

Superior Court of California
County of Santa Barbara
New Santa Barbara
Criminal Courthouse

PROJECT FEASIBILITY REPORT

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ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

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1. EXECUTIVE SUMMARY

1.1. Introduction

This Project Feasibility Report for the new Santa Barbara Criminal Courthouse for the Superior Court of California, County of Santa Barbara has been prepared as a supplement to the *Judicial Branch AB 1473 Five-Year Infrastructure Plan Fiscal Year 2010-2011*. This report documents the need for the proposed new courthouse necessary to consolidate eight existing criminal courtrooms, describes alternative ways to meet the underlying need, and describes the recommended project.

1.2. Statement of Project Need

The proposed project will accomplish the following immediately-needed improvements to the Superior Court of California, County of Santa Barbara, and enhance its ability to serve the public:

- Construct a new courthouse to replace the overcrowded, physically deficient Santa Barbara County Figueroa courthouse;
- Create a modern, secure courthouse for criminal and traffic court functions by consolidating eight criminal courtrooms from the unsecure Anacapa and Figueroa courthouses;
- Create operational efficiencies through the consolidation of court operations from three facilities;
- Minimize the movement of criminal trial jurors by relocating the jury assembly function from the off-site Jury Services building to the new courthouse; and
- Provide basic services not currently provided to county residents due to space restrictions such as: appropriately-sized courtrooms and chambers, jury deliberation rooms, an adequately-sized self-help center, a children's waiting room, adequately-sized in-custody holding, attorney/client waiting rooms, security screening of all court users, and ADA accessibility.

The Superior Court of California, County of Santa Barbara serves the residents of Santa Barbara County in eight separate locations divided into north and south districts. The two primary judicial centers, the City of Santa Maria in the north, and the City of Santa Barbara in the south, are approximately 64 miles apart.

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

1.3. Options Analysis

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

Santa Barbara to serve the south district area. The cost of these options is nearly identical and therefore cost is not an overriding issue in evaluating these options.

- Project Option 1: Construct a new courthouse
- Project Option 2: Renovate and expand the existing Figueroa courthouse

In both options the Anacapa courthouse will be used solely for non-criminal court proceedings, removing safety and security risks related to criminal proceedings due to the unique design of this facility.

1.4. Recommended Option

The recommended solution to meet the court's needs in the City of Santa Barbara is to construct a new criminal courthouse. The following section outlines the components of the recommended project, including project description, project space program, courthouse organization, parking requirements, site requirements, design issues, and estimated project cost and schedule.

Project Option 1, construct a new criminal courthouse, is the recommended option as it provides the state with the best value. Based on a space program for the proposed project created in collaboration with the court, this project will construct a new courthouse consisting of 97,266 Building Gross Square Feet (BGSF) with eight new courtrooms. A site of approximately 2.38 acres will be needed to meet the requirements of the building and site circulation including space for in-custody vehicular movement and a parking structure. The site has been sized for a future expansion of the building for one additional courtroom for a future new judgeship. Based on the limited available land in Santa Barbara, the parking structure for the new criminal courthouse may be located off-site on a separate parcel.

This project's economic opportunities include the state's equity in the Jury Services building and the Figueroa courthouse which may offset the cost of the project.

The estimated project cost to complete the project is \$151.988 million, without financing, including the cost to acquire property in the City of Santa Barbara. The project cost is based on the scope of work developed for this project to construct a new eight courtroom courthouse with a basement, a 240-space parking structure, and 11 secure parking spaces for judicial officers. The specific scope and design plan for the new courthouse will be dependent on the size and configuration of the available sites that can be acquired by the state for the project, and a final site plan for the new courthouse. The project scope may vary in the number of floors, provision of a basement, and use of a mechanical penthouse. The building design will be determined in the preliminary plan phase of the project.

A preliminary project schedule has been developed based upon approval processes by the Department of Finance and the Joint Legislative Budget Committee to be implemented as a result of Senate Bill 1407 (Ch. 311, Statutes of 2008), and Senate Bill No. 12, Special Session (SBX2 12, Ch. 10, Statutes of 2009). Construction costs are escalated to the start and midpoint of construction based on five percent annual escalation. In the current schedule, the acquisition phase will occur from February 2010 to February 2012, preliminary planning will occur from January 2012 through November 2012, working

drawings will be generated from November 2012 through September 2013, and construction will begin in January 2014 with completion scheduled for October 2015.

2. STATEMENT OF PROJECT NEED

2.1. Introduction

The court facilities serving the south district of Santa Barbara County have severe security problems, are overcrowded, and have many physical deficiencies. The proposed new Santa Barbara Criminal Courthouse will provide the benefits of consolidating all criminal south district operations in one building, collocating jury services with the criminal courtrooms, and providing secure circulation for in-custody defendants, judicial officers and court staff, in a functional, secure, and physically appropriate building that includes an adequately sized holding facility.

2.2. Transfer Status

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

TABLE 2.2.a
Existing Facilities Transfer Status South District of Santa Barbara Superior Court

Facility	Location	Owned or Leased	Type of Transfer	Transfer Status
Figueroa Courthouse	118 East Figueroa St. Santa Barbara, CA 93101	Owned	Transfer of Title	Completed
Court Trailer (rear of Figueroa Courthouse)	118 East Figueroa St. Santa Barbara, CA 93101	Owned	Transfer of Responsibility	Completed
Jury Services Building.....	1108 Santa Barbara St. Santa Barbara, CA 93101	Owned	Transfer of Title	Completed
Anacapa Courthouse.....	1100 Anacapa St. Santa Barbara, CA 93101	Owned	Historic Property remains by owned by County	N/A

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

2.3. Project Ranking

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

On October 24, 2008, the Judicial Council adopted an update to the *Prioritization Methodology for Trial Court Capital-Outlay Projects* (the methodology) based on the enactment of Senate Bill (SB) 1407. SB 1407 provides enhanced revenues to finance up to \$5 billion in lease-revenue bonds for trial court facility construction for both

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

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

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

2.4. Summary of Economic Opportunities

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

Potential economic opportunities for this project are as follows:

2.4.1. Free or Reduced Costs of Land.

The project may benefit from use of the state’s equity in the Jury Services building and the Figueroa Building to offset the cost of the project.

2.4.2. Viable Financing Partnerships.

No viable financing partnerships that would reduce project delivery costs have been identified for this project.

2.4.3. Adaptive Reuse of Existing Facilities.

The recommended project may include adaptive reuse of an existing facility.

2.4.4. Consolidation of Court Calendars and Operations.

The project consolidates criminal and jury services functions from three existing facilities into one.

- Jury Services building – all jury assembly functions will be located in the new courthouse.
- Anacapa courthouse – criminal matters currently heard in two courtrooms will be moved to the new courthouse, eliminating the need to move in-custody defendants to the Anacapa courthouse.
- The Figueroa courthouse currently has six courtrooms. The new courthouse will be comprised of eight new criminal courtrooms, and will replace all criminal functions now operating in the Figueroa courthouse.

2.4.5. Sharing of Facilities.

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

2.5. Current Court Operations

Santa Barbara County is a coastal county located in central California bounded by the counties of San Luis Obispo on the north, Ventura on the south, and Kern County to the east. The Pacific Ocean is the western boundary of the county. The county's total square mileage is 2,739 with an approximate population of 428,000 making it the 21st largest county in the state according to the 2007 report of the California Department of Finance.

The Superior Court of California, County of Santa Barbara, is responsible for a diverse caseload which includes felonies, misdemeanors, infractions, small claims, criminal arraignments, pre-trial hearings, motions, domestic violence, traffic, general and limited jurisdiction civil cases, family law, probate and mental health as well as numerous other functions performed in the Superior Court system.

