



City of Nevada City

August 23, 2012

Honorable Justice Brad R. Hill, Chair
And Members of the Court Facilities Working Group
Judicial Council of California
455 Golden Gate Ave.
San Francisco, CA 94102-3688

Dear Justice Hill and Working Group Members,

We appreciate the Working Group's ongoing consideration for the much needed improvements to our court facility in Nevada County. Our committee has been working together for the past three years to assist the AOC in finding solutions to this serious unmet need in our community with the awareness of ever-shrinking funding sources. We have comprehensive experience to offer in those precise areas requiring our mutual and current attention. Our credentials, in summary, are attached to this letter.

Representatives from our Nevada City Courthouse Committee will be in attendance on September 5th at your upcoming meeting in San Francisco to accompany Sean Metroka, Executive Officer of the Nevada County Courts. Mr. Metroka can address any and all of the questions relative to the long standing deficiencies our courthouse has in security, access, overcrowding, and physical dilapidation.

Our group is focusing on Item #15, "Thinking Outside The Box." The Nevada City Courthouse Committee is fortunate to have two talented architects with vast experience in multi-story commercial and public building construction, building rehabilitation and restoration. They have, working with our City Engineer, concluded that there is adequate square footage available on the existing site within the existing structures to accommodate the six courtrooms our county requires, meet the criteria for new and upgraded court facilities, and save nearly \$43,000,000 (40% less than original budget) in the process.

Our local architectural, engineering and contracting committee members have provided a thumbnail summary of the savings, shown here in a “Cost Comparison” chart. By utilizing the present Courthouse site and remodeling the structures currently located on the site and downsizing the project, the project easily becomes an affordable and fully functional courthouse facility.

In addition to meeting the needs of our courts and realizing significant savings in project costs our recommended approach to the Nevada City Courthouse project secures one of the key, vital elements of our local economy which we have enjoyed for the past 160 years in our downtown core.

In favor of this concept we have the full support of the Nevada City Chamber of Commerce, Nevada County Economic Resource Council, Nevada County Contractor’s Association, Nevada City Council and Nevada County Board of Supervisors all included with our submittal for your consideration.

We thank you most heartily for this opportunity to comment on this important issue .

Very Sincerely Yours,



Paul Matson
Chair, Committee to Save Our Downtown Courthouse

Attachments:

- 1) List of Nevada City Courthouse Committee Members
- 2) Nevada City Courthouse Rebuild and Reuse Proposal
- 3) Letters of support from:
 - a) Nevada City Council
 - b) Nevada County Board of Supervisors
 - c) Nevada City Chamber of Commerce

Nevada City Courthouse Committee

Tom Anderson – Presiding Judge, Nevada County Superior Court.

Sean Metroka – Executive Officer, Nevada County Superior Court.

Paul Matson – Committee Chair, Former Mayor, Twenty-year Nevada City Council Member.

Robert Bergman – Attorney, former Mayor, current Nevada City Council Member, Judge Pro Tem for the Superior Court

Conley Weaver – Former Mayor, Architect and co-designer for the 2002 total rehabilitation of 1937 Nevada City Hall*, designed San Mateo County Courthouse, One Market Plaza in San Francisco (1.8 million square feet) and City of San Jose Police Administration Building.

Bruce Boyd – Architect, co-designer of 2002 rehabilitation of 1937 Nevada City Hall*, numerous award winning construction projects both new and remodel, inside and out of historical community areas.

Gary Tintle – Commercial Construction Contractor, built throughout Nevada County numerous award-winning, large scale commercial new construction and renovation projects including the 2002 total rehabilitation of the 1937 Nevada City Hall.*

Bill Falconi – City Engineer (civil) for the past forty years, has developed and managed hundreds of projects; Nevada City Hall renovation, * Pine Street Bridge, private construction projects, 16-year paving project of all city streets with new sidewalks; underground utility construction

Dave Brennan – Nevada City Manager, former CAO for Nevada County and other California municipalities including redevelopment ED managing several public facility construction projects.

* Nevada City Hall and the Art Moderne Nevada County Courthouse were designed and built by the same architect and contractor for Works Progress Administration (WPA) projects in 1937.

NEVADA COUNTY COURTHOUSE REBUILD AND REUSE PROJECT
NEVADA CITY CALIFORNIA 95959
August 24, 2012

Criteria for Selection of SB 1407 Projects to Move Forward:
CRITERIA 15 “OUTSIDE THE BOX THINKING”

IN THIS ERA OF SEVERE BUDGET CUTS IT MAKES SENSE TO FOLLOW THE WORDS OF BEN FRANKLIN, “ USE IT UP, MAKE DO, OR DO WITHOUT.”

