inc. (UL) Building Materials Directory.

#### **SECTION 07901 - SECURITY SEALANT**

- A. Pick-resistant security sealant at locations within inmate accessible areas.
- B. Approved Manufacturers: Adhesive Engineering "Concessive 1411", Dural "Flexocrete Gel", Euclid "Euco 620", Permigile "I-215HM Gel", L&M Construction Chemicals "Epoflex SL/GEL", Sikadur "31 Hi-Mod Gel" or approved equal.

#### **SECTION 07920 - JOINT SEALANTS**

- A. Exterior Building Sealant: Dow Corning Corp. "790" or "795" or approved equal. Custom color to be selected by the Architect.
- B. Sanitary Sealant: Dow Corning Corp. "786 Mildew Resistant" or approved equal.
- C. Horizontal Joint Sealant: Bostick Construction Products Div. "Chem-Calk 550" or approved equal.
- D. Interior Building Sealant: Pecora Corp. "AC-20", Sonneborn "Sonolac" or approved equal.
- E. Acoustical Sealant: Pecora Corp. "BA-98" or approved equal.
- F. Paving Joint Filler: Preformed cork strips or preformed sponge rubber strips.
- G. Provide joint sealant backing, bond-breaker tape and primer as required.

**END OF DIVISION 7**

## **DIVISION 8 - DOORS AND WINDOWS**

### **SECTION 08110 - STEEL DOORS AND FRAMES**

- A. Flush Doors: Provide metal doors of ANSI/SDI grades and models specified.
  - 1. Interior Doors: Level 2, Model 1 or 2, minimum 16-gauge cold-rolled sheet steel faces.
  - 2. Exterior Doors: Level 3, Model 1 or 2, minimum 14-gauge galvanized steel faces.
- B. Frames: Welded-type pressed metal frames for doors, transoms, sidelights, mullions and interior glazed panels, 16-gauge
- C. Finish: Shop primed for field painting as specified in Section 09900.

### **SECTION 08121 - INTERIOR ALUMINUM DOOR AND GLAZING FRAMES**

- A. Pre-finished interior aluminum door frames and window frames.
- B. Approved Manufacturers: Wilson Partitions 2400 Series or approved equal.
- C. Finish: Factory-applied polyester powder coat finish, custom color to match color sample furnished by the Architect.

### **SECTION 08212 - FLUSH WOOD DOORS**

- A. Flush wood doors complying with WI "Manual of Millwork" Section 12 for Premium grade doors.
- B. Door Type: Flush veneered, five-ply construction.
- C. Veneer for Transparent Finish: WI Premium Grade, species to be selected by the Architect.
- D. Cores: Solid particleboard or incombustible mineral where required for fire-ratings.

### **SECTION 08216 – PANEL WOOD DOORS**

- A. Interior stile and rail doors with fixed wood, louvered wood, or glass panels.
- B. WI Quality Standard: Comply with WI "Manual of Millwork", Section 13.
- C. Interior Doors for Transparent Finish: Premium Grade, species to be selected by the Architect.

### **SECTION 08250 - DOOR OPENING ASSEMBLIES**

- A. Door opening assemblies, consisting of door frames, doors, operating hardware and installation accessories.
- B. Approved Manufacturer: Openings "Total Door" or approved equal.
- C. Steel Frames: 16-gauge cold-rolled steel, welded type.
- D. Door Assemblies: "Total Door Assembly" complete with door, hinge and suspension system, locking channel mechanism, sound damping, and door.
- E. Hardware: Provide exit devices, closers, wall stops, magnetic holders and smoke seals as required.

### **SECTION 08310 - ACCESS DOORS AND FRAMES**

- A. Non-Fire-Rated Access Doors: Flush panel doors, shop primed for field painting.
- B. Fire-Rated Access Doors: Flush panel doors, shop primed for field painting.

### **SECTION 08333 - OVERHEAD COILING DOORS**

- A. Exterior Motor-Operated Rolling Doors: Overhead Door Corporation Model 620 or approved equal.
  - 1. Door Curtain: Flat-face interlocking perforated stainless steel slats with No. 4 finish.
  - 2. Hood: 24-gauge stainless steel with No. 4 finish.
  - 3. Operation: Electric door operator assembly with control stations.
- B. Interior Non-Rated Motor-Operated Rolling Doors: The Cookson Co. or approved equal.
  - 1. Door Curtain: Flat faced galvanized steel sections with baked enamel finish.
  - 2. Hood: 24-gauge galvanized steel with baked enamel finish.
  - 3. Operation: Electric door operator assembly with control stations.
- C. Interior Fire-Rated Motor-Operated Rolling Doors: The Cookson Co. or approved equal.
  - 1. Door Curtain: Flat-face interlocking 22-gauge galvanized steel slats with baked enamel finish.
  - 2. Hood: 24-gauge galvanized steel with baked enamel finish.
  - 3. Operation: Motor operated upon activation of fire alarm system.

**SECTION 08352 – FIRE-RATED ACCORDION PARTITIONS**

- A. Fire-rated accordion partitions at elevators.
- B. Approved Manufacturer: Won-Dor Corporation Won-Dor "FireGuard" or approved equal with automatic closing system.

**SECTION 08380 – SOUND-RETARDANT DOORS**

- A. Wood sound retardant doors and frames with acoustical seals having a minimum STC rating of 45.
- B. Approved Manufacturers: Krieger Steel Products or approved equal.
- C. Doors: 1-3/4-inch thick, wood veneer with a sound deadening acoustical core.
- D. Door Frames: Minimum 14-gauge steel with the corners mitered, welded and ground smooth.
- E. Door Seals: Manufacturer's standard as required to comply with specified STC rating.

**SECTION 08410 – ALUMINUM ENTRANCES AND STOREFRONTS**

- A. Aluminum-framed storefront framing and entrance doors.
- B. Approved Manufacturers: Vistawall Architectural Products or approved equal.
- C. Glass and Glazing:
  - 1. Entrances: Clear tempered float glass.
  - 2. Storefronts: Clear insulating glass. Provide fully tempered lites where indicated or required by code.
- D. Finish: Exposed surfaces shall be finished with a factory-applied minimum 70-percent "Kynar 500" fluoropolymer resin-based coating, custom metallic color to match color sample furnished by the Architect.

## SECTION 08630 - METAL FRAMED SKYLIGHTS

- A. Skylights shall comply with the requirements of CBC Section 2409.
- B. Approved Manufacturers: O'Keeffe's, Inc. or approved equal.
- C. Glass: Tinted laminated insulating safety glass.
- D. Metal Finish: Factory-applied "Kynar 500" fluoropolymer resin-based coating, custom color to match color sample furnished by the Architect.

## SECTION 08730 – AUTOMATIC DOOR OPERATORS

- A. Exterior barrier free door operators complying with ANSI A156.19, Low-Energy Automatic Door Standard.
- B. Approved Manufacturers: Besam, Inc., Dor-O-Matic, Horton Automatics, Stanley Magic-Door or approved equal.
- C. Operator: Low-energy, self-contained, electromechanical design.
- D. Control Switch: Round stainless steel engraved handicap design, marked "Push to Open", one for each side of opening.

## SECTION 08735 - ELEVATOR DOOR SMOKE CONTAINMENT SEALS

- A. Elevator hoistway door smoke gasket system.
- B. Approved Manufacturer: Smoke Guard Corporation Model 600 or approved equal (no known equal).
- C. System Description: Smoke containment system shall be connected to a smoke detector located in the lobby ceiling. When smoke is detected, the film material shall automatically unroll and shall be magnetically attracted to elevator door frame creating an air tight seal at the hoistway door.

## SECTION 08800 - GLAZING

- A. Non-Security Glass:
  - 1. Exterior Glass
    - a. Clear Insulating Glass 1-inch thick insulating glass with Low E2 coating, tempered where required by code.
    - b. Tinted Insulating Glass: 1-inch thick tinted insulating glass with Low E2 coating, tempered where required by code.
    - c. Spandrel Glass: 1-inch thick heat strengthened tinted insulating spandrel glass units with ceramic frit coating on No. 3 surface of interior lite. Color to be selected by the Architect. Provide fully tempered lites where required by code.
    - d. Clear Tempered Float Glass: ¼-inch thick clear tempered float glass.
  - 2. Interior Glass: Clear tempered float glass in non-rated doors and glazed openings, wire glass if fire-rated doors and glazed openings, mirror glass at toilet room vanities.
- B. Security Glass: Glass clad polycarbonate to be determined based on bullet-resistant and security requirements.
- C. Provide glazing sealant, glazing tape, glazing gaskets, setting blocks, spacers, edge blocks, and mirror mastic.

END OF DIVISION 8

## DIVISION 9 - FINISHES

### SECTION 09110 - NON-LOAD BEARING WALL FRAMING SYSTEMS

- A. Galvanized steel studs, runner tracks and metal channels, conforming to ASTM A653, G40 coating.
- B. Install non-load-bearing steel framing members in accordance with ASTM C754.

### SECTION 09120 - CEILING SUSPENSION

- A. Ceiling suspension systems, including galvanized steel channels, hanger wire, and bracing wire for suspended grille for gypsum wallboard ceilings and plaster soffits.

### SECTION 09130 - ACOUSTICAL SUSPENSION

- A. Approved Manufacturer: Armstrong "Interlude XL 9/16" or approved equal.
- B. Main and Cross Runners: 9/16-inch flange.
- C. Wall Angle, Reveals, and Miscellaneous Trim: Roll-formed from electrogalvanized steel strip.
- D. Finish: Factory-applied white low gloss enamel.
- E. Structural Classification: Heavy duty.
- F. Hanger and Safety Wires: 12-gauge.
- G. Uplift Stiffeners: 3/4-inch EMT conduit.

