

Meeting Materials for the Court Facilities Advisory Committee

OPEN PUBLIC MEETING

SEPTEMBER 25, 2023



Judicial Council of California
Court Facilities Advisory Committee



Court Facilities Advisory Committee
Open Meeting via Videoconference

September 25, 2023

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Judicial Council of California
Court Facilities Advisory Committee

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

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: September 25, 2023
Time: 12:00 p.m. – 2:00 p.m.
Public Videocast: <https://jcc.granicus.com/player/event/2997>

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

Approval of Minutes

Approve the minutes of the Court Facilities Advisory Committee meetings held on June 27 and August 24, 2023.

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 September 21, 2023, will be provided to advisory body members prior to the start of the meeting.

III. DISCUSSION AND POSSIBLE ACTION ITEMS (ITEMS 1-4)

Item 1

Monterey – New Fort Ord Courthouse: Site Acquisition Review (Action Required)

Milestone review of the project at Site Acquisition.

Presenters: Mr. Jagan Singh, Principal Manager, Judicial Council Facilities Services
Mr. John Zorich, Criteria Architect Project Manager, Dreyfuss + Blackford
Architecture

Item 2

Solano – New Solano Hall of Justice (Fairfield): Site Selection Review (Action Required)

Milestone review of the project at Site Selection.

Presenters: Ms. Samara Lull, Senior Project Manager, Judicial Council Facilities Services
Mr. David Crotty, Vice President/Principal, Nelson Worldwide

Item 3

Fresno – New Fresno Courthouse: Site Selection Review (Action Required)

Milestone review of the project at Site Selection.

Presenters: Ms. Samara Lull, Senior Project Manager, Judicial Council Facilities Services
Mr. Alan Bright, Design Principal, HOK

Item 4

Director's Report (No Action Required – Information Only)

Discussion of issues affecting the judicial branch courthouse construction program.

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

IV. ADJOURNMENT

Adjourn



Judicial Council of California

Court Facilities Advisory Committee

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COURT FACILITIES ADVISORY COMMITTEE

MINUTES OF OPEN MEETING

June 27, 2023

10:00 AM – 3:00 PM

Judicial Council of California – San Francisco Office/Public Videocast

Advisory Body Members Present: Hon. Brad R. Hill, Chair
Hon. Patricia M. Lucas (Ret.), Vice-chair
Hon. Donald Cole Byrd (by video)
Hon. Keith D. Davis (Ret.)
Hon. Robert D. Foiles
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Steven E. Jahr (Ret.)
Ms. Krista LeVier
Hon. Gary R. Orozco (by video)
Hon. David Edwin Power (Ret.) (by video)
Mr. Lee Seale
Hon. Robert J. Trentacosta (by video)
Mr. Thomas J. Warwick, Jr. (by video)

Advisory Body Members Absent: Hon. JoAnn M. Bicego
Mr. Stephan Castellanos, FAIA
Mr. Anthony P. Capozzi
Mr. Larry Spikes

Others Present: The following Judicial Council staff/others were present:

Mr. Ron Strand, City Manager, City of Ridgecrest
Mr. Navi Dhillon, Attorney, Paul Hastings LLP (representing the City of Ridgecrest)
Ms. Ellen Heiman, Attorney, Paul Hastings LLP (representing the City of Ridgecrest)
Ms. Tamarah Harber-Pickens, Court Executive Officer, Superior Court of Kern County (by video)
Hon. Andrew S. Blum, Judge, Superior Court of Lake County (by video)
Mr. Ted Foor, Design Manager, Clark/Sullivan Broward Builders
Mr. Mike Davey, Principal, Lionakis (Architect of Record)
Ms. Carolyn Stegon, Design Manager, AECOM (Construction Management Agency)
Mr. Mike Regan, Project Manager, AECOM
Mr. Jeremy Cortez, Chief Deputy of Finance and Administration, Superior Court of Los Angeles County (by video)
Mr. Allen Leslein, Director of Facilities Services and Capital Projects, Superior Court of Los Angeles County (by video)
Mr. Jake Chatters, Court Executive Officer, Superior Court of Placer County (by video)
Hon. Craig B. Van Rooyen, Presiding Judge, Superior Court of San Luis Obispo County (by video)
Mr. Michael Powell, Court Executive Officer, Superior Court of San Luis Obispo County (by video)
Mr. Bob Dolbinski, AIA, Associate Principal, Moore Ruble Yudell | Architects & Planners
Ms. Jeanne Chen, FAIA, Principal, Moore Ruble Yudell | Architects & Planners
Ms. Zara Fahim, Project Manager, ARUP (by video)
Mr. Tamer Ahmed, Deputy Director, Judicial Council Facilities Services
Ms. Nina Besne, Senior Project Manager, Judicial Council Facilities Services
Ms. Kim Bobic, Senior Project Manager, Judicial Council Facilities Services
Ms. Mary Bustamante, Manager, Judicial Council Facilities Services (by video)
Mr. Jack Collins, Manager, Judicial Council Facilities Services (by video)
Mr. Zulqar Helal, Manager, Judicial Council Facilities Services
Ms. Kristin Kerr, Supervising Attorney, Judicial Council Legal Services (by video)
Mr. Chris Magnusson, Supervisor, Judicial Council Facilities Services
Ms. Pella McCormick, Director, Judicial Council Facilities Services
Mr. Bruce Newman, Senior Facilities Analyst, Judicial Council Facilities Services (by video)
Ms. Deepika Padam, Manager, Judicial Council Facilities Services (by video)
Ms. Akilah Robinson, Associate Analyst, Judicial Council Facilities Services
Mr. Michael Sablich, Principal Manager, Judicial Council Facilities Services
Mr. Jagandeep Singh, Principal Manager, Judicial Council Facilities Services
Ms. Maggie Stern, Attorney II, Judicial Council Legal Services
Ms. Peggy Symons, Manager, Judicial Council Facilities Services (by video)
Ms. Sadie Varela, Facilities Analyst, Judicial Council Facilities Services (by video)
Mr. John Wordlaw, Chief Administrative Officer, Judicial Council Executive Office (by video)

OPEN MEETING

Call to Order and Roll Call

The chair called the meeting to order at 10:00 AM, introductions were made, and roll was taken.

Public Videocast

A live videocast of the meeting was made available to the public through the advisory body web page on the California Courts website listed above and is archived at <https://jcc.granicus.com/player/clip/3967>.

Approval of Minutes

The advisory committee voted—with abstention of members absent from the meeting and exceptions of judges Donald Cole Byrd and William F. Highberger, as Ex-Officio, non-voting members—to approve the minutes of its meeting held on March 22, 2023, and the minutes of the Court Facilities Advisory Committee’s (CFAC) Subcommittee on Courthouse Names meeting held on June 12, 2023.

(Motion: Lucas; Second: Davis)

Public Comments

Representing the City of Ridgecrest in Kern County as the city’s legal counsel, the following persons spoke during the meeting regarding agenda Item 2:

1. Mr. Navi Dhillon, Attorney, Paul Hastings LLP
2. Ms. Ellen Heiman, Attorney, Paul Hastings LLP

Also present was Mr. Ron Strand, City Manager of the City of Ridgecrest.

A record of the comments made during this portion of the meeting are available through the archived videocast at <https://jcc.granicus.com/player/clip/3967>.

DISCUSSION AND ACTION ITEMS (ITEMS 1–6)

Item 1

Director’s Report (No Action – Information Only)

Summary: The CFAC received an update from Ms. Pella McCormick on the following topics:

2023 Budget Act (FY 2023–24):

- The Governor is expected to sign the 2023 Budget Act today, June 27, 2023.
- The Budget Act is expected to include funding for the following:
 - Continuing phases for trial court capital outlay projects in Monterey, Nevada, and San Bernardino counties and a new start capital outlay project for the Court of Appeal, Sixth Appellate District;
 - Signage for the Superior Court of Merced County’s main courthouse that has been renamed as the Charles James Ogletree, Jr. Courthouse; and
 - Operations and maintenance for nine recently completed capital outlay projects (or projects that will complete) within the upcoming year.

Today's Meeting Agenda:

- Agenda items are largely focused on preparation for budget requests for FY 2024–25.
- As informed and directed by today's actions, the *Judicial Branch Five-Year Infrastructure Plan* and *Capital Outlay Budget Change Proposals* (COBCPs) for FY 2024–25 will be submitted for consideration at the Judicial Council's July 2023 business meeting:
 - The *Judicial Branch Five-Year Infrastructure Plan* and COBCPs are due to the California Department of Finance (DOF) on July 31, 2023.
 - The Superior Courts of Kern and Los Angeles Counties have requested project scope adjustments.
 - Based on analysis from the ongoing long-range plan, the Superior Court of Los Angeles County has affirmed its desire to continue with the centralized service model with facilities concentrated in downtown Los Angeles, rather than distributing dockets from the 100-courtroom Stanley Mosk Courthouse to courthouses within outlying districts.
 - Four Los Angeles trial court capital outlay projects were rescoped and rescored utilizing the 2019 prioritization methodology and then integrated into the statewide capital project list—which resulted in the West Los Angeles, Van Nuys, and Inglewood projects moving down in score and the Stanley Mosk Courthouse replacement project moving up.
 - At the Superior Court of Kern County's request, the New East County Courthouse project has changed from four to three courtrooms and will replace Mojave court facilities only.
 - The project will no longer replace the county-owned facility in the City of Ridgecrest, and that existing one-courtroom facility will continue its operations.
 - The superior court's letter, included in the meeting materials, describes the request and recent stakeholder and justice partner input as well as the court's outreach meetings to the Ridgecrest and Mojave communities.
- The CFAC's Subcommittee on Courthouse Names met at a public meeting on June 12, 2023, to consider the following:
 - Revision to the *Courthouse Naming Policy*, which was posted for a two-week court/public comment period commencing June 13, 2023; and
 - A request from the Court of Appeal, Fourth Appellate District, Division Three, to name the existing Fourth Appellate District Courthouse in Santa Ana after former Associate Justice Cruz Reynoso.
 - This item will be presented to the CFAC for future action either through a special meeting or action by email depending on the timing to present the naming request to the Judicial Council.
 - Judicial Council approval of the naming request will be subject to its conformance to the revised *Courthouse Naming Policy* and the CFAC's concurrence.

Capital Program Status Update:

- There are currently 18 active projects: 8 in construction, 2 in performance criteria, 1 in working drawings, and 7 in acquisition.
- Capital outlay projects in Imperial, Glenn, and Shasta counties will complete construction this year.
- The Los Angeles long-range planning study is progressing and expected to complete this year. This study will address the superior court's 17 capital outlay projects on the statewide list. It will have a specific focus on the projects for the Mosk and Foltz courthouses, to validate prior assumptions and provide a 20- to 30-year plan in alignment with court operational priorities.

Update to the *California Trial Court Facilities Standards*:

- The 2023 update to the facilities standards has started in conjunction with the triennial release of the 2022 California Building Standards Code in January of 2023.
- CFAC’s workgroup on the Standards update has reformed and will be meeting with facilities staff over the summer and fall.
- Facilities staff estimate a December 2023 presentation to the CFAC for approval to post the updated Standards for court/public comment, and ultimately, targeted Judicial Council adoption of the updated Standards in May 2024.

September CFAC Meeting:

- The next project milestone reviews will be for the Monterey—New Fort Ord Courthouse site acquisition, New Fresno Courthouse site selection, New Solano Courthouse (Fairfield) site selection, and possibly, the New Quincy Courthouse site selection.

Action: The advisory committee took no action, as this item had only been presented for informational purposes.

Item 2**Judicial Branch Five-Year Infrastructure Plan and Capital Outlay Budget Change Proposals for Fiscal Year 2024–25**

Summary: The CFAC reviewed the capital projects proposed in the *Judicial Branch Five-Year Infrastructure Plan* and COBCPs 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 and COBCPs are required in advance of DOF’s deadline.

Consistent with materials (Tab 3) for Item 2 of the agenda, which were posted online for public viewing in advance of the meeting and available at www.courts.ca.gov/documents/cfac-20230627-materials.pdf, Mr. Chris Magnusson introduced this item and presented slides 1–4 and 14–20, and Ms. Pella McCormick presented slides 5–13. Following the presentation and committee discussion and as described below, the CFAC took separate actions on the capital project for Superior Court of Placer County and the five-year plan and COBCPs.

Placer–Tahoe Area Courthouse Project

The advisory committee made the following comments concerning the motion:

- The capital project for the Superior Court of Placer County should be scoped as a renovation of the existing courthouse building and proceed with an acquisition/study phase in FY 2024–25.
- Staff should work with the Placer County Board of Supervisors to determine whether the county is willing to provide the site, including easement for parking, at minimal (i.e., less than fair market) if not zero cost (i.e., donation) to support the Judicial Council in its investment in the renovation of the existing courthouse building.
 - The hope is that very early on there would be buy in from the County of Placer to be a participant in allowing the Judicial Council to use their old building, which they are not going to use, without any additional cost to the state.

- Throughout the many years of the capital program's existence, many counties have gone to great extents financially, and otherwise, to ensure local courthouses are constructed at economical cost and of value to the members of their communities.
- Hopefully, the County of Placer will look at it as a positive and come forward with an understanding to be willing to give up their building, which is not going to be used; so that they could benefit from a renovated courthouse to better serve the members of their community.
- Staff should study all aspects of the renovation, including asbestos abatement, necessary systems upgrades, walls relocation to assist the functional space plan, etc., to determine a quantified expense.
- Staff should study whether the second floor needs to be used at all, or whether the space program can be accomplished solely on the first floor with the second floor designated as attic space to save the cost of an elevator.
 - A cost-benefit analysis should be performed to determine whether the cost of the space on second floor is worth the investment of an elevator.
- Staff should aspire to deliver the renovation project for a construction cost of \$6 million rather than between \$9.5–12.5 million.
- Staff should study the feasibility of including a covered walkway connection between the existing courthouse building and the county's proposed new Tahoe Justice Center (TJC) Building.
 - The county's proposed TJC building is planned to house the Sheriff Substation, and its holding cells can be used for in-custodies moved between the two buildings and reduce the need for holding cells in the renovated courthouse.

Action 1: The advisory committee—with exceptions of judges Donald Cole Byrd and William F. Highberger, Ex-Officio non-voting members—voted to approve the following motion:

1. The capital project for the Superior Court of Placer County is changed from new construction to a renovation of the existing courthouse building in Tahoe City and moves forward for request of initial funding for an acquisition/study phase in FY 2024–25.

(Motion: Highberger; Second: Lucas)

Five-year Plan and Capital Outlay Budget Change Proposals for Fiscal Year 2024–25

Actions 2 and 3: The advisory committee—with exceptions of judges Donald Cole Byrd and William F. Highberger, Ex-Officio non-voting members—voted to approve the following motions:

2. The five-year plan and COBCPs be submitted to the Judicial Council for review and approval
(Motion: Jahr; Second: Davis); and
3. The review/approval of the committee's report to the Judicial Council is delegated to the CFAC Chair and Vice-chair. *(Motion: Davis; Second: Orozco)*

Item 3**San Luis Obispo – New San Luis Obispo Courthouse: Site Selection Review**

Summary: The CFAC received a presentation of the capital project’s Site Selection, which was a scheduled milestone review.

Consistent with materials (Tab 4) for Item 3 of the agenda, which were posted online for public viewing in advance of the meeting and available at www.courts.ca.gov/documents/cfac-20230627-materials.pdf, Ms. Kim Bobic introduced this item and presented slides 1–13 and 33–34, and Mr. Bob Dolbinski presented slides 14–32. They were joined by Ms. Jeanne Chen. Ms Bobic also indicated that from the Superior Court of San Luis Obispo County, Presiding Judge Craig B. Van Rooyen and Mr. Michael Powell, Court Executive Officer, were both present via videoconference.

In addition, the following comments were made:

- The Kimball property and the existing courthouse property are both owned by the County of San Luis Obispo. Acquiring the Kimball property may result in cost savings, as this site would be credited for the exchange of the state’s space equity interest (approximately 50 percent) in the existing courthouse property through the county’s buyout of that equity. Any remaining balance of the cost for the site is still to be determined.
- No public, juror, or staff parking exists on the existing courthouse property. The city’s nearby public parking garages provides such parking accommodation. These parking facilities would continue to be available to meet this parking need with development of the new courthouse on the Kimball property.

Action: The advisory committee—with exceptions of judges Donald Cole Byrd and William F. Highberger, Ex-Officio non-voting members—voted to approve the following motion:

1. Site selection for this project—of two downtown San Luis Obispo sites, which are the preferred Kimball Property and alternate Existing Courthouse Property—be submitted to SPWB for approval and for the project to return for future review/approval of site acquisition.

