



Meeting Materials for the Court Facilities Advisory Committee

OPEN PUBLIC MEETING

MARCH 22, 2023



Judicial Council of California
Court Facilities Advisory Committee



Court Facilities Advisory Committee
Open Meeting

March 22, 2023

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3	Placer - New Tahoe Area Courthouse: <ul style="list-style-type: none">➤ Court’s PowerPoint Slides➤ Court’s Letter with attached Project Concepts Report
4	Los Angeles - Updated Information for Long-Range Facilities Planning <ul style="list-style-type: none">➤ Court’s Letter
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JUDICIAL COUNCIL OF CALIFORNIA

COURT FACILITIES
ADVISORY COMMITTEE

www.courts.ca.gov/cfac.htm
cfac@jud.ca.gov

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COURT FACILITIES ADVISORY COMMITTEE

NOTICE AND AGENDA OF OPEN MEETING

Open to the Public (Cal. Rules of Court, rule 10.75(c)(1) and (e)(1))

THIS MEETING IS BEING CONDUCTED BY VIDEOCONFERENCE

THIS MEETING IS BEING RECORDED

Date: March 22, 2023
Time: 12:00 p.m. – 3:00 p.m.
Public Videocast: <https://jcc.granicus.com/player/event/2646>

Meeting materials will be posted on the advisory body web page on the California Courts website at least three business days before the meeting.

Members of the public seeking to make a recording of the meeting must submit a written request at least two business days before the meeting. Requests can be e-mailed to cfac@jud.ca.gov.

Agenda items are numbered for identification purposes only and will not necessarily be considered in the indicated order.

I. OPEN MEETING (CAL. RULES OF COURT, RULE 10.75(C)(1))

Call to Order and Roll Call

II. PUBLIC COMMENT (CAL. RULES OF COURT, RULE 10.75(K)(1))

This meeting will be conducted by videoconference with a livestream available for the public. As such, the public may submit comments for this meeting only in writing. In accordance with California Rules of Court, rule 10.75(k)(1), written comments pertaining to any agenda item of a regularly noticed open meeting can be submitted up to one complete business day before the meeting. For this specific meeting, comments should be e-mailed to cfac@jud.ca.gov or mailed or delivered to 455 Golden Gate Avenue, San Francisco, CA 94102, attention: Chris Magnusson. Only written comments received by 12:00 PM on March 21, 2023, will be provided to advisory body members prior to the start of the meeting.

III. DISCUSSION AND POSSIBLE ACTION ITEMS (ITEMS 1–2)

Item 1

Update to the California Trial Court Facilities Standards (Action Required)

Discussion of an update to the *California Trial Court Facilities Standards* including the need for a committee workgroup to guide staff during the update process. The standards define the minimum space and the functional, technical, and security requirements for the design of trial court facilities in the state of California. They reflect best practices and successful solutions as the basis for design and construction of functional, durable, maintainable, efficient, and secure contemporary court facilities. Various code and best management practices changes over time necessitate an update to the standards since they were adopted by the Judicial Council in 2020.

Presenter: Ms. Pella McCormick, Director, Judicial Council Facilities Services

Item 2

Draft Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2024–25 (Action Required)

Review of capital projects proposed in the draft *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2024–25*. This plan informs capital project funding requests for upcoming and outlying fiscal years. For consideration of funding in the 2024 Budget Act (FY 2024–25), submission of the plan is required in advance of the California Department of Finance’s early-August 2023 deadline.

Presenters: Ms. Pella McCormick, Director, Judicial Council Facilities Services

Mr. Chris Magnusson, Supervisor, Judicial Council Facilities Services

IV. ADJOURNMENT

Adjourn

DRAFT Judicial Branch Five- Year Infrastructure Plan Fiscal Year 2024–25

Court Facilities Advisory Committee Meeting
March 22, 2023



Five-Year Plan and Budget Process

- Requirement of the State Budget process to forecast long-term infrastructure needs.
- Project proposals not considered without a five-year plan.
- Five-year outlook of capital outlay need for trial and appellate court capital projects.
- Updated annually.
- Judicial Council approval required for its submission to Department of Finance.

Rationale for Five-Year Plan

- Sequential order of projects on the approved statewide list.
- Number of projects and project phases based on:
 - **Advancing the 2023–24 Five-year Plan**
 - 4 of 7 projects in Governor’s Budget.
 - 3 new project starts shift to 2024–25: San Joaquin, LA – West LA, and Kern.
 - **4 projects (\$172 million) in 2023–24 Governor’s Budget**
 - 3 continuation: Monterey, Nevada, and San Bernardino.
 - 1 new: Sixth Appellate District.
 - **Capability to implement projects**
 - Continuation projects each year.
 - 3 new project starts per year.

DRAFT Five-Year Plan for Trial Court Capital-Outlay Projects¹
(Dollars in Thousands)

	County	Project Name	Courtrooms	1		2		3		4		5	
				FY 2024–25		FY 2025–26		FY 2026–27		FY 2027–28		FY 2028–29	
BY 1 Continuation	Fresno	New Fresno Courthouse	36	\$ 18,115	D	\$ 819,510	B						
	San Luis Obispo	New San Luis Obispo Courthouse	12	\$ 7,443	D	\$ 286,339	B						
	San Joaquin	New Tracy Courthouse	2	\$ 2,728	D	\$ 51,725	B						
BY 1 Starts	Los Angeles	New West Los Angeles Courthouse	32	\$ 77,441	AS			\$ 8,585	D	\$ 750,460	B		
	Kern	New East County Courthouse	4	\$ 6,890	AS			\$ 2,982	D	\$ 125,496	B		
BY 2 Continuation	Nevada	New Nevada City Courthouse	6			\$ 1,289	D	\$ 167,428	B				
	Solano	New Solano Hall of Justice (Fairfield)	12			\$ 286,186	B						
	Plumas	New Quincy Courthouse	3			\$ 110,156	B						
	Los Angeles	New Santa Clarita Courthouse	24			\$ 547,827	B						
BY 2 Starts	Placer	New Tahoe Area Courthouse	1			\$ 5,670	AS			\$ 1,409	D	\$ 53,107	B
	Lake	New Clearlake Courthouse	1			\$ 3,406	AS			\$ 1,544	P	\$ 2,260	W
	Los Angeles	New Inglewood Courthouse	30			\$ 61,266	AS			\$ 12,182	D	\$ 794,950	B
BY 3 Starts	Contra Costa	New Richmond Courthouse	6					\$ 19,033	AS			\$ 2,225	D
	San Francisco	New San Francisco Hall of Justice	24					\$ 133,292	AS			\$ 13,537	D
	Orange	New Orange County Collaborative Courthouse	3					\$ 17,710	AS			\$ 2,420	D
BY 4 Starts	Santa Barbara	New Santa Barbara Criminal Courthouse	8							\$ 9,905	D	\$ 201,165	B
	El Dorado	New Placerville Courthouse	6							\$ 8,338	AS		
	Los Angeles	New Van Nuys Courthouse (East/new + West/renovation)	55							\$ 41,563	D		
BY 5 Starts	Los Angeles	New Downtown Los Angeles Courthouse (Mosk Replacement)	47									\$ 34,185	D
	Fresno	Fresno Juvenile Delinquency Courthouse Renovation	2									\$ 1,331	PW
	Inyo	New Inyo County Courthouse	2									\$ 3,796	AS
Totals			316	\$ 112,617		\$ 2,173,374		\$ 349,030		\$ 950,897		\$ 1,108,976	

DRAFT Five-Year Plan for Appellate Court Capital-Outlay Projects¹
(Dollars in Thousands)

	County	Project Name	Courtrooms	1		2		3		4		5	
				FY 2024–25		FY 2025–26		FY 2026–27		FY 2027–28		FY 2028–29	
BY 1 Continuation	Santa Clara	New Sixth Appellate District Courthouse	1	\$ 83,914	B								
Totals			1	\$ 83,914		\$ -		\$ -		\$ -		\$ -	

Tables Footnote:

1. Estimated project phase costs were developed using the May 2022 CCCI and will be updated in the final version of the five-year plan.