The City and its Architectural and Structural Consultants strongly believe that the existing Justice Center at 201 Church Street, Nevada City can be remodeled into an efficient and secure Justice Center with the potential to save the people of California a great deal of money. The current facility, which has served the community in the same place since 1863, with proper design and engineering, followed by a complete renovation, will be able to serve the citizens of Nevada County for another 50 years.

Due to major budget reductions, a remodeled facility on the existing site is the only feasible project. This will require significant revisions to the original 2010 AOC Feasibility Report to accommodate basic requirements within the existing structure(s)

Assumptions:

- 1 The current site currently houses 6 smaller courtrooms and is adequate to house 6 larger courtrooms with modern services and security. Both structures on site will be gutted to their structural frames
- 2 Parking for the existing Justice Center is adequate.
- 3 Minimal off-site work or utility upgrades will be necessary at this downtown site.
- 4 The perimeter of the site can be made more secure on all sides with minor upgrades to streetscapes, controlled access, and new exterior materials.
- 5 The existing “Annex” built in the 1960’s with a concrete frame and lift slabs can easily be retrofit to meet current codes.
- 6 The existing 1936 historic Art Moderne facade and structure along with the encased earlier brick structure can also be retrofit to meet current codes.
- 7 The existing site and buildings present a smaller overall footprint and SF than recommended by the AOC Design Guidelines. This will require compromises in programming and area allocations. However, these programmatic changes and consequent reduction in area allocations from the recommendations of the Courthouse Design Guidelines will not materially effect the efficient functioning or security of the Justice Center.
- 8 The attached project budget is based on the complete gutting of the current structures to their basic structural elements, the preservation of the Art Moderne Facades, and the development of a new interior design that meets all current standards including security, ADA, and CalGreen energy efficiency standards.

COST COMPARISON – EXISTING COURTHOUSE SITE VERSUS NEW SITE

Cost Category	Courthouse Site	New Site	Savings
Administrative costs AOC	Smaller project	Longer construction period	Minor
Site Acquisition ^{1,4}	\$2,500,000	\$16,000,000	
Surveys, Testing, & Investigation	\$60,000	\$40,000	
Geotechnical Report	\$20,000	\$180,000	
Planning & Zoning Review	\$5,000	\$60,000	
Temporary Facilities & Security ²	\$2,500,000	\$100,000	
Architecture & Engineering	\$4,800,000	\$800,000	
Permits and Fees	\$100,000	\$400,000	
Landscape Design & Construction	\$100,000	\$500,000	
Testing & Inspection	\$200,000	\$400,000	
Off Site Construction	\$300,000	\$3,500,000	
On Site Utilities Construction	\$200,000	\$2,200,000	
Demolition	\$250,000	\$20,000	
Construction ³	\$48,000,000	\$73,000,000	
Furnishings	\$200,000	\$400,000	
Commissioning	\$100,000	\$200,000	
	\$59,335,000	\$97,800,000	
Contingency (10%)	\$5,933,500	\$9,780,000	
TOTAL ESTIMATED COST	\$65,268,500	\$107,580,000	\$42,311,500

Notes:

- 1 The estimated County buyout appraisal amount
- 2 It may be possible to use the annex while remodeling the Art Moderne Courthouse and then use the Art Moderne Courthouse while remodeling the Annex.
- 3 The existing Courthouse structures would comprise approximately 58,000 SF of remodeled space. The Design Guidelines suggest a Justice Center in the range of 70,000 SF to 83,000 SF total area.
- 4 Total Site acquisition costs are currently budgeted at \$26,000,000.00.

NEVADA CITY COURTHOUSE AMENDED PROGRAM SUMMARY
 NEVADA COUNTY JUSTICE CENTER
 201 CHURCH STREET, NEVADA CITY, CALIFORNIA

PROGRAM SUMMARY

August 24, 2012

FUNCTIONAL AREA	COURT ROOMS	STAFF	DEPARTMENTAL GROSS SF	COMMENTS
PUBLIC ENTRY/SECURITY		2	1,200	
COURTS	6	6	18,000	
JUDICIAL CHAMBERS		10	1,500	
COURT OPERATIONS		3	300	
CRIMINAL/TRAFFIC DIVISION		14	3,000	
CIVIL/FAMILY		14	3,000	
FAMILY COURT		8	2,000	
PUBLIC LAW CENTER		2	800	
COLLABORATIVE COURTS		6	1,000	
COURT ADMINISTRATION		10	2,500	
JURY SERVICES		1	1,800	
SHERIFF		4	1,000	
HOLDING		1	4,000	Includes Sallyport
BUILDING SUPPORT SERVICES		1	6,000	Includes secure parking
SUBTOTAL	6	82	46,100	
GROSS AREA FACTOR			1.25	
TOTAL GROSS BUILDING SF			57,625	