### SECTION 09207 - METAL LATH, SECURITY MESH AND ACCESSORIES

- A. Comply with requirements of CBC Sections 2505 and 2506.
- B. Metal Lath: Steel, coated with rust-inhibitive paint after cutting, or cut from zinc-coated steel sheets.
  - 1. Self-Furring Diamond Mesh: 3.4-pounds per square yard. Use over solid backing.
  - 2. 3/8-Inch Rib Lath: 3.4-pounds per square yard. Use at suspended plaster ceilings and soffits.
- C. Security Metal Lath: AMICO "Secura Lath (ASL) .50-16 R or approved equal.
- D. Security Mesh: AMICO ASM.50-13F or approved equal.
- E. Metal Accessories: Minimum 26-gauge galvanized steel or zinc alloy, perforated or expanded flanges. Provide corner beads, casing beds, corner reinforcement, strip reinforcement, relief or control joints, sill screed, and other accessories as required.

### SECTION 09220 - PORTLAND-CEMENT PLASTER

- A. Two-coat portland-cement plaster system with acrylic finish coat specified in Section 09980 over metal lath and over bonding agent over concrete masonry units.
- B. Comply with applicable requirements of CBC Section 2508.

### SECTION 09250 - GYPSUM BOARD

- A. Gypsum wallboard work shall comply with ASTM C840 and CBC Chapter 25.
- B. Installation and finishing of gypsum wallboard shall comply with GA-216.
- C. Fire-Rated Gypsum Wallboard: ASTM C36, Type X, 5/8-inch thick.

- D. Moisture-Resistant Gypsum Board: ASTM C630, Type X, 5/8-inch thick.
- E. Screws: ASTM C954 or C1002.
- F. Metal Trim: Zinc-coated corner beads, control joints, and edge trim.
- G. Joint-Treatment Materials: ASTM C475. Provide paper reinforcing tape and joint compound.
- H. Finish Levels:
  - 1. Level 0: In areas of temporary construction, no taping or accessories are required.
  - 2. Level 1: In plenum areas above ceilings, attics, electrical closets, and other areas not normally exposed to the public, joints and interior angles shall have tape embedded in joint compound. Surfaces shall be free of excess joint compound. Tool marks and ridges are acceptable.
  - 3. Level 2: Not used.
  - 4. Level 3: Where wall coverings are to be applied, joints and interior angles shall have tape embedded in joint compound and one separate coat of joint compound applied over joints, angles, fastener heads, and accessories. Joint compound shall be smooth and free of tool marks and ridges.
  - 5. Level 4: Unless otherwise specified in another finish level, joints and interior angles shall have tape embedded in joint compound and two separate coats of joint compound applied over joints, angles, fastener heads, and accessories. Joint compound shall be smooth and free of tool marks and ridges.
  - 6. Level 5: Not used.

#### **SECTION 09252 – GYPSUM SHEATHING**

- A. Gypsum Wall Sheathing: Georgia Pacific "Dens-Glass Gold" or approved equal glass mat faced silicone-treated gypsum core panel, 1/2-inch thick.

#### **SECTION 09264 – SHAFT WALL ASSEMBLIES**

- A. Shaftwall assemblies at elevators, duct chases, and where shafts are indicated or required.
- B. Structural Performance Characteristics: Lateral loading of 5-psf; deflection limit of 1/240 or partition height.
- C. Provide galvanized steel framing, shaftwall board, gypsum board, zinc-coated trim and other accessories required.

#### **SECTION 09300 - TILE**

- A. Ceramic Mosaic Floor Tile: 2-inch x 2-inch mosaic tile with integral radius base. Manufacturer and color to be selected by the Architect.
- B. Terrazzo Tile: Pizzazz or approved equal epoxy terrazzo tile, 3/16- to 3/8-inch thick.
- C. One-Piece Cast Terrazzo Tread and Riser Units: Wausau S-31 or approved equal, color to be selected by the Architect.
- D. Stone Thresholds: Marble, to be selected by the Architect. Provide at all interior door openings at public areas where thresholds are to be used.
- E. Tile Backer Board: Custom Building Products "Wonderboard" or approved equal.
- F. Mortar:
  - 1. Cement Mortar: Job-mixed portland cement, sand, and water.

2. Latex-Portland Cement Mortar: ANSI A118.4.
- G. Reinforcing: 2-inch x 2-inch x 16/16-gauge galvanized, welded wire mesh for floors.
- H. Bond Coat: Latex-portland cement mortar on a cured setting bed.
- I. Grout: Colors as selected by the Architect.
1. Floors: Latex portland cement.
  2. Quarry Tile and Public Toilet Rooms: Epoxy.
  3. Walls: Latex portland cement.
- J. Tile Installation Methods:
1. Ceramic Shower Wall Tile: Thin set over ceramic tile backerboard in accordance with ANSI A108.5 using TCA Method W244-03 and B415-03.
  2. Ceramic Shower Floor Tile: Mortar set over waterproof membrane in accordance with ANSI A108.1 using TCA Method B415-03. Waterproof membrane is specified in Section 07132.
  3. Ceramic Wall Tile: Thin set over ceramic tile backerboard on toilet room walls in accordance with ANSI A108.5 using TCA Method W244-03.
  4. Ceramic/Terrazzo Floor Tile: Thin set over concrete slabs on ground in accordance with ANSI A108.5 using TCA Method F113-03; thin-set over waterproofing at toilet rooms in accordance with ANSI A108.5 using TCA Method F122-03. Waterproof membrane is specified in Section 07142.

#### **SECTION 09511 - ACOUSTICAL CEILING PANELS**

- A. Acoustical Panels in Grid System: Ecophon "Focus EBX" or approved equal, 24-inch x 24-inch and 24-inch x 48-inch; ¾-inch thick, white color.
- B. Acoustical Panels for Seamless Installation: Ecophon "Focus D" or approved equal, 24-inch x 24-inch and 24-inch x 48-inch, white color.

#### **SECTION 09513 - CUSTOM INTEGRATED ACOUSTICAL PANEL CEILING SYSTEM**

- A. Custom integrated acoustical panel ceiling system consisting of concealed extruded aluminum grid and acoustical panels in Lobby.
- B. Approved Manufacturers: Decoustics "Ceilencio Custom" Ceiling System or approved equal, Claro finished, type ME/VATT with coated extruded aluminum edges and vapor barrier backing, 1-1/6-inch thick, white color, NRC 0.90.
- C. Grid System: Manufacturer's extruded aluminum providing 100-percent downward accessibility to the panels.

#### **SECTION 09515 - METAL CEILING SYSTEM**

- A. Metal ceiling systems, including suspension system and metal panels.
- B. Approved Manufacturers: Alcan Planar Ceiling System or approved equal.
- C. Ceiling Panels: Formed aluminum, color and finish as selected from manufacturer's standards. Provide matching end plugs at exposed ends.
- D. Carriers: Formed aluminum alloy hat section member.

- E. Acoustical Insulation: Black fiberglass roll insulation, approximately 1-inch thick.

#### **SECTION 09611 – CONCRETE FLOOR SEALER**

- A. Concrete floor sealer on interior concrete floors where applied floor coverings are not used.
- B. Approved Manufacturers: Euclid Chemical Co. "Floor Seal VOX" or approved equal clear water-based acrylic copolymer sealer complying with VOC limitations and ASTM C309, Type 1.

#### **SECTION 09652 - RESILIENT BASE AND ACCESSORIES**

- A. Rubber Wall Base: Cove with top-set toe for use with resilient flooring, straight with no toe for use with carpet; 4-inches high, minimum 100-foot long coils, pre-molded corners and ends, color as selected by the Architect.
- B. Rubber Accessories: Provide reducer strip for resilient flooring and tile/carpet transition strips. Color as selected by the Architect.

#### **SECTION 09654 – RESILIENT SHEET FLOORING**

- A. Linoleum Sheet: Forbo Industries "Marmoleum" or approved equal, pattern and color to be selected by the Architect.
- B. Sheet Rubber Flooring: Endura Rubber Flooring or approved equal, raised disk profile, color to be selected by the Architect.

#### **SECTION 09656 - RESILIENT TILE FLOORING**

- A. Vinyl Composition Floor Tile: 12-inch x 12-inch x 1/8-inch gauge, smooth surface, color and pattern as selected by the Architect from manufacturer's standards.

#### **SECTION 09684 – CARPET TILE**

- A. Carpet Tile: To be selected by the Architect.
- B. Carpet Tile Adhesive: Water-resistant, non-staining type as recommended by carpet tile manufacturer.

#### **SECTION 09688 – SHEET CARPET**

- A. Carpet: To be selected by the Architect.
- B. Carpet Adhesive: Water-resistant, non-staining type as recommended by carpet manufacturer.

#### **SECTION 09699 - WATER VAPOR EMISSION CONTROL SYSTEMS**

- A. Retain and pay for an independent Testing Laboratory to perform moisture vapor emission testing on new concrete slabs to receive resilient flooring, and glue-down carpet and for applying a vapor emission control system treatment when testing reveals vapor emission levels exceeding specified maximums.
- B. Approved Manufacturers: Floor Seal Technology, Inc., Sealflex or approved equal.
- C. If calcium chloride testing reveals water vapor emission levels greater than 3-pound per 1,000-sq. ft. for resilient flooring or 5-pound per 1,000-sq. ft. for glue-down carpet, apply floor sealer in accordance with manufacturer's instructions.

## SECTION 09820 - ACOUSTICAL INSULATION

- A. Approved Manufacturers: Johns Manville "Sound-SHIELD" Sound Control Batts or approved equal acoustical insulation complying with ASTM C665, Type I, 3-inches thick.

## SECTION 09840 - ACOUSTICAL WALL PANELS

- A. Approved Manufacturers: Capaul Corporation, Conwed, StretchWall Products, Inc. or approved equal.
- B. Construction: Fabric facing material to be selected by the Architect, laminated to front, edges and back border of 4- to 7-pcf molded glass fiber board core, with edges chemically hardened. 1-inch thick; NRC of 0.080.
- C. Mounting Accessories: Metal panel clip and base support bracket system designed to allow panel removal.

## SECTION 09842 – WOOD VENEER ACOUSTICAL WALL PANELS

- A. Approved Manufacturer: Decoustics Limited "Quadrillo" or approved equal.
- B. Panel Construction: Wood veneer face sheet laminated to a perforated high density fiberboard, backed with perforated hardboard fully bonded to the core material. NRC 0.90.
- C. Back-Mounting Accessories: Metal panel clip and base support bracket system.

