

Superior Court of California
County of Placer
New Tahoe Area
Courthouse

PROJECT FEASIBILITY REPORT

JUNE 7, 2010



ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

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1. EXECUTIVE SUMMARY

1.1. Introduction

This Project Feasibility Report for the proposed New Tahoe Area Courthouse for the Superior Court of California, County of Placer 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 one courtroom facility, describes alternative ways to meet the underlying need, and describes the recommended project.

1.2. Statement of Project Need

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

- Replace the existing one-courtroom courthouse that is currently unsafe, substandard, overcrowded and functionally deficient;
- Provide a new, modern courthouse with appropriately designed, secure circulation for court staff and visitors, and a single point of entry into the building with security screening;
- Expand court services by adding family law mediation and self-help services, which are not currently provided due to lack of space.
- Provide continued essential court services to residents of eastern Placer County, which is a remote location 80 to 95 miles over a mountain pass from the court facilities in Auburn and Roseville.

The project will provide one courtroom to accommodate the current Judicial Position Equivalent (JPE)¹. The project is estimated to cost \$27.489 million, including the cost of land, and escalation to the midpoint of construction. The proposed courthouse will provide functional space for the Superior Court to conduct a range of court services and proceedings, including criminal arraignments, traffic, family law, limited civil, small claims, and unlawful detainers. This project will greatly improve access to justice by improving operational efficiencies to better serve communities in and around the Lake Tahoe region of Placer County.

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 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.

1.3. Options Analysis

The AOC and the court examined two facility development options to provide adequate space for court functions in the Lake Tahoe region of Placer County.

- Project Option 1: Construct a New Courthouse
- Project Option 2: Lease an Existing Building in Tahoe City and Provide Tenant Improvements
- Project Option 3: Renovate/Expand the Existing Tahoe Area Courthouse

Project Option 1, construct a new courthouse with one courtroom, is the recommended alternative.

1.4. Recommended Option

The recommended project is to construct a new one-courtroom courthouse near Tahoe City to serve the Lake Tahoe region of Placer County. This option is recommended as the most cost-effective solution for meeting current and mid-term needs of the court.

A space program for the proposed project, which has been created in collaboration with the court, outlines a need for approximately 15,000 Building Gross Square Feet (BGSF). Based on a site program for the new facility, a site of approximately 1.25 acres is needed for the proposed project.

The estimated project cost to construct the project is \$27.489 million, without financing and including land costs. These costs are based on constructing a one-story building with no basement. The facility would require 45 public surface parking spaces, and 2 secure surface parking spaces. The specific building design and plan will be dependent on the final site plan for the site selected and may vary in the number of floors, provision of a basement, and use of a mechanical penthouse. The building design will be determined in the preliminary plan phase of the project.

Preliminary project schedules have been developed based upon approval processes by the Department of Finance and the Joint Legislative Budget Committee to be implemented as a result of Senate Bill 1407 (Ch. 311, Statutes of 2008), and Senate Bill No. 12, Special Session (SBX2 12, Ch. 10, Statutes of 2009). In the current schedule, the acquisition phase will begin in the summer of 2010 and design will begin summer of 2012 pending completion of site selection and acquisition. Construction is then scheduled to begin in the spring of 2014 and be completed in the spring of 2015.

2. STATEMENT OF PROJECT NEED

2.1. Introduction

The court facilities within Placer County are decentralized and serve population centers principally located in the cities of Roseville and Auburn. The existing court facility located in Tahoe City has significant deficiencies which adversely impact access to justice. The facility is unsafe, substandard in size, and overcrowded with many physical conditions which create impediments to the administration of justice. This Project

Feasibility Report will provide the justification for construction of a new one-courtroom courthouse in a secure and physically appropriate building.

2.2. Transfer Status

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

TABLE 2.2a
Existing Facilities Transfer Status

Facility	Location	Owned or Leased	Type of Transfer	Transfer Status
Tahoe Courthouse	2501 N. Lake Blvd. Tahoe City, CA 96145	Owned	TOR	Transferred 06/25/07

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.

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 does not include free or reduced costs of land.

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.

Opportunities for the adaptive reuse of existing facilities may exist which will be evaluated during the site acquisition phase.

2.4.4. Consolidation of Court Calendars and Operations.

The project does not include consolidation of existing court facilities.

2.4.5. Sharing of Facilities.

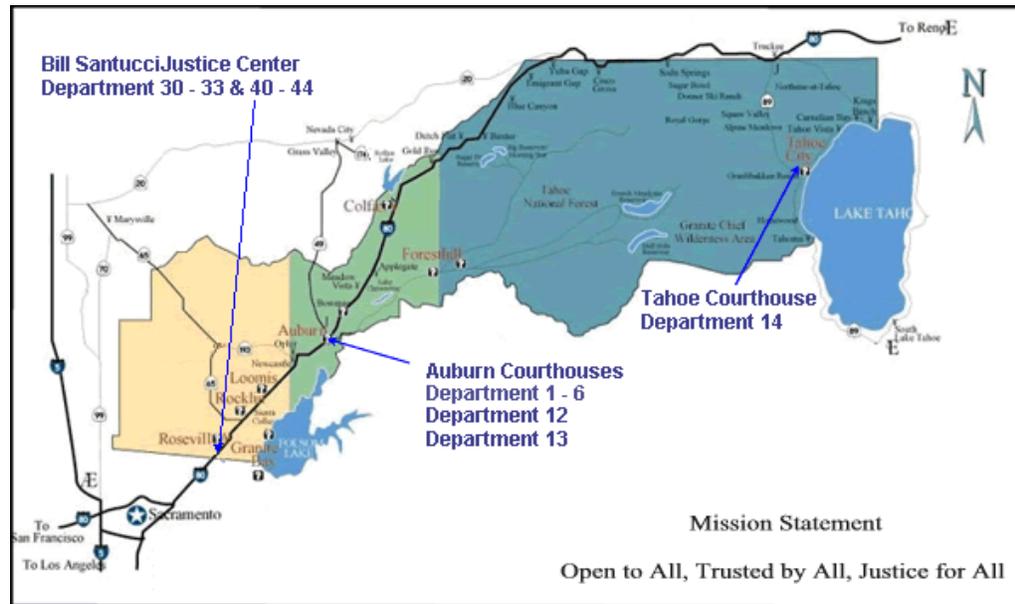
The project will not be shared by more than one court.