(Motion: Lucas; Second: Foiles)

Item 4**Lake – New Lakeport Courthouse: 100 Percent Schematic Design Review**

Summary: The CFAC received a presentation of the capital project’s completed 100 Percent Schematic Design, which was a scheduled milestone review.

Consistent with materials (Tab 5) for Item 4 of the agenda, which were posted online for public viewing in advance of the meeting and available at www.courts.ca.gov/documents/cfac-20230627-materials.pdf, Ms. Nina Besne introduced this item and presented slides 1–3 and 35–36, Mr. Ted Foor presented slides 4–11 and 33–34, and Mr. Mike Davey presented slides 12–32. They were joined by Ms. Carolyn Stegon. Ms. Besne also indicated that from the Superior Court of Lake County, Judge Andrew S. Blum was present via videoconference, and Ms. Krista LeVier, Court Executive Officer, was present in the board room.

In addition, the following comments were made:

- Based on the projected number of daily court users and per the project’s elevator consultant, a single elevator has been determined to be sufficient.
- Not from the result of prior industrial or retail activity but the site’s natural character of its soil was found to have nickel and chromium. However, its soil does not require remediation, as it is not being exported to another site and subject to reclassification as a Class 1 hazardous material. Three inches of capping is required, which can be in the form of asphalt or concrete or hydroseed in landscape areas. There is no impact on any identified CEQA mitigation measures, and as this is a recent issue, the project team will be looking at impact to the project’s budget.
- The reuse of onsite soil resulting from excavation is planned to be applied throughout the site and will increase the elevation of site features including the access road, parking lot, and building pad. The local fire department has been made aware of this plan, and the site design, including steepness of the access road, is within that department’s parameters.
- There a public sidewalk planned on the west side of the access road in addition to a series of switchback walkways south of the secure parking area to provide an ADA accessible path from the street to the courthouse building.

Action: The advisory committee—with the abstention of Ms. LeVier and exceptions of judges Donald Cole Byrd and William F. Highberger, Ex-Officio non-voting members—voted to approve the following motion:

1. Recommend approval of the project’s completed 100 Percent Schematic Design and to proceed with Design Development.

(Motion: Highberger; Second: Fowler-Bradley)

Item 5

Revised Courthouse Naming Policy

Summary: The CFAC reviewed a revision to the Judicial Council’s current *Courthouse Naming Policy*. The council, with recommendation from its CFAC’s Subcommittee on Courthouse Names, names courthouses based on standards to provide consistency in identifying courthouses in California. Changes over time necessitate an update to the policy since it was adopted by the council in 2014.

Mr. Chris Magnusson introduced this item and presented it consistent with materials (Tab 6) for Item 5 of the agenda, which were posted online for public viewing in advance of the meeting and available at www.courts.ca.gov/documents/cfac-20230627-materials.pdf. Moreover, Judge Keith D. Davis, chair of the CFAC’s Subcommittee on Courthouse Names, reiterated the subcommittee’s complete support for the revision to the policy as determined at its public meeting held on June 12, 2023. He also indicated he had no concern with the language suggested from the Superior Court of Riverside County that was provided during the public comment period and captured on presentation slide 7.

Action: The advisory committee—with exceptions of judges Donald Cole Byrd and William F. Highberger, Ex-Officio non-voting members—voted to approve the following motions:

1. With inclusion of language from the court comment (on presentation slide 7), the CFAC Subcommittee on Courthouse Names' recommendation—that the Judicial Council approve the draft revised policy—is affirmed; and
2. The review/approval of the committee's report to the Judicial Council is delegated to the CFAC Chair and Vice-chair.

(Motion: Davis; Second: Highberger)

Item 6

Post Occupancy Evaluation (No Action – Information Only)

Summary: The CFAC received a report on the post occupancy evaluation of the Stockton Courthouse, which was constructed in 2017 for the Superior Court of San Joaquin County.

Ms. Zara Fahim introduced this item and presented it consistent with materials (Tab 7) for Item 6 of the agenda, which were posted online for public viewing in advance of the meeting and available at www.courts.ca.gov/documents/cfac-20230627-materials.pdf. Moreover, Ms. Deepika Padam indicated that as the Stockton Courthouse was designed under the 2011 edition of the *California Trial Court Facilities Standards*, many of the lessons learned from this project were captured in the 2020 update to the Standards and that others will be captured in the next iteration. She also noted that procedures and trainings have been improved within Judicial Council Facilities Services to better transition completed capital projects from the Project Management Unit to the Facilities Operations Unit, who will use the functionality of these modern buildings.

Action: The advisory committee took no action, as this item had only been presented for informational purposes.

A D J O U R N M E N T

There being no further business, the meeting was adjourned at 3:00 p.m.

Approved by the advisory body on _____.



Judicial Council of California
Court Facilities Advisory Committee

www.courts.ca.gov/cfac.htm
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COURT FACILITIES ADVISORY COMMITTEE

MINUTES OF OPEN MEETING

August 24, 2023
12:00 PM – 1:00 PM
Public Videocast

Advisory Body Members Present: Hon. Brad R. Hill, Chair
Hon. JoAnn M. Bicego
Hon. Donald Cole Byrd
Mr. Anthony P. Capozzi
Hon. Keith D. Davis (Ret.)
Hon. Robert D. Foiles
Hon. Steven E. Jahr (Ret.)
Ms. Krista LeVier
Hon. Gary R. Orozco
Hon. David Edwin Power (Ret.)
Mr. Lee Seale
Hon. Robert J. Trentacosta
Mr. Thomas J. Warwick, Jr.

Advisory Body Members Absent: Hon. Patricia M. Lucas (Ret.), Vice-Chair
Mr. Stephan Castellanos, FAIA
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Mr. Larry Spikes

Others Present: The following Judicial Council staff were present:

Mr. Tamer Ahmed, Deputy Director, Judicial Council Facilities Services
Mr. Chris Magnusson, Supervisor, Judicial Council Facilities Services
Ms. Pella McCormick, Director, Judicial Council Facilities Services
Mr. Jagandeep Singh, Principal Manager, Judicial Council Facilities Services
Ms. Maggie Stern, Attorney II, Judicial Council Legal Services
Ms. Sadie Varela, Facilities Analyst, Judicial Council Facilities Services

OPEN MEETING

Call to Order and Roll Call

The chair called the meeting to order at 12:00 PM, introductions were made, and roll was taken.

Public Videocast

A live videocast of the meeting was made available to the public through the advisory body web page on the California Courts website listed above.

Approval of Minutes

The advisory committee voted—with abstention of members absent from the meeting and exception of Presiding Judge Donald Cole Byrd, Ex-Officio non-voting member—to approve the minutes of the Court Facilities Advisory Committee’s (CFAC) Subcommittee on Courthouse Names meeting held on August 11, 2023. (*Motion: Davis; Second: Power*)

DISCUSSION AND ACTION ITEMS (ITEM 1)

Item 1

Proposal to Name New Courthouse in Downtown Sacramento

Summary: Judicial Council Facilities Services is currently managing the construction of a capital outlay project in downtown Sacramento to provide a new courthouse for the Superior Court of Sacramento County. The CFAC reviewed the proposal to name this courthouse including the recommendation from its Subcommittee on Courthouse Names that the courthouse should be named after former Chief Justice Tani Cantil-Sakauye. Previously at a public meeting on August 11, 2023, the CFAC’s Subcommittee on Courthouse Names voted to recommend the former chief justice’s name of the three names it reviewed, which were to name the new courthouse after (1) its location, Downtown Courthouse; (2) the former Chief Justice, Tani Cantil-Sakauye; or (3) a former judge and court executive officer, Lloyd Connelly.

Mr. Chris Magnusson presented this item consistent with the meeting materials, which were posted online for public viewing in advance of the meeting and available at www.courts.ca.gov/documents/cfac-20230824-materials.pdf. At presentation slide 14, Judge Keith D. Davis, chair of the CFAC Subcommittee on Courthouse Names, stated the subcommittee’s naming recommendation in favor of the former chief justice, noting it was unanimous as the former chief justice has had a broad and deep impact and influence on the judiciary, on various legal organizations and bar associations, and on specialty bar groups throughout the state; that her ties to Sacramento are well known; and that her impact has been far and wide having served 12 years as chief justice in addition to decades of experience and tenure on the bench. He also noted the subcommittee was made aware of the significant contribution Judge Connelly has made to his court and to Sacramento County

In addition, the advisory committee made the following comments:

- Courthouses are venerated buildings that can be inspirational for the work that transpires within them, and given their symbolism, there is no better person than the former chief justice who stands as such a symbol of justice. Her commitment and extraordinary service and dedication over the past 12 years of her term as chief justice have been unparalleled, having started at the time of the

Great Recession followed by the Pandemic. The letters of support that have been submitted reflect the inspiration she created during that time:

- As stated in the letter from the Cruz Reynoso Bar Association (CRBA): *Chief Justice Cantil-Sakauye has left an indelible mark upon our state’s system of justice. She is renowned in our statewide legal community as a leader and model who inspires others to break down barriers, paving a path for others to follow in her footsteps of service through one’s dedication to equity and access to justice. The CRBA can think of no better individual for whom the Superior Court of California, County of Sacramento downtown courthouse should be named after.*
 - As stated in the letter from the Sacramento Filipino American Lawyers Association (SacFALA) and the SacFALA Board: *Chief Justice Cantil-Sakauye truly embodies the best of Sacramento and California. A Filipina, a child of immigrants, a product of California’s public schools, she has consistently and continuously served all the people of California with integrity and a profound sense of conviction, not from an ivory tower but from a place of extraordinary understanding, empathy and caring.*
 - As stated in the letter from Presiding Justice Laurie M. Earl, California Court of Appeal, Third Appellate District: *Chief Justice Cantil-Sakauye is a person who embodies “justice,” defined in Webster’s dictionary as “the quality of being just, impartial, or fair; conformity to this principle or ideal: righteousness.” Naming the new courthouse after Chief Justice Cantil-Sakauye would be a deserved honoring of her work. Naming the courthouse after a person synonymous with “justice,” would be a deserved honoring of our community.*
- The former chief justice was one of the most effective and inspiring chief justices in the history of the branch. She took office under very adverse circumstances, one of the worst economic downturns any of the committee members have seen. She had to deal with the unprecedented issues of the global pandemic and at the same time important issues of social justice. She was always at the forefront of access to justice. She was a reformer and a role model. The CFAC could not do better than to name the new courthouse after her.
 - The former chief justice was strong in promoting access to justice but was also strong in promoting the independence of the courts, providing lawyers the opportunity for input through the judicial system including participation on the Judicial Council.
 - Naming the new courthouse after the former chief justice is inspiring and an inspired choice. She’s been a visionary leader, one who has led the judicial branch into the future but at the same time maintaining access and ensuring access to all, making that as a centerpiece of her time as chief justice. Having her name on a courthouse, in the court where she served, is an honor not only for her but more importantly for the Sacramento community and for us all, to have such an inspiring leader grace the new courthouse.

Action: The advisory committee—with abstention of Mr. Lee Seale and exception of Presiding Judge Donald Cole Byrd, Ex-Officio non-voting member—voted to approve the following motions:

1. Recommend to the Judicial Council that the new courthouse is named after the former chief justice, as the *Tani Cantil-Sakauye Sacramento County Courthouse*. (*Motion: Capozzi; Second: Davis*)
2. Delegate to the CFAC Chair and Vice-Chair review and approval of the committee’s report to the Judicial Council. (*Motion: Davis; Second: Power*)

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:00 p.m.

Approved by the advisory body on _____.

Court Facilities Advisory Committee Site Acquisition Report

New Fort Ord Courthouse
Superior Court of California,
Monterey County

September 25, 2023



Agenda

- Project Summary
- Space Program
- Site Criteria
- Site Plan & Test Fit Diagrams
- CEQA Documentation Compliance
- Property Acquisition Agreement Terms

Project Summary

- New civil and family law courthouse, no criminal case load
- Authorized Building Area: 83,000 BGSF
- 3-Stories, no basement
- 7 Courtrooms
- Consolidate operations and replace three existing facilities
- Approved site area: 5-acres



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space Program; 83,000 BGSF approval

<u>Space Program Summary</u>		CURRENT NEED			
		Courtrooms	Total Staff	Total NSF ²	Total CGSF ³
1.0	Public Area - Lobby, Security Screening	-	3	3,010	3,612
2.0	Court Sets	7	8	19,380	25,194
3.0	Chambers & Courtroom Support	-	19	5,110	6,388
4.0	Court Operations	-	11	821	1,026
5.0	Clerk's Office	-	31	3,741	5,050
6.0	Family Court Services	-	8	1,650	2,228
7.0	Self Help/ADR Center	-	12	2,085	2,711
8.0	Administration/Information Technology	-	6	2,404	3,015
9.0	Jury Services	-	2	2,414	3,018
10.0	Sheriff	-	2	1,200	1,500
11.0	Central In-Custody Holding	-	-	1,110	1,665
12.0	Building Support	-	1	3,050	3,813
Subtotal		7	103	45,975	59,218
Grossing Factor ¹					1.40
Total Gross Square Feet (GSF)					82,905

Site Criteria

- Property has a water allocation
- Site is close to Highway 1 with convenient access
- Public Transportation nearby
- Infrastructure available to support courthouse
- The Court, PAG and Community supports the development of the courthouse
- Site provides a civic presence

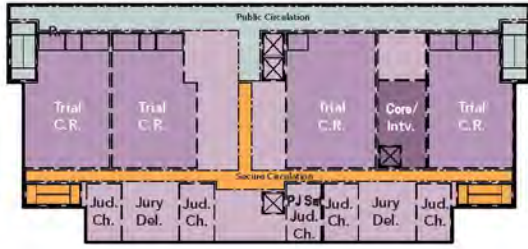


Site Plan; City of Seaside - Main Gate Site

- 5-acre Site
- Approx. 280 Parking spaces
 - Separate Juror/Public and Staff Parking
- 12 Secure Parking spaces
- Energy generation over 150 parking spaces
- In-custody sallyport

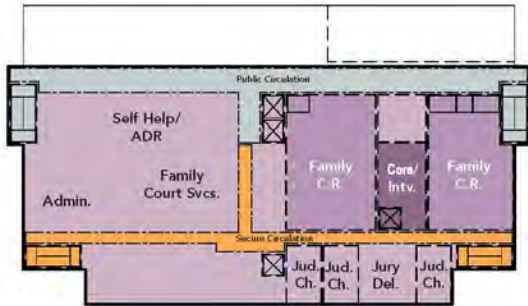


Test Fit Diagrams



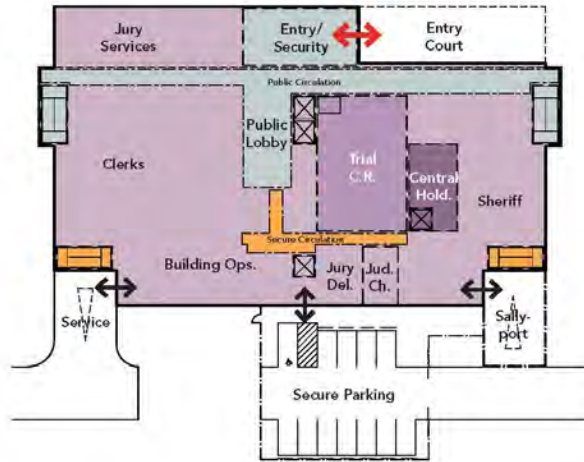
Third Floor
~24,600 GSF

3rd Floor – Civil
(4-Courtrooms)



Second Floor
~24,600 GSF

2nd Floor –
Family Law
(2-Courtrooms)

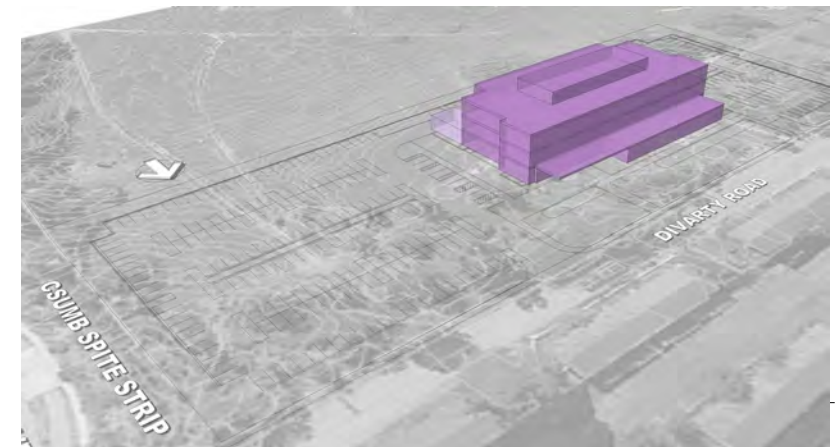
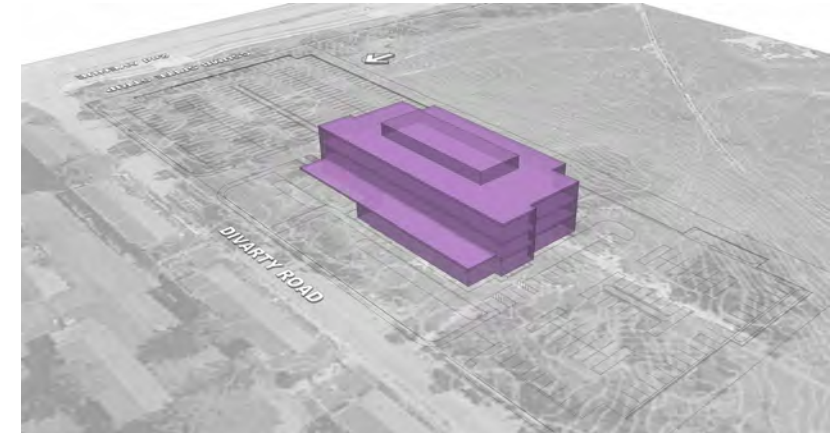