## SECTION 09900 - PAINTING

- A. Approved Manufacturers: Benjamin Moore, Dunn Edwards, Frazee, Sherwin Williams or approved equal.
- B. Colors shall match color chips furnished by the Architect.
- C. Exterior Paint Systems:
  - 1. Galvanized and Zinc Alloy Metal, Acrylic Semigloss: Pretreatment, primer, two finish coats.
  - 2. Concrete, 100% Acrylic Emulsion Flat: Primer, two finish coats.
- D. Interior Paint Systems:
  - 1. Wood, Acrylic Non-Blocking Semigloss: Primer, two finish coats.
  - 2. Wood, Clear Satin Finish: Three finish coats.
  - 3. Wood, Stain and Satin Varnish: Stain, two finish coats.
  - 4. Concrete Block, Acrylic Semigloss: Block filler, two finish coats.
  - 5. Gypsum Wallboard, Acrylic Flat: Primer, two finish coats.
  - 6. Gypsum Wallboard, Acrylic Eggshell: Primer, two finish coats.
  - 7. Gypsum Wallboard, Acrylic Semigloss: Primer, two finish coats.
  - 8. Ferrous Metal, Acrylic Semigloss: Primer, two finish coats.

## SECTION 09965 - EPOXY COATINGS

- A. Epoxy coatings on holding cell walls, floors and ceilings where scheduled.
- B. Approved Manufacturer: Tnemec, Valspar Corporation, Ameron or accepted equal.
- C. Provide block filler, prime coat, intermediate coat and finish coat.

## SECTION 09970 - SPECIAL COATINGS FOR STEEL

- A. Special coatings on interior steel items in inmate-accessible areas.
- B. Approved Manufacturer: Tnemec Series 69 "Hi-Build Epoxoline II" or approved equal.

**SECTION 09980 - SPECIAL COATINGS FOR PLASTER**

- A. Exterior synthetic finish coat over portland-cement plaster, concrete masonry units, and cast-in-place concrete surfaces.
- B. Approved Manufacturers: Dryvit Systems, Inc. STO, Sonowall or approved equal.
- C. Finish: Dryvit DPR Finish: Factory mixed, integral colored, mold-resistant, cross linked acrylic polymer type, fine texture, color to be selected by the Architect.

**END OF DIVISION 9**

## DIVISION 10 - SPECIALTIES

### SECTION 10100 - VISUAL DISPLAY BOARDS

- A. Markerboards: Claridge Products and Equipment, Inc. "LCS Writing System" approved equal markerboard with clear anodized trim, integral hanging hooks and marker tray.
- B. Tackboards: Claridge Products and Equipment "Nucork" or approved equal vinyl-covered cork tackboard with clear anodized finish and integral hanging hooks.

### SECTION 10160 – METAL TOILET COMPARTMENTS

- A. Stainless steel ceiling-hung toilet compartments and wall hung urinal screens.
- B. Stainless Steel Sheets: No. 4 finish; 18-gauge for pilasters, 20-gauge for doors, panels and screens.
- C. Core Material: 1-1/4-inch thick for pilasters, 1-inch for doors, panels and screens.
- D. Pilaster Shoes and Caps: 20-gauge stainless steel, 3-inches high.
- E. Hardware and Accessories: Manufacturer's standard design, heavy-duty operating hardware and accessories of chromium-plated non-ferrous cast alloy.

### SECTION 10200 - METAL LOUVERS

- A. Approved Manufacturers: Airlite Type K6774 or approved equal extruded aluminum drainable blade louver.
- B. Finish: Factory-applied thermo-cured fluorocarbon coating containing "Kynar 500" resin, custom color to match color sample furnished by Architect.

### SECTION 10260 - WALL AND CORNER GUARDS

- A. Surface-Mounted Crash Rail Type Wall Guards: Construction Specialties, Inc. Model SCR-64 or approved equal.
- B. Surface-Mounted Resilient Plastic Corner Guards: Construction Specialties, Inc. Model SM-20 or approved equal.
- C. Stainless Steel Corner Guards: American Floor Products Co., Inc. "Lunar Style L-1" or approved equal.

### SECTION 10350 - FLAGPOLES

- A. Ground-set flagpoles. Flags will be furnished by Owner.
- B. Flagpole: Cone tapered aluminum, 40-foot high with clear anodized finish and internal halyard system.

### SECTION 10416 – DIRECTORIES

- A. Approved Manufacturers: Claridge Products and Equipment or approved equal recessed glass directories.
- B. Construction: Aluminum front with clear anodized finish, tempered glass doors with locks and keys, and engraved-type message strips.

### SECTION 10430 - EXTERIOR SIGNS

- A. Entrance Signs: Building entrances that are accessible to and useable by physically handicapped persons shall be identified with at least one standard accessibility symbol sign and with additional directional signs as required, to be visible to persons along approaching pedestrian ways. Comply with CBC Section 1117B.5.8.
- B. Parking Stall Accessibility Symbols and Signs: Each parking space reserved for the handicapped shall have a surface identification outlining a profile view of a wheelchair with occupant in white on blue background, 36-inches high x 36-inches wide. Provide a reflectorized sign permanently posted immediately adjacent to and visible from each parking stall or space consisting of a profile view of a wheelchair with occupant in white on blue background.
- C. Unauthorized Vehicle Sign: Post a sign in a conspicuous place at each entrance to the off-street parking area with lettering clearly stating: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at Owner's expense. Towed vehicles may be reclaimed at \_\_\_\_\_ or by telephoning \_\_\_\_\_."

### SECTION 10440 - INTERIOR SIGNS

- A. Toilet Room Entry Signage: Clear matte acrylic plastic with symbols, colors as selected by the Architect.
- B. Emergency Exit at Elevator Signs: Comply with CBC Section 3003.6.
- C. Stairwell Identification Signs: Located at each floor level in enclosed stairways, identifying the stairway, whether there is roof access, floor level, and the upper and lower terminus of the stairway.
- D. Area of Rescue Assistance Signage: Identify with a sign stating "Area of Rescue Assistance" displaying the international symbol of accessibility. The sign shall be illuminated as required by ADA Appendix A40.30.8.
- E. Directional Signage: Provide directional signage to indicate the direction to areas of rescue assistance as required by ADA Article 4.3.11.5.

**SECTION 10505 – METAL LOCKERS**

- A. Single tier and double tier metal lockers and benches.
- B. Lockers: Factory-fabricated metal lockers fabricated from cold-rolled steel with baked enamel finish. Provide legs, continuous metal base, continuous sloping tops, and number plates. Padlocks will be furnished by the user.
- C. Locker Room Benches: Laminated hardwood tops supported on steel pedestal base.

**SECTION 10520 - FIRE PROTECTION SPECIALTIES**

- A. Fire Extinguishers: Multi-purpose dry chemical type; UL-rated 2A:10BC, 5-lb. nominal capacity.
- B. Fire Extinguisher Cabinets: Semi-recessed enameled steel box, rolled edge trim, and enameled steel door with full glass panel.

**SECTION 10522 - DETENTION FIRE PROTECTION SPECIALTIES**

- A. Fire Extinguishers: Multi-purpose dry chemical type; UL-rated 2A:10BC.
- B. Fire Extinguisher Cabinets: JL Industries Model SFC-16 or approved equal with 14-gauge solid panel steel door, 14-gauge steel tub and trim, continuous hinge and detention mortise cylinder.

**SECTION 10750 - TELEPHONE SPECIALTIES**

- A. Wall-mounted, recessed shelf-type telephone enclosures with acoustic rear wall panel containing a combination coin-operated/credit card-operated telephone instrument and a continuous recessed writing shelf directly alcove.

**SECTION 10800 - TOILET ACCESSORIES**

- A. Approved Manufacturers: Bobrick or approved equal.
- B. Provide diaper changing station, soap dispensers, coat hooks, paper towel dispensers, mirrors, seat-cover dispensers, toilet tissue dispensers, napkin/tampon vendors, sanitary napkin disposals, and paper towel dispensers and waste receptacles.

**END OF DIVISION 10**

## DIVISION 11 - EQUIPMENT

### SECTION 11001 - OWNER-FURNISHED EQUIPMENT

- A. Equipment furnished by the Owner, installed by the Contractor (OFCI).
  - 1. The Owner and the Contractor will coordinate deliveries of equipment.
  - 2. The Owner will tailgate deliver equipment to the site.
  - 3. The Contractor Shall:
    - a. Receive equipment at site and give written receipt at time of delivery, noting visible defects or omissions.
    - b. Store equipment until ready for installation and protect from loss and damage.
    - c. Uncrate, assemble, set in place, provide backing plates, and install equipment in accordance with manufacturer's instructions.

### SECTION 11150 - PARKING CONTROL EQUIPMENT

- A. Vehicle Detectors: Solid state, electronic vehicle detectors to detect the presence or transit of a vehicle over an embedded loop of wire and emit an electrical pulse to open or close the sliding security gate.
- B. Card Control Units: Provide pedestal mounted card control units and system controller to activate sliding gate.
- C. Parking Control Equipment Schedule:
  - 1. Ingress Lane: Card reader to open sliding gate and vehicle detector loop to close gate.
  - 2. Egress Lane: Vehicle detector to open and close sliding gate.

### SECTION 11190 - GENERAL REQUIREMENTS FOR DETENTION EQUIPMENT

- A. Approved Detention Equipment Contractors: DDS Construction Services, CCC Group, Inc., Intermountain Erection, ISI Detention Contracting Group, Inc., Norment, Sierra Steel Company, Southern Steel Company, Universal Security Products or approved equal.

### SECTION 11191 - DETENTION METAL DOORS AND FRAMES

- A. Detention doors and frames shall comply with the requirements of NAAMM Standard HMMA 863.
- B. Approved Manufacturers: Forderer Cornice Works, Grand Metal Products, Habersham, Krieger Steel Products Co., Pacific Steel Products, Inc., Custom Metal, Titan Metal Products Inc. or approved equal.
- C. Detention Doors: 12-gauge galvanized steel, shop primed for field finishing as specified in Section 09970.
- D. Detention Metal Door and Window Frames: 12-gauge galvanized steel, welded units, shop primed for field finishing as specified in Section 09970.