The south district is comprised of four facilities located in the City of Santa Barbara, as noted in Figure 2.5.a. There are eight criminal trial courtrooms – two located in the historic Anacapa courthouse and the six courtrooms in the Figueroa courthouse. There are four civil courtrooms also located in the historic Anacapa courthouse and a juvenile courtroom in the Santa Barbara Juvenile Court. A courtroom is located in the Jury Services building, which is utilized as needed for various case types including family support commissioner hearings, juvenile dependency hearings, traffic court trials, and lengthy criminal trials.

The two primary court facilities in the south district are located within the historic El Pueblo Viejo Landmark District of the City of Santa Barbara. Those facilities – the Figueroa courthouse and the historic Anacapa courthouse – were not designed for current security protocols, separate circulation or the current public demand for judicial services, including adequate parking.

FIGURE 2.5.a
Santa Barbara County Court Facility Locations

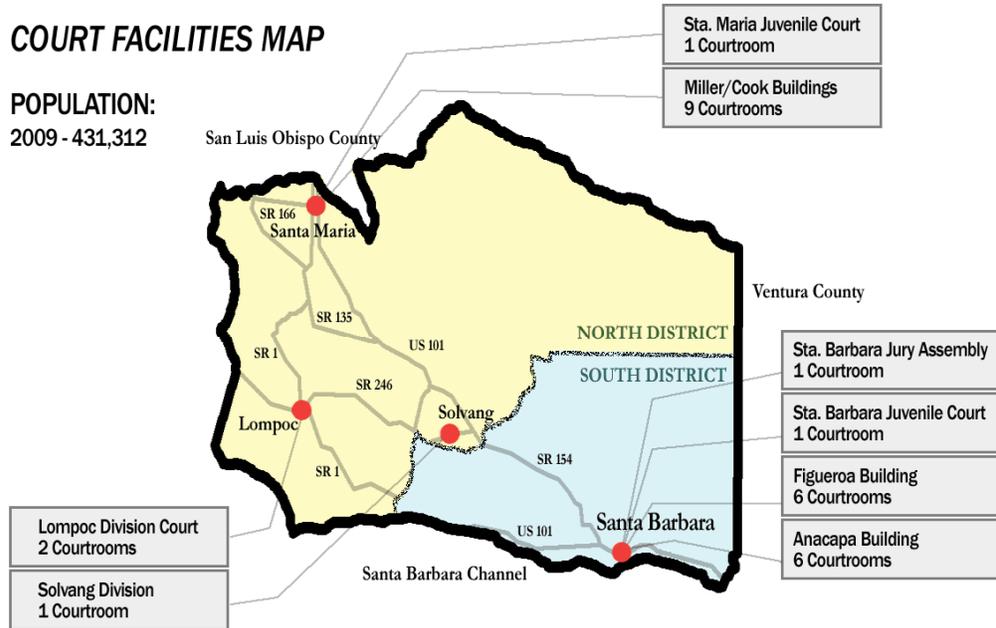


Figure 2.5.b is an aerial photograph showing the existing relationships among the Anacapa, Figueroa, and Jury Services facilities.

FIGURE 2.5.b
Anacapa, Figueroa, and Jury Services Buildings Downtown Santa Barbara



2.6. Judicial Projections

Current and projected Judicial Position Equivalents (JPEs)¹ are the basis for establishing both the number of courtrooms and the size of a proposed capital-outlay project. Projected JPEs are determined by the Update of the Judicial Workload Assessment (the 2008 assessment) as adopted by the Judicial Council in October 2008.

The 2008 assessment provides an estimate of current judicial need through the application of a workload methodology adopted by the Judicial Council in August 2001. In 2004, the council approved a proposal to seek the creation of 150 new judgeships based on the statewide assessed current need of approximately 350 new judgeships. Projects to be funded by SB 1407 will include space for these 150 new judgeships: 50

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

authorized by SB 56 (Ch. 390, Statutes of 2006) in FY 2006-200, 50 authorized by AB 159 (Ch. 722, Statutes of 2007) in FY 2007–2008, and the last 50 that are still to receive legislative authorization.

On October 24, 2008, the Judicial Council approved an updated assessment identifying 327 currently needed new judgeships. These 327 currently-needed new judgeships do not include either the 50 SB 56 or the 50 AB 159 judgeships but do include the last 50 new judgeships that are still to receive legislative authorization and funding.

The 2008 assessment also prioritizes the next 100 new judgeships beyond the 150 new judgeships described above. Projects funded by SB 1407 will not include programmed space for these additional 100 new judgeships; however and as applicable to the court, they will be accounted for under the column labeled Future Growth in Table 2.6.a below and to determine the appropriate site size of a project, as described in Section IV.E.2, Site Program.

Table 2.6.a below provides information used to determine the near-term need for this project, which includes eight existing JPEs (including any applicable SB 56 judgeships), no AB 159 judgeships, and none of the next 50 proposed judgeships. The court wide total, provided for reference, includes current and proposed (as described above) new judgeships: 24 existing JPEs, no AB 159 judgeships, and none of the next 50 proposed judgeships. The court plans to assign one new judgeship from the future new judgeships to this project and the site has been sized to accommodate this future expansion.

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

Location	Current JPEs	AB 159	Proposed 50	Future Growth	Total JPEs	Basis for Proposed Project
New Santa Barbara Criminal Courthouse.....	8	0	0	1	9	8
Courtwide	24	0	0	3	27	—

2.7. Existing Facilities

Three existing facilities are directly affected by this project as shown in the table below. These facilities are currently unsafe, substandard in size, and overcrowded.

TABLE 2.7.a
Existing Facilities

Facility	Location	Number of Existing Courtrooms Affected by This Project	Departmental Square Footage Occupied by the Court	Court Space as a Percentage of Total Building Square Footage
Figueroa Courthouse.....	118 E. Figueroa St. Santa Barbara, CA 93101	6	26,500*	100%
Court Trailer (rear of Figueroa Courthouse)	118 East Figueroa St. Santa Barbara, CA 93101	0	1,500*	50%
Anacapa Courthouse, Depts. 1 & 2.....	1120 Anacapa St. Santa Barbara, CA 93101	2	5,778*	30%
Jury Services Building.....	1108 Santa Barbara St. Santa Barbara, CA 93101	1	5,826	100%
Total Existing Courtrooms and DGSF*		9	39,604	

* Estimated DGSF based on 1.4 DGSF to BGSF grossing factor. Area for Anacapa courthouse is area for only Departments 1 and 2 and related judges' chambers.

The functional square footage of space currently occupied by the court is 39,604. The square footage required for the project is 69,476 Departmental Gross Square Feet (DGSF) or 97,266 (BGSF). This represents a shortfall of 29,872 DGSF to meet the current and near-term needs of the court based on the space program developed and shown in Appendix A.

The existing facilities contain numerous deficiencies relative to access and efficiency, security, and the Americans with Disabilities Act (ADA) accessibility which creates impediments to the administration of justice. Specific issues with the existing facilities are summarized as follows:

All six existing Figueroa courthouse courtrooms and two of the six Anacapa courthouse courtrooms will be accommodated in the new courthouse. The Figueroa courthouse and the Jury Services building will be vacated by the court when the project is completed. The two vacated courtrooms will accommodate non-criminal calendars now heard in the Jury Services building to support non-criminal court cases. The records space currently located in the court trailer will also be relocated to the new courthouse.

2.7.1. Condition of the Figueroa Courthouse.

The 37,100 BGSF existing Figueroa courthouse, consisting of three stories, is located on Figueroa Street across from the Anacapa courthouse in downtown Santa Barbara. The Figueroa courthouse was originally constructed in 1954. The county-funded a major remodel in 1990 and a substantial tenant improvement project was completed in 2006. Despite these renovations, the existing Figueroa courthouse is overcrowded and contains numerous deficiencies relative to security and public access.