While there are no specific economic opportunities identified yet for this project, the expansion of court services in Tahoe Area will provide continued and improved access to justice for the communities of eastern Placer County.

2.5. **Current Court Operations**

The Superior Court of California, County of Placer, currently operates five courthouse facilities countywide in the cities of Roseville, Auburn, and Tahoe City. The following describes current court operations in these facilities.

FIGURE 2.5a
Map of Placer County Court Facilities



The main courthouse is the Bill Santucci Justice Center located in the City of Roseville. The courthouse contains approximately 111,000 gross square feet and 9 courtrooms. The building was completed in 2008 and was the first county constructed courthouse to follow the California Trial Court Facilities Standards adopted by the Judicial Council in 2006. Court functions within the building include administration, criminal, civil, traffic, and family law divisions.

The Auburn Historic Courthouse contains 6 courtrooms. Court functions within the building include criminal and civil trials, family law trials, juvenile dependency, probate and guardianships.

Two other one-courtroom facilities are located in the Auburn DeWitt Center: the Jail Court where criminal arraignments are conducted; and the Juvenile Court where juvenile arraignments and delinquency hearings are conducted.

The Tahoe Courthouse located in Tahoe City, which is the subject of this Project Feasibility Report, contains approximately 2,100 square feet and one courtroom. The building is shared with other county functions including certain county administrative services, Sheriff's Department and jail. The court conducts criminal arraignments, traffic, family law, limited civil, small claims, and unlawful detainers in the Tahoe Courthouse. Juvenile arraignments are also conducted in the courthouse via video conferencing. Additionally, the clerks receive filings for all case types, some of which are then transferred to Roseville or Auburn courthouses for handling.

2.6. Judicial Projections

Current and projected Judicial Position Equivalent (JPEs)² 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 authorized by SB 56 (Ch. 390, Statutes of 2006) in FY 2006-2007 that have been funded, 50 authorized by AB 159 (Ch. 722, Statutes of 2007) in FY 2007–2008 whose funding has been deferred, and the last 50 that are still to receive legislative authorization and be funded.

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.³

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 2.6a below and to determine the appropriate site size of a project, as described in Section 4.5.2, Site Program.

Table 2.6a below provides information used to determine the near-term need for this project, which include one existing JPE (including any applicable SB 56 judgeships) and one AB 159 new judgeship. The court wide total, provided for reference, includes current and proposed (as described above) new judgeships: 15 existing JPEs, 2 AB 159 judgeships, and 2 from the proposed last 50 new judgeships.

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

Location	Current JPEs	AB 159	Proposed Last 50	Future Growth	Total JPEs	Basis for Proposed Project
Tahoe Courthouse.....	1	0	0	0	1	1
Courtwide	15.4	2	2	5	24.4	

² 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.

³ The last 50 (of the 150) new judgeships were proposed for funding in FY 2008–2009 through the authorization of SB 1150 (Corbett). However, the state legislature failed to pass this bill.

2.7. Existing Facilities

One existing facility containing one courtroom is directly affected by this project as shown in the table below. This facility is currently unsafe, substandard in size, and overcrowded.

TABLE 2.7a
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
Tahoe Courthouse 2501 N. Lake Blvd. Tahoe City	1	2,122	18.8%
Total Existing Courtrooms and DGSF	1	2,122	18.8%

The Tahoe Courthouse is in Tahoe City located on the western shore of Lake Tahoe. Tahoe City is located approximately 80 miles northeast of Auburn, CA. and approximately 95 miles northeast of Roseville, CA,. The courthouse serves communities within the Tahoe basin as well as areas proximate to Donner Summit and the Town of Truckee. The courthouse provides essential court services and access to justice due to its remote distance from other court facilities located in Auburn and Roseville.

The court shares the building with county functions such as the Sheriff’s Department and other county administrative staff. The functional square footage of space currently occupied by the court is 2,122. The square footage required for the project is 10,714 Departmental Gross Square Feet (DGSF) or 14,999 (BGSF). This represents a shortfall of 8,592 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 facility contains numerous deficiencies relative to security, access and efficiency, and Americans with Disabilities Act (ADA) accessibility which creates impediments to the administration of justice. Specific issues with the existing facility are summarized as follows:

2.8. Building and Site Deficiencies

2.8.1. Security.

- The building has no X-ray machine for security screening or any room to install such equipment.
- The building has a small garage that is used as a sallyport. The small size of the space precludes transportation of large numbers of in-custody defendants. Safety and security issues exist due to the compactness of the space.

FIGURE 2.8.1a
Small Sallyport is Unsafe and Not Adequately Secured



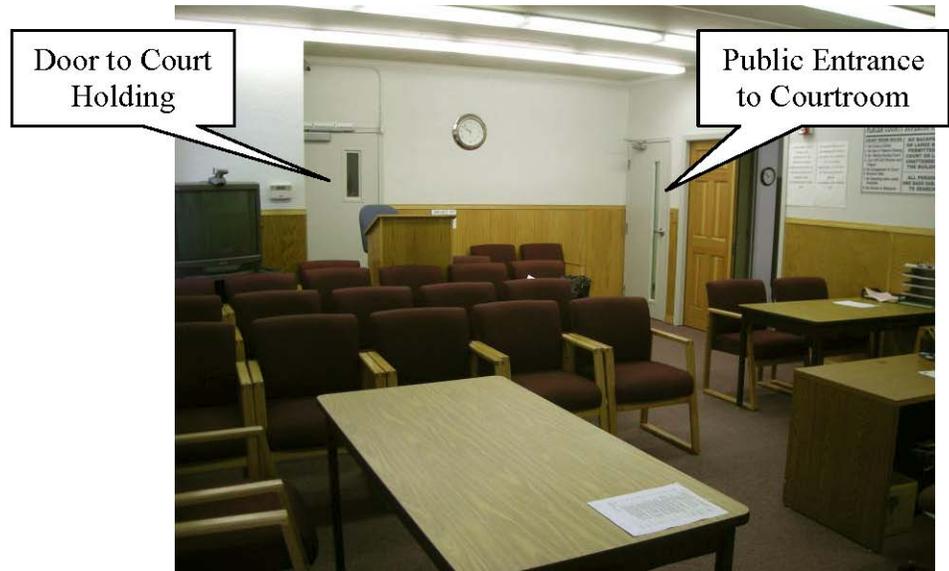
- The judicial entrance and parking is unsecured and in clear view from the parking lot. Additionally, the window into chambers is unsecured and readily accessible from the parking lot which creates a critical safety concern.