### SECTION 11195 - MISCELLANEOUS DETENTION EQUIPMENT

- A. Pistol Lockers: Southern Steel Model 605 Tilt-Out or approved equal, 10-gauge steel, size compartments, shop primed for field painting as specified in Section 09900.
- B. Transaction Drawers: Creative Industries, Inc. Model 1724-SCL or approved equal.
- C. Deal Tray: Creative Industries, Inc. Model 1210-S or approved equal, 16-gauge stainless steel with No. 4 finish.
- D. Talk-Thru: Creative Industries, Inc. No. 6-FR Talk-Thru or approved equal, 6-inch diameter stainless steel with offset holes in front and rear.

- E. Stainless Steel Benches: Trussbilt International "Wall Mounted Bench" WMBE-10220 or approved equal.
- F. Chairs in First and Second Floor Cells: Norix "Beam Seating C200 Series" or approved equal molded fire-retardant polyethylene seats on 14-gauge tubular frame.
- G. Security Mirrors in Cells: American Specialties Model 104 or approved equal stainless steel with No. 8 finish, front-mounted with security fasteners.

#### **SECTION 11197 - DETENTION ACCESS DOORS**

- A Approved Manufacturers: Folger Adam, J.L. Industries, Karp Associates, Nystrom, Inc. or approved equal.
- B Frames: 3/16-inch x 2-inch x 2-inch steel angles.
- C Flush Panel Doors: 10-gauge steel plate with heavy-duty butt hinges welded to door and frame.
- D Locking Devices: Provide security lock with Medeco cylinders or approved equal. Cylinders shall be keyed alike.

#### **SECTION 11198 - SECURITY FASTENERS**

- A. Security fasteners (tamperproof fasteners) at inmate accessible areas, including fasteners used in fabrication of Project components.
- B. Security Fastener Type: Pinned "Torx" head or Phillips "Pin" head.
- C. Tools: Provide six complete sets of tools required for security fasteners on Project. Package each set in an individual kit and deliver to Owner.

#### **SECTION 11199 – SECURITY METAL CEILINGS**

- A. Security Metal Ceilings in Basement Day Room: Steel Ceilings, Inc. "Defender Security Panel" or approved equal consisting of suspension system and 18-gauge, 14-inch x 48-inch perforated galvanized steel panels with powder coat finish in color selected by the Architect.
- B. Security Metal Ceilings in Cells: Steel Ceilings, Inc. "Defender Security Plank" or approved equal consisting of suspension system and 12-gauge, 18-inch x 12-foot long perforated galvanized steel panels with powder coat finish in color selected by the Architect. Provide PVC-wrapped acoustical insulation above panels.

**END OF DIVISION 11**

## DIVISION 12 - FURNISHINGS

### SECTION 12482 – FLOOR MATS AND FRAMES

- A. Approved Manufacturers: Alison T. Seymour "Coir Brush Mattings" or approved equal.
- B. Mats: Natural coconut fiber with PVC backing, 5/8-inch thick, woven into a single-piece mat,
- C. Frame: Extruded aluminum with clear anodized finish and adjustable anchors.

### SECTION 12492 – VERTICAL LOUVER BLINDS

- A. Approved Manufacturers: Hunter Douglas, Inc., Levolor Corp., Louverdrape, Inc. or approved equal.
- B. Vanes: Unperforated vinyl, flat profile, nominal 3-1/2-inches wide with cord or chain direction and traversing controls. Color as selected by the Architect from manufacturer's full range of colors.

### SECTION 12610 – FIXED AUDIENCE SEATING

- A. Jury Box Seating: KI "Concerto", Theatre Solutions, Inc. or approved equal.
  - 1. Back Cushion Assembly: Molded plywood inner structure bonded with urethane foam and upholstery fabric.
  - 2. Seat Cushion Assembly: Molded plywood board with urethane foam cushion and upholstery fabric and seat pivot assembly.
  - 3. Uprights: Floor mounted, finished with powder coating in color selected by the Architect.
  - 4. Arm Cap: Injection molded thermoplastic attached to arm cap support with two concealed screws.
- B. Wooden Pews: Sauder Manufacturing Co. or approved equal.
  - 1. Wood: Northern Oak. With stain and catalyzed varnish finish.
  - 2. Seats and Backs: 5-ply laminated construction.
  - 3. Cap Rail: Solid stock made from 5/4 Premium Northern Oak.
  - 4. Pew Ends: 5-ply construction.
  - 5. Pew Supports: 3-ply construction.

END OF DIVISION 12

**DIVISION 13 - SPECIAL CONSTRUCTION**

**SECTION 13070 - BULLET-RESISTANT PROTECTION**

- A. Bullet-resistant fiberglass panels.
  - 1. Approved Manufacturers: Safeguard Security "Armortex O.F. 200" or approved equal.
  - 2. Bullet-Resistant Fiberglass Panels: Fiberglass reinforced plastic manufactured by mechanically injecting woven roving ballistic grade fiberglass cloth with a thermoset polyester resin.
    - a. Security Level: U.L. Level III SPSA (.44 Magnum)/N.I.J. III-A (.44 Magnum and 9 mm).
    - b. Thickness: 7/16-inch or as required for specified security level.

**END OF DIVISION 13**

## DIVISION 14 - CONVEYING SYSTEMS

### SECTION 14210 – ELECTRIC TRACTION ELEVATORS

- A. Pre-engineered machine-room-less public traction elevators.
- B. Approved Manufacturer: Kone Incorporated "EcoSystem MonoSpace", ThyssenKRUPP "Machineroom Less" or approved equal.
- C. Public Passenger Elevators:
  - 1. Type: Gearless electric traction machine.
  - 2. Capacity: 3,500-pounds.
  - 3. Speed: 350-fpm.
  - 4. Stops: Two.
  - 5. Travel: As indicated.
  - 6. Car Size: 6'-9-1/2" wide x 4'-9-3/4" deep.
  - 7. Entrance Type: Side opening, 3'-6" x 7'-0".
  - 8. Entrances: Satin stainless steel.
  - 9. Power Supply: 480-volts, 3-phase, 60-Hz.
  - 10. Lighting Power Supply: 120-volts, 1-phase, 60-Hz.
  - 11. Car Enclosure: To be selected by the Architect from manufacturer's standard finishes.
  - 12. Operation: Duplex collective and/or simplex collective.
- D. Controller: Microprocessor-based control system.
- E. Machine: Hoisting machine located within the hoistway and mounted on the car guiderail. Gearless type machine mounted to the back of the guide rail at the top landing.
- F. Car Operating Station: Stainless steel faceplate with illuminated push buttons for each floor, emergency stop switch, alarm button, and door close button, all with Braille and tactile identification. Provide car light switch, fan switch and light ray disconnect in locked service cabinet.
- G. Special Features: Car top inspection, emergency lighting, manual lowering valve, handicap requirements, key operated hoistway access, and earthquake requirements.
- H. Corridor Pushbuttons: Single illuminating at upper and lower landings, dual illuminating at intermediate landings, with stainless steel faceplates, as selected by the Architect,
- I. Provide corridor lanterns in hoistway jamb at each landing served.
- J. Furnish continuing maintenance on elevator equipment during regular working hours for 12-months, and 24-hour emergency call-back service at no additional cost to the Owner.

### SECTION 14240 – HYDRAULIC ELEVATORS

- A. Pre-engineered hydraulic detention passenger elevators.
- B. Approved Manufacturer: ThyssenKrupp, Otis, Schindler, KONE, US Elevator, Westinghouse or approved equal.
- C. Detention Elevators:
  - 1. Type: Hydraulic passenger.
  - 2. Capacity: 3,500-pounds.
  - 3. Speed: 100-fpm.

4. Stops: Three.
  5. Travel: As indicated.
  6. Car Size: 5'-5" wide x 6'-8" deep.
  7. Entrance Type:
    - a. Side opening, 3'-6" x 7'-0".
    - b. Center opening, 3'-6" x 7'-0".
  8. Entrances: Baked enamel.
  9. Machine: Hydraulic.
  10. Electrical: 480-volts, 3-phase, 60-Hz.
  11. Car Enclosure: To be selected by the Architect from manufacturer's standard finishes.
  12. Operation: Single car automatic.
- D. Car Operating Station: Stainless steel faceplate with illuminated push buttons for each floor, emergency stop switch, alarm button, and door close button, all with Braille and tactile identification. Provide car light switch, fan switch and light ray disconnect in locked service cabinet.
  - E. Special Features: Car top inspection, emergency lighting, manual lowering valve, handicap requirements, key operated hoistway access, and earthquake requirements.
  - F. Corridor Pushbuttons: Single illuminating at upper and lower landings, dual illuminating at intermediate landings, with stainless steel faceplates, as selected by the Architect,
  - G. Provide corridor lanterns in hoistway jamb at each landing served.
  - H. Furnish continuing maintenance on elevator equipment during regular working hours for 12-months, and 24-hour emergency call-back service at no additional cost to the Owner.

#### **SECTION 14420 - WHEELCHAIR LIFTS**

- A. Vertical platform wheelchair lifts.
- B. Platform: 12-square feet net with non-skid surface. Platform side enclosures 42-inches high shall be furnished on two sides of the platform. Provide 42-inch high self-closing electrically-interlocked gate at landings.
- C. Capacity: 500-pounds operating load.
- D. Travel Speed: Minimum 8-feet per minute.
- E. Safety Features: Provide sensors that stop downward movement should an obstruction be encountered and a final limit switch to cut off power to the lift in the event of a failure of a control limit switch.
- F. Controls: Paddle control switch at each landing and the platform.
- G. Finish: Manufacturer's standard finish.

**END OF DIVISION 14**

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**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

*TAB 6*

**APPENDIX**

**Exhibit 8: Systems Narrative  
Structural**

**EXHIBIT 8:****OVERVIEW****SYSTEMS  
NARRATIVE**

This project is a two story courthouse building for Eldorado County in Placerville, California. The general footprint is approximately 140 feet by 275 feet in length and accommodates eight courtrooms on two levels. The basement level below serves as inmate intake, holding and distribution.