As the south district's main criminal courthouse, all in-custody defendants are transported to the existing Figueroa courthouse, and then either held in the under-sized holding area to await judicial proceedings there, or walked across the street to the Anacapa courthouse for judicial proceedings.

2.7.1.1. *Security and Courtroom Deficiencies*

- The facility does not have a separate and secure elevator for in-custody defendant movements to the first and second floors.
- There is no separate circulation for judicial officers, court staff and the public.
- There are no security cameras in the courtrooms.
- The security control room is undersized.
- The judge's chambers are not secured and easily accessible to intruders. Only a low wall separates to the judge's chambers from the rear parking lot which is accessible from two busy streets.
- The sallyport is inadequately secured by sliding gates on either side, and lacks a roof allowing the off loading of in-custody defendants to be viewed from adjacent buildings, from the Figueroa Street sidewalk, and from the rear parking lot.

FIGURE 2.7.a
Inadequate Sliding Gates at Entry to the Sallyport
and Judges' Parking at the Rear of the Building



- The holding cells located in the basement of the building are sized for approximately 60 in-custody defendants while the court on average holds 100 to 120. The holding cells are unable to safely accommodate the number and type of in-custody defendants.

- Only two of the courtrooms have individual holding cells adjoining the courtroom. These holding cells are undersized. In addition, the holding cells are adjacent to the judges' chambers requiring in-custody defendants to pass through the same corridor as judges to enter the courtroom.

2.7.1.2. *Physical Deficiencies*

- The existing exiting system for the building is not compliant with current California building codes.
- The building contains dead-end corridors, creating significant fire and life-safety risks.

FIGURE 2.7.b
Dead End Corridor is a Fire Safety Hazard



- The building is not in compliance with the ADA, including the building's only elevator.

FIGURE 2.7.c
Non-ADA Compliant Witness Stand



FIGURE 2.7.d
Non-ADA Compliant Restroom



FIGURE 2.7.e
Non-ADA compliant Elevator



- The sprinkler system is limited to the ground floor of the multi-story building.
- The building is not equipped with manual pull-stations, horns or strobes required for fire and life safety.
- There are no smoke detectors and fire alarms throughout the building.
- The stair in the back of the building does not comply with fire and life safety code for lack of a fire-rated enclosure.

FIGURE 2.7.f
Unenclosed Stairway is a Life Safety Hazard



- Emergency exit signage and emergency lighting are inadequate and do not comply with the fire and life safety code.

FIGURE 2.7.g
Lack of Exit Signage in Exit Corridor



2.7.1.3. *General Space Shortfalls*

- The size and configuration of the courtrooms do not meet Judicial Council Standards.
- Consultation areas for attorneys and defendants are very limited. Attorneys meet with their clients in public hallways.
- Jury assembly functions cannot be accommodated in this building due to space limitations, and are therefore conducted in a separate building one block north of the Figueroa Street courthouse.

2.7.1.4. *Parking Shortfalls*

- The court has a total of 100 surface parking spaces available – 81 spaces in the county-owned Garden Street lot, and 19 spaces in the rear lot of the Figueroa courthouse reserved for judicial officers, senior management, handicapped parking and in-custody transportation. Thirty-five spaces in the Garden Street lot are allocated to jurors on a first come, first serve basis, and the remaining 46 spaces are reserved for court staff. Jurors can number as many as 200-300 per day when multiple trials are commencing. Once the Garden Street juror and staff parking spaces are full, both must find parking, either on the street at limited time meters subject to parking tickets, or in local parking structures that may be several blocks away. The court does not cover the cost of juror parking.

2.7.2. Condition of the Anacapa Courthouse.

The historic Anacapa courthouse was completed in 1929 after a major earthquake in 1925 destroyed its predecessor. The courthouse was originally designed with only two courtrooms. Subsequently county office space was converted to four additional courtrooms during the 1960s. This facility is one of the best examples of Spanish Colonial Revival architecture in California. It is a National and State Historic Landmark and a major tourist attraction.

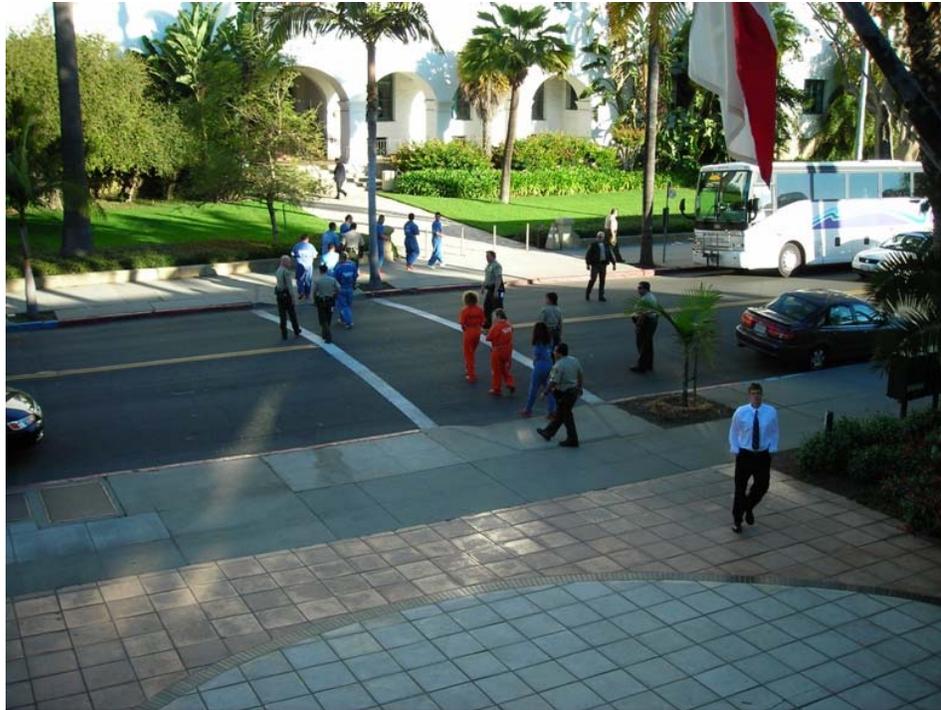
FIGURE 2.7.h
The Anacapa Courthouse



While this building is one of the nation's most unique and beautiful courthouses, it is not safe for criminal court proceedings. The building has no perimeter security entrance screening, no in-custody holding cells, and no secure circulation for judicial officers. In addition, the courtrooms and offices are adjacent to open air corridors that cannot be secured. However, two of the four courtrooms are used for criminal proceedings due to the criminal caseload demands of the south district area.

Conducting criminal trials at this facility presents serious security risks. Because the facility has no in-custody holding cells, in-custody defendants are transported from holding cells at the Figueroa courthouse, across the street to the Anacapa courthouse. In-custody defendants are escorted across the street in plain view of the general public and tourists. Tour buses have designated parking spaces directly in front of the historic courthouse on Figueroa Street. The main crosswalk for foot traffic between the two court buildings is the same public path that in-custody defendants take when escorted by the Sheriff from the Figueroa holding facility to the Anacapa courthouse, as shown below.

FIGURE 2.7.i
In-custody defendants being escorted by eight deputies from the
Figueroa Courthouse to the Figueroa Entrance of the Anacapa Courthouse



Removing criminal operations from the Anacapa courthouse will eliminate the presence of in-custody defendants in this historic building and the accompanying safety and security concerns.