Ground Floor
~30,000 GSF

1st Floor – Child
Support / Juvenile
Dependency
(1-Courtroom)

Building Height:
52 feet

Mech'l Parapet
Height: 60 feet



CEQA Environmental Impact Report (EIR)

- Notice of Preparation filed July 18, 2022
- Public Scoping meeting in the City of Seaside: September 7, 2022
- AB 52 Tribal consultation with two culturally affiliated tribes
- Draft EIR Notice of Completion issued April 5, 2023
- Public Meeting for Draft EIR: May 2, 2023
- Final EIR with Responses to Comments circulated August 7, 2023
- EIR certified August 21, 2023
- Notice of Determination filed August 24, 2023
- 30-Day statute of limitations concluded September 23, 2023

Property Acquisition Agreement Terms

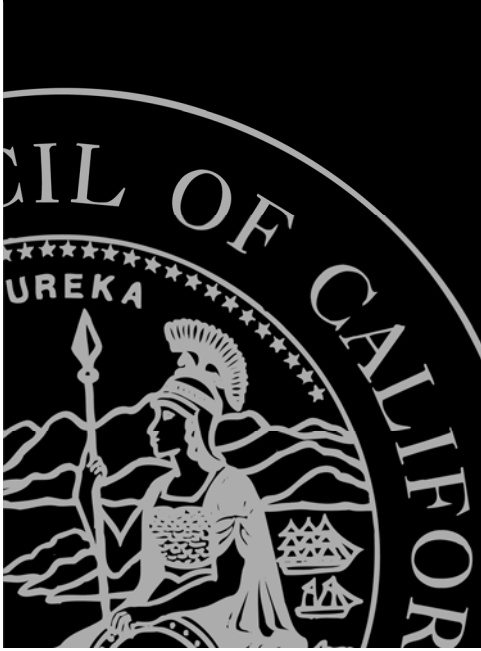
- City donated site.
- Grantor's Right of First Refusal to City of Seaside:
 - If construction has not occurred by or before December 31, 2035.
 - If no longer used as a courthouse.
- City to complete utility infrastructure and Judicial Council to compensate for actual costs.
- City to allow temporary construction access on adjacent City property.
- City may accept excess construction soil in lieu of export.
- Judicial Council to post Courthouse Project Signage.

Requested Action

- This is the second step in a two-step approval process.
 - Site Selection – *CFAC Approval received April 2022.*
 - Site Acquisition – *approve the property acquisition.*
- Staff requests Site Acquisition approval for submission to State Public Works Board.



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES



Court Facilities Advisory Committee Capital Project Site Acquisition Report

NEW FORT ORD COURTHOUSE
SUPERIOR COURT OF CALIFORNIA
COUNTY OF MONTEREY

September 25, 2023

JUDICIAL COUNCIL OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES – CAPITAL PROGRAM

SENIOR PROJECT MANAGER
KIM BOBIC

455 Golden Gate Avenue | San Francisco, CA 94102
kim.bobic-T@jud.ca.gov

1. **Executive Summary of Project Status**

The project has completed all activities to support concluding the Site Acquisition phase and to support approvals for acquisition of the recommended property for the Project.

- 1.1 Scope – A 5-acre site has been approved for the Project and the 7-Courtroom Building Program has been confirmed within the 83,000 approved square footage.
- 1.2 Budget – the Project is within budget, as described below in Section 8.
- 1.3 Schedule – the Project schedule was updated in the FY 2023-24 State Budget Act with the authorization of the Design-Build phase. With the conclusion of the draft Environmental Impact Report (EIR) public comment period, the Department of Finance authorized the project to proceed with the Performance Criteria phase concurrent with the completion of Site Acquisition.
- 1.4 Status – The EIR prepared for the Project has been certified and a Notice of Determination was filed with the Governor’s Office of Planning and Research (OPR) on August 24, 2023, concluding California Environmental Quality Act (CEQA) requirements for the Project at the proposed site.

The project is requesting Site Acquisition approval to submit the proposed City of Seaside, 5-acre Main Gate parcel to the State Public Works Board for approval.

2. **Project Description**

The Project involves the design and construction of the New Fort Ord Courthouse utilizing the design build delivery method on an acquired site in Seaside, California. The Project requires the design and construction of a new 7-courtroom courthouse, of approximately 83,000 building gross square feet and is comprised of three floors and will have a shielded mechanical area on the roof. The Project includes secure parking for judicial officers and approximately 280 surface parking spaces with solar power generation capability over 150 parking spaces.

The Project replaces three existing non-state owned facilities: the Monterey Courthouse, the Gabilan Annex, and the Juvenile Courthouse, consolidating most family law and civil operations into one location. The project includes seven (7) courtrooms, judicial chambers, and administrative support areas. Major functional components include central holding, jury assembly, alternative dispute resolution, family law, and self help.

The Project will implement sustainable elements throughout its design, construction, operation and maintenance. Pursuant to the *California Trial Court Facility Standards* (Judicial Council 2020), the proposed Project would be designed for sustainability and, at a minimum, to the standards of a Leadership in Energy and Environmental Design (LEED) Silver certified rating.

3. **Space Program**

During site selection, the planning and space programming for this project were reviewed and a preliminary program was developed based on documentation and input received from the Superior Court of Monterey County.

The courthouse building is within the proposed 83,000 BGSF as validated by the project team to support site selection. Final architectural programming will be performed as part of the development of the Performance Criteria.

Space Program Summary		CURRENT NEED			
		Courtrooms	Total Staff	Total NSF ²	Total CGSF ³
1.0	Public Area - Lobby, Security Screening	-	3	3,010	3,612
2.0	Court Sets	7	8	19,380	25,194
3.0	Chambers & Courtroom Support	-	19	5,110	6,388
4.0	Court Operations	-	11	821	1,026
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9.0	Jury Services	-	2	2,414	3,018
10.0	Sheriff	-	2	1,200	1,500
11.0	Central In-Custody Holding	-	-	1,110	1,665
12.0	Building Support	-	1	3,050	3,813
Subtotal		7	103	45,975	59,218
Grossing Factor ¹					1.40
Total Gross Square Feet (GSF)					82,905

4. Site Summary

The proposed Project site is situated in northern Monterey County, at the northern end of the city of Seaside (City). The approximately 5-acre Project site is part of a larger 49-acre parcel that was conveyed by the U.S. Department of Defense to the City, acting as the Local Redevelopment Authority for the former Fort Ord Army Base.

The site is approximately 5-acres and is bounded by Divarty Street in the City of Marina to the north and Second Avenue to the east. Undeveloped land, owned by the City of Seaside, bounds the property to the west and the south. CSU Monterey Bay owns a small strip of land immediately to the east of the property, including Second Avenue. The property has good site access from Highway 1 and Second Avenue.

Monterey-Salinas Transit (MST) provides transit service to the greater Monterey and Salinas areas with two routes available to the Project site. MST is also completing the SURF! project which will construct a new transit station ½-mile from the Project site at the corner of 1st Avenue and 5th Street. The SURF! project will be completed and operational in 2027 and will offer bus service every 15 minutes.



5. Site Planning and Test Fits Diagrams

5.1 During site planning, the Monterey Superior Court identified the following Goals for the Project:

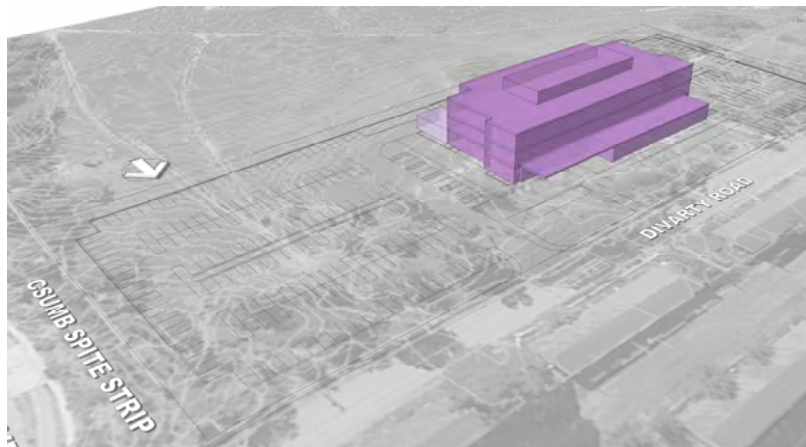
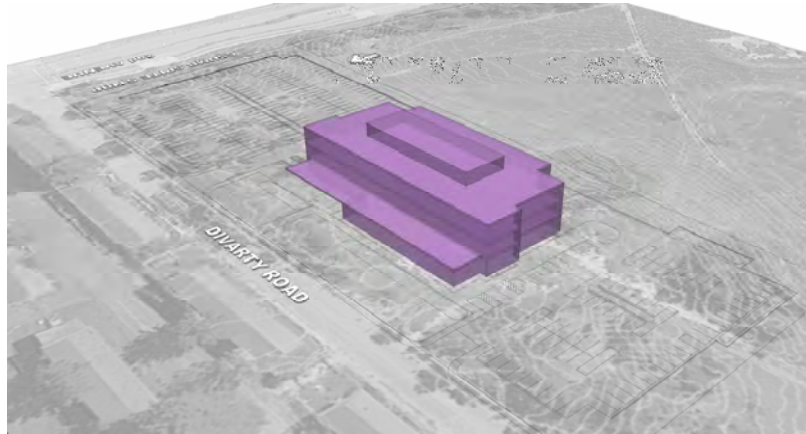
- **Location of the building on the selected site** to minimize costs while maximizing safety and security and taking advantage of building orientation.
- The courthouse **image** should reflect the unique vernacular aesthetic of Monterey’s architecture.
- Provide **timely and effective access to justice**.
- The Courthouse should be “accessible, modern, and flexible.”

5.2 The Project site will be accessed from two locations along Divarty Street. The westernmost access driveway would be controlled for use by court staff only and the easternmost access driveway would be used for public/juror parking. Service deliveries and in-custody detainees being transported to and from court hearings would access the rear of the building from the parking area(s).

The main entry to the courthouse would be located along Divarty Street. Bioswales will be located throughout the property to retain all storm water on site in accordance with storm water regulations. Retaining walls will be necessary at the south side of the property, extending along the west and east sides to resolve grade changes across the property. Existing trees at the perimeter of the property will be retained to the greatest extent possible and California Native and climate-appropriate, drought-tolerant plants and trees would be installed in landscape areas consistent with the Judicial Council’s Water Conservation Policy.



- 5.3 The building will have three floors and a shielded mechanical area on the roof. The top of the third floor would be approximately 52 feet in height from the ground surface and the top of the shielded mechanical area on the roof would be set back from the perimeter building edge and approximately 60 feet in height.



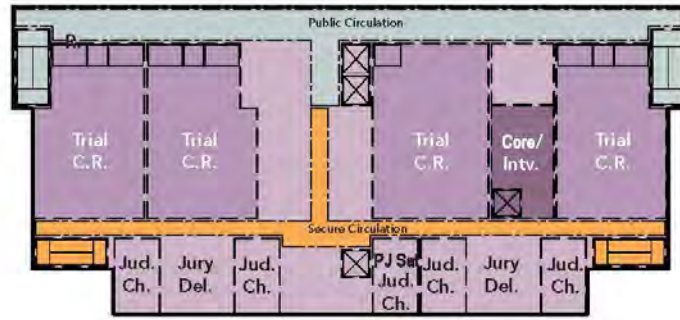
- 5.4 Major functional areas within this courthouse include the civil, family, and child support/juvenile dependency courtrooms, family mediation, self-help, alternative dispute resolution, clerk’s services, jury services, a small administrative area, adult and juvenile in-custody holding, and associated building support areas. Criminal case load is not planned for this courthouse. Functions with higher volume of court uses have been located on the lower floors as follows:

Ground Floor: Security Screening; Jury Services; Clerk windows and offices; Child Support/Juvenile Dependency Courtroom; Chambers; Building support and receiving; In-custody sallyport, Central Holding and Sheriff.

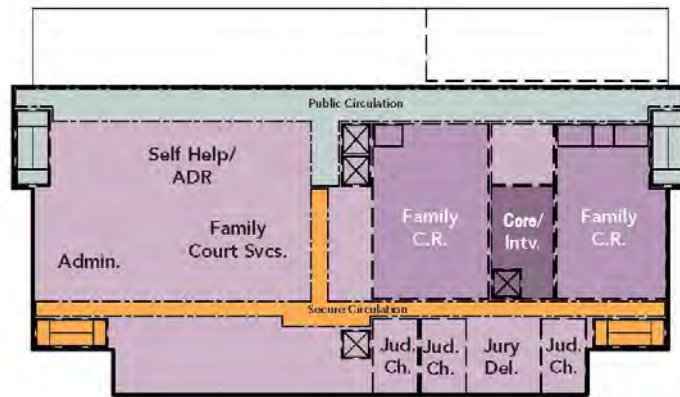
Second Floor: 2 Family Courtrooms; Chambers; Family Court Services and Probate, Self Help, Alternative Dispute Resolution, Court Operations; and Court Administration/IT offices.

Third Floor: 4 Civil Courtrooms

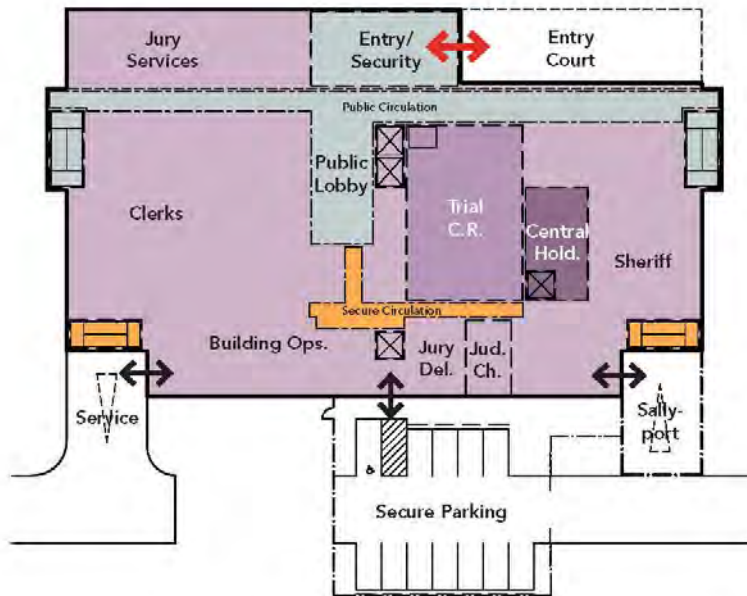
Three separate circulation systems are incorporated into the courthouse: public, secure staff circulation, and secure in-custody circulation. Due to the limited number of in-custody defendants, there is only one in-custody vertical circulation core for in-custody movement.



Third Floor
 ~24,600 GSF



Second Floor
 ~24,600 GSF



Ground Floor
 ~30,000 GSF

0 1" = 60'

6. CEQA

In compliance with Public Resources Code section 21000 et seq., the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Judicial Council’s California Environmental Quality Act Objectives, Criteria, and Procedures, the Administrative Director for the Judicial Council must certify the Final EIR before approving the Project and proceeding with the acquisition of a site for the proposed Project.

The Acting Administrative Director for the Judicial Council certified the Final EIR on August 21, 2023, followed by the filing of a Notice of Determination with OPR on August 24, 2023. The CEQA EIR process for the Project included:

- 1) Completing and filing a Notice of Preparation for the Project on July 18, 2022;
- 2) Circulating the Notice of Preparation for a 30-day review period, which started on July 18, 2022, and ended on August 17, 2022;
- 3) Holding a public scoping meeting on September 7, 2022;
- 4) Engaging in AB 52 tribal consultation with two tribes, which started on 07/19/2022 and will conclude following completion of ground disturbing site work.
- 5) Completing a draft EIR and filing a Notice of Completion on April 5, 2023;
- 6) Circulating the draft EIR for a 45-day review period, which started on April 6, 2023, and ended on May 22, 2023;
- 7) Holding a public meeting on May 2, 2022, to solicit comments on the draft EIR;
- 8) Responding to comments submitted by the public and circulating the response-to-comments starting August 07, 2023;
- 9) Preparing a final EIR, which included the draft EIR and all clarifications, submitted comments, response to comments, and a Mitigation Monitoring and Reporting Plan; and
- 10) Preparing Findings of Fact and a Statement of Overriding Considerations.