**STRUCTURAL**

The structural system is comprised of the following elements:

- Gravity System: Metal deck with concrete fill at the floors spanning to wide-flange steel beams, girders, and tube steel columns.
- Lateral Load-Resisting System: Steel ordinary braced frames.
- Bay Sizes: Typical bay size is 24 feet x 36 feet
- Foundation System: Isolated spread footings at each column location and continuous footings at the perimeter. Basement walls will be concrete block.

**BASIS OF STRUCTURAL DESIGN****Design Codes**

- Applicable Code: (Currently) 2001 California Building Code. A-3 occupancy at courtrooms. B occupancy at General Administration/ Offices. I-3 occupancy at holding cells.
- Steel Design: American Institute of Steel Construction – Allowable Stress Design (Ninth Edition) and the Load and Resistance Factor Design (Third Edition).
- Concrete Design: American Concrete Institute –Building Code Requirements for Structural Concrete (318-99).

## **DESIGN CRITERIA**

### **Gravity Loads**\_(superimposed loads):

Roof:

Live Load – 20 psf (reducible to 16psf snow)

Equipment Allowances – Equipment will be ground supported

Floors:

Corridors – 100 psf (non-reducible)

Typical Courtroom, Office, Support Space, etc. – 80 psf  
(reducible)

Storage Loads – 250 psf

Partition Allowance – 20 psf

### **Lateral Loads**

Wind:

2001 California Building Code

Basic Wind Speed – 75mph

Exposure Level – Exposure C

Wind Importance Factor – 1.00

Seismic:

2001 California Building Code

Seismic Zone – Zone 3,  $Z = 0.3$

Soil Profile – Soil Type  $S_d$  (To be confirmed during design by  
soils report)

Seismic Importance Factor – 1.0

Near-Source Factors –  $N_a = 1.0$  &  $N_v = 1.0$

Seismic Coefficients –  $C_a = 0.36$  &  $C_v = 0.54$

Lateral Load Resisting System Coefficient –  $R = 5.6$ ; Steel  
Braced Frames

Seismic Force Amplification Factor –  $\phi = 2.2$

## **STRUCTURAL SYSTEMS DESCRIPTION**

### **Roof Systems**

- Main Roof: The main roof system is comprised of 2-1/2” lightweight concrete over structural deck over steel wide-flange beams.

### **Wall Systems**

- The exterior walls will be metal stud curtain wall or precast concrete panels with window glazing system between.

### **Floor Systems**

- 2nd Level and basement lid: The floor will be comprised of lightweight concrete fill over metal deck spanning to steel wide flange beams.
- Ground Level: The ground level will be comprised of a concrete slab on grade over sand, vapor barrier, and crushed rock.

### **Foundation**

The building structure will be supported on isolated spread footings bearing on either structural fill or stiff native soil.

### **Lateral Force Resisting System**

The primary lateral system will be the concrete fill over metal deck horizontal diaphragms spanning to steel braced frame locations as noted on plans.

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**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

*TAB 6*

**APPENDIX**

**Exhibit 8: Systems Narrative  
Mechanical**

**EXHIBIT 8:****BASIS OF DESIGN****SYSTEMS  
NARRATIVE**

The design shall comply with the Administrative Office of the Courts (AOC) and all applicable codes. Assumptions within in this report were made based on our recent design experience with AOC facilities. The report is based on the following:

**MECHANICAL**

- New 2-story (plus basement), 68,641SF courthouse
- Future 2-story building addition (approximately 19,800SF)
- Signal system interconnections with the existing jail on the site

**MECHANICAL CRITERIA**

Criteria for the HVAC system design is established for each occupancy type & assumed indoor air temperature levels at the outdoor design conditions, internal gains, noise and vibration, and ventilation requirements. The Leadership In Energy and Environmental Design (LEED) rating system shall be used to establish a target to reduce mechanical systems energy consumption and to ensure the systems are constructed and operated according to construction documents. The targeted LEED measures are:

- A 20% reduction below the California Code of Regulations Title 24 minimum requirements.
- Additional Commissioning to ensure that the entire building is designed, constructed, and calibrated to operate as intended.
- Reduce ozone depletion by installing base building Level HVAC and refrigeration equipment and fire suppression systems that do not contain HCFC's or Halon.

## SYSTEMS DESIGN

Systems design shall be developed to help ensure a facility that is functional and economical to construct and operate. Special consideration during design shall be given to system accessibility for maintenance, and to minimizing vibration and noise transmission into occupied spaces. Additionally, recommendations from AOC including maintenance and operations, energy management, and any other primary stakeholders, shall be reviewed and incorporated as appropriate. Systems shall be designed for temperature, humidity, air quality and circulation rate, and others to ensure a facility that will perform the functions required. Systems shall be designed to meet the required levels of operation, such as those mentioned above, with efficient energy usage and economical first cost. All design decisions shall be evaluated for initial and long-term cost effectiveness. HVAC equipment shall be locally serviceable and with availability of locally supplied spare parts. System design shall strive to maintain all major HVAC and plumbing systems functional during routine maintenance. Allowing adequate access around equipment and isolating portions of each system with valves shall provide ease of maintenance.

The systems shall be designed to maintain the following indoor conditions at the outdoor conditions noted:

1. Outdoor:

Summer: 102°F db (ASHRAE 0.5%)

70°F wb mean coincident wet bulb (ASHRAE 0.5%)

Winter: 32°F db (ASHRAE 0.2%)

Weather data from “Climatic Data For Region X, Arizona, California, Hawaii, Nevada”; Golden Gate and Southern California Chapters, ASHRAE.

2. Indoor General Office and Courtroom Spaces

Summer: 75°F db +/- 2°F

Winter: 70°F db +/- 2°F

Office areas shall be de-humidified by the cooling coil to approximately 50% Rh. No additional humidification shall be provided.

3. Electrical and Mechanical Rooms

Summer/Winter: 60-95°F db

No humidification shall be provided.

4. Computer/IT Rooms

Summer/Winter: 72°F db +/- 2°F

Relative humidity shall be maintained to 50% Rh +/- 5% Rh.

## **INTERNAL GAINS**

Lighting Loads: 0.8 watts per square foot minimum for general lighting and 0.2 watts per square foot for task lighting or actual design loads, whichever are greater.

Occupant Load: 100 square feet per person in office areas, 20 square feet per person in public hearing, lounge/waiting rooms and courtroom areas or based on actual count, whichever is greater.

Equipment Load: 2.0 watts per square foot minimum or based on actual load, whichever is greater.

IDF/MDF Loads: Assume 40 watts per square foot or actual, whichever is greater.

## NOISE AND VIBRATION

Noise and vibration control shall be controlled to meeting sound levels described below:

<b>Area</b>	<b>NC Range</b>
General Office	30-35
Private Office	30-35
Corridors	35-50
Public Spaces	35-45
Mechanical Areas	60
Courtrooms	25
Meeting Rooms	25

Objectionable noise and vibration generated by fans, excessive air speed, excessive pressure drop, dampers, vanes, terminal boxes shall be considered and controlled. Pipe noise and vibration transfer and pipe velocity shall also be considered and controlled.

## VENTILATION

Pressure balance relationships, air changes, and exhaust shall be in accordance with the following:

Area	Air Balance Relationship to Adjacent Spaces	Outside Air Minimum CFM Per Person	Minimum Exhaust Air Changes
General Office	Positive	20	-
Conference Rooms	Positive	20	-
Public Space	Neutral	20	-
Conf. Rooms	Positive	20	-
Courtrooms	Positive	20	-
Toilet Rooms	Negative	-	15
Locker Rooms	Negative	25	15
Mechanical Areas	Negative	-	8
Electrical Areas	Negative	-	8

Where possible, high heat equipment shall be grouped together and directly exhausted. Building exhaust shall be routed to rooftop building exhaust fans.

Outside air rates: 20 CFM/Person in office areas or 0.15 CFM/SF minimum based on Title-24 requirements. Minimum outdoor air rates shall be introduced via separate dampers, ducts, fans, etc. and shall be monitored by airflow measuring stations interfaced to the Energy Management System for reporting.

## **BASELINE AIR CONDITIONING SYSTEM-Proposed**

### **Air Conditioning System**

The air conditioning system shall consist of series of packaged modular roof-mounted units complete with integral refrigeration systems and associated cooling coils, hot water heating coils and supply/return air blowers and shall be provided with filters, outdoor air economizers and internal vibration isolation.

The heating system shall consist of a pair of modular natural gas fired hot water boilers generating 160 degree water for distribution to hot water heating coils in the rooftop air handlers and terminal boxes out in the zones.

IT equipment spaces shall be equipped with packaged split system air conditioners for 24/7 capability. No humidity control is assumed.

### **Air Distribution System**

The air handling system proposed shall discharge vertically into shafts, which feed the individual floors and sections of the building.

The distribution from the shaft into the occupied space for the supply air shall be a ducted, sheet metal system, single duct with terminal units and hot water coils for reheat.

The return air flow on each floor is assumed to be a plenum style return entering the shaft through sheet metal dampered inlets and returned to the rooftop air handling systems via sheet metal ductwork within the shafts. The return air inlets to the ceiling plenum shall be provided with 2 foot lined elbow boots to reduce the sound transmission.

### **Sub-Zoning**

Systems shall be additionally zoned for exposure, usage and occupancy with VAV terminal units. The terminal can be either shut-off style or series or parallel flow fan-powered style.

Each courtroom shall be sub-zoned separately.

Perimeter zones shall be provided with heating capacity via a terminal hot water reheat system to maintain space temperatures.

### **Split Systems**

The main electrical room, telecom rooms, and other areas with the need for 24-hour temperature control shall be sub-zoned with their own ceiling mounted fan-coil unit and remote condensing unit to allow operation independent of the main air-handling system.

### **Controls**

The temperature control system shall be direct digital control (DDC). All added control points shall be graphically displayed. The system shall be direct digital control and capable of standalone operation.

## **PLUMBING SYSTEMS**

Water efficiency within the building shall be fully examined to reduce the burden on the municipal water supply and waste water systems.

### **Fixtures**

Fixtures shall be commercial quality vitreous china, enameled cast iron or stainless steel, as appropriate.