Tables Legend:

S = Study; A = Acquisition; P = Preliminary Plans; W = Working Drawings; D = Performance Criteria; B = Design-Build

Draft plan is Tab 2B of meeting materials. Costs will be updated in final five-year plan.

Draft Five-Year Plan Overview

Assuming 4 projects in 2023 Budget Act/no other adjustments:

- Budget Year 1 includes 6 projects: 3 continuation and 3 new.
- Budget Year 2 includes 10 projects: 7 continuation and 3 new.
- Budget Years 3–5 each include 3 new projects.
- Plan funds 22 projects:
 - 11 remaining Immediate Need trial court projects.
 - 10 of 29 Critical Need trial court projects.
 - 1 Appellate Court project.
 - Totals \$4.8 billion.
 - Constructs 317 courtrooms.

Details of Budget Year 1: 2024–25

- Continuation of one Appellate Court project.
- Five Trial Court projects:
 - 2 Continuation projects and 3 New projects.
 - All Immediate Need projects.
 - Benefits 5 different trial courts.
 - Constructs a total of 86 courtrooms.
- Budget Year 1 funding request is approximately \$197 million.

BY 1 2024–25 Proposed Trial Court Projects

County	Trial Court Project Name	Courtrooms	Budget Year 1 2024–25 ^{1, 2}	Phase
Fresno	New Fresno Courthouse	36	\$ 18,115	D
San Luis Obispo	San Luis Obispo Courthouse	12	7,443	D
San Joaquin	New Tracy Courthouse	2	2,728	D
Los Angeles	New West Los Angeles Courthouse	32	77,441	AS
Kern	New East County Courthouse	4	6,890	AS
Total		86	\$112,617	

Phase Legend: S=Study; A=Acquisition; D=Performance Criteria

Table Footnotes:

1. Dollars are in thousands.
2. Estimated project phase costs do not include construction cost escalation from June 2022 to March 2023. Costs will be updated in the final version of the five-year plan.

BY 1 2024–25 Proposed Appellate Projects

County	Appellate Court Project Name	Courtrooms	Budget Year 1 2024–25^{1, 2}	Phase
Santa Clara	New Sixth Appellate District Courthouse	1	\$83,914	B
Total		1	\$83,914	

Phase Legend: B=Design-Build

Table Footnotes:

1. Dollars are in thousands.
2. Estimated project phase costs do not include construction cost escalation from June 2022 to March 2023. Costs will be updated in the final version of the five-year plan.

BY 1 2024–25 Considerations

- **Consider deferring funding request for the New West Los Angeles Courthouse project:**
 - At court's request, Mosk Replacement project to resize from 47 to 100 courtrooms.
 - West Los Angeles, Inglewood, and Van Nuys projects to be rescope/rescored.
 - Current long-range planning study will document all adjustments and complete by fall 2023.

Five-Year Plan Schedule

- **June 2023** – Staff presents finalized plan to CFAC for review/recommendation to the Judicial Council.
- **July 2023** – Judicial Council adopts five-year plan/directs submission to Department of Finance.
- **August 2023** – Five-year plan submitted along with 2024–25 Capital Outlay Budget Change Proposals (COBCPs).

Questions?

DRAFT Five-Year Plan for Trial Court Capital-Outlay Projects¹
(Dollars in Thousands)

			1		2		3		4		5	
County	Project Name	Courtrooms	FY 2024–25		FY 2025–26		FY 2026–27		FY 2027–28		FY 2028–29	
BY 1 Continuation	Fresno	New Fresno Courthouse	36	\$ 18,115	D	\$ 819,510	B					
	San Luis Obispo	New San Luis Obispo Courthouse	12	\$ 7,443	D	\$ 286,339	B					
BY 1 Starts	San Joaquin	New Tracy Courthouse	2	\$ 2,728	D	\$ 51,725	B					
	Los Angeles	New West Los Angeles Courthouse	32	\$ 77,441	AS		\$ 8,585	D	\$ 750,460	B		
	Kern	New East County Courthouse	4	\$ 6,890	AS		\$ 2,982	D	\$ 125,496	B		
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	Lake	New Clearlake Courthouse	1			\$ 3,406	AS		\$ 1,544	P	\$ 2,260	W
	Los Angeles	New Inglewood Courthouse	30			\$ 61,266	AS		\$ 12,182	D	\$ 794,950	B
BY 3 Starts	Contra Costa	New Richmond Courthouse	6				\$ 19,033	AS			\$ 2,225	D
	San Francisco	New San Francisco Hall of Justice	24				\$ 133,292	AS			\$ 13,537	D
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BY 4 Starts	Santa Barbara	New Santa Barbara Criminal Courthouse	8						\$ 9,905	D	\$ 201,165	B
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	Fresno	Fresno Juvenile Delinquency Courthouse Renovation	2								\$ 1,331	PW
	Inyo	New Inyo County Courthouse	2								\$ 3,796	AS
	Totals		316	\$ 112,617		\$ 2,173,374		\$ 349,030	\$ 950,897		\$ 1,108,976	

DRAFT Five-Year Plan for Appellate Court Capital-Outlay Projects¹
(Dollars in Thousands)

			1		2		3		4		5	
County	Project Name	Courtrooms	FY 2024–25		FY 2025–26		FY 2026–27		FY 2027–28		FY 2028–29	
BY 1 Continuation	Santa Clara	New Sixth Appellate District Courthouse	1	\$ 83,914	B							
	Totals		1	\$ 83,914		\$ -		\$ -	\$ -		\$ -	

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1. Estimated project phase costs do not include construction cost escalation from June 2022 to March 2023. Costs will be updated in the final version of the five-year plan.

Tables Legend:

S = Study; A = Acquisition; P = Preliminary Plans; W = Working Drawings; D = Performance Criteria; B = Design-Build