FIGURE 2.8.1b
Judicial Parking and Substandard Window into Chambers



- In-custody defendants are escorted into the courtroom from court holding located adjacent to the rear of the courtroom, requiring in-custody defendants move through the courtroom public seating area, creating critical safety concerns.

FIGURE 2.8.1c
Door to Court Holding Located in the Public Seating Area



2.8.2. Substandard Courtroom.

- The courtroom in the facility is severely undersized at approximately 525 square feet. Current standards call for jury capable courtrooms in the range of 1,600 square feet to 2,400 square feet, depending on the type of cases being heard.
- The courtroom seats approximately 20 people in the audience. Ideally, this courtroom should be capable of seating approximately 75 people in total which would enable selection of juries. Currently the jury must sit in the audience chairs, thereby reducing public seating to approximately 6 seats.

2.8.3. Overcrowded Public Areas.

- The building has no public lobby. The public enters and exits the building via two separate doors – one serving the Criminal and Civil Division and one serving the Traffic and Small Claims Division. The entrances are on opposite ends of the building. The door to the Criminal and Civil Division is the entrance to the courtroom. Small vestibules at each entrance serve as queuing for the public counters. There is no space for security screening.

FIGURE 2.8.3a
Inadequate Space for Entry Lobby, Security Screening,
and Queuing at Public Counter



- The building has no space for courtroom waiting.

2.8.4. Overcrowded Clerical Work Areas.

- Due to lack of space, active files are stored in vertical shelving that is higher than normal. Clerks are forced to use unsafe stepping stools to access the higher row of files.

FIGURE 2.8.4a
Vertical Shelving is One Row Higher than Standard 7-Row Cabinet



- Due to lack of space inside the building, some active files are stored in an exterior metal storage container. The bin is not climate controlled and is not easily accessible, especially during the winter months.

FIGURE 2.8.4b
Exterior Metal Storage Container at Rear of Building
Due to Lack of Space in Courthouse



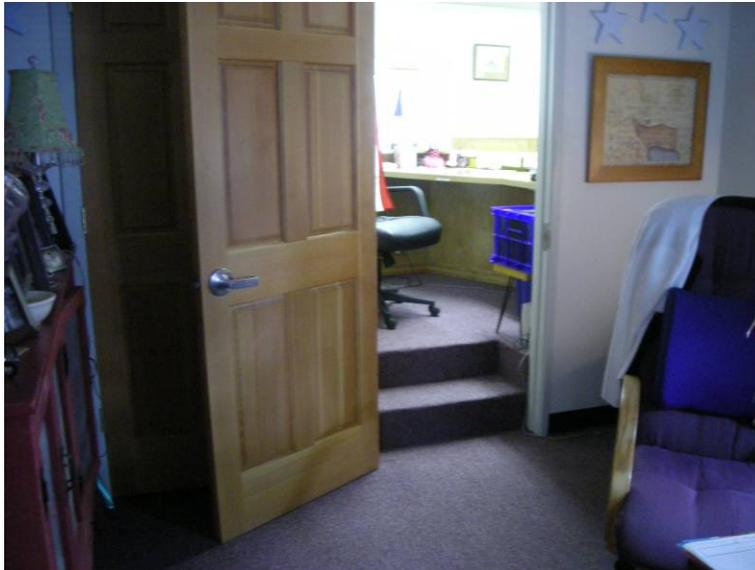
2.8.5. Accessibility.

- Judge's bench is not ADA accessible (refer to Figure 2.8.6a).
- Restrooms are not ADA accessible.

2.8.6. Other Building Deficiencies.

- The judge's bench is only accessible through the Court Manager's office.

FIGURE 2.8.6a
Non ADA-Compliant Judge's Bench is Only Accessed
Through Court Manager's Office



- The building lacks sufficient space to conduct meetings. Weather permitting, small meetings are held on a picnic table next to the parking lot.

3. OPTIONS ANALYSIS

3.1. Introduction

The purpose of this section is to compare potential options to meet the facility needs of the Superior Court in the Lake Tahoe region of Placer County.

3.2. Project Options

The AOC and the court examined three facility development options to provide adequate space for court functions in the Tahoe region of Placer County:

- Project Option 1: Construct a New Courthouse
- Project Option 2: Lease an Existing Building in Tahoe City and Provide Tenant Improvements
- Project Option 3: Renovate and Expand the Existing Tahoe Courthouse

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

3.2.1. Project Option 1: Construction of a New Courthouse.

In Option 1, a building of approximately 15,000 gross square feet will be constructed on a new site with one courtroom and associated support space. With

Project Option 1, the existing facilities will be vacated upon completion of the new courthouse. The existing courthouse will remain in use until the new courthouse is completed and then revert to county use.

3.2.1.1. *Pros*

- This option will provide a new, secure, and functionally appropriate courthouse that can be designed to meet current standards of courthouse design.
- This option, in contrast to Option 2 (Renovation and Expansion), has lower risks to the state in terms of the potential for unidentified costs and schedule delays due to unforeseen existing conditions discovered during renovation of the Tahoe Area Courthouse.
- Unlike Option 2, this option will not incur costly additional expenses for swing space to temporarily house the court. These costs are sunk costs and cannot be recovered after the new courthouse is completed.
- This option will not incur extra moving costs to relocate the court to the swing space before construction starts and then back in to the new courthouse.
- This option will not incur buyout costs for the equity of the space occupied by the county.
- This option will not result in any future disruption to court operations, because construction is completed in one phase.