7. Schedule

Upon conclusion of the Draft EIR public comment period in May 2023 and the five comments received not causing significant new information to be added to the EIR, the Department of Finance authorized the Project to proceed with Performance Criteria (PC) phase activities concurrent with the completion of the Site Acquisition (SA). PC phase funds were transferred in July 2023 and activities by the Criteria Architect began on August 1, 2023.

The FY 2023-24 State Budget Act authorizing the Design-Build phase of the Project updated the Project schedule. The Project is on schedule as approved.

Phase	Authorized Schedule FY 23-24		Current Forecast Schedule		
	Start Date	Finish Date	Start Date	Finish Date	% Complete
Site Selection	7/1/2021	-	7/1/2021	7/15/2022	100%
Site Acquisition	7/1/2021	12/29/2023	7/1/2021	1/19/2024	85%
Performance Criteria - Approval	1/2/2024	3/29/2024	8/1/2023	3/17/2024	13%
Performance Criteria - DBE Procurement & Award	4/1/2024	7/31/2024	1/18/2024	6/16/2024	0%
Design Build - Pre-GMP - Schematic	8/1/2024	1/7/2025	6/16/2024	12/3/2024	0%
Design Build - Pre-GMP - Design Development	1/8/2025	7/30/2025	12/4/2024	6/26/2025	0%
Design Build - Pre-GMP - GMP Establishment	7/31/2025	9/30/2025	6/26/2025	8/26/2025	0%
Design Build - Post GMP - Working Drawings	10/1/2025	8/31/2026	8/27/2025	7/19/2026	0%
Design Build - GMP - Construction	10/1/2025	12/31/2027	8/27/2025	12/31/2027	0%
Design Build - Occupancy	1/4/2028	3/31/2028	1/4/2028	3/31/2028	0%

8. Budget

The FY 2021-22 State Budget Act authorizing the Project Site Acquisition and Performance Criteria phases has been updated by the FY 2023-24 State Budget Act with the Design-Build phase authorization as follows:

- 1) \$25 million in savings from the Site Acquisition phase has been reverted back to the State’s General Fund, revising the FY 2021-22 State Budget Act approval of \$35,619,000 to \$10,619,000.
- 2) FY 2023-24 State Budget Act authorized the Project’s Design-Build phase, adjusting the construction costs to May 2022 construction market conditions, resulting in a Design-Build phase adjustment from \$115,536,000 to \$153,046,000.

	State Budget Act FY 2021-22	State Budget Act FY 2023-24
PHASE:		
Site Acquisition	\$35,619,000	\$10,619,000
Performance Criteria	\$3,101,000	\$3,101,000
Design-Build	\$115,536,000	\$153,046,000
TOTAL:	\$154,256,000	\$166,766,000

Court Facilities Advisory Committee Site Selection Report

New Solano Hall of Justice (Fairfield)

Superior Court of California,

Solano County

September 25, 2023



Agenda

- Project Summary
- Property Search & Site Selection Criteria
- PAG Site Rankings
- Site Test Fits
- Requested Action



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FACILITIES SERVICES

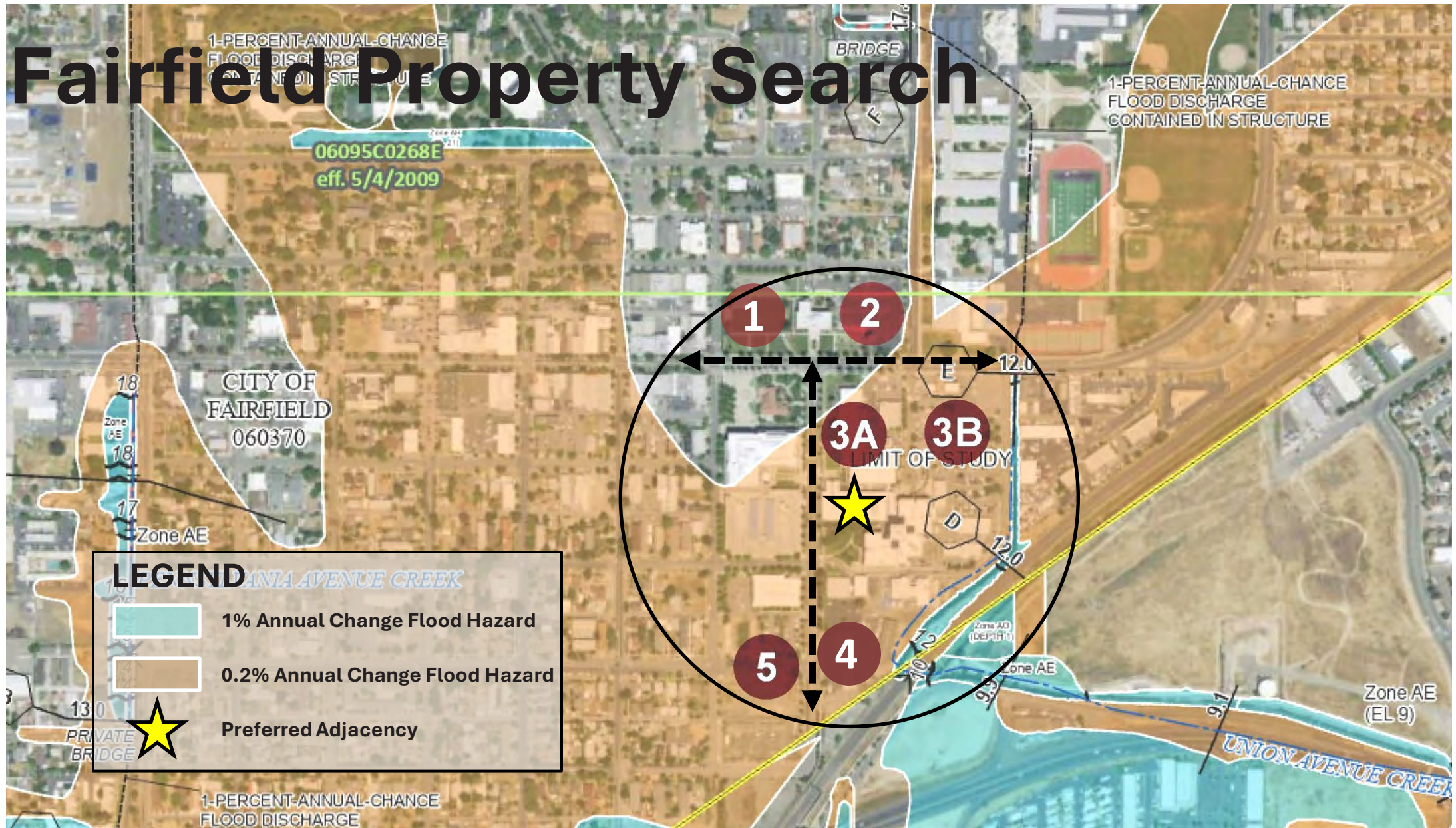
Project Summary

- Authorized Building Area: 141,000 BGSF
- Replacement of operations in existing Solano Hall of Justice
- 12 Courtrooms
- Shared court services including Jury Assembly
- Approximately five stories, no basement
- Approved Site area: 2.94 Acres



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FACILITIES SERVICES

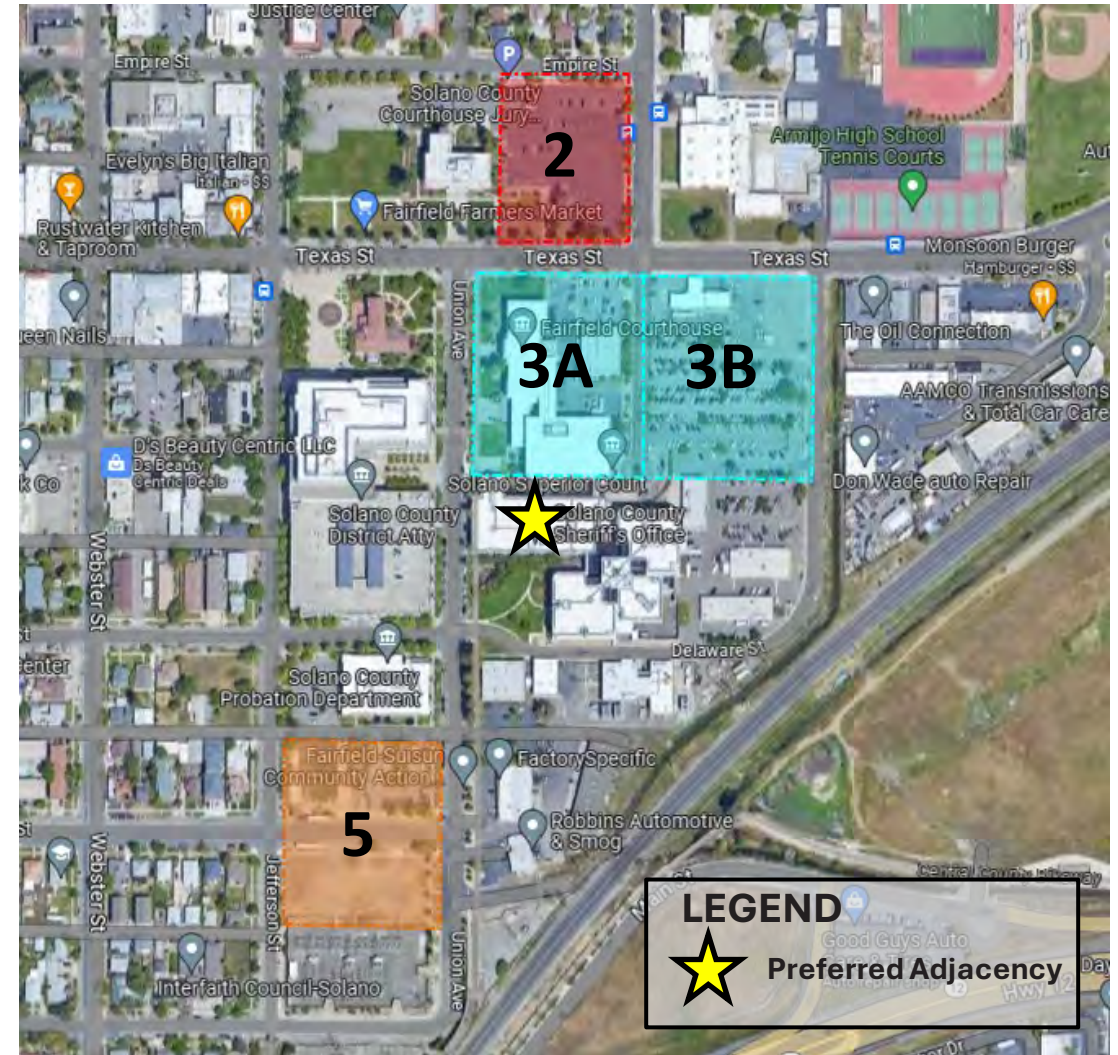
Fairfield Property Search



Four Properties Studied

All properties within walking distance to the Law & Justice Center

- **Site 2 - Old Solano Courthouse (Parking Lot);** Judicial Council
- **Site 3A - Existing Hall of Justice;** County of Solano (w/ Judicial Council equity share)
- **Site 3B - Existing Hall of Justice (Parking Lot);** County of Solano
- **Site 5 - Union At Broadway;** County of Solano & City of Fairfield



PAG Site Rankings

EVALUTATION

- Use of JCC Site Criteria Selection Matrix with standardized, objective site criteria for selection of sites
- Use of point-assignment system (5,3,1)
- Use of Multiplier-based weighting

FINAL SITE RANKING

- 1. PREFERRED: Site 3A – Existing Hall of Justice**
- 2. ALTERNATE: Site 2 – Old Solano Courthouse (Parking Lot)**
- 3. Not Selected: Site 3B - Existing Hall of Justice (Parking Lot)**
- 4. Not Selected: Site 5 - Union Ave at Broadway**

FINAL SITE SCORES

Site 2 Old Solano Courthouse	Site 3A Existing Hall of Justice	Site 3B Existing Hall of Justice	Site 5 Union at Broadway
Points	Points	Points	Points
775	847	637	595
2	1	3	4



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FACILITIES SERVICES

Site 5: Union Ave. at Broadway

Site Area: 2.72 Acres

Owner(s): County of Solano & City of Fairfield

A portion of Broadway Street would need to be abandoned

- Utility easement required

More significant walk to Law & Justice Center

Tunnel connection to Jail is not feasible

Located next to PG&E electrical sub-station

Not Selected – Ranked 4 out of 4



Site 5: Union Ave. at Broadway

Site Area: 2.72 Acres

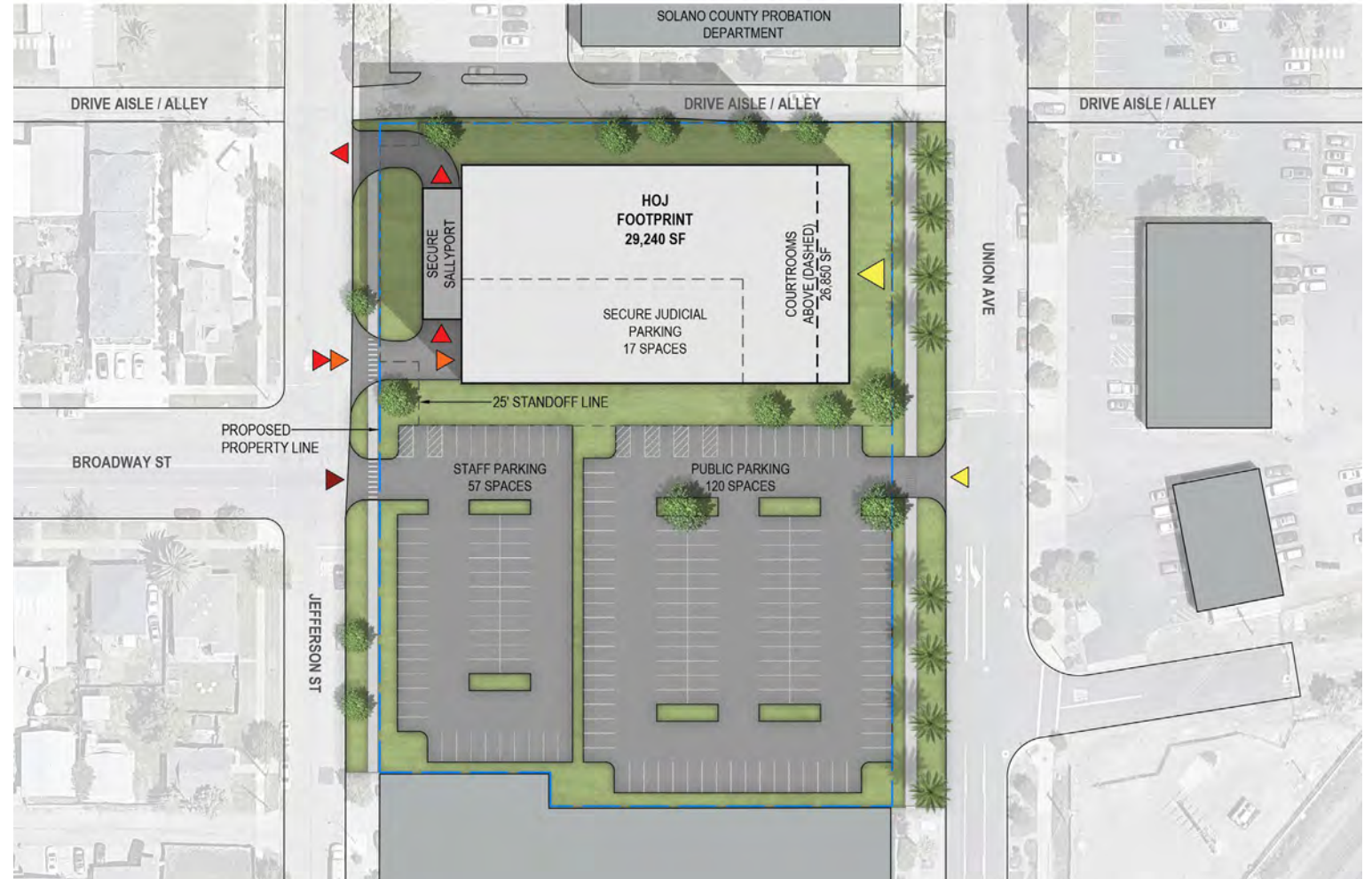
Building Footprint Area:
29,240 GSF

Requires vehicle sallyport for
in-custody transfers

Insufficient parking onsite will
require use of overflow
parking at Old Solano
Courthouse lot