2024-25 and 2025-26: New Capital Project Starts

County	Trial Court Project Name	No. of Courtrooms	GSF	Parking	Site Acreage	Proposed Case Types/Services	Facilities Replaced or Affected	2024-25		2025-26		Estimated Total Project Cost ¹	Notes
								Estimated Cost ¹	Phase ²	Estimated Cost ¹	Phase ²		
San Joaquin	New Tracy Courthouse	2	28,000	Judicial officers; public.	Existing, state-owned Tracy Courthouse property.	Criminal, Civil, Traffic, Family Law, Jury Trials, Jury Assembly, Self-help, Attorney-client Interview Rooms, Child Waiting, In-custody Holding	Tracy Branch Courthouse Tracy Modular 1: Support Tracy Modular 2: Courtroom Tracy Agriculture Building	\$ 2,728,000	D	-	-	\$ 54,453,000	No site acquisition phase. Proposed project site is the current, state-owned Tracy Courthouse property in the city of Tracy.
Los Angeles	New West Los Angeles Courthouse	32	369,000	Judicial officers; public/staff to be assessed.	3.5 AC	Civil, Traffic, Small Claims, Family Law, Unlawful Detainers, Domestic Violence, Alternative Dispute Resolution, Jury Trials, Jury Assembly, Self-help, Attorney-client Interview Rooms, Child Waiting, In-custody Holding	Santa Monica Courthouse Santa Monica Courthouse Annex Beverly Hills Courthouse Stanley Mosk Courthouse	\$ 77,441,000	AS	-	-	\$ 836,486,000	Land to be acquired in the West Los Angeles area.
Kern	New East County Courthouse	4	56,000	Judicial officers; public.	3.6 AC	Criminal, Civil, Traffic, Family Law, Jury Trials, Jury Assembly, Self-help, Attorney-client Interview Rooms, Child Waiting, In-custody Holding	Mojave Main Court Facility Mojave County Administration Building Mojave Superior Court Modular Ridgecrest Main Courthouse	\$ 6,890,000	AS	-	-	\$ 135,368,000	Land to be acquired in the Tehachapi or Mojave areas.
Placer	New Tahoe Area Courthouse	1	24,000	Judicial officers; public.	2.1 AC	Criminal, Civil, Traffic, Family Law, Juvenile, Jury Trials, Jury Assembly, Self-help, Attorney-client Interview Rooms, Child Waiting, In-custody Holding	Tahoe City Courthouse	-	-	\$ 5,670,000	AS	\$ 60,344,000	Per the 8/11/22 Project Concepts Report attached to the Court's letter: (1) New courthouse size to reduce to approx. 16,000 GSF. (2) Existing Tahoe City Courthouse site to be made available by the county for JCC to acquire/construct new courthouse. (3) To be determined whether county will sell or gift the land to JCC. (4) County to construct a New Tahoe Justice Center (TJC) facility adjacent to new courthouse. (5) Other project costs savings: elevated breezeway connection between new courthouse and new TJC for in-custody transport/holding cells reduction; court swing space provided in new TJC during courthouse construction; and demolition costs possibly paid by county.
Lake	New Clearlake Courthouse	1	11,000	Judicial officers; public.	2.0 AC	Traffic, Small Claims, DCSS Child Support, Unlawful Detainers, Infractions, Jury Trials, Jury Assembly, Self-help, Attorney-client Interview Rooms, Child Waiting, In-custody Holding	South Civic Center Courthouse	-	-	\$ 3,406,000	AS	\$ 29,553,000	Land to be acquired in the city of Clearlake.
Los Angeles	New Inglewood Courthouse	30	344,000	Judicial officers; public/staff to be assessed.	3.5 AC	Criminal, Civil, Traffic, Small Claims, Family Law, Juvenile, Jury Trials, Jury Assembly, Self-help, Attorney-client Interview Rooms, Child Waiting, In-custody Holding	Inglewood Courthouse Inglewood Juvenile Courthouse Stanley Mosk Courthouse	-	-	\$ 61,266,000	AS	\$ 868,398,000	Land to be acquired in the city of Inglewood.
Total								\$ 87,059,000		\$ 70,342,000		\$ 1,984,602,000	

Footnotes:

1. Estimated project phase costs do not include construction cost escalation from June 2022 to March 2023. Costs will be updated in the final version of the five-year plan.
2. Phase Legend: S = Study; A = Acquisition; D = Performance Criteria.

New North Tahoe Courthouse

Purpose, Need, and Schedule



Presented to: Judicial Council of California, Court Facility Advisory Committee
March 22, 2023

Introductions

Today's Presenters

Placer County Superior Court

- Hon. Alan V. Pineschi, Presiding Judge
- Mr. Jake Chatters, Court Executive Officer

Placer County

- Ms. Cindy Gustafson, Chair, Placer County Board of Supervisors and Supervisor, District 5

Placer County Sheriff's Office

- Mr. Wayne Woo, Sheriff

Placer County District Attorney's Office

- Mr. Morgan Gire, District Attorney
- Mr. David Tellman, Chief Deputy District Attorney



Today's Purpose

February 23, 2023 invitation from the Court Facility Advisory Committee:

→ *"We encourage you to attend this meeting to discuss the merits of your capital project and the need for its continued inclusion in the five-year plan."*



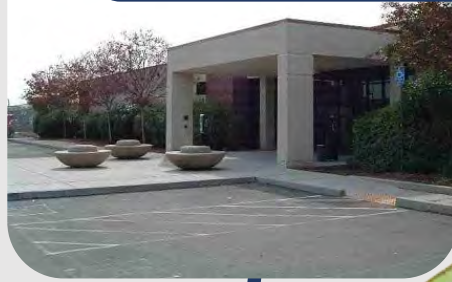
Agenda

- I. Community Need
- II. Court Operations
- III. Need for Replacement – A Brief History
- IV. Responsible Courthouse Size and Cost
- V. Realities in an Alpine Environment
- VI. Economic Opportunity and County Partnership
- VII. Timing is Critical
- VIII. Access to Justice in North Lake Tahoe
- IX. Remaining Questions



Community Need Court Locations Today

Juvenile Courtroom
Auburn



Tahoe Courtroom
Tahoe City



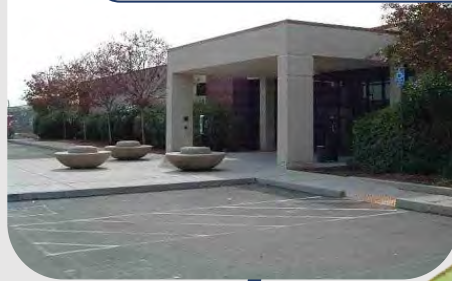
Santucci Justice Center
*Hon. Howard G. Gibson
Courthouse & Jail Courtroom*
Roseville



Historic Courthouse
Auburn



Community Need Court Locations Today



Juvenile Courtroom
Auburn



Tahoe Courtroom
Tahoe City



Santucci Justice Center
*Hon. Howard G. Gibson
Courthouse & Jail Courtroom*
Roseville



Historic Courthouse
Auburn



Community Need

North Lake Tahoe At-A-Glance

Demographics

- Population: ~10,000 permanent, full time
- Visitors: 1,250,000 annually*
- "Second home" owners
- Economic Diversity

*Source: North Lake Tahoe Tourism Association Two-Year Tourism Plan, 2018.

County Government

- County Administration
- Health and Human Services
- Probation
- Public Works, including Transit
- Community Development
- Assessor
- Library
- Municipal Advisory Councils



Community Need: North Lake Tahoe At-A-Glance



Source: gotahoenorth.com; approximate boundary of Placer County.



New North Tahoe Courthouse
Presented to: CFAC

Community Need

Placer County Sheriff – North Lake Tahoe

Patrol and Investigations

- Full substation in Tahoe City at Burton Creek
- 44 total positions
 - Command
 - Patrol
 - Investigations
 - Community Services

Community Safety

- Supporting the permanent and semi-permanent residents and visitors.
- Efficiency in operation thanks to co-location with the court.
- Future plans for new substation at Burton Creek include replacement of current jail facilities.



Community Need

District Attorney – North Lake Tahoe

Tahoe Office Structure

2 attorneys &
support staff

Felonies and
Misdemeanors

Tahoe Branch is
Ongoing
Commitment



Community Need

District Attorney – North Lake Tahoe

Why Tahoe Branch?

Put simply – it is an access to justice issue.

Defendants and Victims

Right to Access

Travel down from Tahoe to the South County is not easy – or quick.



Start: Tahoe City → End: Historic Courthouse Auburn, CA
Earliest Public Transportation Available on a Friday

<u>Steps</u>	<u>Transport Type</u>	<u>Departure Time</u>	<u>Duration</u>
1 Tahoe City → Truckee <i>1 hr 30 min stop</i>	Tahoe Truckee Regional Transit <i>Bus</i>	8:30am	40 mins
2 Truckee → Roseville <i>10 min stop (5 min walk)</i>	Greyhound <i>Bus</i>	10:40am	1 hr 50 mins
3 Roseville → Roseville <i>20 min stop</i>	Roseville Transit <i>Bus</i>	12:40pm	10 mins
4 Roseville → Auburn <i>16 min walk to Historic Courthouse (0.8 miles)</i>	Placer County Transit <i>Bus</i>	1:10pm	50 mins
Four (4) different transportation companies		Arrival Time: 2:16pm	Total Travel Time: 5 hours 46 mins



Start: **Historic Courthouse** Auburn, CA → End: **Tahoe City**
Earliest Public Transportation Available After Court Hours on a Friday

<u>Steps</u>	<u>Transport Type</u>	<u>Departure Time</u>	<u>Duration</u>
1 Auburn → Auburn <i>1 hr 53 min stop</i>	Auburn Transit <i>Bus</i>	4:44pm	3 mins
2 Auburn → Colfax <i>1 hr 53 min stop</i>	Placer County Transit <i>Bus</i>	6:43pm	24 mins
3 Colfax → Truckee <i>2 hr 31 min stop</i>	Greyhound <i>Bus</i>	9:00pm	1 hr 5 mins
4 Truckee → Tahoe City <i>(Travel Time Home)</i>	Tahoe Convey <i>Bus</i>	12:36pm	35 mins
Four (4) different transportation companies		Arrival Time: 1:14am	Total Travel Time: 8 hours 30 mins



Would that be
access to justice?