3.2.1.2. *Cons*

- This option requires authorization of SB 1407 funds for site acquisition and related soft costs (including CEQA), design, and construction.

3.2.2. Project Option 2: Lease an Existing Building in Tahoe City and Provide Tenant Improvements.

In Option 2, the AOC will lease an existing building containing approximately 15,000 square feet to accommodate the court's facility needs. An analysis was prepared for this option based upon the following assumptions:

- Lease rate of \$2.05 per square foot per month based on a triple net lease and current market conditions.
- Lease rate escalated at 3% per year.
- Tenant improvement costs based on \$550.00 per square foot for a total turn-key solution, including: hard and soft costs, furniture, fixtures, equipment, and escalation to the mid-point of construction.

Total costs to lease new space for the years 2011-2061 are estimated to be \$43.2 million. One-time tenant improvement costs are estimated to be \$8.3 million. The total cost to lease new space for the 50 year period and construct tenant improvements is estimated to be \$51.5 million.

In comparison to leasing an existing building, financing the construction of a new building has associated costs that should be analyzed. Of the total \$27.489 million project cost, \$10.740 million would be expended on a pay-as-you-go basis for site acquisition, preliminary plans, and working drawings. Therefore, \$16.749 million would be financed for construction of a new building. To finance \$16.749 million over a 30-year period at a 6.5% interest rate results in a total of \$41.792 million, including principal and interest. Coupled with the \$10.740 million for acquisition and plans, total cost to construct a new building would be \$52.532 million, including financing. This amount can be compared to the 50-year leasing option because the life expectancy of a new building is estimated to be 50 years. Based on this comparison, the leasing option saves approximately \$1.032 over the 50 year period.

3.2.2.1 *Pros*

- Option 2 is approximately \$1.0 million less expensive than Option 1 over the expected 50-year life span of a new building.
- This option provides flexibility for future expansion assuming adjacent space is available for lease.

3.2.2.2 *Cons*

- This option requires authorization of SB 1407 funds for tenant improvements. Lease payments would come from the revenue generated through SB 1407, thereby reducing available revenue to service future debt.
- Leasing space would burden the state with long-term operating expenditures with no equity in return.
- Appropriately-sized, leasable space in or near Tahoe City is very limited, and may not be available when needed for this project.
- The security of leased facility is compromised in comparison to a state building constructed in accordance with the Trial Court Facility Standards.
- The court would need to vacate the premises and relocate should the landlord exercise negotiated terms to terminate the lease.
- Constructing a new facility in the future would be more costly than if the facility were constructed now due to escalation in labor and materials.

3.2.3. Project Option 3: Renovate and Expand the Existing Tahoe Courthouse.

In this option, the existing Tahoe Courthouse would be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. Currently, the court occupies 2,122 square feet of the total 11,301 square foot building. To meet the needs of the court, it is estimated that an addition approximately 13,000 square feet in size would be required.

Land use and zoning within the Tahoe Basin is controlled by the Tahoe Regional Planning Agency (TRPA), a joint planning agency established by the States of California and Nevada. A primary TRPA regulation deals with site coverage related to minimizing pollution of Lake Tahoe. The allowable coverage of sites located in the Tahoe basin range from 1% to 30%, depending on the site's soil classification (land capability index). The Class 1 land capability index of the existing site means that only 1% of the total square footage of the site is allowed to be covered by buildings, parking lots, or other impervious material. Total coverage of the site is currently exceeded with the existing development. No additional development of the site would be allowed under TRPA regulations. For this reason, a cost estimate was not prepared for this option because it was not considered viable.

3.3. Recommended Project Option

The recommended option is Option 1, construct a new courthouse. Although this option is approximately \$1.0 million more expensive than the leasing option over a 50-year period, construction of a new courthouse provides the best long-term solution for meeting the facility needs for the Superior Court. In addition, this option provides the best long-term value to the state as there is equity in ownership, unlike the sunk costs of leasing. New construction will provide appropriately planned and secure facilities for the court in a manner that exemplifies the dignity of law and ensures access to justice.

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

- Replace the existing one-courtroom courthouse that is currently unsafe, substandard, overcrowded and functionally deficient.
- Provide a new, modern courthouse with appropriately designed, secure circulation for court staff and visitors, and a single point of entry into the building with security screening.
- Expand court services by adding family law mediation and self-help services, which are not currently provided due to lack of space.
- Provide continued essential court services to residents of eastern Placer County, which is a remote location 80 to 95 miles over a mountain pass from the court facilities in Auburn and Roseville.

4. RECOMMENDED PROJECT

4.1. Introduction

The recommended solution to meet the court’s need in the Lake Tahoe region of Placer 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 one-courtroom courthouse for the Superior Court of California, County of Placer. The proposed new building will be approximately 15,000 BGSF. The project replaces the existing one-courtroom courthouse, and will include one courtroom, court support space for court operations, criminal/civil/traffic/family law divisions, self-help, court security operations and holding, and building support space. Two secure judicial parking spaces and a sally port will be located at ground level. 45 parking spaces to support staff, visitors, and jurors will be provided in a surface parking lot.

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. The detailed space program is provided in Appendix A.