Lack of utility infrastructure

Flood Plain mitigation
required



Site 5: Union Ave. at Broadway



MASSING AERIAL VIEW



CONCEPTUAL VIEW

Site 3B: Existing Hall of Justice (Parking Lot)

Site Area: 2.58 Acres

Owner: County of Solano

Proximity to Law & Justice Center

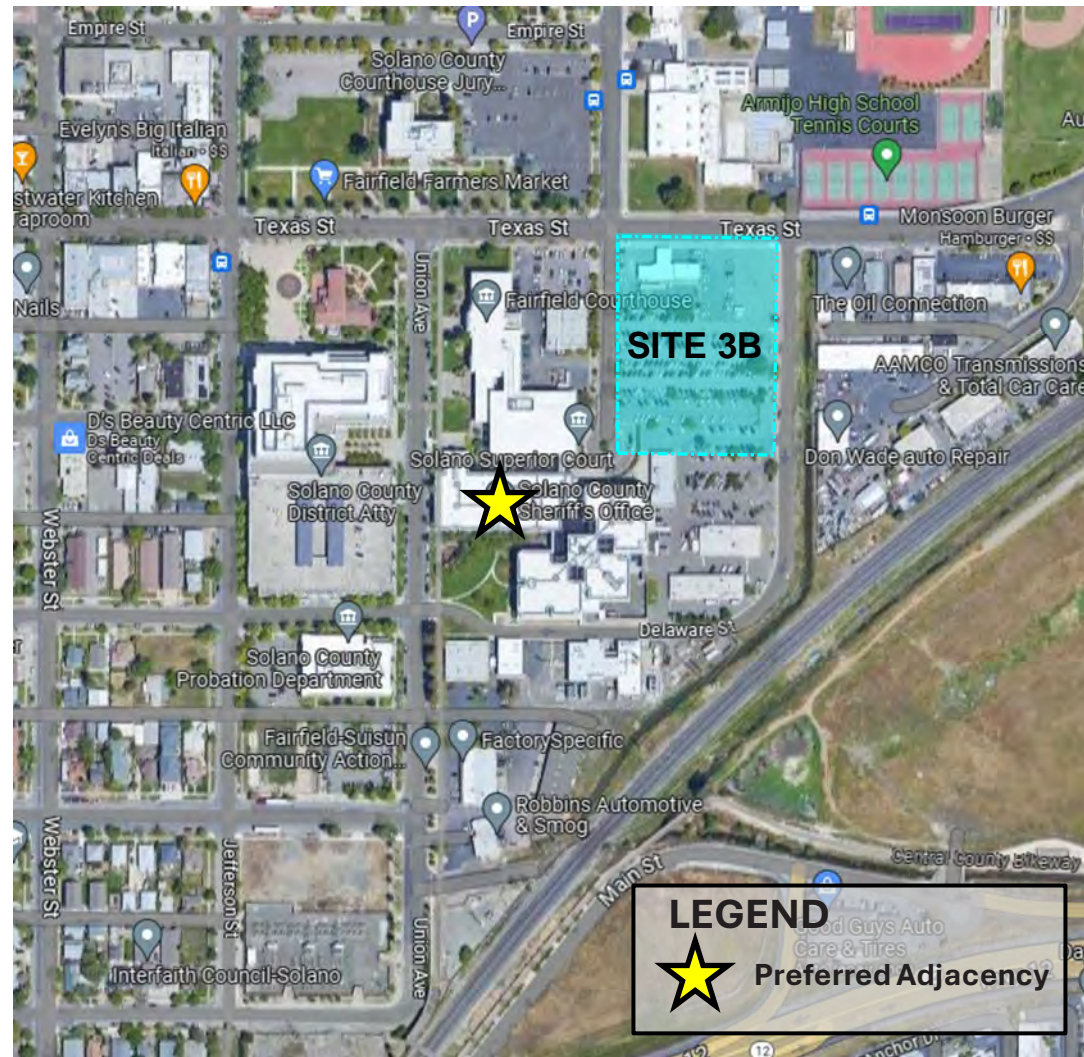
Complex tunnel connection to Jail is possible

Demolition of existing building required

Potential hazardous mitigation required

Poor urban setting

Not Selected – Ranked 3 out of 4



Site 3B: Existing Hall of Justice (Parking Lot)

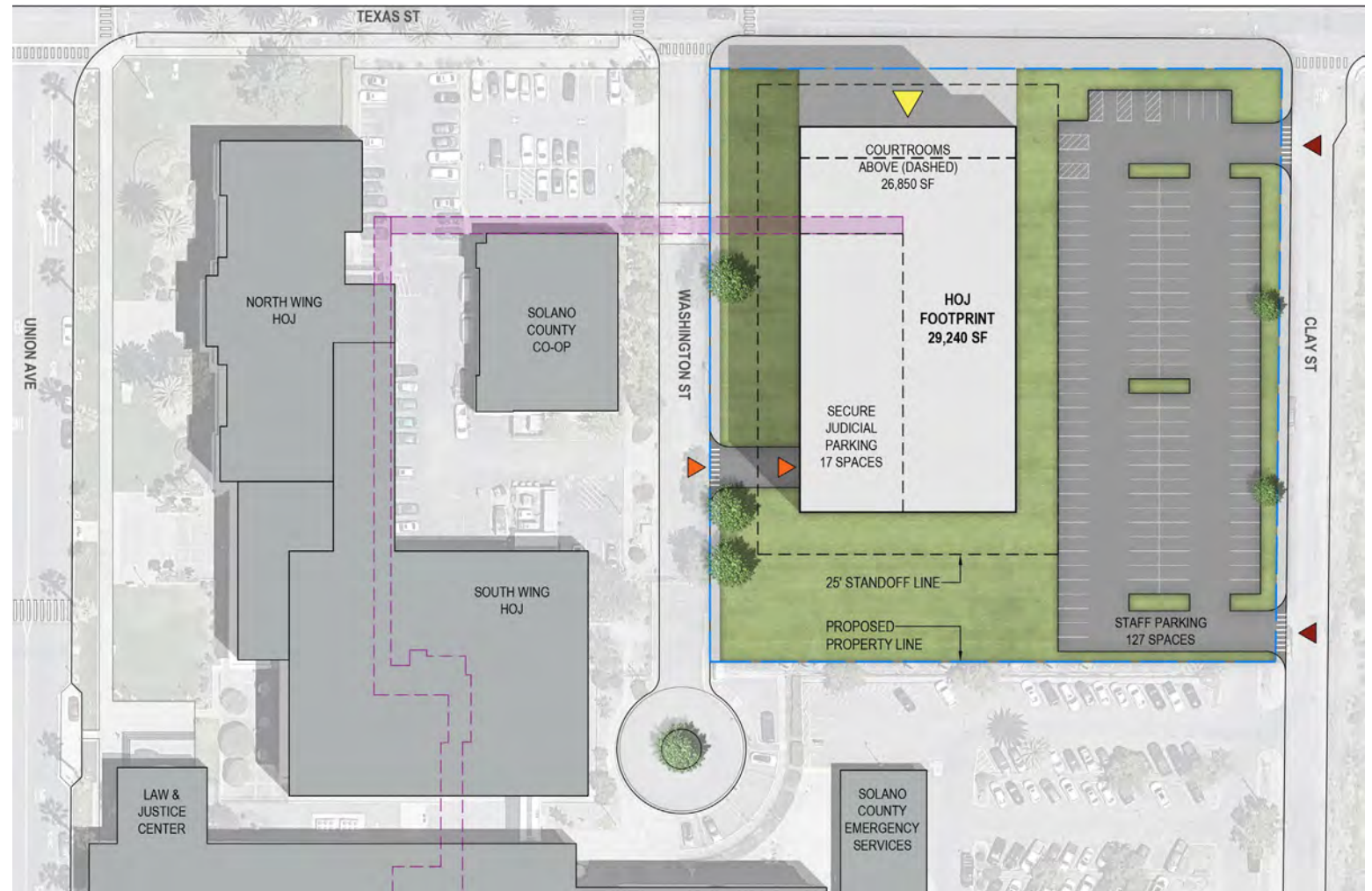
Site Area: 2.58 Acres

Building Footprint Area:
29,240 GSF

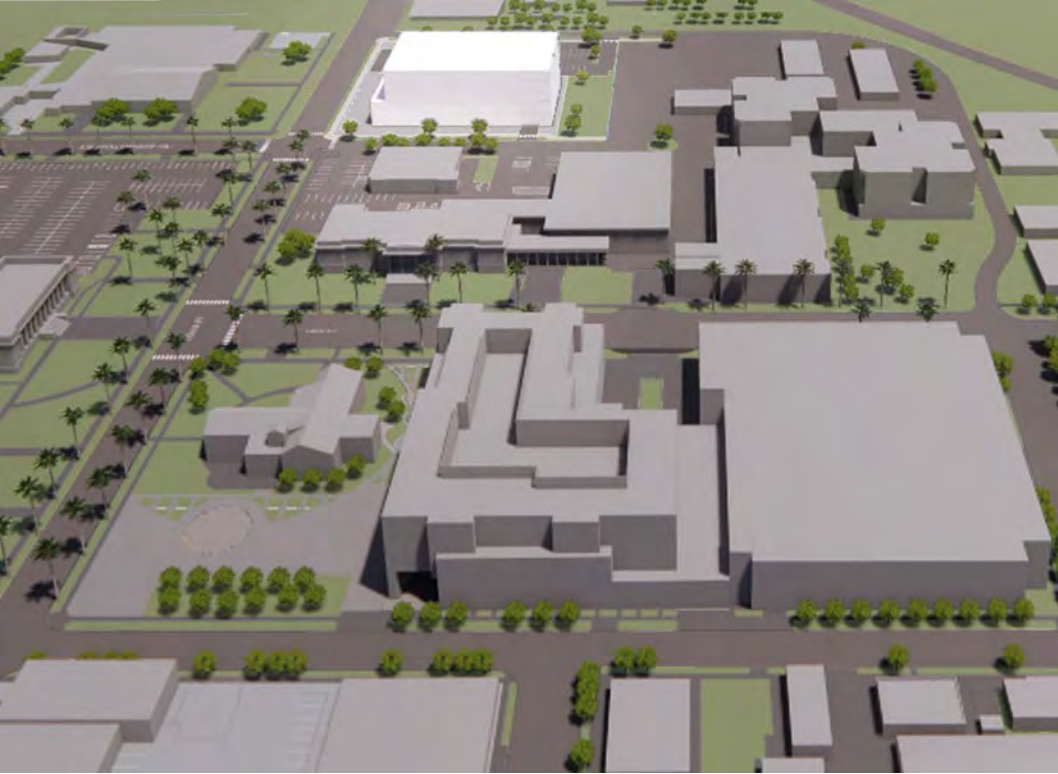
No sallyport required -
existing tunnel could be
extended and connected for
in-custody transfers

Lack of utility
infrastructure

Flood plain mitigation
required



Site 3B: Existing Hall of Justice (Parking Lot)



MASSING AERIAL VIEW



CONCEPTUAL VIEW

ALTERNATE Site 2: Old Solano Courthouse (Parking Lot)

Site Area: 1.96 Acres

Owner: Judicial Council

More significant walk to Law & Justice Center

Tunnel connection to Jail is not feasible

Eliminates existing court parking lot

Potential community concerns regarding existing cherished water tower

Lack of utility infrastructure



ALTERNATE Site 2: Old Solano Courthouse (Parking Lot)

Site Area: 1.96 Acres

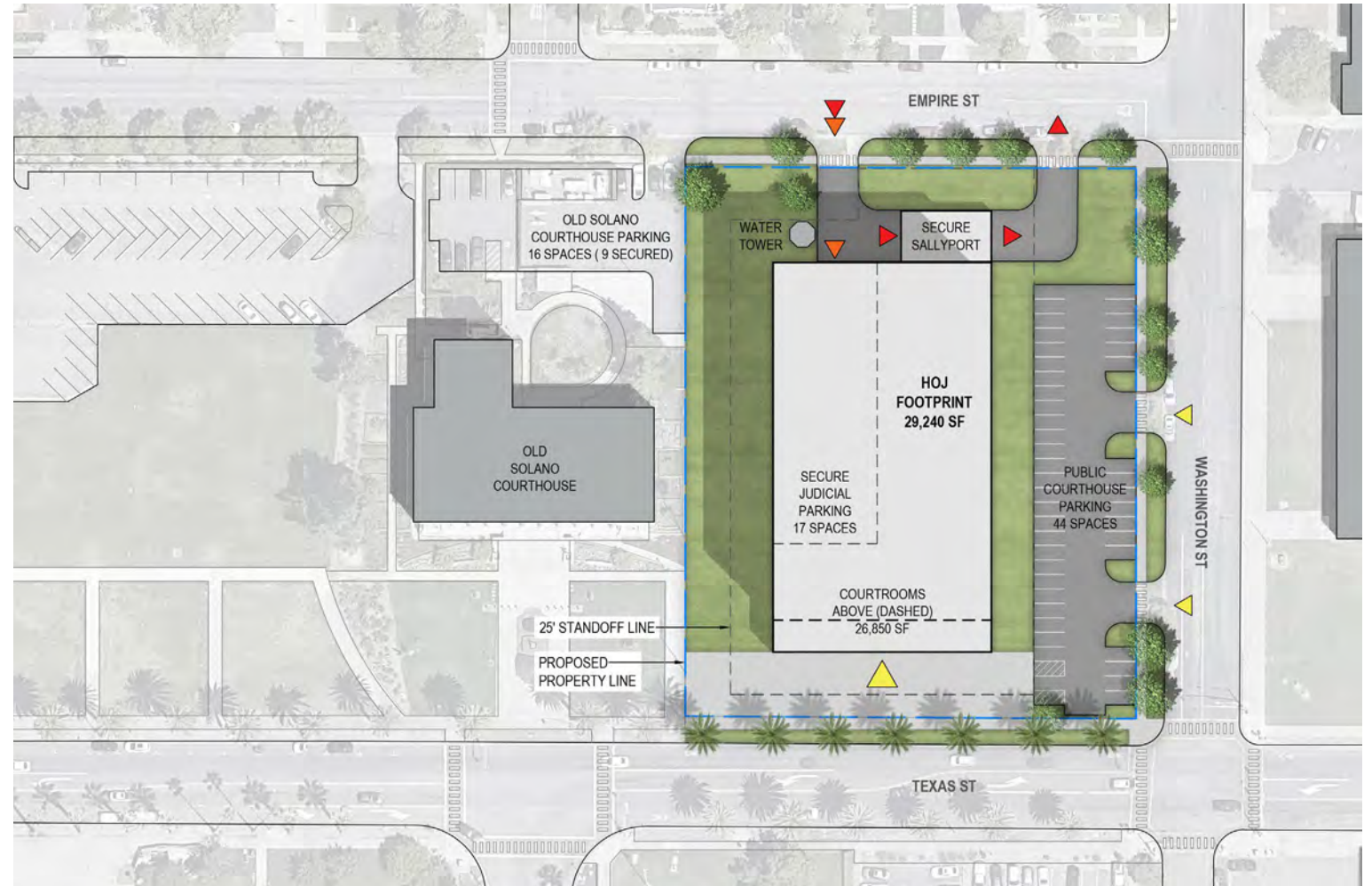
Building Footprint Area:
29,240 GSF

Requires vehicle sallyport for
in-custody transfers

Smallest site will require
additional solution for
parking

Shortest Project timeline (due
to State ownership of
property)

No building demolition or
flood plain mitigation required



ALTERNATE Site 2: Old Solano Courthouse (Parking Lot)