New North Tahoe Cour
Presented to: CFAC

March 22, 2023

Would that be
access to justice?



New North Tahoe Courthouse
Presented to: CFAC



CLERK'S OFFICE

Open Every Court Day
→ 8:00 am to 4:00 pm

Full-Service Clerk's Office:

- Front Counter
- Phones
- eFiling
- Courtwide coverage for "Live Chat"
- Records Storage

CASE TYPES

- Felony
- Misdemeanor
- Infractions
- Family Law
- Restraining Orders
- Limited Civil
- Unlawful Detainer
- Small Claims

Court
Operations
North Lake Tahoe



New North Tahoe Courthouse
Presented to: CFAC



Court Operations North Lake Tahoe

CASE TYPES

- Felony
- Misdemeanor
- Infractions
- Family Law
- Restraining Orders
- Limited Civil
- Unlawful Detainer
- Small Claims

COURTROOM

- In and Out of Custody Arraignments
- Preliminary Hearings
- Pretrial Hearings for all case types listed
- Contested Family Law
- Traffic Trials
- Misdemeanor Jury Trials
- Remote Appearances



New North Tahoe Courthouse
Presented to CFAC



New North Tahoe Courthouse
Presented to: CFAC

*Department 14
From back of room →*

COURTROOM

- In and Out of Custody Arraignments
- Preliminary Hearings
- Pretrial Hearings for most case types
- Contested Family Law
- Traffic Trials
- Misdemeanor Jury Trials
- Remote Appearances



*Entry hallway
(magnetometer width)*

Court Operations

Limitations

Clerk's Office & Other Staff-Based Services

- No Self-Help Services
- No On-Site Family Court Services
- No Ability to View Electronic Case Files
- No Public Computer Terminals

Courtroom

- Not Heard:
 - Child Support Hearings
 - Civil Law and Motion
 - Civil Jury Trials
 - Felony Jury Trials
 - Probate Hearings
- No Alternative Dispute Resolution
- No Meet and Confer Space



Need for Replacement

Capital Outlay Plan 2007 Prioritization

→ *Immediate Need #13*

Senate Bill 1407 and 2008 Prioritization

→ *Immediate Need #5*

Revision of Prioritization Methodology / Revised Prioritization 2019

→ *Immediate Need #18 / Prioritized as #19*



Need for Replacement

Capital Outlay Plan 2007 Prioritization

→ *Immediate Need #13*

The Tahoe Courthouse project was ranked as immediate need with the 13th highest need based on criteria scoring.

Source: Judicial Branch AB 1473 Five-Year Infrastructure Plan Fiscal Year 2008-2009; Judicial Council of California/Administrative Office of the Courts, Adopted by Judicial Council April 27, 2007

22 projects from this list are complete or underway, including 13 projects ranked below the Tahoe City Courthouse.



Need for Replacement

Senate Bill 1407 and 2008 Prioritization

→ *Immediate Need #5*

"[R]anked in the Immediate Need priority group...is one of the highest priority trial court capital-projects for the judicial branch, and was selected ... to be funded by SB 1407 by the Judicial Council in ... 2008."

Source: Superior Court of California, County of Placer, New Tahoe Area Courthouse Feasibility Study, Judicial Council of California/Administrative Office of the Courts, June 7, 2010.

Project "indefinitely delayed" due the Great Recession.



Need for Replacement

Revision of Prioritization Methodology / Revised Prioritization 2019

→ *Immediate Need #18 / Prioritized as #19*

“The Tahoe City Courthouse’s deficient space, security, and accessibility presents significant access to justice challenges for the Tahoe Basin community. Decades of unsuccessful efforts to repair the facility or replace it have resulted in a facility that cannot meet the modern needs of the Court of the public served by the Court.”

Sources:

2019 Prioritization for Trial Court Capital Outlay Projects Final Report Superior Court of Placer County, Completed December 2019/Revised March 2020; Judicial Council of California

Judicial Branch Five Year Infrastructure Plan for Fiscal Year 2020-2021, Adopted by the Judicial Council January 17, 2020



Need for Replacement

Capital Outlay Plan 2007 Prioritization

→ *Immediate Need #13*

Senate Bill 1407 and 2008 Prioritization

→ *Immediate Need #5*

Revision of Prioritization Methodology / Revised Prioritization 2019

→ *Immediate Need #18 / Prioritized as #19*

2019 Prioritization – 2022 Update: *Immediate Need #9*

Scheduled for acquisition and design phase in 2024/2025.

Source: Judicial Branch Five Year Infrastructure Plan for Fiscal Year 2022/2023, Adopted by the Judicial Council July 15, 2022



Responsible Court Size and Cost

2010

Initial
Estimate

2011

Court Proposed
Changes

2020

Assessment



Responsible Court Size and Cost

2010

**Initial
Estimate**

15,000 square feet

\$27.6 million
*Assumed purchase of
new land*



Tahoe City Courthouse on March 1, 2023



Responsible Court Size and Cost

2011

**Court Proposed
Changes**

12,500 square feet

\$22.5 million
*Assumed purchase of
new land*



Tahoe City Courthouse on March 1, 2023



Responsible Court Size and Cost

2020

Assessment

24,000 square feet

\$34.8 million



Tahoe City Courthouse on March 1, 2023



Responsible Court Size and Cost

2010

Initial
Estimate

15,000 square feet

\$27.6 million

Assumed purchase of
new land

2011

Court Proposed
Changes

12,500 square feet

\$22.5 million

Assumed purchase of
new land

2020

Assessment

24,000 square feet

\$34.8 million

2023

Court Proposal

15,000 square feet

\$25 million

Includes consideration
of unique Tahoe and
courthouse specific
factors



Project Concept for Tahoe Justice Complex at Burton Creek Road

- Late 2021-Summer 2022
- Court and County developed concepts.
- JCC staff participation.
- Discussed possible replacement on existing site.
- Reviewed lease-build-to-suit and found not feasible.
- Prepared test fits on existing site (15,000 sq. ft.).
- Submitted to CFAC November 2022.



Economic Opportunity & County Partnership

Potential Economic Opportunity

- Reduced site acquisition.
- No relocation cost.
- Reduced court holding needs.
- Shared parking.

Preliminary Solutions to Complex Issues

- Environmental review.
- Ingress/egress.
- Confirmation of potential land subdivision.
- Custody movement between facilities.



Economic Opportunity & County Partnership

Project Concept = Just Concepts

No final decisions can be made until project approved and site acquisition process can occur.



Timing is Critical

Fiscal Year	County Activity	Court Activity
FY 2022-23	Project Planning, per MOU/Initiate Environmental Review	Initiate Environmental Review in concert with County
FY 2023-24	Design Criteria Development, Initiate Design-Build RFP, Design-Build Team Award	
FY 2024-25	Design, TRPA and County Design Review approvals, Construction begins	Site Acquisition
FY 2025-26	Construction	Performance Criteria Development, Initiate Design-Build RFP, Design-Build Team Award
FY 2026-27	Construction complete	Design/Build TRPA and County Design Review approvals
FY 2027-28		Construction begins



Timing is Critical



Without a move to Acquisition & Design in FY 24/25, County will move forward and the Branch will lose significant potential economic opportunity.