TABLE 4.3a
Space Program Summary for the Project

Superior Court of California, County of Placer

Projected Staff and Space Requirements Summary for the New Lake Tahoe Area Courthouse

Date: Sept 21, 2009

Author: d.jones

Division/Functional Area	Projected Need		Total Departmental GSF	Comments
	Courtrooms	Total Staff		
Public Area: Entry Lobby & Security Screening	-	-	1,080	
Courtsets	1	2	3,562	
Courtroom Holding	-	-	825	
Judicial Chambers & Courtroom Support	-	1	500	
Court Operations	-	3	338	
Criminal/Civil/Traffic/Family Law Divisions	-	6	1,326	
Self-Help Center/Facilitators	-	1	783	
Sheriff Operations	-	-	403	
Central Incustody Holding	-	-	-	
Building Support	-	1	1,897	
Subtotal	1	14	10,714	
Gross Area Factor			1.40	
Total Building Gross Square Feet			14,999	
BGSF per Courtroom			14,999	

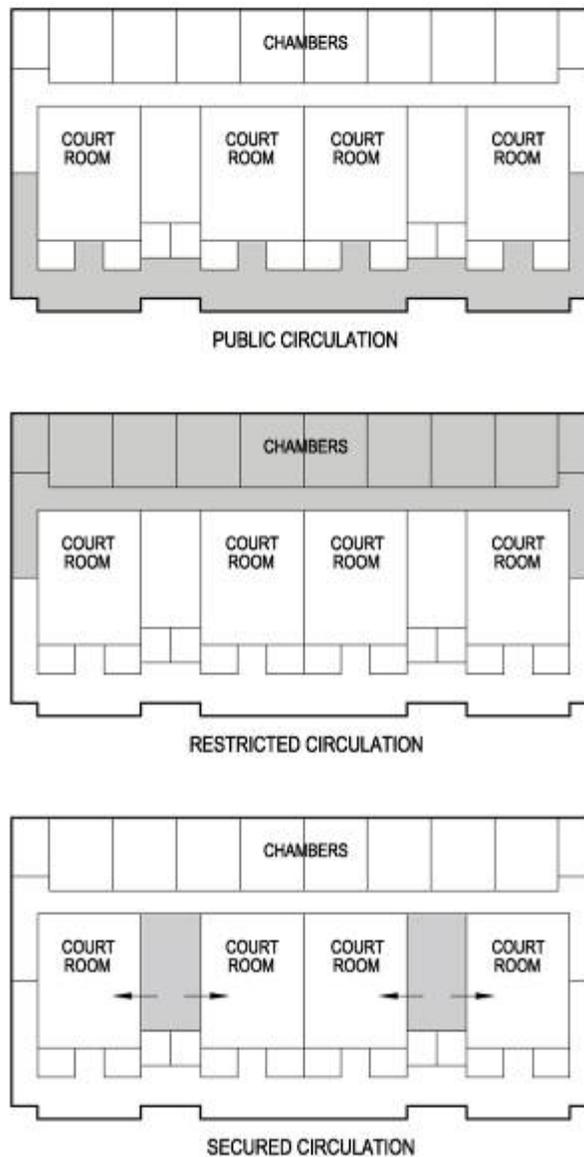
Note:

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

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.

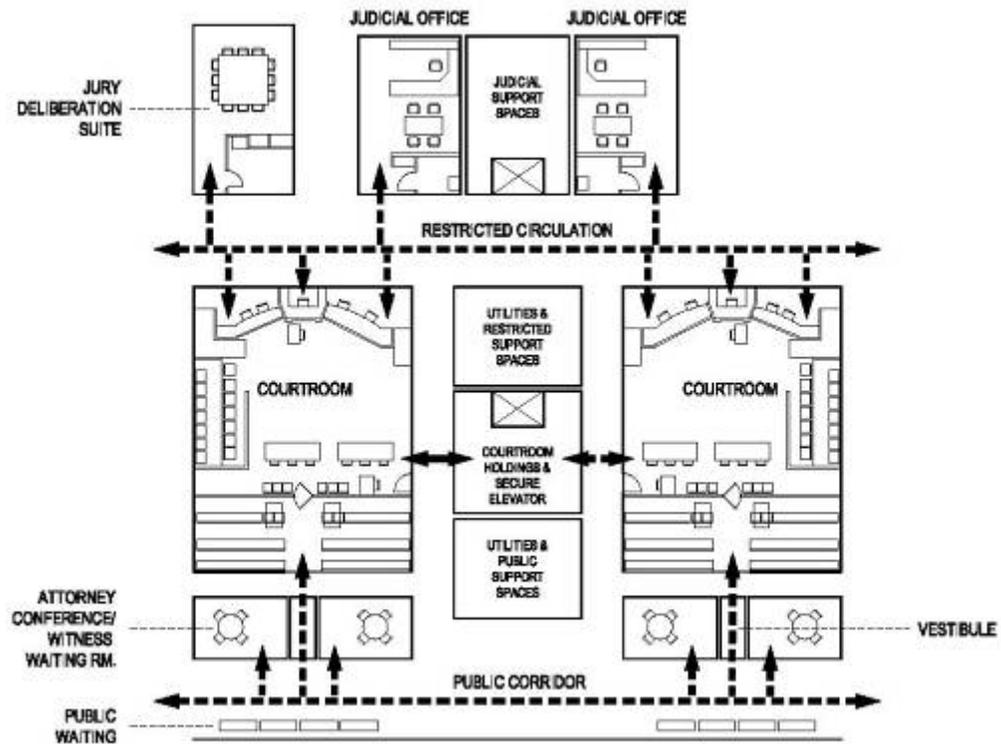
FIGURE 4.4a
Three Circulation Zones



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 4.4b
Court Floor Organization



4.5. Site Selection and Requirements

The selection of an appropriate site for the project is a critical decision. Several factors, including parking requirements, the site program, site selection criteria, site availability, and real estate market analysis will be considered in making a final site selection.

4.5.1. Parking Requirements.

The proposed project includes 45 surface parking spaces for staff, jurors, and the general public. The number of spaces was based upon the number of employees within the building, plus a factor for the potential number of jurors and visitors coming to the site. The project also includes two secured parking spaces for judicial officers and other court executive staff.

4.5.2. Site Program.

A site program was developed for the recommended project. The site program is based on an assumed building footprint, onsite parking, and site elements such as loading areas, refuse collection, and outdoor staff areas.

The building footprint is based on the preliminary space allocation. The site calculations include the building footprint, site elements, landscaping, and site setbacks. The calculation of site acreage needed has been done on a formula basis, which assumes a flat site. The approach does not take into account any environmental factors, topographic features, or other unique characteristics of a site, and thus should be viewed as a guide to site acreage requirements. It should be noted that environmental factors of sites within the Lake Tahoe basin proper may require significantly more acreage, depending on the exact location.