MASSING AERIAL VIEW



CONCEPTUAL VIEW

PREFERRED Site 3A: Existing Hall of Justice

Site Area: 2.94 Acres

Owner: County of Solano

Judicial Council Equity: 72.82%

Adjacent to Law & Justice Center provides opportunity for a direct connection

Existing Jail tunnel is on-site, and a connection is possible

Provides opportunity to enhance civic presence on Union Ave

Site supported by City of Fairfield and County of Solano

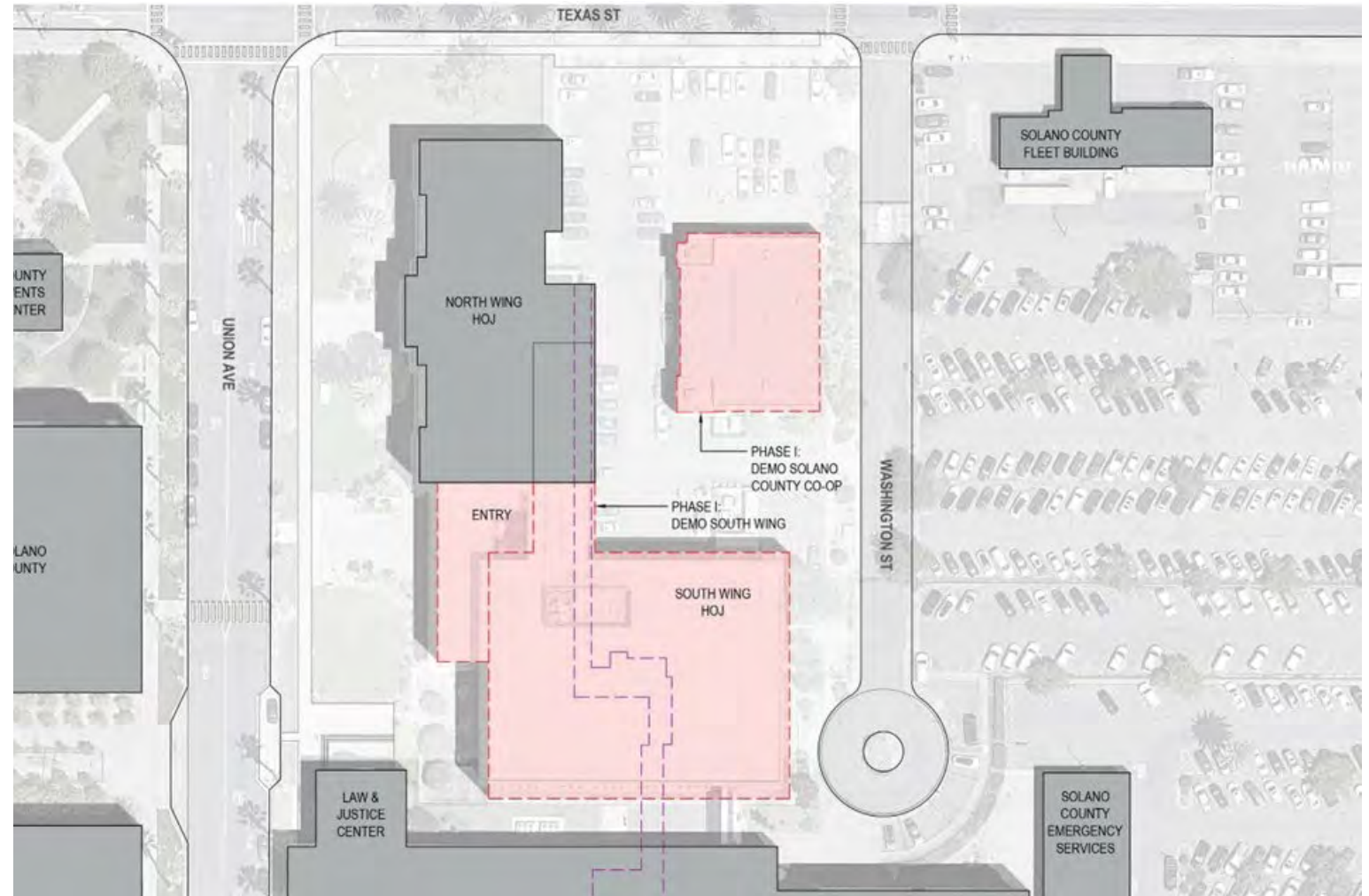


PREFERRED Site 3A: Existing Hall of Justice

Site Area: 2.94 Acres

Phased demolition of existing Hall of Justice is likely to maintain court operations during construction

Additional swing space will be accommodated in other existing court and county buildings as needed



PREFERRED Site 3A: Existing Hall of Justice

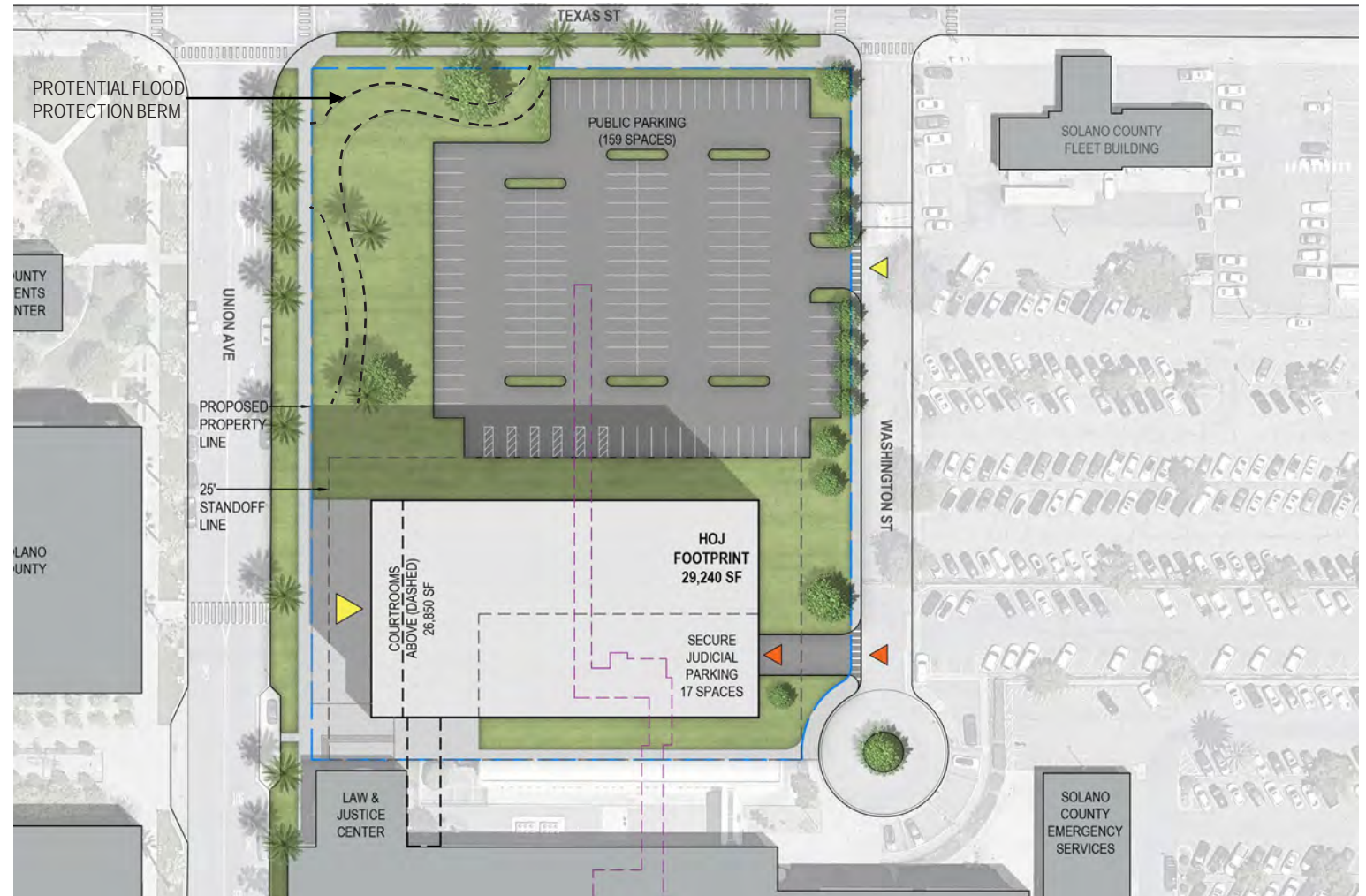
Site Area: 2.94 Acres

Building Footprint Area:
29,240 GSF

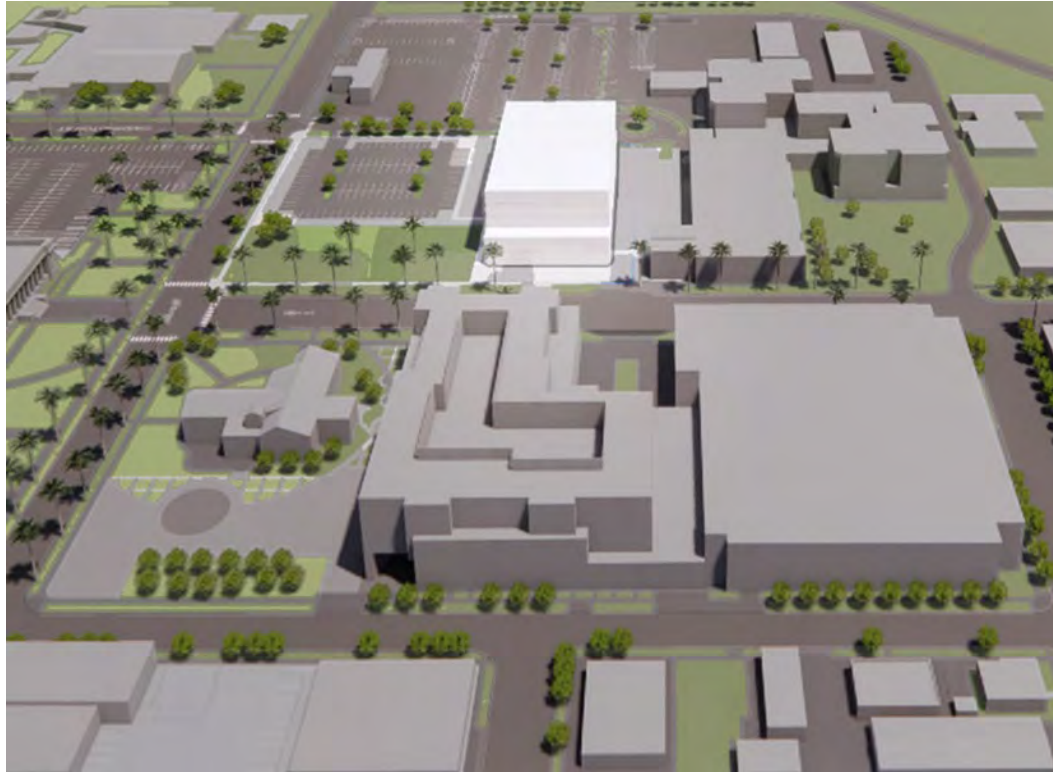
No sallyport required - existing tunnel could be connected for in-custody transfers

Massing is consistent with County Civic Center located across the street

Flood mitigation required and County FEMA Asset Protection Plan could be accommodated



PREFERRED Site 3A: Existing Hall of Justice



MASSING AERIAL VIEW



CONCEPTUAL VIEW

Requested Action:

Staff requests Site Selection approval for submission to State Public Works Board and to return with a future presentation for Site Acquisition approval.



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES



Court Facilities Advisory Committee Capital Project Site Selection Report

NEW SOLANO HALL OF JUSTICE
SUPERIOR COURT OF CALIFORNIA
COUNTY OF SOLANO

September 25, 2023

JUDICIAL COUNCIL OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES – CAPITAL PROGRAM

SENIOR PROJECT MANAGER
SAMARA LULL

2860 Gateway Oaks Drive, Suite 400 | Sacramento, CA 95833
samara.lull-T@jud.ca.gov

1. Executive Summary of Project Status

The project has concluded the site selection portion of the Site Acquisition phase to support approvals of the preferred property for the project: Site #3A, Existing Hall of Justice, owned by the County of Solano and the alternate property: Site #2, Old Solano Hall of Justice (Parking Lot), owned by the Judicial Council.

- 1.1 Scope – the project scope has been confirmed by the project Criteria Architect through high level program validation with the Superior Court of Solano County and conceptual test fits of prospective sites.

Both the preferred and alternate sites presented for approval are located in the city of Fairfield and are within the required 2.09-acre site size requirement.

- 1.2 Budget – the project is within the approved budget.
- 1.3 Schedule – the project schedule is behind the schedule authorized in the FY 2022-23 Capital Outlay Budget Change Proposal (COBCP). This is due to the Site Selection and Acquisition Phase requiring over 2.5-years to complete rather than the 1-year initially anticipated. This is a result of associated reviews and approvals, including compliance with the California Environmental Quality Act (CEQA).
- 1.4 Status – the project is requesting site selection approval to proceed with the acquisition process for the preferred property, or if necessary, the alternate property.

2. Project Description

The project includes the design and construction of a new twelve (12)-courtroom courthouse of approximately 141,000 building gross square feet (BGSF) in the city of Fairfield using a design-build delivery method. The scope includes sixteen (16) secured parking spaces within the building: fourteen (14) for judicial officers and two (2) for executive staff. The project will require acquisition of a site of approximately 2.94 acres. The project will replace and expand operations that are currently located in the existing Solano County Hall of Justice (Fairfield).

3. Space Program

During site selection, the planning and space programming for this project were reviewed and a preliminary program was developed based on documentation and input received from the Superior Court of Solano County.

The proposed 141,000 building gross square feet (BGSF) has been validated by the project team to support site selection, including courthouse space stacking by floor to ensure that the necessary ground floor courthouse functions were identified and sufficient site area was available to support the building footprint and site layout. Final architectural programming will be performed during the subsequent phase.

Figure 3.1; Validated Preliminary Solano Hall of Justice Program

Superior Court of Solano County
 New Solano Hall of Justice (Fairfield)
DRAFT Projected Staff and Space Requirements Summary



Space Program Summary		CURRENT NEED			
		Courtrooms	Total Staff	Total NSF ²	Total CGSF ²
1.0	Public Area - Lobby, Security Screening	-	-	2,660	3,192
2.0	Court Sets	12	-	35,742	46,465
3.0	Chambers & Courtroom Support	-	20	6,884	8,605
4.0	Court Operations	-	27	1,556	1,945
5.0	Clerk's Office	-	64	6,681	9,019
6.0	Family Court Services	-	18	1,393	1,881
7.0	Self Help	-	6	1,459	1,897
8.0	Administration/Information Technology	-	22	3,568	3,585
9.0	Jury Services	-	5	3,477	3,999
10.0	Sheriff	-	-	1,445	1,879
11.0	Central In-Custody Holding	-	-	1,590	2,385
12.0	Building Support	-	-	10,604	14,130
Subtotal		12	162	77,059	98,980
Grossing Factor ¹					1.4
Total Gross Square Feet (GSF)					138,572
GSF per Courtroom					11,548
13.0	Secure In-Custody Transfer				2,023
Grossing Factor ¹					1.2
Total Gross Square Feet (GSF) - with Secure In-Custody Transfer					141,000

Table Footnotes:

1. The Grossing Factor includes space for staff and public restrooms, janitor's closets, electrical rooms, mechanical shafts, circulation, etc.
2. NSF = Net Square Feet.

4. Site Criteria and Selection

4.1 Property Search

A project advisory group (PAG), which included members of the bench, court administration, Judicial Council staff, county administration, City of Fairfield administration, a business owner/member, and a community attorney was convened under rule 10.184(d) the California Rules of Court to guide the project development. In compliance with the site selection policy, the PAG developed objective site selection criteria. The primary criteria identified for the site selection were access to justice, ability to meet site programming needs, proximity to justice partners, and economic benefit to the state and community.

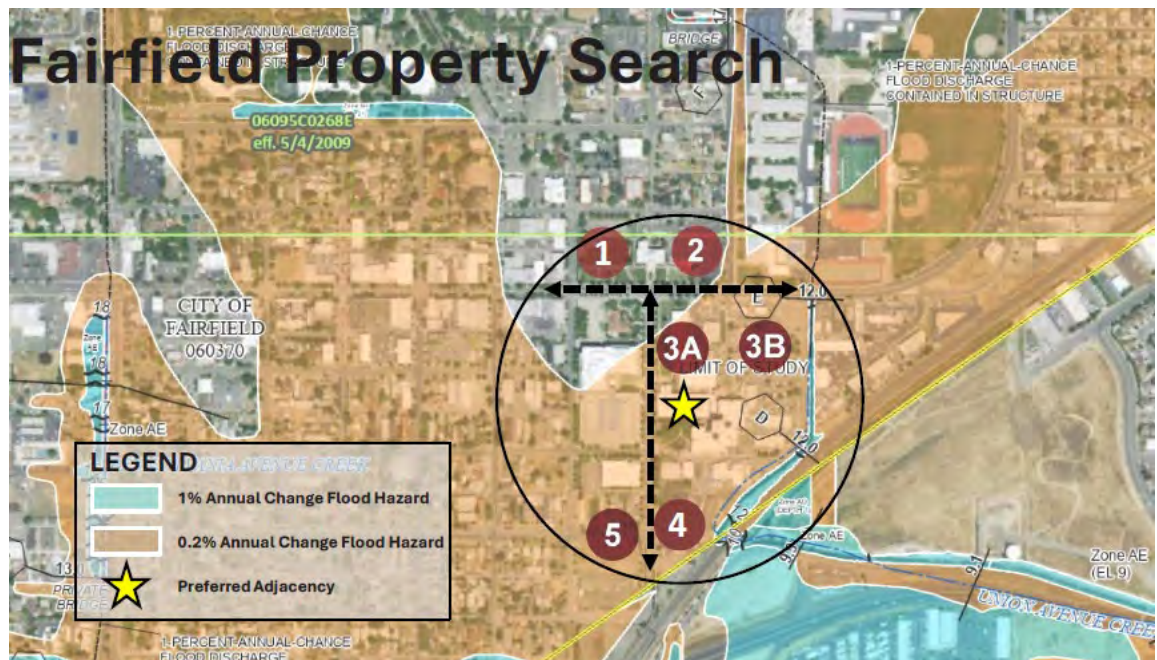
The PAG limited the site selection search area to sites within walking distance of the Law and Justice Center. This criteria was deemed important because jury selection and assembly is a shared service that is conducted in the Hall of Justice building and supports both the Law and Justice Center and the Hall of Justice itself. Therefore, the new Hall of Justice will provide space for the empanelment of all jurors and proximity to the Law and Justice Center was determined to be the highest priority for efficiency of court operations.