	County Activity	Court Activity
	Project Planning, per MOU/Initiate Environmental Review	Initiate Environmental Review in concert with County
	Design Criteria Development, Initiate Design-Build RFP, Design-Build Team Award	
FY 2024-25	Design, TRPA and County Design Review approvals, Construction begins	Site Acquisition
FY 2025-26	Construction	Performance Criteria Development, Initiate Design-Build RFP, Design-Build Team Award
FY 2026-27	Construction complete	Design/Build TRPA and County Design Review approvals
FY 2027-28		Construction begins



Access to Justice in North Lake Tahoe

Remote and Economically
Diverse Community

Complicated by Climate

Immediate Need for
Replacement –
Multiple Studies



Access to Justice in North Lake Tahoe

WEATHER

I-80 reopens in Sierra after closure due heavy snow and near-zero visibility, Caltrans says

Monday, December 12, 2022

TRAFFIC


Whiteout conditions along I-80 leave some travelers idling for hours

Poor travel conditions were expected due to mountain snow. It's expected to get more widespread and heavier this evening into Friday with snow in the foothills.




ABC 10; 2/23/23


LOCAL COMMUNITY >

Eastbound I-80 closed due to a major big rig crash

 BY CBS13 STAFF
MARCH 16, 2023 / 9:12 AM / CBS SACRAMENTO

KCRA Today: I-80 remains closed in the Sierra, CA's COVID-19 emergency ends today, student loan forgiveness in court

Share   

KCRA  Updated: 6:55 AM PST Feb 28, 2023



Remaining Questions?



Superior Court of the State of California
In and For the County of Placer
Roseville, California

In Chambers of
HONORABLE ALAN V. PINESCHI
PRESIDING JUDGE
OF THE SUPERIOR COURT
DEPARTMENT 33
(916) 408-6305 Fax (916) 408-6306

November 3, 2022

Hon. Brad R. Hill, Chair
Court Facilities Advisory Committee
Transmitted via email to: cfac@jud.ca.gov

Re: North Tahoe Courthouse Replacement – Pre-Planning Update

Justice Hill and Members of the Court Facilities Advisory Committee:

On behalf of the Superior Court of Placer County, thank you for the continued efforts of the Court Facility Advisory Committee and Judicial Council staff in advancing the replacement of all of the Immediate Need courthouses across the state. The Placer Superior Court is, of course, especially appreciative that the replacement of the Tahoe City Courthouse remains on the five-year infrastructure plan.

We offer this public comment as an update on the pre-planning efforts regarding this project.

In early 2022, the Court and the County of Placer, with participation from Judicial Council Facilities Services staff, initiated discussions regarding the possibility of constructing the future courthouse on the existing court location. The intent of these discussions was to:

- Determine if construction on the site is likely allowable by the Tahoe Regional Planning Agency.
- Test fit a courthouse on the site, based on the prior courthouse design.
- Reduce potential future delays by developing a set of concepts for construction, shared space, and ingress/egress.
- Efficiently use public funds for this project

The attached is the result of those discussions. This document outlines the conceptual points developed by the Court and County for a possible courthouse on the existing site. Judicial Council staff were involved in these discussions but, appropriately, did not provide any commitments or

approval. The Court and County group held these discussions with the explicit understanding that this effort does not reflect a decision on the eventual courthouse site. It only reflects a possible location.

We share this document with you to convey the Court's continued commitment to this effort and the Court's desire for the Tahoe City Courthouse project to move forward **as currently planned** in the recently adopted Judicial Branch Five-Year Infrastructure Plan for FY 2023-2024. In particular, we ask for your continued support for the existing plan, which includes submission of this project as part of Budget Change Proposals for **Fiscal Year 2024/2025 for project study and site acquisition**.

We thank you, again, for the opportunity to provide public comment and to provide this update on pre-planning efforts. If it would be helpful to discuss the attached, please contact me or Jake Chatters, Court Executive Officer. Otherwise, we appreciate your time and look forward to the effort ahead.

Sincerely,



Hon. Alan V. Pineschi
Presiding Judge
Superior Court of California, County of Placer

Attachment: Tahoe Courthouse Project Concept Overview and Report

Project Concepts for Tahoe Justice Complex at Burton Creek Road in Tahoe City

Developed by Placer County Facilities Division and the Superior Court of Placer County

August 11 2022

Background:

The facility located at 2501 N. Lake Blvd., Tahoe City, CA 96145, known as Burton Creek, was originally constructed in 1959 and later opened as the Tahoe City Courthouse in 1960. In addition to being used as a court facility, it housed the Sheriff, Assessor, Probation and Health Departments. It remains a multi-use, County-owned courthouse and Sheriff substation that also houses the District Attorney's Office. Currently, the Tahoe City



Courthouse serves the Court's North-County residents and visitors. The Court is committed to providing access to justice to this remote community and the hundreds of thousands of annual visitors to one of the State's crown jewel destinations. The Tahoe City Courthouse provides full clerk's office functions and provides a location to hear all pre-trial matters in all case types (excluding unlimited civil and probate).

Replacement of this 63-year-old facility has been deemed critical and necessary, as confirmed by the Judicial Council's Capital Facilities Plan(s), and was most recently given a score of 16 on the Immediate Need Priority Group. A facility condition assessment ("FCA") was also performed in March 2019, which described the infrastructure deficiencies and rated the courthouse as "poor" on the facilities condition index ("FCI"). A "poor" category generally signifies a building that has been subjected to hard or long-term wear and is nearing the end of its useful or serviceable life. Specific details and findings from the FCA can be found in the Judicial Council's *2019 Prioritization for Trial Court Capital Outlay Projects: Final Report – Superior Court Of Placer County*. The three largest issues in the building assessment of the facility infrastructure were exterior enclosure, electrical systems and furnishings.

As cited in the Placer County Facility Plan-2019 developed by the Judicial Council, "the Tahoe City Courthouse's deficient space, security, and accessibility presents significant access to justice challenges for the Tahoe Basin community. Decades of unsuccessful efforts to repair the facility or to replace it have resulted in a facility that cannot meet the modern needs of the court or the public the Court serves."

The lack of space in the Tahoe City Courthouse is dire. There is no room to provide self-help services, jury selection is handled off site and there is no jury box in the courtroom. There is also no space to install computers for public viewing of case files; there is no space for security screening; and there is no space for file storage. The Court is currently forced to use a storage container in the parking lot, which is inaccessible during periods of time in the winter due to snowfall. The clerk's office space is inadequate and only allows for two or three people to wait to speak to the clerk.

Accessibility in the courthouse is also critically inadequate. The facility needs significant ADA improvements to make it more accessible to the public.

The Judicial Branch Five-Year Infrastructure Plan for FY 22/23 which was approved and adopted by the Judicial Council on July 9, 2021¹, and subsequently submitted to the Department of Finance, includes the Tahoe City Courthouse project as part of the Immediate Need list. The Governor's 2022 Five-Year Infrastructure Capital Funding Plan also includes \$3.4 billion for the Judicial Council for 17 projects, which includes the Tahoe City Courthouse project, with funding allocated beginning in FY 2024/2025. This report entitled Project Concepts for Tahoe Justice Complex at Burton Creek Road in Tahoe City (Project Concepts) is to ensure a schedule that aligns with the Governor's Capital Plan, the Judicial Council's Capital Infrastructure Plan and Placer County's schedule for development of the Tahoe Justice Center.

County-related Project

The County of Placer is in the process of developing a new Tahoe Justice Center (TJC), which is scheduled to begin in FY 22/23 and will house the following County agencies:

1. Placer County Sheriff Substation, including investigations, evidence, patrol, community services and jail holding facilities;
2. Placer County District Attorney Operations;
3. Placer County Tahoe Probation Office; and
4. Placer County Public Defender Office

The County originally considered the option of developing a new Tahoe Courthouse, which would have required the successful execution of a shared cost agreement with the Judicial Council. However, given the constraints discussed below, the County will move forward with development of the new TJC as a separate project from the Courthouse. The project schedule is included in the Schedule Intent Section.