The following table below delineates that a minimum site area of approximately 1.25 acres has been identified to accommodate the needs of the project.

TABLE 4.5a
Site Program

**Superior Court of California, County of Placer - New Tahoe Area Courthouse
 Site Program - No Basement**

Site Component	Project Need	Comments
Structures		
Court Footprint	14,999	One-Story building - No basement
Total Structure	14,999	
Site Elements		
Loading Bay	480	Assume 1 @ 12' x 40'
Refuse/Recycling Collection	288	Assume 12' x 24'
Snow Removal Storage	1,500	
Emergency Generator	200	
Bicycle Parking Area	50	
Covered Sallyport	900	Space for one van only. Assumes adjacency to future county jail.
Outdoor Staff Area	250	
Total Site Elements	3,668	
Parking		
Covered Secure Judicial Parking	2	Surface parking
Visitor, Juror and Staff Parking	45	Assume 45 surface parking spaces per courtroom
Total Parking Spaces	47	
Total Parking Area	16,450	Assume surface parking at 350 SF per space
Total Site Requirements		
Structures	14,999	
Site Elements	3,668	
Parking	16,450	
Subtotal Site Requirements	35,117	
Vehicle/Pedestrian Circulation	7,023	20% of site
Landscaping/Setbacks	12,291	35% of site
Total Site Requirements	54,431	
Total Acreage Requirements	1.25	

4.5.3. Site Selection.

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

Although a site has not been selected for the new courthouse, a preliminary investigation of land use regulations and environmental review processes has been conducted for locating a site within the Lake Tahoe basin which would come under the regulatory control of TRPA, a regional planning agency jointly established by the states of California and Nevada and sanctioned by the U.S. Congress, to protect and restore the environment of Lake Tahoe. Primary TRPA regulations deal with controlling the amount land that can be covered by buildings, parking lots, or other impervious material in order to minimize erosion and storm water runoff which would otherwise adversely affect the clarity of water within Lake Tahoe. The allowable coverage of sites located in the Tahoe basin range from 1% to 30%, depending on the site's soil classification (land capability index). For example, the Class 1 land capability index of the existing site means that only 1% of the total square footage of the site is allowed to be covered by buildings, parking lots, or other impervious material. In order to accommodate the project's site program of 1.25 acres, additional acreage may be needed depending on the zoning and land capability index of the acquired site.

Additionally, TRPA entitlement processes may affect the project schedule. Specific impacts to schedule are dependent on the site's zoning and the timing of development review, which will be assessed during the site selection process.

4.6. **Design Criteria**

According to the standards, California court facilities shall be designed to provide long-term value by balancing initial construction costs with projected life cycle operational costs. To maximize value and limit ownership costs, the standards require architects, engineers, and designers to develop building components and assemblies that function effectively for the target lifetime. These criteria provide the basis for planning and design solutions. For exact criteria, refer to the standards approved by the Judicial Council on April 21, 2006.

4.7. **Sustainable Design Criteria**

According to the *California Trial Court Facilities Standards*, architects and engineers shall focus on proven design approaches and building elements that improve court facilities for building occupants and result in cost-effective, sustainable buildings. At the outset of the project, the AOC will determine whether the project will participate in the formal LEED™ certification process of the United States Green Building Council. For

additional criteria, performance goals, and information on energy savings programs please refer to the standards.

4.8. Estimated Project Cost

The estimated project cost for the recommended courthouse project is \$27.489 million, without financing and including land costs. This is based on a project of approximately 15,000 gross square feet with 45 surface parking spaces and 2 secure surface parking spaces. 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. No relocation costs for owners or tenants have been included in the budget, because it is assumed that the AOC will not seek a property if tenants or owners require relocation costs. The building design will be determined in the preliminary plan phase of the project.

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

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

Cost criteria include the following:

- The total project cost—without financing costs—is \$27.489 million.⁴
- The actual costs could change, depending on the economic environment and when the actual solution is implemented. The estimates were created by applying current cost rates and using a best estimate of projected cost increases.
- The cost estimate is based on the assumption that the courthouse project shall be designed for sustainability and, at a minimum, to the standards of a LEED™ “Silver” rating.
- The estimate is based on a hypothetical building; it does not represent a specific construction type, the use of specific building materials, or a predetermined design. The analysis is based on a series of set performance criteria required for buildings of similar type and specifications.
- The estimate does not include support costs such as utilities, facilities maintenance, and janitorial services.

⁴ The total project cost is based on construction cost estimates provided by the Cumming Corporation, which have been escalated to the mid-point of construction and are based on the project schedule provided in Section 4.9 of this report.