Water closets and urinals shall be flushometer type. All plumbing fixtures shall include water conservation controls. Water closets shall be specified to flush on 1.5 gallons of water. Urinals shall be specified to flush on 1.0 gallon per flush. Flow controls for lavatories shall be set at 0.5 gpm, showers at 2.5 gpm.

Appropriate fixtures shall be provided for compliance with ADA and Federal standard 795: Uniform Federal Accessibility Standards.

### **Sanitary Waste And Vent And Rainwater Systems**

Fixtures shall be drained by gravity through soil, vent, waste stacks and drains and shall be connected to civil site services. Incorporate dual flush water closets and waterless urinals where possible.

### **Domestic Water System**

The domestic water service for each building is assumed to be fed from an adjacent main in the street at an estimated inlet pressure of 65 psi.

The height of the building and the expected incoming water pressure should not necessitate a booster system for the building.

The need for a water softener system shall be reviewed in conjunction with the water quality analysis.

Domestic hot water shall be provided by central gas fired hot water heater(s). Hot water shall be piped to each floor and circulated with central pumps operating on the time clock controls. Point of use electric water heaters may be provided where economically feasible.

### **Suppression Systems**

The building shall be protected throughout by automatic sprinklers using quick-response technology wherever listings permit. The design installation shall be in accordance with NFPA 13, 1996 edition. Wet systems are proposed to be used on all floors all areas. The height of the building and the incoming water pressure should not necessitate a booster system for the building.

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**Superior Court of California  
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*TAB 6*

**APPENDIX**

**Exhibit 8: Systems Narrative  
Electrical**

**EXHIBIT 8:****BASIS OF DESIGN****SYSTEMS  
NARRATIVE**

The design shall comply with the Administrative Office of the Courts (AOC) and all applicable codes. Assumptions within in this report were made based on our recent design experience with AOC facilities. The report is based on the following:

**ELECTRICAL**

- New 2-story (plus basement), 68,641SF courthouse
- Future 2-story building addition (approximately 19,800SF)
- Signal system interconnections with the existing jail on the site

**ELECTRICAL DISTRIBUTION****Utility Power Service**

Normal utility power will be provided to the new court building via a new pad mounted, PG&E transformer. Service will terminate in the main switchboard (MSB), which will be rated for 2000A, 277/480V. The 2000A service will provide approximately 15 Watts per square foot, including the future phase 2 building addition.

**Emergency Power Service**

Emergency power will be provided to the building via a new 125kW/156kVA diesel driven emergency generator, which will deliver approximately 1.5W/SF. We assume this generator will be exterior mounted with a weatherproof enclosure and a 200 gallon sub-base fuel tank. The 200 gallon fuel tank will support a run time of approximately 17 hours at full load.

The emergency power system will serve emergency loads as summarized below:

- Emergency / egress lighting
- Elevators
- Fire alarm system
- Security system
- Fire/Smoke dampers
- Fire/smoke doors
- IT/Telecom equipment

### **Normal Power Distribution**

As described above, the new building will contain a new 2000 amp, 277/480 volt, 3 $\Phi$ , 4 wire main switchboard. Panelboards and transformers will be distributed throughout the building as required to serve the building loads. The equipment is summarized below:

- Lighting Panelboards: The first and second floors will contain one 225A, 277/480V, 3 $\Phi$ , 4 wire panelboard. The basement will contain one 100A, 277/480V, 3 $\Phi$ , 4 wire panelboard.
- Transformers: The first and second floors will contain two 75kVA, K-13 transformers. The basement will contain one 30kVA transformer.
- Receptacle Panelboards: The first and second floors will contain two three section, 225A (225A main breaker), 120/208V, 3 $\Phi$ , 4 wire panelboards. The basement will contain one single section, 225A (100A main breaker), 120/208V, 3 $\Phi$ , 4 wire panelboard.

### **Emergency Power Distribution**

As described above, the new building will contain a new 225A, 277/480 volt, 3 $\Phi$ , 4 wire emergency switchboard. Panelboards and transformers will be distributed throughout the building as required to serve the building emergency loads. The equipment is summarized below:

- Emergency Lighting Panelboards: Each floor will contain one 100A, 12 pole, 277/480V, 3 $\Phi$ , 4 wire panelboard.
- Transformers: The basement and second floors will contain one 30kVA transformer.
- Emergency 120/208V Panelboards: The basement and second floors will contain one two section, 225A (100A main breaker), 120/208V, 3 $\Phi$ , 4 wire panelboard.

### **Uninterruptible Power Supply (UPS)**

Based on our design of recent AOC Court facilities, we assume a UPS system will be required to serve the court IT/telecom loads. The UPS system will be provided as described below:

- Input: 480V, 3 $\Phi$ , 3 wire
- Output: 120/208V, 3 $\Phi$ , 4 wire
- Rating: 50kVA
- By-Pass: Internal by-pass and matching external maintenance by-pass cabinet
- Battery Cabinet: Matching battery cabinet with 10 minute run time

### **Transient Voltage Surge Suppressors (TVSS)**

TVSS shall be provided on the following equipment:

- Main switchboard
- All new 120/208V non emergency panelboards

## **LIGHTING AND LIGHTING CONTROLS SYSTEM**

### **Site Lighting**

Site lighting work will consist of the following:

- New parking lot pole lighting to match the existing lighting at the Jail
- New landscape and pedestrian lighting.

### **Interior Lighting and Controls**

Interior light fixtures will utilize energy efficient T-8 fluorescent lamps and electronic ballasts. Dimming ballasts will be provided in fixtures located in areas able to utilize daylighting. The lighting fixture selection will be done as we proceed with the design. Light fixtures in cells will be high security type and will be served from emergency power system.

Spaces able to utilize daylighting will be provided with photo sensors and dimming ballast. The photo sensors will automatically dim the light fixtures based on the amount of available daylight. Daylighting controls will reduce the energy usage while maintaining adequate light levels for the work environment.

## **FIRE ALARM SYSTEM**

### **System**

The fire alarm system shall be a zone non-coded addressable type, and shall interface with the existing Jail fire alarm system.

### **Initiating Devices**

Fire alarm system alarms will be initiated via the following devices:

- Pull stations at exit doors
- Sprinkler system PIV, valve monitors and water flow switches
- Smoke detectors in electrical rooms, telecommunication rooms and mechanical rooms
- Duct mounted smoke detectors for each mechanical fan 2000 cfm and larger

### **Annunciating Devices**

Fire alarm system alarms will be annunciated via the following devices:

- Fire alarm remote annunciator panel (LCD type)
- Horn/strobe devices

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**APPENDIX**

**Exhibit 8: Systems Narrative  
Security and Data Systems**

**EXHIBIT 8:****TELECOMMUNICATIONS**

(Voice and data cabling and associated pathways and spaces)

**SYSTEMS****NARRATIVE****Architectural Requirements**

## Telecom Spaces Overview

**SECURITY****AND****DATA SYSTEMS**

First Floor MDF/Communication Room (County): This room will serve as the minimum point of entry (MPOE) for the local telephone provider. The room will also serve as a server room and the main distribution facility (MDF) supporting the building as the main termination point for all backbone CAT3 UTP and fiber optic cabling from the IDF rooms or County campus tie cabling. The PBX/VOIP/Network equipment supporting voice and data services will also be located in this room. Security will also have panels on the walls within the room, see security narrative for more information. Horizontal cabling to the workstations will also terminate in the MDF/Communication Room. This room is dedicated to the court systems only.

Second Floor MDF/Computer Room/Telephone (Courts): This room will serve as the minimum point of entry (MPOE) for the local telephone provider. The room will also serve as a server room and the main distribution facility (MDF) supporting the building as the main termination point for all backbone CAT3 UTP and fiber optic cabling from the IDF rooms. The PBX/VOIP/Network equipment supporting voice and data services will also be located in this room. Security will also have panels on the walls within the room, see security narrative for more information. This room will house all Court core network and server equipment. Horizontal cabling to the workstations will also terminate in the MDF/Computer Room. This room is dedicated to the court systems only.

IDF Rooms (County and Courts): The rooms will function as the termination location for all horizontal cabling for the wing that the IDF supports and also the backbone copper and fiber cabling from the MDF or Communication Room. The room will house distributive network equipment.

## **MECHANICAL/PLUMBING**

### **Room Requirements**

First Floor MDF/Communication Room (County): Design mechanical system to accommodate heat load density of 50 watts/sq-ft. (suggested load, final load to be determined by Electrical). HVAC system shall operate 24/7 365 days a year.

Second Floor MDF/Computer Room/Telephone (Courts): Design mechanical system to accommodate heat load density of 75 watts/sq-ft. (suggested load, final load to be determined by Electrical). HVAC system shall operate 24/7 365 days a year.

IDF Rooms: Design mechanical system to accommodate heat load density of 40 watts/sq-ft. (suggested load, final load to be determined by electrical). HVAC system shall operate 24/7 365 days a year.

Temperature/Humidity: Control temperature between 64 and 78 degrees. Control humidity between 30% and 55% non-condensing at 64 degrees.

### **EXTERIOR PATHWAYS**

Telephone Provider/CLEC: Provide two 4" conduit from nearest Telephone Provider/CLEC vault to the MDF Room's for both County and Courts to bring in phone and data services to the building.

Cable Provider: Provide one 2" conduit from cable providers nearest vault to the MDF Room's for both County and Courts to bring in CATV service to the building.

County: Provide two 4" conduit from nearest County vault to the First Floor MDF Room for County communication tie cabling from existing facilities.

## **INTERIOR PATHWAYS**

**Cable Trays:** Size trays per code with 30% spare capacity for future growth. Standard tray is a 4” high (4” loading depth) steel wire basket-type cable tray. Width varies based on cable quantities. For inaccessible ceilings, provide 4” conduit between cable tray sections. Size the conduit useable space equal to that of the total annular space of the cable tray.

**Backbone:** Provide conduit sleeves and corridor cable trays, which will be shared with horizontal cabling and be used to support backbone copper and fiber cabling from the MDF Room’s to the IDF’s. Provide vertical sleeves between IDF rooms and Second Floor MDF for backbone and horizontal cabling rising up through the building. Provide a minimum one spare sleeve.