The PAG also placed a high priority on sites that were located in close proximity to the Solano County Jail with the potential for an economical secure tunnel connection for in-custody transfers. This was because of the high volume of criminal cases that will be processed in the new courthouse, and the opportunity for a direct tunnel connection to the Jail will provide the greatest efficiency for court operations.

Through the investigation of property availability within the city of Fairfield, prospective locations within a 3-block radius of the Law & Justice Center were initially identified for the project. The list of prospective properties were developed through discussions with City and County representatives, searching the State-owned property database, and consultation with real estate brokers to ensure that all property opportunities could be considered for the project. All sites were evaluated in accordance with the 2009 Site Selection and Acquisition Policy for Judicial Branch Facilities to confirm the site characteristics would support the selection for the project.

One site characteristic that precludes selection is location within a 100-year floodplain. The city of Fairfield, and specifically the downtown area, has a small area of land that falls in this category and was not considered. Of greater significance is the area of Fairfield that falls in the 500-year floodplain per FEMA, and therefore struggles with seasonal flooding on an annual basis. Sites that fall within this zone were included for further consideration, with the acknowledgment that flood mitigation may be required. Refer to Figure 4.1.1 below.

Figure 4.1.1; Property Search Map



The owners of the properties comprising each of the sites were contacted to determine availability and interest to sell to the Judicial Council for the project. Through discussions, two of the sites were found to be unsuitable for the following reasons:

- **Site #1. Texas Street**, owned by the County of Solano – Master planned for a new County building, currently in the design phase.
- **Site #4. Union Avenue**, multiple lots, privately owned – profitable business performance, not available.

The remaining three sites were evaluated in more detail to determine suitability to accommodate the courthouse program and security requirements. Additionally, Site 3, the Existing Hall of Justice site was split into two separate site options, each with their own unique characteristics, resulting in a total of four site options.

4.2 Site Selection

As a result of thorough research and evaluation of the initial five (5) prospective sites, four sites were determined to have acceptable site characteristics and be capable of accommodating the building program of the new courthouse project to undergo the following detailed site study and evaluation:

- Conceptual Test Fits,
- Utility and infrastructure research,
- Geotechnical investigations,
- Environmental studies,
- Title and easement research.

The four (4) sites included:

- **Site #2. Old Solano Courthouse (Parking Lot)**, owned by the Judicial Council
- **Site #3A. Existing Hall of Justice**, owned by the County of Solano
- **Site #3B. Existing Hall of Justice (Parking Lot)**, owned by the County of Solano
- **Site #5. Union at Broadway**, multiple parcels, owned by the County of Solano & City of Fairfield.

Figure 4.2.1; Site Study Overview



The Project Advisory Group (PAG) ranked the four sites according to the objective site selection criteria (Refer to Attachment 1, Site Selection Matrix). It was determined that Site 3A, Existing Hall of Justice, located adjacent to the Law and Justice Center is the preferred site. The site is owned by the County of Solano, however, the Judicial Council has a 72.82% equity interest in the property. Site 2, Old Solano Courthouse (Parking Lot), owned by the Judicial Council is the alternate site. Both sites are within walking distance of the Law & Justice Center.

The PAG concluded the lower ranked Site 3B, Existing Hall of Justice (Parking Lot) and Site 5, Union at Broadway will not be considered as alternate sites.

Judicial Council staff and the Superior Court of Solano support the PAG's ranking of the prospective sites, recommending Site 3A, Existing Hall of Justice as the preferred site and Site 2, Old Solano Courthouse (Parking Lot) as the alternate site.

Site #3A. Existing Hall of Justice was selected for the following reasons:

- Site is adjacent to the Law and Justice Center so there is a potential direct connection for jurors between the buildings.
- Site is adjacent to the County Jail so an existing tunnel can be connected for in-custody transfers.
- Site provides the opportunity for a civic presence on Union Avenue.

- Massing is consistent with the County Administrative Center, located across the street.
- Site is within walking distance to the Old Solano Courthouse and existing Juror/Staff parking.
- County of Solano supports the development of the courthouse on this site. Refer to Attachment 2, Resolution of Support from the County Board of Supervisors.
- City of Fairfield supports the development of the courthouse on this site. Refer to Attachment 3, Letter of Support from the City of Fairfield.
- Adequate infrastructure is available onsite to support the courthouse.
- Public transportation is nearby.
- The site is owned by the County of Solano, however, the Judicial Council has a 72.82% equity interest in the property.

Site #2. Old Solano Courthouse (Parking Lot) was selected as the alternate site to be a backup to the preferred site. Site #2 is located one block down from Site 3A and across Texas Street, adjacent to the existing historic Old Solano Courthouse. It has similar characteristics and attributes as the preferred site. It was not ranked as the preferred site due to the further distance away from the Law & Justice Center, the further distance from the County Jail making a secure tunnel connection for in-custody transfers not economically feasible, and the small parcel size that will require an additional parking solution to meet the parking needs of the project.

5. **Site Summary**

The COBCP and project authorization established the acquisition of a 2.94-acre property for this project. This presumed a downtown Fairfield location with reasonable proximity to parking and transportation services for jurors, staff, and the public, in alignment with current operations of the existing Hall of Justice building.

Through conceptual site test fits in multiple configurations, the project team determined a 2.94-acre site is sufficient to meet the programmatic needs of the project. This includes secure judicial officer parking, surface parking, and the approved project scope of 141,000 BGSF. The preferred site meets the 2.94-acre requirement and is located directly across the street from the existing Judicial Council owned Staff/Juror parking lot. The alternate site is smaller but is centrally located within reasonable proximity to many County of Solano private and public parking lots which may provide additional parking solutions if needed.

6. **Site Planning**

6.1 **Site Studies, by Site**

The Criteria Architect, Nelson Worldwide, worked with the Superior Court of Solano on site test fits for the four shortlisted prospective properties applying the programmatic needs, site circulation, and site criteria to each site.

6.1.1 Preferred Site

Site #3A. Existing Hall of Justice, owned by the County of Solano, has the following characteristics and attributes:

- Site Area of 2.94-acres
- Ground Floor building area: 29,250 GSF +/-
- Requires division of existing parcel owned by the County of Solano, however, the Judicial Council has a 72.82% equity interest in the property.
- Demolition of the vacant Solano County Co-Op building is required.
- Phased demolition of existing Hall of Justice building is likely to maintain court operations during construction.
- Construction swing space needs will be accommodated in existing court and county buildings as needed.
- Site is adjacent to the Law and Justice Center so there is a potential direct connection for jurors between the buildings.
- Site is adjacent to the County Jail so an existing tunnel can be connected for in-custody transfers.
- Site is within walking distance to Justice Partners (District Attorney, Public Defender, etc.)
- Adequate infrastructure is available onsite to support the courthouse.

The site does have a high-water table and portions of the site area are within the 500-year floodplain according to FEMA. Additionally, several of the existing buildings on the site (including the existing Hall of Justice) have the first floor located below grade and have historically struggled with seasonal flooding on an annual basis. As a result, the County of Solano has designed an Asset Protection Plan in collaboration with the Judicial Council that includes this site and has been submitted to FEMA for funding. Design criteria for the new courthouse will include a raised first floor elevation and coordination with the County’s Asset Protection Plan to mitigate these historic flooding issues.

Figure 6.1.1.1; Site 3A Buildable Area

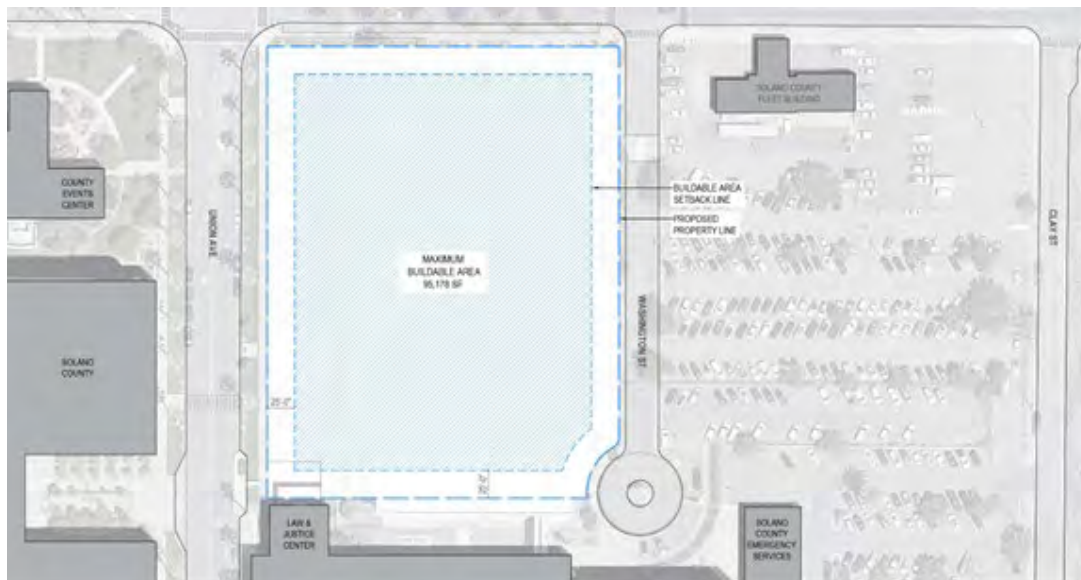


Figure 6.1.1.2; Site 3A Phased Demolition Plan

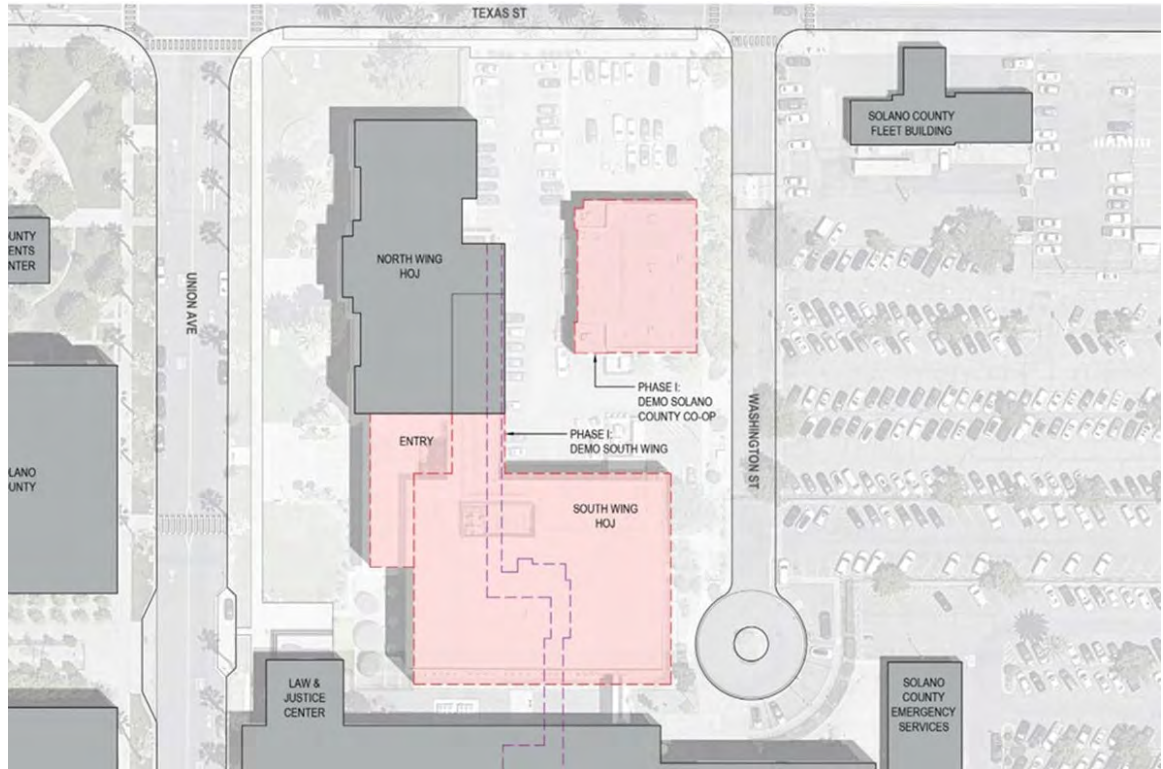


Figure 6.1.1.3; Site 3A Test Fit



Figure 6.1.1.4; Site 3A Test Fit Plan



Figure 6.1.1.5; Site 3A Massing Aerial Diagram



Figure 6.1.1.6; View of Site 3A massing, looking down Union Avenue



6.1.2 Alternate Site

Site #2. Old Solano Courthouse (Parking Lot), owned by the Judicial Council, has the following characteristics and attributes:

- Site Area of 1.96-acres
- Ground Floor building area: 29,250 GSF +/-
- Site is already owned by the Judicial Council.
- Site is within walking distance to the Law and Justice Center.
- Site is several blocks away from the County Jail so a tunnel connection is not economically feasible for in-custody transfers.
- Site is adjacent to the Old Solano Courthouse and provides opportunity to increase shared court operational efficiencies.
- Site provides the opportunity for a civic presence on Texas Street.
- Site is within walking distance to Justice Partners (District Attorney, Public Defender, etc.)
- Adequate infrastructure is available nearby, but would have to be brought onsite to support the courthouse.
- Public transportation is nearby.
- Site is not located in a floodplain, therefore flood mitigation is not required.
- Protection of landmark water tower on site will be required.
- Protection of adjacent historic Old Solano Courthouse will be required.