City of Nevada City

April 12, 2012

The Honorable Brad R. Hill, Presiding Justice
Court of Appeal, Fifth District
2424 Ventura Street
Fresno, CA 93721

Re: The Nevada City Courthouse project

Dear Justice Hill:

At this critical time in the Nevada City Courthouse site-selection process, the City Council confirms our previous longstanding position that the location of the Superior Court of Nevada County and the Nevada City Courthouse must remain at its current, downtown location. Keeping our courthouse downtown is of singular importance to this community and critical to Nevada City's future. The City will continue, without reservation, to advocate for the selection of this site.

The City has never waivered on this issue. Last year, the City Council unanimously passed a resolution "Declaring the Present Nevada County Courthouse Area as the Preferred Site for a New Courthouse in Nevada City." And, on May 6, 2011, Mayor Robert Bergman, with the City Council's full support, wrote to William Vickrey, then the Administrative Director of the Administrative Office of the Courts, to explain why Nevada City's new courthouse must remain at 201 Church Street. Mayor Bergman wrote:

The interdependency of the court's facilities and our city's well-being is plainly evident to those who live and work here, and I cannot overstate how important it is to keep the courthouse at its current Church Street location. The reasons for this are both obvious and compelling: The economic flow from the court system into town is significant and if the current downtown location is abandoned in favor of a remote site, the consequences of this loss will be sizable and irrevocable. More abstract, but no less important, is the 'life' the comings and goings of the court's users bring to Nevada City. Nevada County's courthouse has been on Church Street for more than 150 years, and in a sense, the city has grown around it.

We were recently shown a detailed flowchart ("Design Process with Community Outreach") prepared by the SmithGroup architectural team. The process outlined in that document provides for ongoing and active community interaction assuring the City, its residents and business owners that this project will be developed in a manner that is appropriate for Nevada City. We urge you to recommit to the 201 Church Street site and commence the architectural design process that incorporates an effective community engagement activity.

Sincerely,

Mayor David McKay

Reinette Senum
Councilmember

Vice Mayor Duane Strawser

Sally Harris
Councilmember

Robert Bergman
Councilmember

cc: Senator Doug LaMalfa
Assemblyman Dan Logue

COUNTY OF NEVADA

STATE OF CALIFORNIA

950 Maidu Avenue, Suite 200 • Nevada City, California 95959-8617

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City of Nevada City

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Acting Clerk of the Board



Telephone: (530) 265-1480

Fax: (530) 265-9836

Toll-Free Telephone: (888) 785-1480

E-Mail: bdoftsupervisors@co.nevada.ca.us

Web: www.mynevadacounty.com/clerkofboard

April 11, 2012

The Honorable Brad R. Hill
Presiding Justice
Court of Appeal, Fifth District
2424 Ventura Street
Fresno, CA 93721

Re: The Nevada City Courthouse project

Dear Justice Hill:

At its regular meeting on April 10, 2012, the Board of Supervisors voted to reaffirm its support for retaining the Superior Court of Nevada County and the Nevada City Courthouse at its present site in Nevada City. Keeping our courthouse downtown is of singular importance to this community and critical to Nevada City's future.

Previously, on May 24, 2011 the Board of Supervisors approved a letter to William Vickrey, then the Administrative Director of the Administrative Office of the Courts, to express its support for siting the AOC's proposed new Nevada County courthouse at its current downtown Nevada City location. Furthermore, Nevada County joins with Nevada City and the community in support of rebuilding on the current site at 201 Church Street site

We therefore respectfully request you commence an architectural design process that incorporates robust community engagement.

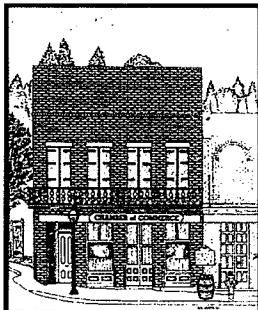
Sincerely,

Ted S. Owens, Chair
Nevada County Board of Supervisors

cc: Senator Doug LaMalfa

Assemblyman Dan Logue

David Brennan, City Manager, City of Nevada City ✓



Nevada City Chamber of Commerce

NEVADA CITY
**“National Register
of Historic Places”**

Designated September 23, 1985

April 12, 2012

The Honorable Brad R. Hill, Presiding Judge
Court of Appeal, Fifth District
2424 Ventura Street
Fresno, CA 93721

RE: New Nevada City Courthouse

Honorable Mr. Hill,

The Nevada City Chamber of Commerce has been actively following and been involved in the process for determining the site for the proposed new courthouse in Nevada City. We understand and agree with the following facts:

- The local court system is in critical need of new and expanded facilities.
- The current court has operated from the same location in our City, which is the County, seat for over 150 years.
- The City has developed a significant support environment related to the court including office space and restaurant and retail services. The AOC original study cited up to 800 visitors per day to the current facility, which is located in our downtown core.
- The negative economic impacts to our City related to the choice of a new court site outside of our downtown area would have devastating and long lasting impacts on our local economy.
- It has been determined by the AOC that the use of the entire current 201 Church Street site can meet the project requirements without encroachment into other neighboring properties.