2.7.3. The Jury Services Building.

The Jury Services building houses one courtroom, used on a part-time basis, for Family Support Commissioner hearings, Juvenile Dependency hearings, Traffic Court trials, and lengthy criminal trial calendars. It is also houses jury services functions for both the Anacapa and Figueroa courthouses. The Jury Services building is located on Santa Barbara Street to the north and across the street from the Figueroa building. Having jurors assemble in a building that is separated from both courthouses is a logistical challenge as jury pools are created and assigned to courtrooms in separate facilities.

3. OPTIONS ANALYSIS

3.1. Introduction

The purpose of this section is to compare potential options to meet the immediate facility needs of the Santa Barbara Superior Court in the City of Santa Barbara to serve the south Santa Barbara County area. Two options were evaluated based on their ability to meet the programmatic requirements of the court

3.2. Project Options

- **Project Option 1:** Construct a new courthouse
- **Project Option 2:** Renovate and expand the existing Figueroa courthouse

The options are evaluated based on their ability to meet the needs of the court at good economic value to the state. The cost of these options is nearly identical and therefore cost is not an overriding issue in evaluating these options. In both options the Anacapa courthouse will continue to be used solely for non-criminal functions.

3.2.1. Project Option 1: Construct a New Courthouse.

Option 1 is to construct a new 97,266 BGSF courthouse with eight criminal courtrooms to meet the functional needs of the court including adequate security. This option also includes a parking structure. The cost of this option is estimated to be \$151.988 million, including the cost of land for the new courthouse and the parking structure.

3.2.1.1. *Pros*

- Creates a modern, secure courthouse for criminal and traffic court functions by consolidating eight criminal calendars from the unsecure Anacapa and Figueroa courthouses;
- Replaces unsafe and physically deficient court-occupied space in the Figueroa courthouse;
- Provides secure transport of in-custody defendants;
- Creates operational efficiencies through the consolidation of court operations from three facilities;
- Relocates the jury assembly function from the off-site Jury services building to the new courthouse minimizing movement of jurors for criminal trials;
- Provides basic services not currently provided to south district court users due to space restrictions such as: appropriately-sized courtrooms, jury deliberation rooms, an adequately-sized self-help center, a children's waiting room, adequately-sized in-custody holding, attorney/client interview rooms, entrance screening of all court users and ADA accessibility;
- Provides the opportunity to apply the Trial Court Facilities Standards to the design of the new courthouse without potential compromises related to reuse of the existing Figueroa courthouse;
- Provides the court the ability to continue court operations without disruption during construction as compared to Option 2; and
- Can be completed in less time as compared to Option 2.

3.2.1.2. *Cons*

- Depending upon the site acquired for the new courthouse, the physical separation of criminal and civil court operations may result in less efficient use of judicial and court staff time; and
- This option may result in less convenience for the bar and public, who now can now easily access both criminal and civil courts now located across the street from each other.

3.2.2. Project Option 2: Renovate and Expand the Existing Figueroa Courthouse.

Option 2, includes the renovation of the existing Figueroa courthouse of approximately 37,100 BGSF and the construction of a building addition of approximately 64,162 BGSF on property adjacent to the existing courthouse. This option includes a parking structure for 240 cars. The cost of this option is estimated to be \$154.796 million, including the cost of land for the new criminal courthouse and parking structure.

This option requires acquisition of adequately sized adjacent land, detailed phasing and construction sequencing to minimize court disruption, and swing space to house court operations during the renovation of the existing courthouse. The AOC evaluated several site configurations for Option 2.

This option proposes to organize the court functions as follows: the existing renovated Figueroa courthouse will house staff offices and public support space, and the new 64,162 BGSF building addition will house eight courtrooms, courtroom support spaces, in-custody holding cells, a basement sallyport, and jury assembly and jury staff space. This option requires coordination between the structural systems of the existing Figueroa courthouse building and the new expansion building.

3.2.2.1. *Pros*

- Achieves the first six benefits listed in Option 1 under section 3.2.1.1.
- Maintains the current physical proximity of the criminal court to the historic Anacapa courthouse maintaining the existing flexibility for the assignment of judicial officers and staff;
- Reuses an existing courthouse and maintains a prime location in downtown Santa Barbara; and
- Facilitates ease of access for the bar and the public due to a concentration of court activities.

3.2.2.2. *Cons*

- Requires the acquisition of more than one parcel of adjacent land;

- Due to the location and existing configuration of the Figueroa courthouse, the circulation within the proposed renovation and new building addition would not be optimum;
- Because of the proximity of the new building addition to the existing Figueroa courthouse, there will be noise disruption to court operations during construction;
- Because renovation of the existing Figueroa courthouse requires the design to utilize the existing structure, the ability to meet the Trial Court Facilities Standards may be compromised;
- Requires construction phasing; some court functions must move to interim space in the new building addition while the Figueroa courthouse is being renovated; and
- Will take longer to implement than Option 1 due to a phased construction schedule.

3.3. Recommended Project Option

The recommended option is Option 1 construct a new courthouse. This option provides the better solution for meeting the court facility needs for the County of Santa Barbara.

The project will accomplish the following immediately needed improvements to the Superior Court and enhance its ability to serve the public.

- Creates a modern, secure courthouse for criminal and traffic court functions by consolidating eight criminal calendars from the unsecure Anacapa and Figueroa courthouses;
- Creates operational efficiencies through the consolidation of court operations from three facilities;
- Relocates the jury assembly function from the off-site Jury Services building to the new courthouse minimizing movement of jurors for criminal trials;
- Replaces unsafe and physically deficient court-occupied space in the Figueroa courthouse;
- Provides secure transport of in-custody defendants;
- Provides basic services not currently provided to south district court users due to space restrictions such as: appropriately-sized courtrooms, jury deliberation rooms, an adequately-sized self-help center, a children's waiting room, adequately-sized in-custody holding, attorney/client interview rooms, entrance screening of all court users and ADA accessibility;
- Provides the opportunity to apply the Trial Court Facilities Standards to the design of the new courthouse without potential compromises related to reuse of the existing Figueroa courthouse;
- Provides the ability to continue court operations without disruption during construction as compared to Option 2; and
- Can be completed in less time as compared to Option 2.

4. RECOMMENDED PROJECT

4.1. Introduction

The recommended solution to meet the court's needs in the south district of Santa Barbara County is to construct a new courthouse. The following section outlines the components of the recommended project, including project description, project space program, courthouse organization, parking requirements, site requirements, design issues and estimated project cost and schedule.

4.2. Project Description

The proposed project includes the design and construction of a new Santa Barbara Criminal Courthouse for the Superior Court of California, County of Santa Barbara. The new courthouse will fully replace the existing Figueroa courthouse, the Jury Services building and two courtrooms in the Anacapa courthouse, consolidating criminal court cases in a single secure facility.

The proposed new courthouse will be approximately 97,266 (Building Gross Square Feet) BGSF and will contain eight courtrooms, courtroom support spaces, in-custody holding cells, a basement sallyport, jury assembly operations, staff offices and public support space including court operations (courtroom clerks, court reporters, interpreters, legal research), Criminal Appeals Division, Traffic Division Juvenile/Conservatorship Division, a self-help center, and court administration spaces in a single building. The new courthouse will have appropriate ADA accessibility, fire and life safety, security, structural building systems.

The new courthouse will provide secure parking, a sallyport, and in-custody defendant holding at the basement level. Accommodation of these spaces will be determined as most economical and functional based on actual site conditions for the selected available property. The site program for the project includes ten surface parking spaces designated for short-term use for visitors and ADA accessibility and a 240 car parking structure to support court users.