Tahoe Courthouse Replacement Construction

The County and Court have a longstanding desire to co-locate the replacement Tahoe Courthouse with the County's TJC, which would result in economic opportunities for the Judicial Council and the State. This is also supported by the Judicial Council's Five-Year Facility Plan, which anticipates that alternative site selection would be a challenge due to lack of available and cost-effective real estate in the vicinity.

Prior efforts to rebuild the Tahoe City Courthouse have assumed that construction at Burton Creek would not be possible due to the existing stream environment zone. Through the County's

¹ The Judicial Branch Court Facilities Advisory Committee at its June 7, 2022 meeting adopted staff recommendations to submit to the Judicial Council the 2022/2023 Five Year Infrastructure Plan. The draft plan does not change the potential start date for the Tahoe City Courthouse.

exploration efforts with the Tahoe Regional Planning Agency (TRPA), this longstanding assumption has been debunked, opening up the use of Burton Creek for the co-located Tahoe Justice Complex to house both the new courthouse and the County's TJC.

Due to the complexity of construction in the Tahoe Basin, the joint desire to co-locate facilities, which would create viable economic opportunities, and an interest to avoid redundant costs regarding preliminary site yield studies and property investigations and analysis performed prior to proceeding with required environmental review processes, the Court, County, and Judicial Council met several times to discuss possible delivery methods for the Tahoe Courthouse project. Four options were considered as follows:

1. Build-to-suit with long-term lease:
 - a. County as "Developer" performs environmental review, obtains project and design review approvals, and contracts for construction of the new Tahoe City Courthouse and TJC. Delivery method is assumed to be Design-Build. The parties would enter into a Lease Purchase Agreement for the Tahoe City Courthouse site. Under the terms of this long-term lease, the Judicial Council would pay rent to the County in an amount which recoups all County costs associated with the Tahoe City Courthouse development including rent for the land associated with the Courthouse over the term of the lease. Given current site constraints, this option would require a phased construction schedule with the TJC constructed first followed by the Tahoe City Courthouse.
 - b. The group did not view this option as feasible due to Lease Revenue Bond complexities and requirements, and significant County initial outlay.
2. Build-to-suit with purchase:
 - a. County as "Developer" performs environmental review, obtains project and design review approvals, and contracts for construction of the new Tahoe City Courthouse and TJC. Delivery method is assumed to be Design-Build with one Design-Build team under one or two Design-Build contract(s) for the Tahoe City Courthouse and the TJC. The Judicial Council purchases the Tahoe City Courthouse site improved with the Tahoe City Courthouse upon completion of the Tahoe City Courthouse project. Given current site constraints, this option would require a phased construction schedule with the TJC constructed first followed by the Tahoe City Courthouse.
 - b. The group did not view this this option as feasible given the County and Judicial Council's public contracting policies and procedures and the significant County initial outlay and uncertainty of timing of State allocation for the purchase.
3. Land transfer with separate construction projects, allowing both the County and the Court facilities to proceed separately using each entity's preferred delivery method:
 - a. The Judicial Council would occupy the current Burton Creek facility following a joint preliminary environmental review process and the TJC completion, obtain all project approvals, acquire the site, and proceed with development in accordance with the Judicial Council's Capital Infrastructure Plan.

- b. **The group viewed this option the most feasible**, given the current Capital Infrastructure Plan schedule, is the most economically viable and feasible, and the group would recommend this approach to approval authorities at the appropriate time.
4. Land transfer with Joint Venture:
- a. The County and Judicial Council would jointly obtain environmental, project approvals and design review approvals. The Delivery method is assumed to be Design-Build with one Design-Build team under one or two Design-Build contract(s) for the Tahoe City Courthouse and the TJC. Following selection of a Design-Build Team, the County and the Judicial Council would separately seek TRPA permitting, design review, contract for the construction and management of the project. Judicial Council would purchase the Tahoe City Courthouse site upon completion.
 - b. The group did not view this option as feasible as it would require the Judicial Council's schedule to move up, as well as require policies that are not currently in place or allowable at the State level for joint development of design criteria and use of County's design-build RFP process.

After further discussion with Judicial Council's Real Estate Division, Legal Services and Budget, **the County and Court group unanimously agreed that the preferred option is Option 3, the land transfer with design/build as separate projects for the Court and the County.** The group then proceeded with additional discussions to clarify objectives around this joint project in key areas.

Land Acquisition

The Court, Judicial Council staff and the County discussed developing a land transaction plan, which included detailing land subdivision or transfer, shared cost methodology, and proposed options for joint occupancy and management of common area at Burton Creek. The plan will also describe required approvals from the County and TRPA to perform the desired property transfer.

The following areas related to land acquisition were discussed:

- 1. Land Subdivision:
 - a. Parcel Map or create separate parcel by deed to the Judicial Council via Legal Description (Metes and Bounds);
 - i. May require TRPA Approval
 - 1. As of the writing of this summary, the County Surveyor is evaluating TRPA Code 39.1 for applicability.
 - b. To avoid the need to duplicate efforts, it may be prudent to delay conveyance until after County Environmental Review and receipt of all project approvals (e.g., County Entitlements and TRPA approval).

2. Implement a New Transfer Agreement: A replacement courthouse, regardless of how constructed, would necessitate a change or full replacement of the existing Transfer Agreement upon Transfer of Title to the Courthouse Parcel. This will need to include:
 - a. Timing for Transfer of Title. The group's desire is for this to occur after County's TJC is deemed complete (receipt of Certificate of Occupancy).
 - b. Grant of easements to the Judicial Council (for example: driveway, utilities) and to County (for example: accessibility for rear driveway and walkway portion on the Judicial Council parcel).
 - c. Compensation (land and building) – Determination on whether the County will gift or sell the land to the State. There may be possible additional economic opportunities to reduce the cost of the land in exchange for certain site-improvement costs.
 - d. Shared facility cost division and reimbursement process.
 - e. Snow removal responsibilities and reimbursement process.
 - f. Joint use of the driveway(s), common parking areas, and elevated walkway.
 - g. Impact Fees
 - h. Initial and Ongoing Transit fees
 - i. Mitigation Measures
 - j. Parcelization costs
 - k. Determination on any ongoing Court's Facilities Payments.

3. Joint Occupancy Agreement (JOA)
 - a. Timing – effective upon Transfer of Title of new Courthouse Parcel
 - b. Shared costs and maintenance

Design and Construction

The group discussed key elements of the Burton Creek site and the need for shared design goals. The group also discussed key timing elements of construction to allow both projects to move forward on existing capital plan schedules. This resulted in the following concepts regarding Design and Construction.

Design Intent

1. Incorporate shared parking on both County parcel, for public parking, and Judicial Council parcel, for secure parking. For example:
 - a. Use of the east parking lot for court patrons.
 - b. Use of the Court secure parking area for some County personnel.
2. Incorporate an elevated bridge from the second floor of the courthouse to the first floor of the County TJC.
 - a. Intended to reduce the need for holding cells in the Courthouse and allow for movement of in-custody defendants between buildings through a secure corridor.

- b. Intended to reduce the need for exterior walkways between the two buildings and mitigate risk on icy sidewalks by allowing for movement through the bridge. Intended to be a non-secure passage that connects to non-secure passages in the courthouse and leads to the public lobby.
3. Retain both driveways from the upper parcel, where TJC will be located, and maintain ability for ingress and egress via these driveways to the main driveway to North Tahoe Boulevard.
4. Incorporate an improved walkway from the existing bus stop on North Tahoe Boulevard to the Courthouse property.
5. Court has reviewed the site and possible plans (see attached Diagram) and would recommend to reduce the overall square footage of the facility from 23,000+ square feet currently listed in the Capital Plan to roughly 16,000 square feet. This would be another avenue to take advantage of a clear economic opportunity by reducing overall construction costs.
6. Work with Tahoe Area Regional Transit on improved covered bus waiting areas on the north and south side of North Tahoe Boulevard.