- Smithgroup has been selected as the project architectural team. Their selection and the defined project design process that they have submitted is to be applauded. They have defined a process with many points of community input and have delineated the need to address the current building and the historical context of the project as it relates to our Nationally Registered Historical District. Their sensitivity to our local architecture and concerns is key to our support.

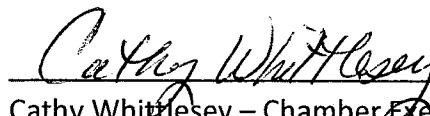
Considering the above facts we can unequivocally support the current site as the best site for the construction of the new courthouse. We look forward to doing what we can to move the process forward locally.

Sincerely,

Nevada City Chamber of Commerce



Gary Tintle Chamber President



Cathy Whittlesey – Chamber Executive Director

This letter represents the views of the entire Board of Directors:

Dave Iorns
Robert Buhlis
Barbi Jackson
Corey Bristow
Melinda Solis-Day
Valerie Moberg
Dave Francis
Mike Bryne
Tom Coleman
Robert Smith
Peggy Peterson
Barbara Tanner

P.O. Box 302
Nevada City, CA 95959

August 17, 2011

The Hon. Jerry Brown, Governor
State of California
State Capitol Building
Sacramento, CA 95814

Dear Governor Brown:

Nevada City...you know it and its importance to history...its charm...its beauty...its being on the National Register of Historic Places....so

I am writing you to ask if you would help keep our very important historical downtown Nevada County Courthouse from being demolished which may come about due to SB 1407 and the AOC.

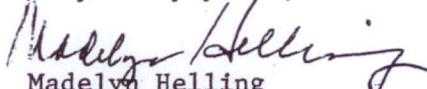
We have only about 100,000 people in the whole County and only some 3,000 population in Nevada City, therefore, we should be looked at as we are, not in accordance with standards which apply to large cities.

Surely it would be possible for creative architects and builders to incorporate the present building with nearby additional space while keeping the present appearance.

Nevada City's City Council in the late 1960's had the foresight to preserve and protect the City's history and architecture. The Courthouse should not be lost to posterity. Its value will grow through the years.

Thank you for anything you can do in consideration of this request.

Very truly yours,


Madelyn Helling
Retired Nevada County Librarian
Past President Nevada County
Historical Society
Present Director Nevada County
Railroad Museum

Att.

Friends of NCE

c/o 310 Nevada St.
Nevada City, CA 95959

August 22, 2010

Administrative Office of the Courts
Court Facilities Working Group
Via email: OCCMComments@jud.ca.gov

Re: Court Facilities Working Group Process and Criteria for Selecting SB 1407 Projects to Move Forward
Item Number: OCCM12-01

Re: Nevada City Courthouse

To Whom It May Concern:

Our organization, Friends of NCE (Nevada City Elementary) represents the neighborhood surrounding Nevada City Elementary School which is located adjacent to the Nevada City Courthouse as well as numerous other interested area residents.

While we support keeping the courts in downtown Nevada City, we firmly believe that the existing historic courthouse should be retained and renovated to the degree possible and that the existing footprint of the current historic courthouse and annex should be used for the new facility. Any expansion should only be to the south across Church St. toward the office and commercial area rather than uphill to the north into our established historic neighborhood. We are opposed to a court parking lot or facilities in the residential neighborhood.

This position relates to the following Working Group Criteria:

- 6.8.1.1 Reassessment. Our proposal would fit with goals in this criteria such as reduced costs, reduced square footage, and undertaking renovations instead of new construction. In the past, leaving downtown demolishing, or abandoning the historic structure have been part of the project description largely because additional square footage was perceived as necessary. The existing site will definitely support a reduced scale, renovation alternative.
15. Outside the Box Thinking. Our proposal represents an outside the box approach to preserving the historic courthouse, retaining the court use downtown due to its economic importance to the downtown, and preserving our historic neighborhood.

Thank you for your consideration,

Laurie Oberholtzer
for Friends of NCE