A minimum site area of approximately 2.38 acres will be needed to meet the requirements of the building and site circulation as well as space for in-custody vehicular movement and a parking structure. Based on the limited available land in Santa Barbara, the parking structure may be located off-site on a separate parcel. A site has not been selected for the new courthouse.

4.3. Space Program

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

TABLE 4.3.a
Space Program Summary for the New Santa Barbara Criminal Courthouse

Superior Court of California, County of Santa Barbara

Revision Date: 10-22-09

Projected Staff and Space Requirements Summary for the New Figueroa Courthouse

Authors: C. Magnusson & P. Menard

Division/Functional Area	Projected Need		Total Departmental GSF	Comments
	Courtrooms	Total Staff		
Public Area: Entry Lobby & Security Screening	-	-	2,441	
Courtsets	8	23	28,486	
Judicial Chambers & Courtroom Support	-	10	4,160	
Court Operations	-	13	1,478	
Criminal/Appeals Division	-	21	3,294	
Traffic/Records/Juvenile/Conservatorship Division	-	29	4,358	
Self-Help Center	-	2	708	
Court Administration	-	20	2,495	
Jury Services	-	4	4,062	Jury services included per 10-15-09 conf. call
Sheriff Operations	-	7	1,418	
Central In-Custody Holding	-	-	6,485	Includes sallyport and sheriff vehicle parking
Building Support	-	3	10,093	Includes secure basement parking
Subtotal	8	132	69,476	
Gross Area Factor ¹			1.40	
Total Building Gross Square Feet			97,266	
BGSF per Courtroom			12,158	

Footnotes:

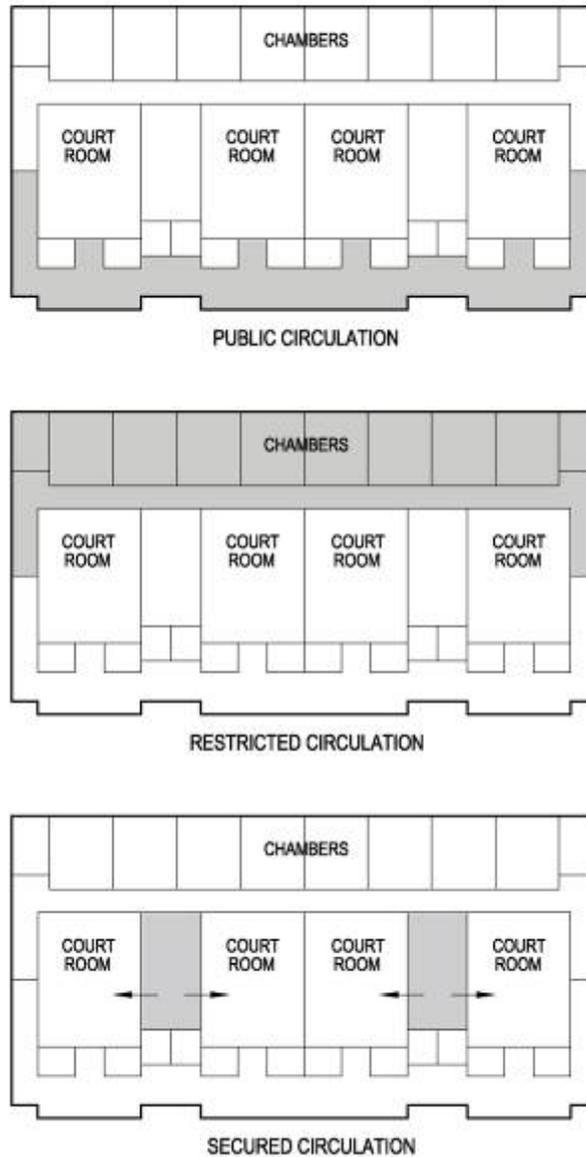
1. The Gross Area Factor includes space for staff and public restrooms, janitor's closets, electrical rooms, mechanical shafts, circulation, etc.

Detailed program data is provided in Appendix A.

4.4. Courthouse Organization

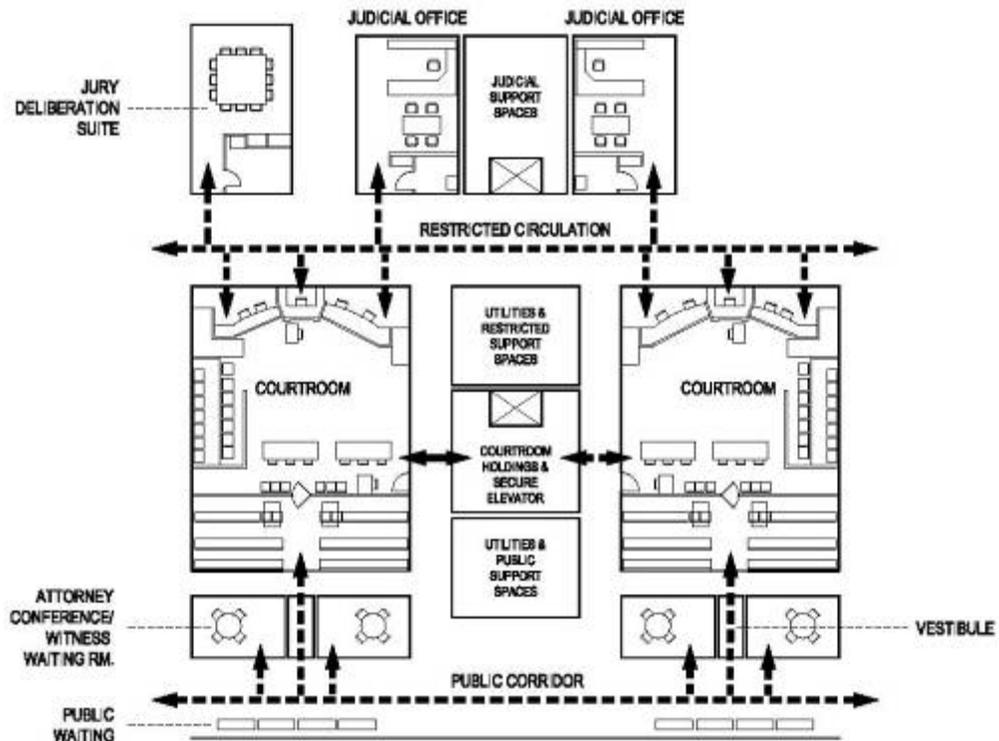
According to the standards, courthouses require three separate and distinct zones of public, restricted, and secured circulation. The three zones of circulation shall only intersect in controlled areas, including courtrooms, sallyports, and central detention (when applicable). The following figure illustrates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

FIGURE 4.4.a
Three Circulation Zones



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

FIGURE 4.4.b
Court Floor Organization



4.5. Site Selection and Requirements

The appropriate site for the recommended project has not been determined. However, the AOC has studied several acquisition scenarios. The final location will be determined after the site acquisition process is completed.

4.5.1. Parking Requirements.

As discussed in section 2.7.1.4, the court currently has a total of 100 surface parking spaces to accommodate all of their parking needs for judicial officers, senior management, in-custody drop off, handicapped access, and staff and juror parking. The site program for the new courthouse requires a total of 240 staff and juror parking spaces in addition to 11 secured judicial parking spaces, a designated prisoner drop-off area, and 10 handicapped accessible and visitor short term parking spaces, resulting in a current parking shortfall of 161 parking spaces

4.5.2. Site Program.

The following table below delineates that a minimum site area of approximately 2.38 acres has been identified to accommodate the needs of the project. Based on

the limited available land in Santa Barbara, the parking structure may be located off-site on a separate parcel.