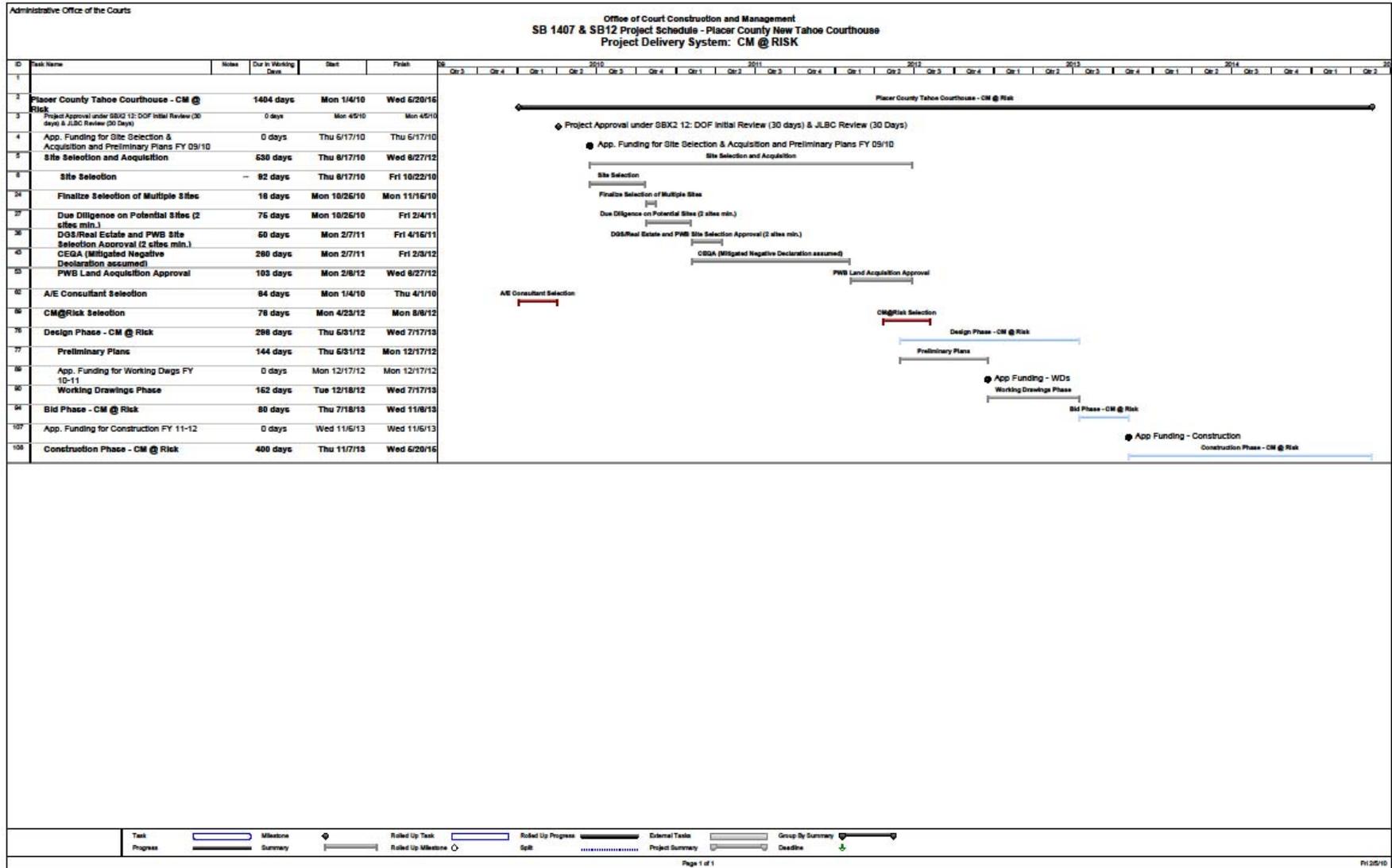
4.9. Project Schedule

A preliminary project schedule has been developed based upon approval processes by the Department of Finance and the Joint Legislative Budget Committee to be implemented as a result of Senate Bill 1407 (Ch. 311, Statutes of 2008), and Senate Bill No. 12, Special Session (SBX2 12, Ch. 10, Statutes of 2009).

In the current schedule, the acquisition phase will begin in the summer of 2010 and design will begin in the summer of 2012 pending completion of site selection and acquisition. Construction is then scheduled to begin in the spring of 2014 and be completed in the spring of 2015.

The project schedule is provided in the following figure.

FIGURE 4.9a
 Project Schedule



APPENDIX A: DETAILED SPACE PROGRAM

Introduction

A detailed space program was developed for the recommended option.

A summary of the program for the proposed two-courtroom facility is shown below, while the pages following include a detailed listing of functional space requirements for each major court component.

Program Summary

Superior Court of California, County of Placer

Projected Staff and Space Requirements Summary for the New Lake Tahoe Area Courthouse

Date: Sept21, 2009

Author: d.jones

Division/Functional Area	Projected Need		Total	Comments
	Courtrooms	Total Staff	Departmental GSF	
Public Area: Entry Lobby & Security Screening	-	-	1,080	
Courtsets	1	2	3,562	
Courtroom Holding	-	-	825	
Judicial Chambers & Courtroom Support	-	1	500	
Court Operations	-	3	338	
Criminal/Civil/Traffic/Family Law Divisions	-	6	1,326	
Self-Help Center/Facilitators	-	1	783	
Sheriff Operations	-	-	403	
Central Incustody Holding	-	-	-	
Building Support	-	1	1,897	
Subtotal	1	14	10,714	
Gross Area Factor			1.40	
Total Building Gross Square Feet			14,999	
BGSF per Courtroom			14,999	

Note:

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

Detailed Functional Space Program

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Public Area: Entry Lobby & Security Screening					
Entry Vestibule	100	-	1	100	
Security Screening Queuing	10	-	15	150	
Weapons Screening Station	250	-	1	250	
Secure Public Lobby	400	-	1	400	
Subtotal Staff and Net Area		-		900	
Departmental Grossing Factor	20%			180	
Subtotal Departmental GSF				1,080	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Courtsets					
Courtroom, Multipurpose (jury)	1,850	-	1	1,850	Includes ADA ramping
Courtroom Clerk Workstation	48	1	-	-	Locate in courtroom
Courtroom Clerk Copy/Supply	40	-	1	40	
Bailiff Workstation	-	1	-	-	Locate in courtroom
Exhibit Storage	50	-	1	50	
Courtroom Technology/Equipment Room	30	-	1	30	
Jury Deliberation (Excludes toilet. Use staff toilets)	350	-	1	350	Doubles as conference room
Courtroom Waiting	220	-	1	220	
Attorney/Client Conference Room	100	-	2	200	
Subtotal Staff and Net Area		2		2,740	
Departmental Grossing Factor	30%			822	
Subtotal Departmental GSF				3,562	

Courtroom Holding					
Courtroom Holding, Adult					
Group Holding - Male	100	-	1	100	4 person capacity
Group Holding - Female	80	-	1	80	2 person capacity
Individual Holding - Male or Female	60	-	1	60	
Courtroom Holding, Juvenile					
Individual Holding - Male or Female	60	-	1	60	
Attorney/Detainee Interview Room	60	-	1	60	
Attorney Vestibule/Waiting	60	-	1	60	
Pedestrian Sallyport	80	-	1	80	
Holding Vestibule at Courtroom/Soundlock	50	-	1	50	
Subtotal Staff and Net Area		-		550	
Departmental Grossing Factor	50%			275	
Subtotal Departmental GSF				825	