Construction Intent

To maximize cost savings, the group discussed joint construction considerations and agreed on the following concepts for the construction phases for the two projects.

1. County intends to provide space in the new TJC for use by the Court during construction of the new courthouse.
 - a. This would require a temporary joint occupancy agreement for the Court's use of the temporary space in the new TJC during construction of the new courthouse.
 - b. If accomplished, this would remove the need to locate and secure an alternative location for the Court during the construction period; thus resulting in another viable economic opportunity for the Judicial Branch.
2. County would "stub out" the connection to the elevated bridge as part of their construction project and will grant any easement on their parcel for the Judicial Council to complete the bridge construction as part of the courthouse project.
3. The group discussed demolition responsibilities and identified the following timing considerations:
 - a. County would consider paying for demolition if the courthouse Design-Build contract is signed prior to the start of construction on the TJC.
 - b. If the courthouse Design-Build contract is not signed prior to the start of construction on the TJC, demolition would likely be part of the courthouse construction costs.
4. A joint plan would need to be developed to address interim parking facilities and related shuttle services during construction of the two projects.

Schedule:

Fiscal Year	County Activity	Court Activity
FY 2022-23	Project Planning, per MOU/Initiate Environmental Review	Initiate Environmental Review in concert with County
FY 2023-24	Design Criteria Development, Initiate Design-Build RFP, Design-Build Team Award	
FY 2024-25	Design, TRPA and County Design Review approvals, Construction begins	Site Acquisition
FY 2025-26	Construction	Performance Criteria Development, Initiate Design-Build RFP, Design-Build Team Award
FY 2026-27	Construction complete	Design/Build TRPA and County Design Review approvals
FY 2027-28		Construction begins

**This schedule is designed to allow for one set of preliminary environmental reviews (parcel not split / transferred until County Environmental Review and project approval by TRPA has been completed) by the County, and supported by a Court-Funded Facility Request, which provided \$150,000 from the Court to the JCC to support these efforts.*

Recommendation:

The new Tahoe Courthouse project is included in the *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2022–23* and is also included in the *California Five-Year Infrastructure Plan for 2022-23* in the current budget. In both documents, site acquisition is scheduled to begin in FY 2024/2025. This remains critically necessary to replace the existing woefully inadequate and obsolete courthouse. As previously presented, the deficient space, security and accessibility presents significant access to justice challenges for the Tahoe Basin community. Investing any further resources into this facility to bring it up to current court standards would be improvident and inefficient. A new facility is critically needed in Tahoe City due to the geographical remoteness and difficulty for residents of the area to access courthouses in Auburn or Roseville, especially in the winter with heavy snowfall over the mountainous terrain.

Numerous economic opportunities and benefits of moving forward with the Project as outlined in this document include, but are not limited to, the following:

- Reduced time to identify a new site
- Reduced time to negotiate a transfer
- Shared costs for environmental review(s)
- Reduced courthouse size due to decreased need for holding facilities, which would result in significant cost savings

- Cost savings of demolition if funding is allocated prior to transfer
- Reduced time to locate/acquire temporary relocation of Court operations during construction

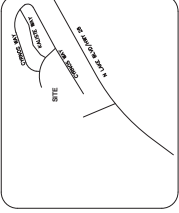
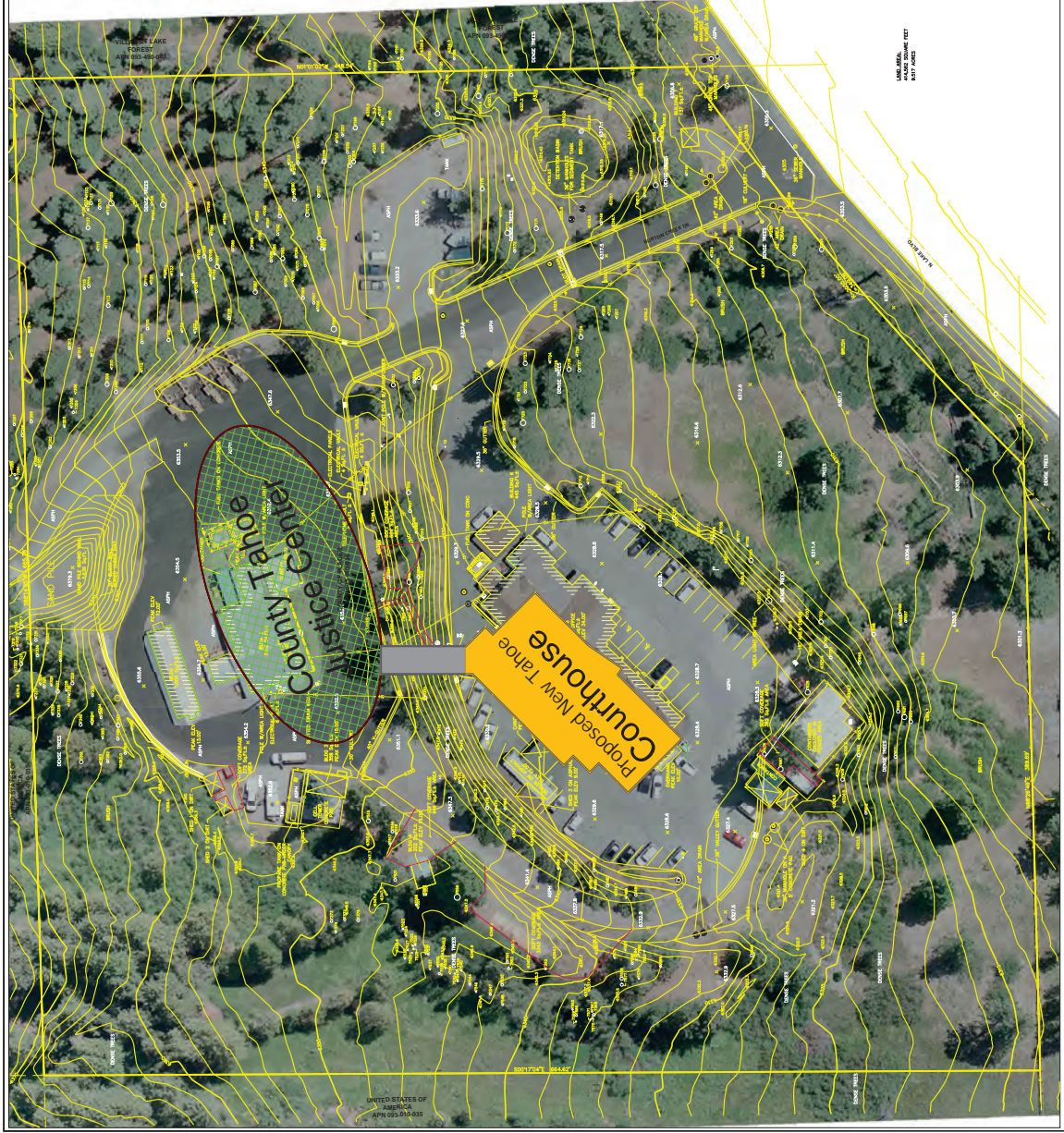
The project team, therefore, recommends advocating for the existing courthouse site as the location for the new courthouse. The project team further recommends advocating separate design/build delivery processes to building a new, efficient and adequate facility to serve those in the Tahoe Basin community. And, finally, the project team believes the current County construction schedule and *Judicial Branch Five-Year Infrastructure Plan* are synchronized to maximize collaboration and economic opportunities.

This Project Concepts report is being submitted to the Placer County Executive Officer, the Judicial Council Administrative Director and the Court Facilities Advisory Committee.