TABLE 4.5.a
Site Program for the New Courthouse and Parking Structure

Superior Court of California, County of Santa Barbara - New Figueroa Courthouse
 New 8-Courtroom Facility w/Basement & Surface Parking + 1-Courtroom Future Addition
 Site Program

P. Menard Rev. 11-05-09

Site Component	Project Need	1-Courtroom Future Addition	Total Project Need	Comments
Structures				
Court Footprint	25,063	7,500	32,563	3-story building with a basement and penthouse
Total Structure	25,063	7,500	32,563	
Site Elements				
Loading Area	960	-	960	
Refuse/Recycling Collection	288	288	576	
Emergency Generator	200	-	200	
Bicycle Parking Area	80	10	90	
Outdoor Staff Area	300	300	600	
Total Site Elements	1,828	598	2,426	
Parking				
Total Parking Structure Square Footage & Footprint	-	-	-	See separate program
Secure Judicial Parking	-	-	-	Locate at basement level
Staff/Juror/Visitor Parking	-	-	-	Locate in structured parking (see separate program)
Short-Term Onsite Parking	10	-	10	Short-term visitor/Accessible parking
Total Onsite Parking Area	3,500	-	3,500	Assume surface parking at 350 SF per space
Total Site Requirements				
Structures	25,063	7,500	32,563	
Site Elements	1,828	598	2,426	
Parking	3,500	-	3,500	
Subtotal Site Requirements	30,391	8,098	38,489	
Vehicle/Pedestrian Circulation	6,078	1,620	7,698	20% of site
Landscaping/Setbacks	10,637	2,834	13,471	35% of site
Total Site Requirements	47,106	12,552	59,658	
Total Acreage Requirements	1.08	0.29	1.37	Total site required excluding structured parking
	1.98		2.38	Total site required including structured parking
	240 Spaces		270 Spaces	

4.5.3. Site Selection.

A site has not yet been selected for this project. Once initial funding for the project is secured, the AOC will develop a list of sites to be considered by the project’s local Project Advisory Group and to which approved site selection criteria will be applied (per Rule 10.184(d) of the California Rules of Court and subject to final approval by the Administrative Director of the Courts). The site selection/site acquisition process—for all trial court capital projects—is outlined in the *Site Selection and Acquisition Policy for Court Facilities* approved by the Judicial Council of California on August 14, 2009.

4.6. **Design Criteria**

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

solutions. For exact criteria, refer to the standards approved by the Judicial Council on April 21, 2006.

4.7. Sustainable Design Criteria

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

4.8. Estimated Project Cost

The estimated project cost for the recommended new courthouse project is \$151.988 million, without financing and including land costs.² This is based on a project of approximately 97,266 gross square feet with ten surface parking spaces and 11 basement level outdoor secure parking spaces, and 240 parking spaces in a parking structure. The specific building design and plan may vary in the number of floors, provision of a basement, and use of a mechanical penthouse, depending on the final site selected. The building design will be determined in the preliminary plan phase of the project.

Construction costs for the project include site grading, site drainage, lighting, landscaping, driveways, loading areas, vehicle sallyport, parking spaces and parking structure. Construction costs include allowances for furniture, fixtures, and equipment (FF&E) and data, communications, and security. Construction costs are escalated to the start and midpoint of construction based on five percent annual escalation.

Project costs are added to the construction costs and include fees for architectural and engineering design services, inspection, special consultants, geotechnical and land survey consultants, materials testing, project management, CEQA due diligence, property appraisals, legal services, utility connections, and plan check fees for the state fire marshal and access compliance.

Costs are based on the following assumptions:

- The actual costs could change, depending on the economic environment and when the actual solution is implemented. The estimates were created by applying current cost rates and using a best estimate of projected cost increases.
- The cost estimate is based on the assumption that the courthouse project shall be designed for sustainability and, at a minimum, to the standards of a LEED™ “silver” rating.
- The estimate is based on a hypothetical building; it does not represent a specific location, construction type, the use of specific building materials, or a predetermined design. The analysis is based on a series of set performance criteria required for buildings of similar type and specifications.

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

- The estimates do not include support costs such as utilities and facilities maintenance.

4.9. Project Schedule

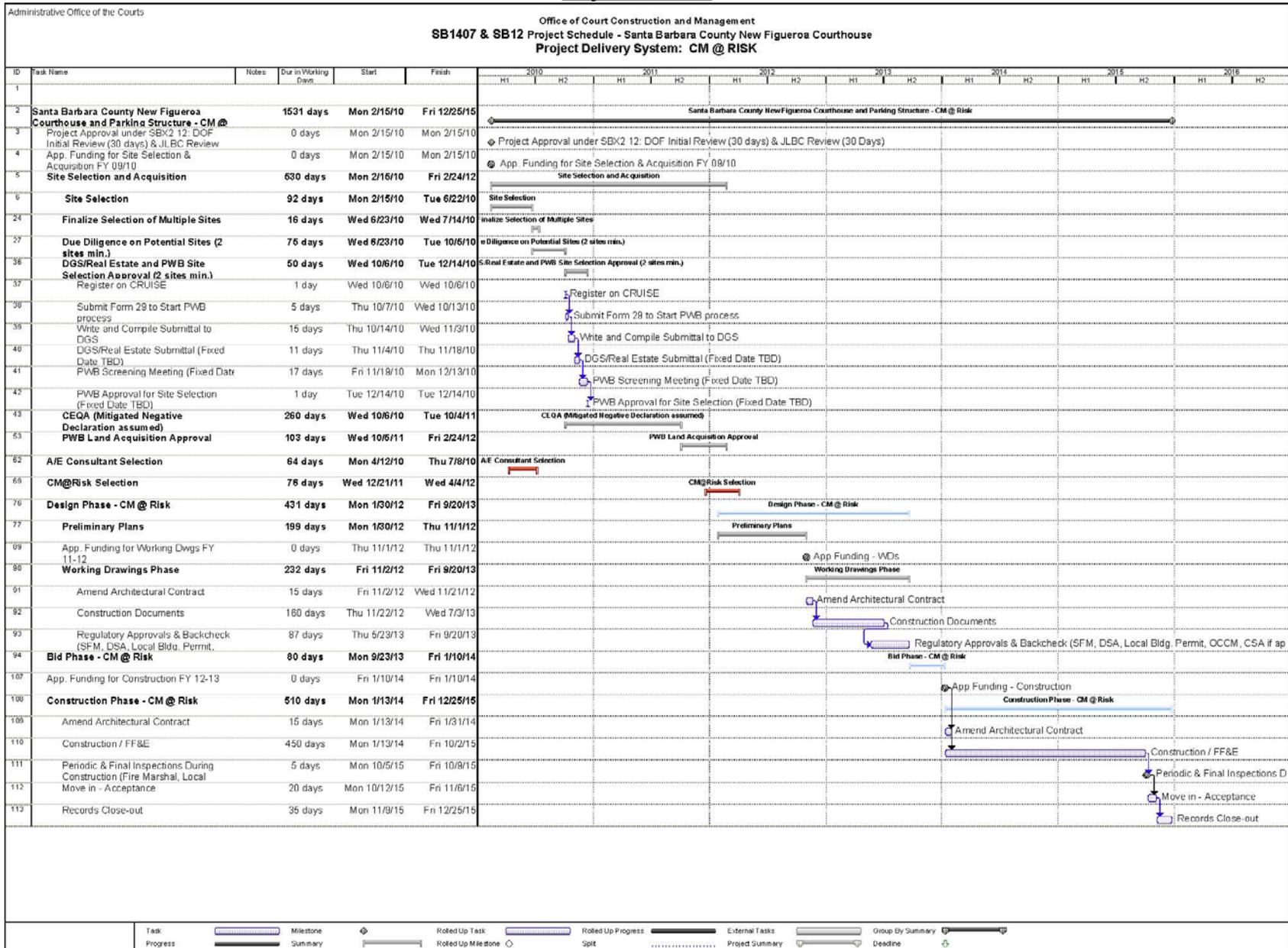
A preliminary project schedule has been developed based upon approval processes by the Department of Finance and the Joint Legislative Budget Committee to be implemented as a result of Senate Bill 1407 (Ch. 311, Statutes of 2008), and Senate Bill No. 12, Special Session (SBX2 12, Ch. 10, Statutes of 2009). Preliminary project schedules have been developed assuming that funding is included in the 2010–2011 State Budget Act.