Judicial Chambers & Courtroom Support					
Judicial Chambers (Includes restroom, closet)	400	1		400	
Subtotal Staff and Net Area		1		400	
Departmental Grossing Factor	25%			100	
Subtotal Departmental GSF				500	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Court Operations					
Court Operations/Courtroom Clerks					
Court Manager Office	150	1		150	
Subtotal Staff and Net Area		1		150	
Departmental Grossing Factor	25%			38	
Subtotal Departmental GSF				188	
Court Reporters					
Court Reporter Workstation	48	1		48	
Court Reporter Production Area	36	-	1	36	
Subtotal Staff and Net Area		1		84	
Departmental Grossing Factor	25%			21	
Subtotal Departmental GSF				105	
Interpreters					
Work Carrel	36	1		36	
Subtotal Staff and Net Area		1		36	
Departmental Grossing Factor	25%			9	
Subtotal Departmental GSF				45	
Total Staff and Net Area		3		270	
Total Departmental GSF				338	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Criminal/Civil/Traffic/Family Law Divisions					
Staff					
Court Clerks	48	5	-	240	Clerks serve all case types
Shared Network Printer	12	-	1	12	
CLETS Workstation	36	-	1	36	
Service Counters					
Counter Workstation	48	-	3	144	Unassigned
Revenue Services Clerk	48	1	-	48	Assigned
Queuing Area	10	-	15	150	
Workcounter/Form Storage	48	-	1	48	
Photocopiers/Printers (Staff Support)	36	-	1	36	
Public File Viewing/Document Review Counter	25		2	50	
Active Records					
Active Files; 42" x 7 s shelf unit	12	-	14	168	
File Scanning Station	36	-	1	36	
File Staging Area	36	-	1	36	
File Carts	4	-	4	16	
Subtotal Staff and Net Area		6		1,020	
Departmental Grossing Factor	30%			306	
Subtotal Departmental GSF				1,326	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Self-Help Center/Facilitators					
Staff					
Family Law Facilitator Office	120	1	-	120	
Public Area					
Reception/Triage Counter	48	-	1	48	
Waiting Room	15	-	12	180	
Computer Workstation	20	-	3	60	Public use
Work Table	40	-	1	40	Public use
Form Display	50	-	1	50	
Photocopier, coin operated	24	-	1	24	
Workshop/Orientation Room	-	-	-	-	Use Multipurpose Room
Staff Support					
Bulk Form Storage	80	-	1	80	
Subtotal Staff and Net Area		1		602	
Departmental Grossing Factor	30%			181	
Subtotal Departmental GSF				783	

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
Sheriff Operations					
Support					
Central Control Room	150	-	1	150	
Security Equipment Closet	80	-	1	80	
Weapons Armory/Emergency Equipment Storage	80	-	1	80	
Men's Restroom	-	-	-	-	
Women's Restroom	-	-	-	-	
Subtotal Staff and Net Area		-		310	
Departmental Grossing Factor	30%			93	
Subtotal Departmental GSF				403	
Central Incustody Holding					
Vehicular Sallyport	900	-	-	-	Included in site program
Pedestrian Sallyport	-	-	-	-	See Courtroom Holding
Holding Control Room	-	-	-	-	Use Central Control Room
Central Holding, Adult					See Courtroom Holding
Group Holding - Male	-	-	-	-	
Group Holding - Female	-	-	-	-	
Individual Holding - Male	-	-	-	-	
Individual Holding - Female	-	-	-	-	
Central Holding, Juvenile					See Courtroom Holding
Individual Holding - Male	-	-	-	-	
Individual Holding - Female	-	-	-	-	
Attorney/Detainee Interview Room	-	-	-	-	
Attorney Vestibule/Waiting	-	-	-	-	
Storage Closet	-	-	-	-	
Janitor Closet	-	-	-	-	
Subtotal Staff and Net Area		-		-	
Departmental Grossing Factor	20%			-	
Subtotal Departmental GSF				-	

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	150	-	1	150	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		362	
Departmental Grossing Factor	30%			109	
Subtotal Departmental GSF				471	
Staff Support					
Multipurpose Room	300	-	1	300	Jury Break Rm/Workshop/Orientation
Staff Break Room	140	-	1	140	
Copy/Workroom/Mail/Cash Box Safe	140	-	1	140	
Coat Closets	12	-	2	24	
Staff Lactation Room	80	-	1	80	
Subtotal Staff and Net Area		-		684	
Departmental Grossing Factor	20%			137	
Subtotal Departmental GSF				821	
Public Area Support					
Vending Area	75	-	1	75	3 vending machines
Subtotal Staff and Net Area		-		75	
Departmental Grossing Factor	20%			15	
Subtotal Departmental GSF				90	
Related Justice Agency Space					
Victim/Witness Room	-	-	-	-	Use Attorney/Client Conf Rooms
Agency Hoteling Office Space	140	-	1	140	
Subtotal Staff and Net Area		-		140	
Departmental Grossing Factor	20%			28	
Subtotal Departmental GSF				168	
Exhibits Storage					
Exhibits Storage	140	-	1	140	
Subtotal Staff and Net Area		-		140	
Departmental Grossing Factor	20%			28	
Subtotal Departmental GSF				168	
Building Operations					
Loading/Receiving/Trash/Bldg Service Equip	200	-	1	200	
General Building Storage	150	-	1	150	
Subtotal Staff and Net Area		-		150	
Departmental Grossing Factor	20%			30	
Subtotal Departmental GSF				180	
Secure Parking					
Secured Judges Parking	420	-	-	-	Included in site program
Executive Staff Parking	420	-	-	-	
Subtotal Staff and Net Area		-		-	
Vehicular Circulation	20%			-	
Subtotal Departmental GSF				-	
Subtotal Staff and Net Area		1		1,551	
Subtotal Departmental GSF				1,897	