Appendix A: Courthouse & County Justice Center Site Concept – 7/28/2022

see following page

///



NEIGHBORHOOD MAP
PROJECT LOCATION

LEGEND	
NO.	DESCRIPTION
1	EXISTING CONCRETE FOUNDATION
2	NEW CONCRETE FOUNDATION
3	CONCRETE WALL
4	CONCRETE CURB
5	CONCRETE DRIVE
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LAND COVERAGE AREAS:
 LAND COVERAGE.....105,883 SQ.FT.
 BUILDINGS ON FOUNDATIONS.....12,101 SQ.FT.
 CONCRETE WALL.....564 SQ.FT.
 AREA DRAINS OUTSIDE CONTIGUOUS A/C.....43 SQ.FT.
 TOTAL.....118,511 SQ.FT.

SOFT COVERAGE
 SHEDS ON DIRT.....322 SQ.FT.
 CONTAINERS ON DIRT.....1,980 SQ.FT.
 ACCESS AREAS.....5,697 SQ.FT.
 TOTAL.....7,999 SQ.FT.

VERTICAL CURVE DATA
 SEE SHEET 10 FOR
 VERTICAL CURVE DATA
 SEE SHEET 11 FOR
 VERTICAL CURVE DATA

VERTICAL DATUM: NAVD83
 HORIZONTAL DATUM: NAD83

PROJECT NO. 2022-001
 COUNTY OF PLACER
 BURTON CREEK PROPERTY
 A PORTION OF SECTION 36, T4N, R12E, S10E
 PLACER COUNTY, CALIFORNIA
 PROJECT NUMBER: 2022-001
 CALIFORNIA STATE BOARD OF GEOLOGIC ENGINEERS SYSTEM ZONE 4
 LICENSE NO. 50888
 VERTICAL DATUM: NAVD83

Courthouse & County Justice Center Site Concept

Tahoe City Courthouse / Tahoe Justice Center

7/28/2022



DAVID W. SLAYTON
EXECUTIVE OFFICER / CLERK OF COURT

111 NORTH HILL STREET
LOS ANGELES, CA 90012-3014

Superior Court of California *County of Los Angeles*

February 24, 2023

Ms. Pella McCormick
Director, Facilities Services
Judicial Council of California
455 Golden Gate Avenue
San Francisco, California 94102

Re: Data Review for Long-Range Facilities Planning for the Los Angeles Superior Court

Dear Ms. McCormick:

Thank you for the opportunity to provide updated information about the long-range facilities planning for the Los Angeles Superior Court (LASC). As you know, the Court is unique in its size not only in California but in the nation. The size and complexity of the Court require it to operate at maximum effectiveness and efficiency to ensure that litigants needing access to justice are able to do so without unnecessary barriers. It is our commitment to those litigants that drives our thinking on the long-range facility needs of the Court.

As you know, Senate Bill 847 (passed in July 2018) required that the Judicial Council (JCC) reassess the Statewide Prioritization for Trial Court Capital Outlay Projects and provide a report back to the legislature by the end of 2019. This tight timeframe meant that the LASC had about six months to provide feedback, as the JCC needed input no later than late Spring 2019 if it was to be incorporated into the new prioritization.

The Court contracted Mark Cavagnero and Associates in early 2019 to prepare a Strategic Facility Report that would evaluate our current facilities, identify projects most needed, and provide a strategy for implementation. The strategy that emerged from this study was shaped with a focus on replacing the substantial seismically at-risk Stanley Mosk courthouse (SMC), the 100-courtroom flagship of the LASC, with a facility with less than half of the number of courtrooms in the current facility by shifting those courtrooms to larger replacement facilities in Santa Clarita, West Los Angeles, Inglewood, and Van Nuys East. This recommended shift was proposed to allow for a partial demolition of SMC and a replacement building to be constructed on the vacated site. Because this study was conducted within a short timeframe, Cavagnero and Associates was not able to carefully evaluate the proper size for replacement of SMC nor was it able to fully evaluate the ability to partially demolish SMC while keeping the other half operational. In general, the Cavagnero Study was incorporated into the JCC's 2019 Prioritization for Trial Court Capital Outlay Projects, but it was fully understood that additional study would be required. The

Legislature provided \$2.74 million in funding to validate prior assumptions related to constructability and service delivery, and AECOM was hired in February 2022 to provide this analysis.

AECOM conducted a detailed study on partially demolishing SMC. AECOM concluded that, while this approach may be technically possible, it would be financially prohibitive to keep part of the facility operational while the other portion was razed and a replacement structure erected on the vacated portion of the site. AECOM concluded SMC should be demolished in total, not in phases as recommended by the Cavagnero report. In its assessment, AECOM further indicated that a 47-courtroom facility at the Mosk site would underutilize the potential of the space available at the current Mosk site. Pursuing the original proposal would result in expensive swing space during construction of the “new Mosk” on the current site, but it would also be an additional inconvenience to the Court and litigants, requiring multiple moves.

In recent weeks, the Court has engaged in a review of its service delivery model, the foundation of which is highly centralized services based out of SMC. The centralized service model allows for operational efficiencies for staff and justice partners and convenience for attorneys and litigants needing those services. The Court reviewed data regarding case filings to determine where the workload originates to evaluate whether different rules might produce different efficiencies and convenience. After considerable analysis, the data shows that the Court could shift no more than 31 courtrooms (of the 124 courtrooms in Mosk and the Spring Street Courthouse) handling the civil/probate/family law workload to outlying sites without jeopardizing the efficiencies and excellence of the LASC or causing litigants to be forced to travel further for access.

More specifically, following the path of a 47-courtroom Mosk replacement would significantly reduce operational efficiencies achieved by centralization (e.g., requiring duplication of spaces and staff) and significantly inconvenience attorneys and litigants who might not have access to similar services if located elsewhere. Under any conceivable scenario, it is not possible to reduce the number of courtrooms in Mosk by the 77 required under the Cavagnero plan and the 2019 Prioritization. Based on the analysis of data the Court has recently reviewed and considering how we might be able to operate under a new facilities plan, the Court believes that the optimal number of courtrooms that could be displaced is approximately 24.

Based on the Court’s most recent additional analysis that more accurately takes into account how the Court most effectively achieves its mission, the proposal put forth in the 2019 prioritization plan appears to be flawed. We request the JCC’s assistance in developing an alternative that addresses these flaws. We seek a concept which retains 100 of the 124 described courtrooms in Downtown Los Angeles. The remaining 24 courtrooms will be relocated, 19 to the new Santa Clarita Facility as previously proposed, with the location of the remaining 5 courtrooms to be determined. While we believe that there is still a need to replace facilities throughout the County due to their current aged state, we understand that the West Los Angeles, Inglewood, and Van Nuys East projects may need to be reconsidered based upon these new assumptions. We believe the new proposal set forth here will necessitate the acquisition of a

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new, permanent site for the SMC replacement building, but it will avoid costly swing space, multiple moves, disruption for the Court, and permit the Court to maintain its efficient centralized operational model and better access to justice for the public.

As you are fully aware, SMC remains structurally vulnerable and lacks resiliency with building system infrastructure that is at the end of its life span. We are hopeful that working together with the JCC and AECOM, we can find a path forward to ensuring that the Los Angeles Superior Court can continue providing high-quality access to justice for litigants in our community in the heart of the city center.

If you have any questions, concerns, or wish to discuss this more detail, please let me know.

Sincerely,



David Slayton
Executive Officer/Clerk of Court

cc: Hon. Samantha Jessner, Presiding Judge
Hon. Sergio Tapia, Assistant Presiding Judge
Ms. Millicent Tidwell, Acting Administrative Director, Judicial Council of California
Mr. Robert Oyung, Acting Chief Deputy Director, Judicial Council of California
Mr. John Wordlaw, Chief Administrative Officer, Judicial Council of California
Mr. Tamer Ahmed, Deputy Director, Facilities Services, Judicial Council of California
Ms. Deni Butler, Chief Deputy
Mr. Jeremy Cortez, Chief Deputy
Mr. Allen Leslein, Facilities Director

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As of March 22, 2023

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