**Horizontal:** Provide corridor cable tray for primary pathways. For wall outlets at accessible walls and ceilings, the ring and string method will be used. Provide single gang mud ring and 6-port wall plate. Provide J-hooks from the outlet location to support the cabling to the closest cable tray pathway. For inaccessible walls and ceilings, provide a 1-1/4” conduit from a 4-11/16” square by 2-1/8” outlet box with single gang ring to the closest accessible area.

**MDF and IDF Cable Trays:** Provide cable trays above equipment racks, extending to cable entrance points. Standard tray is a 5” high (4” loading depth) steel basket-type cable tray with 6” rung spacing. Width varies based on cable quantities. Provide waterfalls over vertical cable managers for cable support.

**Vertical Pathways in MDF and IDF Rooms:** Provide wall mounted cable runway, in 12”, 18” or 24” wide sections to support cable traveling vertically from the floor to the overhead cable tray. Provide vertical cable managers between relay racks.

## **TELECOM CABLING**

### **Backbone Cabling**

Copper: Provide a CAT3 UTP cable (County 50-pair, Courts 200 pair) from the MDF to each IDF. (This is an estimated quantity of pairs that will be refined after the total number of workstations is determined) Terminate on wall mounted 110-blocks at the MDF and 48-port rack mount patch panels (1-pair per port) in the IDF.

Fiber: Provide 8.3 um singlemode (SM) and 50 um 10-gigabit multimode (MM) fiber optic cable (County 12MM, Courts 24MM and 12SM) from the MDF to each IDF. Terminate fiber cable in rack mounted fiber enclosures on duplex LC connectors.

### **Horizontal Cabling**

Copper: Provide four CAT6A cables from the MDF or IDF serving the area to each outlet. County and Court cabling and termination modules shall be different colors to provide distinction between systems. Terminate all cabling on 48-port rack-mounted modular jack patch panels. Horizontal cable managers will be provided above, between and below each 48-port patch panel. Vertical cable managers will consist of 10-inch wide, extra-deep cable managers.

Note: A CAT6A patch cord will be used to patch a voice port over to the backbone patch panel field and the data cabling over to a network switch. This system will allow the County or Courts to migrate to VOIP without having to patch over to a wall field.

Fiber: Provide one 2-strand 50 um 10-gigabit multimode cable from the MDF or IDF serving the area to each dedicated outlet. Terminate fiber cable in rack mounted fiber enclosures on duplex LC connectors.

The following list is to give a general criteria as to the amount of cabling required at each outlet locations. At all locations

listed below one of the two voice cables can be eliminated if the County or Courts decision is to use a VOIP system instead of a traditional PBX system. Typical outlet locations and quantities are a follows:

### **Court Room Outlets**

- Judicial Officer's Bench – 2 voice, 2 data, 2 fiber
- Jury Box – 1 data per juror seat, 4 fiber per box
- Attorneys and Litigants Tables – 2 voice, 2 data, 2 fiber (per table)
- Clerks Workstation – 2 voice, 2 data, 2 fiber
- Lectern – 2 voice, 2 data, 2 fiber
- Court-Reporting Area – 2 data
- Exhibit Area – 2 voice, 2 data, 2 fiber
- Bailiff's Station – 2 voice, 2 data
- Witness Stand – 2 data, 2 fiber
- Counsel Area – 2 voice, 3 data, 2 fiber (per table)

### **Judicial Office Outlets**

- Chambers – 2 voice, 2 data, 2 fiber (one outlet at desk and one at conference area)
- Support Staff Workstation/Reception/Waiting Area – 2 voice, 2 data
- Copy/Workroom/Supply Area – 2 voice, 2 data
- Court Reporting Work Area – 2 voice, 2 data
- Bailiff Workstation – 2 voice, 2 data
- Conference Room/Law Library – 2 voice, 2 data
- Research Attorney Office/Workstations – 2 voice, 2 data
- Robing/Conference Room – 2 voice, 2 data

### **Jury Assembly Area and Deliberation Outlets**

- Informational Kiosks – 2 data
- Work Areas – 2 voice, 2 data
- ATM – 1 voice
- Jury Reception/Check-In – 2 voice, 2 data
- Jury Commissioner’s Office, 2 voice, 2 data, 2 fiber
- Jury Deliberation Room – 2 voice, 2 data, 2 fiber (one under table and one at each end of room)

### **Court Administration Outlets**

- Office of the Court Executive – 2 voice, 2 data, 2 fiber
- Human Resources – 2 voice, 2 data, 2 fiber
- Information Systems – 2 voice, 2 data, 2 fiber (per outlet)
- Telecom Equipment/Storage Room/Work Room – 4 data, 2 fiber (per outlet)
- Computer Training Room – 1 voice, 3 data, 2 fiber (per outlet)
- Purchasing – 2 voice, 2 data
- Case management and Assignment Area – 2 voice, 2 data
- Revenue/Collections – 2 voice, 2 data

### **General Work Areas and Miscellaneous Support Space**

- Clerk Work Area – 2 voice, 2 data
- Typical Workstation – 2 voice, 2 data
- Processing Area – 2 voice, 2 data
- Microfilming/Scanning Area – 2 voice, 2 data

### **Public Counter**

- Public Counter – 2 voice, 2 data
- Cashier – 2 voice, 2 data
- Reception/Waiting – 2 voice, 2 data
- Records Viewing Area – 2 voice, 2 data

### **Records Storage**

- Active Records – 2 voice, 2 data, 2 fiber
- Inactive Records – 2 voice, 2 data, 2 fiber

### **Other Support Areas**

- Break Room – 2 voice, 2 data
- Restrooms – no connectivity
- Copy/Work Room – 2 voice, 2 data
- Supply Room – 2 voice, 2 data
- Conference Rooms – 2 voice, 2 data (one under table and one at each end of room)

### **Court Support Area**

- Children’s Waiting Area – 2 voice, 2 data
- Customer Service Center and Pro Per Assistance Center – 2 voice, 2 data
- Small Claims Advisory Services – 2 voice, 2 data
- Probate, Conservatorships, Guardianships and Court Investigators – 2 voice, 2 data
- Victim/Witness and Attorney Interview Rooms – 2 voice, 2 data
- Attorney Work/Waiting Area – 2 voice, 2 data (per work table)
- Law Enforcement Waiting – 2 voice, 2 data
- Mail Room – 2 voice, 2 data

### **Court Security Operation Outlets**

- Security Administration – 2 voice, 2 data
- Monitoring and Communications Room – 2 voice and 2 data
- Security Staff Office – 2 voice, 2 data
- Briefing Room – 2 voice, 2 data
- Security Staff Support Area – 2 voice, 2 data
- Interview Room – 2 voice, 2 data

### **In-Custody Defendant Receiving, Holding and Transportation Outlets**

- Vehicle Sallyport – 1 voice
- Security Vehicle Parking – no connectivity
- Pedestrian Sallyport – no connectivity
- Initial Holding Cells and Search Area – no connectivity
- Control Center – 2 voice, 2 data
- Central Holding Cells – no connectivity
- Booking Station – 2 voice, 2 data
- Kitchen/Lunch Room – 2 voice, 2 data
- Dress-out, Shower, Property and Clothing Storage – no connectivity
- Attorney Interview Space – no connectivity
- Secure Elevators and Corridors – no connectivity
- Courtroom Holding Cells – no connectivity
- Bail/Fine Payment Counter – 2 voice, 2 data
- Storage Rooms – 2 voice, 2 data

### **Building Support Services Outlets**

- Information Kiosk or Counter – 1 voice, 1 data
- First Aid Station – 2 voice, 2 data
- Food Services – no connectivity
- Vending Machines – 1 voice (per machine)
- Loading Dock Station – 2 voice, 2 data
- Loading Dock – 1 voice (external wall phone)
- Supplies and Equipment Storage – 2 voice, 2 data
- Maintenance Shop and Office – 2 voice, 2 data
- Custodial Supplies and Storage – no connectivity

### **Utility Areas Outlets**

- Telecom Rooms – 1 voice (wall phone)
- Electrical Rooms – 1 voice (wall phone)

### **Specialty Area Outlets**

- Entry – 1 voice (after hours external wall phone)
- Pay Phones – 1 voice (per phone)
- Elevators – 1 voice (per elevator)
- Fire Alarm – 2 voice (directly from telecom provider entrance termination, no cross connects)

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**Superior Court of California  
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**Study Phase Report**

*TAB 6*

**APPENDIX**

**Exhibit 8: Systems Narrative  
Audio and Visual Systems**

## **EXHIBIT 8**

## **HOW TO READ THIS DOCUMENT**

### **SYSTEMS NARRATIVE**

Please consider only the locations and design of the input and output devices, such as microphones, speakers, monitors, projection screens, cameras, video projectors, etc. The system design (outlined below) will allow the flexibility to route the signals as required.

### **AUDIO AND VISUAL SYSTEMS**

For each requirement here, assume it is prefaced with “The design will accommodate...” Not all functionality will necessarily be implemented, especially at move-in, but it is important to build the infrastructure to accommodate all possible functions. The cost of the infrastructure is minimal and should not be an issue.

## **COURTROOMS**

### **Video Display**

The system will support small personal video displays for the judge, witness, both counsel, and several for jury members to share.

A large roll-down projection screen will be placed opposite the jury. It will be electrically operated. The screen will be several inches from the wall, allowing an exhibit (such as a map) to be pre-mounted behind the screen. The screen can be raised at the appropriate time to unveil the exhibit to the jury. A ceiling mounted video projector (possibly on a lift to hide it when not in use) will be used to project images onto the large screen. All displays will be linked; they will all show the same thing. However, there will be a switch at the judge’s bench to shut off certain monitors (such as at the jury, witness, or the video projector) until the judge has approved the content.

Immediately outside the courtroom will be a small monitor. It will show a current schedule for the court.

## **Video Sources**

The content of the video displays will be selected via a simple hand-held remote control. The operator of the system will be able to choose between DVD player, VHS cassette deck, document cameras, distributed AV, computer input at the podium, and computer inputs at the counsel tables. The playback devices will be located in the podium.