Proposed Project Schedule

Land Acquisition (including CEQA)	February 2010 – February 2012
Preliminary Plans	January 2012 – November 2012
Working Drawings.....	November 2012 – September 2013
Construction.....	January 2014 – October 2015

The project schedule is provided in the following figure.

FIGURE 4.9.a
 Project Schedule



APPENDIX A: Detailed Space Program

Introduction

A detailed space program was developed for Option 1: Construct a new courthouse.

The following table is the summary of the program for the New Santa Barbara Criminal Courthouse. The following pages include a series of tables with a list of spaces required for each major court component, including the building's basement.

Division/Functional Area	Projected Need		Total Departmental GSF	Comments
	Courtrooms	Total Staff		
Public Area: Entry Lobby & Security Screening	-	-	2,441	
Courtsets	8	23	28,486	
Judicial Chambers & Courtroom Support	-	10	4,160	
Court Operations	-	13	1,478	
Criminal/Appeals Division	-	21	3,294	
Traffic/Records/Juvenile/Conservatorship Division	-	29	4,358	
Self-Help Center	-	2	708	
Court Administration	-	20	2,495	
Jury Services	-	4	4,062	Jury services included per 10-15-09 conf. call
Sheriff Operations	-	7	1,418	
Central In-Custody Holding	-	-	6,485	Includes sallyport and sheriff vehicle parking
Building Support	-	3	10,093	Includes secure basement parking
Subtotal	8	132	69,476	
Gross Area Factor ¹			1.40	
Total Building Gross Square Feet			97,266	
BGSF per Courtroom			12,158	

Footnotes:

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

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Public Area: Entry Lobby & Security Screening					
1 Entry Vestibule	100	-	1	100	
2 Security Screening Queuing	9	-	50	450	
3 Weapons Screening Station	250	-	2	500	
4 Secure Public Lobby	450	-	2	900	
5 Information Kiosk	42	-	2	84	
Subtotal Staff and Net Area		-		2,034	
Departmental Grossing Factor	20%			407	
Subtotal Departmental GSF				2,441	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Courtsets					
Courtroom, Large (High Volume)	2,100	-	2	4,200	Includes ADA ramping
Courtroom, Multipurpose (jury)	1,750	-	6	10,500	Includes ADA ramping
Courtroom Clerk Workstation (in courtrooms)	-	15	16	-	Located in courtrooms
Courtroom Clerk Copy/Supply/Workroom	100	-	1	100	
Bailiff Workstation	-	8	-	-	Located in courtrooms
Exhibit Storage	40	-	8	320	
Courtroom Technology/Equipment Rack	15	-	8	120	
Courtroom Holding/Attorney Interview	125	-	8	1,000	
Holding Vestibule	40	-	8	320	
Entry Vestibule	64	-	8	512	
Jury Deliberation (includes. 2 restrooms, kitchenette)	410	-	4	1,640	
Courtroom Waiting	200	-	8	1,600	
Attorney/Client Conference Room	100	-	16	1,600	
Subtotal Staff and Net Area		23		21,912	
Departmental Grossing Factor	30%			6,574	
Subtotal Departmental GSF				28,486	
Judicial Chambers & Courtroom Support					
Judicial Chambers (Includes restroom, closet)	400	8		3,200	
Judicial Secretary Workstation	64	2	-	128	
Chambers Waiting/Reception (Shared with Court Admin.)	120	-	-	-	
Copy/Supply/Workroom (Shared with Court Admin.)	100	-	-	-	
Subtotal Staff and Net Area		10		3,328	
Departmental Grossing Factor	25%			832	
Subtotal Departmental GSF				4,160	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Court Operations					
Court Operations/Courtroom Clerks					
Courtroom Clerks (Assigned to Courtrooms)	48	-	8	384	Shared space with Relief Clerks
Subtotal Staff and Net Area		-		384	
Departmental Grossing Factor	25%			96	
Subtotal Departmental GSF				480	
Court Reporters					
Court Reporter Workstations	48	6		288	
Subtotal Staff and Net Area		6		288	
Departmental Grossing Factor	25%			72	
Subtotal Departmental GSF				360	
Interpreters					
Work Carrels	25	6	-	150	
Subtotal Staff and Net Area		6		150	
Departmental Grossing Factor	25%			38	
Subtotal Departmental GSF				188	
Legal Research					
Research Attorney Office	120	1		120	
Conference Room/Legal Library	240	-	1	240	
Subtotal Staff and Net Area		1		360	
Departmental Grossing Factor	25%			90	
Subtotal Departmental GSF				450	
Total Staff and Net Area		13		1,182	
Total Departmental GSF				1,478	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Criminal/Appeals Division					
Criminal Division Staff					
Division Supervisor Office	100	1	-	100	
Lead Judicial Analyst Workstation (JA III)	64	1	-	64	
Judicial Analyst Workstations (JA I/II/III)	48	18	-	864	
Appeals Staff					
Judicial Analyst Workstation (JA I/II/III)	48	1	-	48	
Service Counter - Criminal/Appeals					
Counter Workstation (Unassigned)	48	-	4	192	
Queuing Area	10	-	20	200	
Workcounter/Form Storage	60	-	1	60	
Photocopiers/Printers (Staff Support)	100	-	1	100	
Public File Viewing/Document Review	100	-	1	100	with computers, microfiche
Active Records					
Active Criminal Files; 42" x 7 shelf unit (5 years)	12	-	25	300	
Active Appeals Files; 42" x 7 shelf unit	12	-	5	60	
File Scanning Station	48	-	1	48	
File Staging Area	60	-	1	60	
File Carts	6	-	4	24	
Shared Support					
Copy/Work Room	200	-	1	200	
Cash Safe	20	-	1	20	
Subtotal Staff and Net Area		21		2,440	
Departmental Grossing Factor	35%			854	
Subtotal Departmental GSF				3,294	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Traffic/Records/Juvenile/Conservatorship Division					
Traffic Division Staff					
Division Supervisor Office	100	1	-	100	
Lead Judicial Analyst Workstation (JA III)	64	1	-	64	
Judicial Analyst Workstations (JA I/II/III)	48	15	-	720	
Records Staff					
Records Supervisor Office	100	1	-	100	
Judicial Analyst Workstations (JA I/II)	48	6	-	288	
Document Imaging Workstation	48	3	-	144	
Conservatorship Investigative Staff					
Conservatorship Investigator Workstations	48	2	-	96	
Service Counter - Traffic/Records/Fiscal					
Counter Workstation (Unassigned)	48	-	8	384	
Queuing Area	10	-	40	400	
Workcounter/Form Storage	60	-	1	60	
Photocopiers/Printers (Staff Support)	100	-	1	100	
Active Records					
Active Traffic Files; 42" x 7 shelf unit	12	-	25	300	
Active Juvenile Files; 42" x 7 shelf unit (5 years)	12	-	10	120	
File Scanning Station	48	-	1	48	
File Staging Area	60	-	1	60	
File Carts	6	-	4	24	
Shared Support					
Copy/Work Room	200	-	1	200	
Cash Safe	20	-	1	20	
Subtotal Staff and Net Area		29		3,228	
Departmental Grossing Factor	35%			1,130	
Subtotal Departmental GSF				4,358	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Self-Help Center					
Public Area					
Self-Help Staff Workstation	48	1	-	48	
Reception/Triage Counter Staff	48	1	-	48	
Waiting Room	15	-	9	135	
Computer Workstation	20	-	5	100	Public use
Work Table	40	-	3	120	Public use
Form Display	25	-	2	50	
Orientation Room (Shared w/Video Conf./Training Room)	200	-	-	-	
Staff Support					
Bulk Form Storage	25	-	1	25	
Copy/Printer/Supply	40	-	1	40	
Subtotal Staff and Net Area		2		566	
Departmental Grossing Factor		25%		142	
Subtotal Departmental GSF				708	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Court Administration					
Court Executive Office					
Assistant Executive Officer Office	140	1	-	140	
Criminal Operations Senior Manager Office	120	1	-	120	
Facilities Manager Office	120	1	-	120	
Administrative Assistant Workstation	48	1	-	48	
File Unit	12	-	1	12	
Reception Waiting Area	100	-	1	100	
Copy/Work Room	100	-	1	100	
Subtotal Staff and Net Area		4		640	
Departmental Grossing Factor		25%		160	
Subtotal Departmental GSF				800	
Finance & Human Resources					
Accountant Supervisor Office	120	2	-	240	
Account Technician Workstation	48	1	-	48	
Senior Accounting Assistant Workstation	48	1	-	48	
Collections Representative Workstation	48	3	-	144	
Human Resources Manager Office	120	1	-	120	
HR Analyst Workstation	48	1	-	48	
HR Specialist Workstation	48	1	-	48	
HR Senior Assistant Workstation	48	1	-	48	
Reception/Waiting (Shared with Court Admin.)	100	-	-	-	
Copy/Work Room (Shared with Court Admin.)	100	-	-	-	
Subtotal Staff and Net Area		11		744	
Departmental Grossing Factor		25%		186	
Subtotal Departmental GSF				930	
Information Technology					
IT Supervisor/Senior Systems Analyst Office	120	1	-	120	
Computer Systems Specialist I/II Workstations	48	4	-	192	
Central Computer Room	200	-	1	200	
IT Work Room/Storage	100	-	1	100	
Subtotal Staff and Net Area		5		612	
Departmental Grossing Factor		25%		153	
Subtotal Departmental GSF				765	
Total Staff and Net Area		20		1,996	
Total Departmental GSF				2,495	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Jury Services					
Jury Administration					
Jury Commissioner	100	1	-	100	
Legal Process Clerk Workstation	48	1	-	48	
Jury Processing					
Check-in Counter Station	48	2	2	96	
Queuing Area	14	-	13	184	
Forms Counter	5	-	17	87	
Copy/Printer/Supply/Active Files	100	-	1	100	
			164		Total Jury Call
Jury Assembly/Waiting					
General Seating	15	-	152	2,280	
Carrel Workstation	20	-	8	160	
Table Seating	20	-	4	80	4 seats at one table
Juror Support					
Vending Area	115	-	1	115	
Women's Restroom (Use Public Restrooms)	220	-	-	-	
Men's Restroom (Use Public Restrooms)	160	-	-	-	
Subtotal Staff and Net Area				3,250	
Departmental Grossing Factor				25%	812
Subtotal Departmental GSF				4,062	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Sheriff Operations					
Staff					
Management Office (Lieut., Sergeant)	100	2	-	200	
Deputy Workstation (Unassigned)	48	5	-	240	
Interview/Holding Room	64	-	1	64	
Support					
Central Control Room (Inmate Supervision & Central Bldg. Security)	200	-	1	200	
Security Equipment Closet	80	-	1	80	
Men's Locker/Shower/Toilet Room	150	-	1	150	
Women's Locker/Shower/Toilet Room	120	-	1	120	
Copy/Work/Supply Alcove	80	-	1	80	
Subtotal Staff and Net Area				1,134	
Departmental Grossing Factor				25%	284
Subtotal Departmental GSF				1,418	

Central In-Custody Holding					
Vehicular Sallyport/Patrol Vehicle Parking	2,000	-	1	2,000	
Pedestrian Sallyport	80	-	1	80	
Detainee Staging	200	-	1	200	
Holding Control Room (Combined w/Central Holding Control Room)	200	-	-	-	
			168		Total Capacity - Adult
Central Holding, Adult					
Group Holding - Male	192	-	4	768	
Group Holding - Female	192	-	2	384	
Individual Holding - Male	60	-	6	360	
Individual Holding - Female	60	-	6	360	
Attorney/Detainee Interview Room	60	-	4	240	
Attorney Vestibule/Waiting	60	-	1	60	
Storage Room	60	-	1	60	
Staff Restroom	60	-	2	120	
Subtotal Staff and Net Area				4,632	
Departmental Grossing Factor				40%	1,853
Subtotal Departmental GSF				6,485	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Building Support					
Children's Waiting Room					
Secure Check-in Station	60	-	1	60	
Play Area	300	-	1	300	reading, television, computer areas
Clerk/Volunteer Workstation	48	2	-	96	
Supply/Toy Storage	30	-	1	30	
Restroom w/Diaper Changing	64	-	1	64	for clients
Kitchenette	24	-	1	24	
Subtotal Staff and Net Area		2		574	
Departmental Grossing Factor	20%			115	
Subtotal Departmental GSF				689	
Staff Support					
Video Conference/Training Room	300	-	2	600	
Staff Break Room	300	-	2	600	
Staff Lactation Room	64	-	1	64	
Staff Shower/Restroom	80	-	4	320	
Subtotal Staff and Net Area		-		1,584	
Departmental Grossing Factor	20%			317	
Subtotal Departmental GSF				1,901	
Public Area Support					
Vending Area	75	-	2	150	3 vending machines
Subtotal Staff and Net Area		-		150	
Departmental Grossing Factor	20%			30	
Subtotal Departmental GSF				180	
Related Justice Agency Space					
Victim/Witness Room	150	-	1	150	
Agency Hoteling Office Space	150	-	1	150	
Subtotal Staff and Net Area		-		300	
Departmental Grossing Factor	20%			60	
Subtotal Departmental GSF				360	
Exhibits Storage					
Exhibits Storage	400	-	1	400	
Subtotal Staff and Net Area		-		400	
Departmental Grossing Factor	20%			80	
Subtotal Departmental GSF				480	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Building Support					
Building Operations					
Loading/Receiving	60	-	1	60	
Mail Processing and Distribution Center	150	-	1	150	
General Building Storage	400	-	2	800	
Telecommunications Equipment Room	200	-	1	200	
Main Electrical Room ¹	200	-	-	-	
Housekeeping Storage	100	-	1	100	
Building Service Equipment/Workshop	100	-	1	100	
Subtotal Staff and Net Area		-		1,410	
Departmental Grossing Factor	20%			282	
Subtotal Departmental GSF				1,692	
AOC-OCCM FMU Staff²					
Area Supervisor Office	120	1	-	120	
File Unit	12	-	1	12	
Subtotal Staff and Net Area		1		132	
Departmental Grossing Factor	30%			40	
Subtotal Departmental GSF				172	
Secure Parking					
Secured Judges Parking	350	-	9	3,150	
Executive Staff Parking	350	-	2	700	
Subtotal Staff and Net Area		-		3,850	
Vehicular Circulation	20%			770	
Subtotal Departmental GSF				4,620	
Subtotal Staff and Net Area		3		8,400	
Subtotal Departmental GSF				10,093	

Footnotes:

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