There will be one document camera permanently mounted recessed within the ceiling. It will have a powerful zoom lens, and will be pointed at a fixed location (to be determined). Lights in the ceiling will project a spotlight on the active image area, to make the operation obvious as well as provide illumination. The camera will be operated from the wireless remote control.

A second document camera will be a portable “Elmo” style unit. It has a display surface, lights, and camera built-in. This will be used in situations where the built-in camera may not be appropriate, such as to conceal the contents from a witness. All video will be distributed to the central AV room for use in other areas (see below for details).

## **Audio Systems**

The courtroom will have a speech reinforcement system, to ensure all people in the room can properly hear the proceedings. In addition, the speaker system will be sufficient to playback the audio from a computer, DVD player, or VHS deck. No surround sound capability is planned. If necessary, the audio system will include provisions to reduce feedback by cutting speakers located directly above active microphones. The necessity of this will be determined later in the design phase.

A white noise system will be installed, and activated at the judge’s bench. It will be used to mask the conversations at the bench when the judge is having a private discussion.

The audio system will be controlled at the bench, allowing the judge to turn it off for private discussions. However, the recording feature and the feed to the court reporter will always be on.

The audio will be fed to the central AV room, for recording and distribution. The audio feed will also be used by the assisted-listening system, which will broadcast to wireless, battery operated receivers.

There will be a headphones jack at the court reporter's station. It will be used when the white noise generator is on, or when there is a private conference held in a conference room (see below).

There will be microphones at the judge's bench, witness stand, counsel desks, lead juror, court reporter's station, and a wireless microphone as well. The microphones will be automatically mixed.

### **Cameras**

There will be between three and five cameras, with automatic pan/tilt/zoom capability. These cameras will be separate from any security cameras. Their exact locations are to be determined, but will include all portions of the room except (potentially) the audience.

The cameras can be controlled manually or automatically. Manual control will be through a control panel with a joystick. In automatic mode, the camera will zoom in to the person speaking, which will be determined by sensing which microphone is in use. In the case of a wireless microphone, a wide-angle overview will be used. The automatic mode will be sufficient for everyday recording purposes; the manual method will be preferred for proceedings to be broadcast, training, or other higher-profile uses. A good camera system will help prevent intrusions of media equipment during proceedings with media interest – the media can get the feed from the central AV room.

### **Videoconferencing and Audioconferencing**

Both audio- and video- conferencing will be available. Each will use the systems listed above for equipment. The audio and video feeds will go to the AV room, allowing the conferencing to be with people local in the building (such as the children's waiting room), or in a remote location. There will be a special videoconference remote control for this purpose.

The audioconferencing solution will easily support the external translation service commonly used.

### **CONFERENCE ROOMS NEAR COURTROOMS**

Some conference rooms will sometimes be used for private conversations between judge and counsel. Recording of these conversations will be done with the phone system. The conference room will have a speaker phone, and the judge will dial the court reporter (who will have a headset), so the court reporter can stay in the courtroom with his/her equipment.

### **JURY DELIBERATION**

These rooms will have the capability to replay any multimedia presentation from the courtroom: DVD, computer presentation, or VHS deck. It is important to have the equipment built-in, to avoid delays in setup/takedown. Since the rooms are fairly small, a large flat panel LCD panel will be appropriate for display. Audio playback will be via overhead speakers.

### **JURY SEATING**

The Jury Seating area is also used for large conferences and special events.

Several monitors will be scattered through the space for playback of video content, such as instructions to jurors. It will also display text messages. A large front projection screen (ceiling recessed, motorized) will be located at one end of the room, with a ceiling mounted projector.

AV equipment will be housed in a small equipment rack. It will house the DVD player, VHS deck, and will have an auxiliary input for computer audio/video.

Audio will be played back via ceiling speakers. A wireless microphone will be available for speech reinforcement.

## **AV ROOM**

There will be a central AV room, where all audio and video signals will come to and be distributed from. This system will serve several functions:

It will allow the court to save money in equipment, since some high-priced items, such as videoconference encoders, can be shared among several courts without physically moving equipment.

It will allow the greatest flexibility in distributing audio and video throughout the building.

It will house some equipment to save room in the courtrooms. It will house the recording equipment, allowing one person to monitor the recording for several courtrooms. The recording can be done onto a VHS tape. In addition, there are specialized systems for courtrooms, which automate the process of creating a DVD or CD-ROM of the proceedings.

It will house the “head-end,” which takes the satellite and/or cable-TV signal and redistributes it through the building. In essence, the building will have a mini-cable TV system. The source content will include distance learning content from a satellite, or sources from a courtroom.

## **EXTERIOR**

The roof will house various small satellite dishes, primarily for reception of distance learning programs.

Feeds from the AV room will be available in the parking lot for media truck pickup.

### **MISCELLANEOUS NOTES**

The audio systems described in this document will be entirely separate from any emergency paging or security systems.

All rooms with amplified audio will include assisted listening systems.

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**Superior Court of California  
El Dorado County  
New Placerville Courthouse**

**Study Phase Report**

*TAB 6*

**APPENDIX**

**Exhibit 9: Site Options**



**Judicial Council of California**  
ADMINISTRATIVE OFFICE OF THE COURTS

455 Golden Gate Avenue • San Francisco, California 94102-3688  
Telephone 415-865-4200 • Fax 415-865-4205 • TDD 415-865-4272

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## MEMORANDUM

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Date	Action Requested
May 20, 2005	N/A
To	Deadline
Steve Sundman, Project Architect	N/A
From	Contact
Jeannette Wong, Senior Real Estate Analyst	N/A
Subject	
El Dorado County Land Donation Evaluation	

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The County of El Dorado is proposing the donation of a seven acre parcel adjacent to the existing jail located at 300 Forni Road in Placerville for the purpose of building a new courthouse. In an effort to develop a rough estimate of the value of this land, several sites in Placerville were studied. Following is a list of comparable properties that were recently on the market for sale:

- 1) Placerville Drive, Placerville, CA 95667. (1.7 miles from 300 Forni Road.) 6.29 acres; zoning unknown; raw land offered at \$650,000. \$103,339 per acre.
- 2) 1 Ray Lawyer Drive, Placerville, CA 95667. (1.9 miles from 300 Forni Road.) 2.36 acres; zoned commercial; property has been rough graded and pad can be expanded; offered at \$550,000. \$233,051 per acre.
- 3) The Ridge at Orchard Hill on Mallard Lane, Placerville, CA 95667. (2.0 miles from 300 Forni Road.) 4.37 acres; zoned commercial; raw land offered at \$1,400,000. \$320,366 per acre.
- 4) Forni Road at Turbo Road, Placerville, CA 95667. (3.9 miles from 300 Forni Road.) 3.3 acres; zoned commercial; raw land offered at \$525,000. \$159,091 per acre.
- 5) 2861 Park Way Drive, Placerville, CA 95667. (5.3 miles from 300 Forni Road.) 7.99 acres; zoned commercial; raw land offered at \$999,999. \$125,156 per acre.

May 20, 2005

Page 2

These lots:

- range in size from 2.36 acres to 7.99 acres
- are within 5.3 miles of the proposed donation
- fall under various zoning designations
- having differing levels of existing improvements
- vary in geographic desirability.

The high end of the spectrum is \$320,366 per acre and the low is \$103,339 per acre. Keeping the various aforementioned distinctions in mind, the average price per acre is \$188,201. Using the estimated average price per acre, the approximated market value for a parcel of seven acres would be \$1,317,407. Please note this figure is not adjusted to reflect the negative impact on sales price of being located in such close proximity to an existing jailhouse.



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## MEMORANDUM

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Date	Action Requested
May 19, 2005	N/A
To	Deadline
Steve Sundman, Project Architect	N/A
From	Contact
Jeannette Wong, Senior Real Estate Analyst	N/A
Subject	
El Dorado County Courthouse Site Selection List	

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The following is a list of potential sites available in El Dorado County for the location of a new courthouse in Placerville. They were chosen according to lot size and distance from the existing jail at 300 Forni Road, Placerville.

- 1) 227 Fair Lane, Placerville, CA 95667. (1.5 miles from 300 Forni Road.) Approximately 4.2 acres in a commercial district with an existing one story building. Located near two freeway on/off ramps and just one block from El Dorado County Offices. Offered at \$1,400,000.
- 2) Placerville Drive, Placerville, CA 95667. (1.7 miles from 300 Forni Road.) Approximately 6.29 acres on a sloped lot with varied lot grades. Offered at \$650,000.
- 3) 1 Ray Lawyer Drive, Placerville, CA 95667. (1.9 miles from 300 Forni Road.) Approximately 2.36 acres, this is a commercial property with good exposure from Placerville Drive. Property has been rough graded and pad can be expanded. Offered at \$550,000.
- 4) The Ridge at Orchard Hill on Mallard Lane, Placerville, CA 95667. (2.0 miles from 300 Forni Road.) 4.37 acres, this property is currently approved for an 82 room assisted living facility. Within walking distance to shopping and county fair grounds. Offered at \$1,400,000.

- 5) Caswell Ranch #1, Caswell Road, Placerville, CA 95667. (2.9 miles from 300 Forni Road.) Approximately 50 acres of prime land for residential subdivision adjacent to Placerville city limits. Property is within sphere of influence of the Placerville City Planning Commission for future incorporation and development planning. Offered at \$1,200,000.
- 6) Missouri Flat Road and Green Valley Road, Placerville, CA 95667. (3.8 miles from 300 Forni Road.) 14.73 acres bordered by major roadways very accessible from town and freeway. Has creeks and wetlands. Offered at \$849,000.
- 7) Forni Road at Turbo Road, Placerville, CA 95667. (3.9 miles from 300 Forni Road.) This is a 3.3 acre lot. Highway 50 traffic traveling east looks right at this site approaching Placerville access at Placerville Drive off ramp. This is a level building site that slopes down to Weber Creek. Great location because of high visibility. Offered at \$525,000.
- 8) 2861 Park Way Drive, Placerville, CA 95667. (5.3 miles from 300 Forni Road.) This 7.99 acre commercial lot has special views and highway frontage. Space can be used for possible office park, public storage, RV storage or warehouse. Offered at \$999,999.