Figure 6.1.2.1; Site 2 Buildable Area

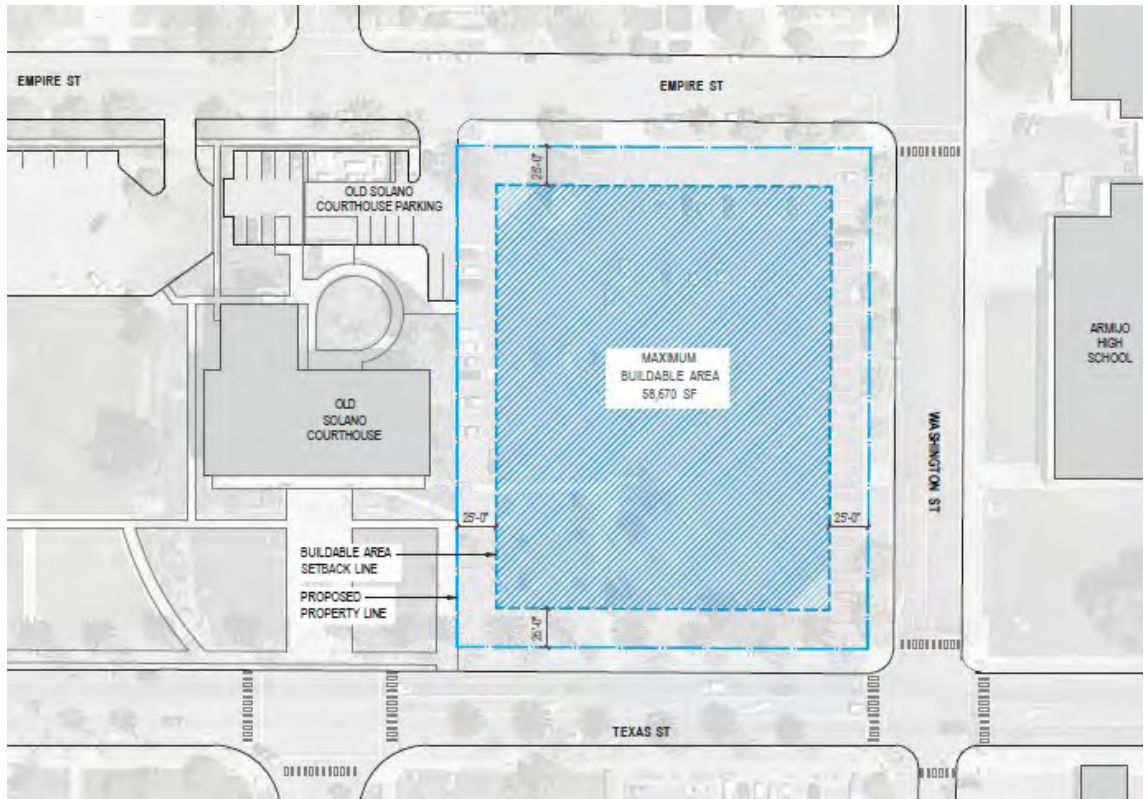


Figure 6.1.2.2; Site 2 Test Fit

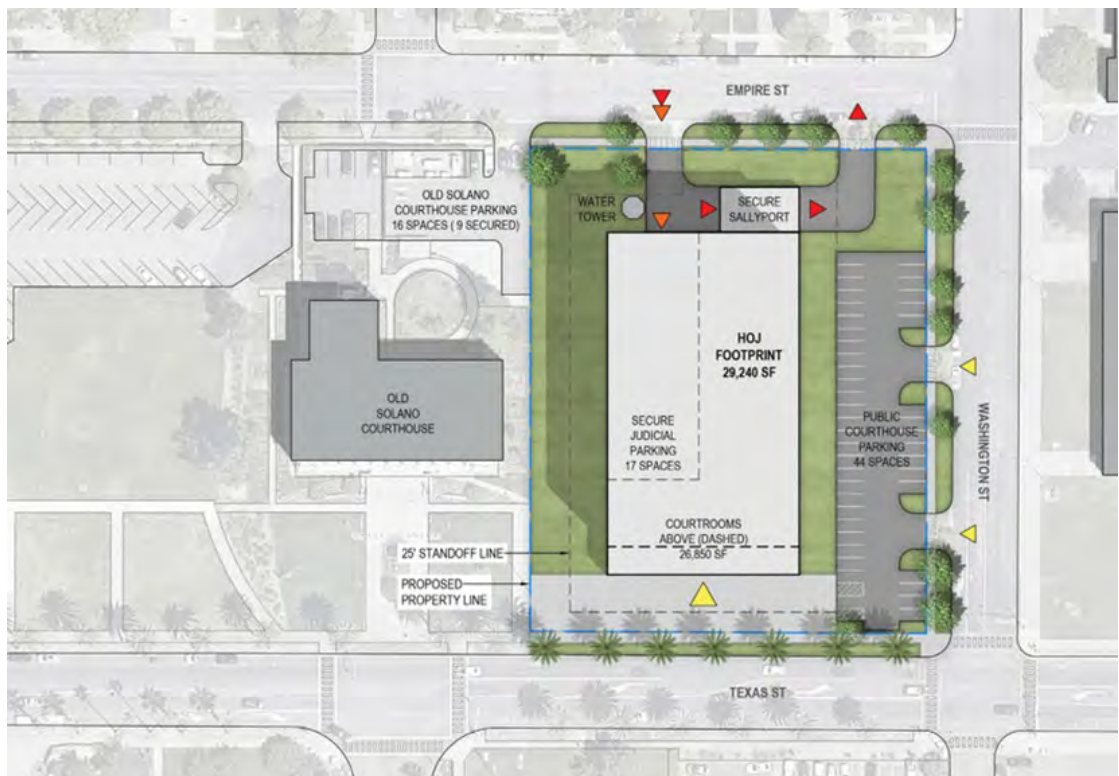


Figure 6.1.2.3; Site 2 Test Fit Plan



Figure 6.1.2.4; Site 2 Massing Aerial Diagram



Figure 6.1.2.5; View of Site 2 massing, looking towards the Old Solano Courthouse



6.1.3 Lower Ranked Sites

The following sites were ranked lower than the preferred and the alternate site.

Site #3B. Existing Hall of Justice (Parking Lot), owned by the County of Solano has the following characteristics and attributes:

- Site Area of 2.94-acres
- Ground Floor building area: 29,250 GSF +/-
- Requires division of existing parcel.
- Demolition of the vacant Solano County Fleet Services building is required.
- Site is within walking distance to the Law and Justice Center.
- Site is near the County Jail so an existing tunnel can be extended and connected for in-custody transfers.
- Site is within walking distance to the Old Solano Courthouse and existing Juror/Staff parking.
- Site is within walking distance to Justice Partners (District Attorney, Public Defender, etc.)
- Adequate infrastructure is available nearby, but would have to be brought onsite to support the courthouse.
- Public transportation is nearby.
- Site will front Texas Street.

The entire site area is within the 500-year floodplain according to FEMA and historically suffers from seasonal flooding on an annual basis. Due to the lack of existing buildings or “assets,” this site is not included in the County of Solano’s Asset Protection Plan that has been submitted to FEMA for funding. Therefore, flood mitigation measures would be required to make this site viable, potentially adding significant cost to the project.

Figure 6.1.3.1; Site 3B Test Fit

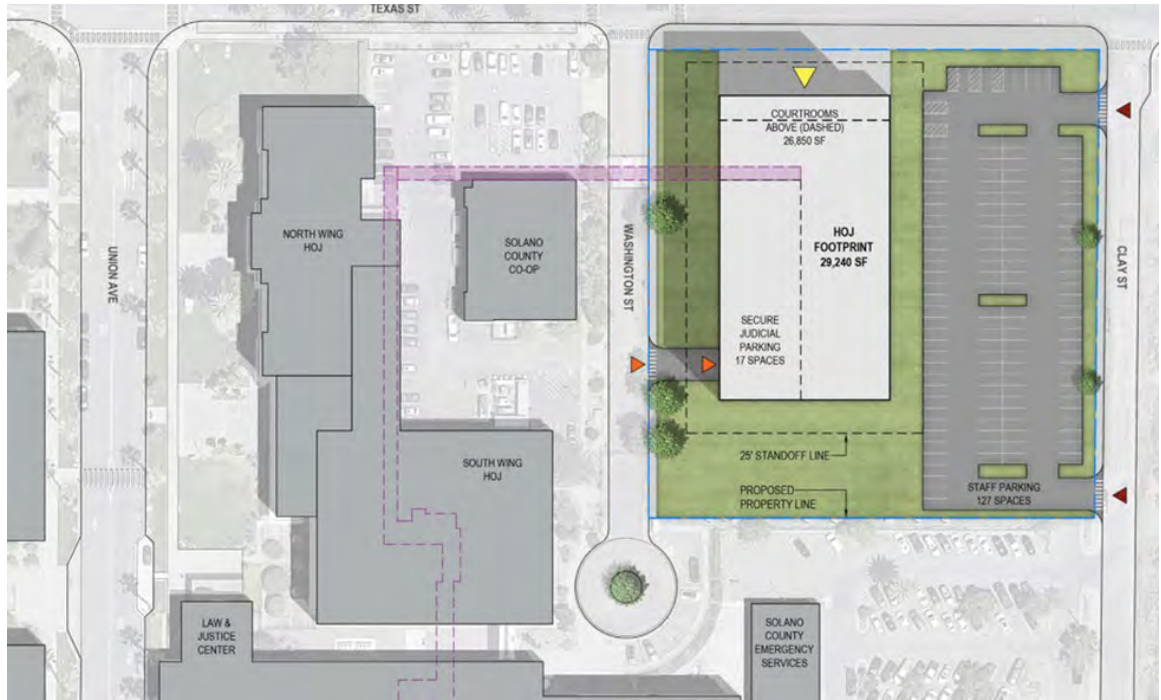
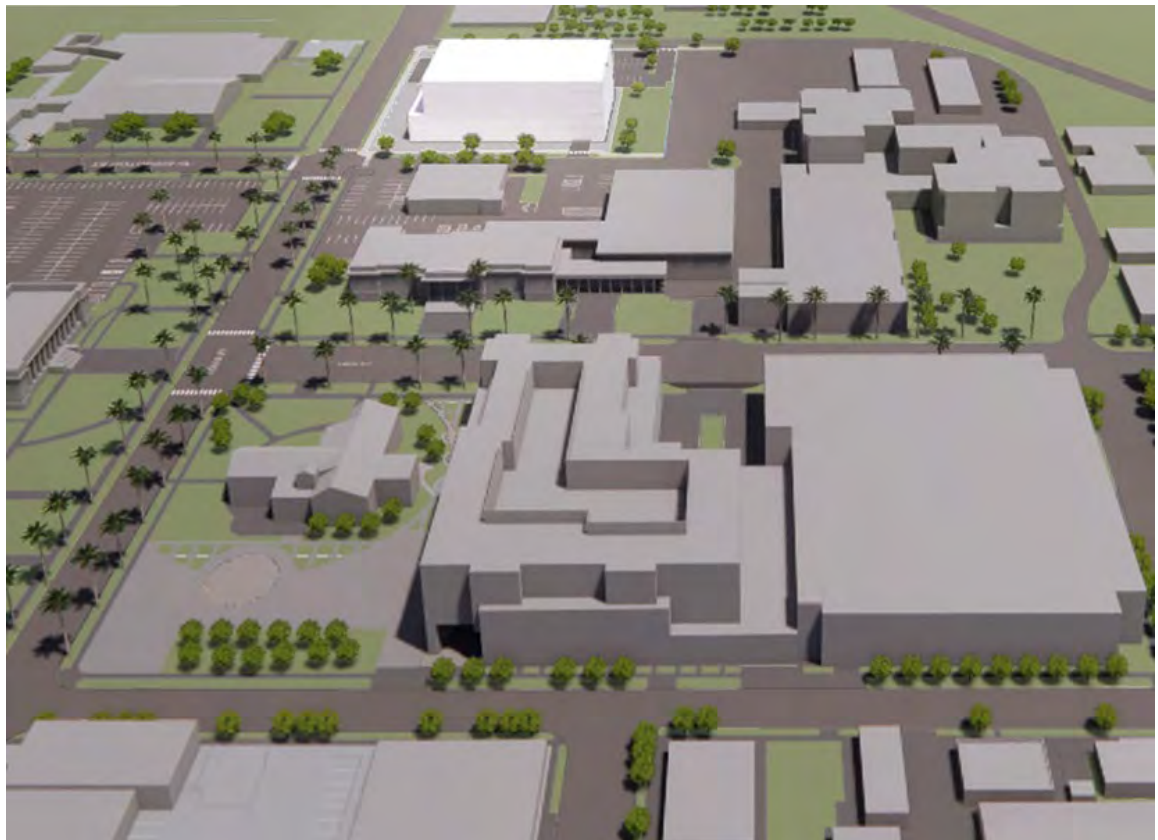


Figure 6.1.3.2; Site 3B Massing Aerial Diagram



Site #5. Union and Broadway, multiple parcels owned by the County of Solano and City of Fairfield, has the following characteristics and attributes:

- Site Area of 1.96-acres, consisting of 4 parcels.
- A portion of Broadway Street would need to be vacated by the City, however, utilities run through the street. The layout of the courthouse and parking lot would need to accommodate the ground utilities and the granting of a utility easement would be necessary.
- Ground Floor building area: 29,250 GSF +/-
- Site is a significant walk to the Law and Justice Center.
- Site is a significant walk to Justice Partners (District Attorney, Public Defender, etc.)
- Adequate infrastructure is available nearby, but would have to be brought onsite to support the courthouse.
- Public transportation is nearby.
- Site will front Union Avenue.
- The site is adjacent to a PG&E electrical substation.

The entire site area is within the 500-year floodplain according to FEMA and historically suffers from seasonal flooding on an annual basis. This site is not included in the County of Solano’s Asset Protection Plan that has been submitted to FEMA for funding, therefore, flood mitigation measures would be required to make this site viable, potentially adding significant cost to the project.

Figure 6.1.3.3; Site 5 Test Fit



Figure 6.1.3.4; Site 5 Massing Aerial Diagram



7. Budget

Based on the site selection criteria for this project, Judicial Council staff and the PAG have determined that the two sites are functionally appropriate, responsive to the service needs of this court, and within budget parameters.

Therefore, there is no change to the FY 2022-23 COBCP authorized project budget of \$265,123,000.

- Acquisition Phase: \$16,494,000
- Performance Criteria Phase: \$4,914,000
- Design-Build Phase: \$243,715,000

8. Schedule

The FY 2022-23 authorized project schedule was established with a 1-year duration for the Site Acquisition (SA) Phase. With the required reviews by the Department of General Services and the Department of Finance following the State Public Works Board (SPWB) approvals of Site Selection and then final Site Acquisition, an approximately 1.5-year duration is the necessary time to reasonably complete each portion of the phase. This results in a nearly 3-year long Site Acquisition Phase and includes the time required to defensibly document the project and comply with the California Environmental Quality Act (CEQA). Consequently, the project schedule is 2-years behind the FY 2022-23 authorization for the Site Acquisition Phase. Through utilization of the Design-Build schedule template developed by the Program Manager, however, the overall project is only tracking 1-year behind schedule and continues to look for ways to improve.

Phase	Authorized Schedule FY 22-23		Current Forecast Schedule		
	Start Date	End Date	Start Date	End Date	% Complete
Acquisition and Study	7/1/2022	6/30/2023	7/1/2022	4/15/2025	49%
Performance Criteria - Development	7/1/2023	3/1/2024	4/16/2025	11/25/2025	0%
Performance Criteria - DBE Procurement and Award	12/1/2023	7/5/2024	11/26/2025	4/17/2026	0%
Design Build - Pre-GMP - Schematic Design	7/6/2024	12/23/2024	4/18/2026	10/5/2026	0%
Design Build - Pre-GMP - Design Development	12/24/2024	6/26/2025	10/6/2026	6/30/2027	0%
Design Build - Pre-GMP - GMP Establishment	6/27/2025	10/23/2025	1/30/2027	6/30/2027	0%
Design Build - Post-GMP - Working Drawings	10/24/2025	9/15/2026	7/1/2027	5/25/2027	0%
Design Build - Post-GMP - Construction	3/24/2026	9/24/2028	7/1/2027	12/29/2029	0%
Design Build - Post-GMP - Occupancy	8/27/2028	10/26/2028	12/1/2029	3/27/2030	0%

9. Status

Judicial Council staff requests site selection approval for submission to the State Public Works Board so the acquisition process for the preferred property may begin, or if necessary, the alternate property. Final approval for Site Acquisition will be requested at the conclusion of the phase.

- Attachments:
1. PAG Site Selection Matrix, executed
 2. Resolution from the County of Solano Board of Supervisors
 3. Letter of Support from the City of Fairfield


Attachment 1. Site Selection Matrix from Project Advisory Group (PAG); - Signed by Superior Court of Solano and Judicial Council executive staff

SITE SELECTION CRITERIA FOR
County of Solano, New Solano Hall of Justice

SITE SELECTION CRITERIA	DEFINITIONS			Site 2	Site 3A	Site 3B	Site 5	Weight	Site 2	Site 3A	Site 3B	Site 5	
				Old Solano Courthouse	Existing Hall of Justice	Existing Hall of Justice	Union at Broadway	(Points)	Old Solano Courthouse	Existing Hall of Justice	Existing Hall of Justice	Union at Broadway	
SITE FEATURES	Preferred (High Points: 5)	Acceptable or Neutral (Medium Points: 3)	Not Preferred (Low Points: 1)	Points	Points	Points	Points	Points	Points	Points	Points	Points	
SC 1	Required Site Area/Site Coverage												
SC 1.1	Approximate site area required is 2.94 acres	Site aligns with required area of 2.94 acres	Site is 2.65 acres or greater (within 10% of required area)	Site is less than 2.65 acres	1	5	1	3	3	3	15	3	9
SC 1.2	Site Development Potential for Parking	Site accommodates at least 100 staff or public/juror parking stalls. Existing state owned lot remains.	Site accommodates less than 100 staff parking or public/juror stalls. Existing state owned lot remains.	Site takes over existing state owned lot and does not meet parking need.	1	5	5	5	5	5	25	25	25
SC 1.3	Floor Area Ratio (FAR)	FAR is compatible with project requirements	FAR requires minimal site and building program changes	FAR is not compatible with project requirements	5	5	5	5	1	5	5	5	5
SC 1.4	Maximum number of floors (above ground)	Site allows 4 story development and greater	Site only allows 3 story max. development	Site only allows 1 story max. development	5	5	5	5	1	5	5	5	5
SC 2	Location Preferences/Adjacencies												
SC 2.1	Adjacency to Law & Justice Center Building	Within 1 block walking distance (< 1/8 mi) of site	Within 2 - 3 blocks walking distance (< 1/4 mi) of site	Beyond 1/4 mile of site	3	5	3	3	5	15	25	15	15
SC 2.2	Adjacency to Jail	Within 1 block walking distance (< 1/8 mi) of site	Within 2 - 3 blocks walking distance (< 1/4 mi) of site	Beyond 1/4 mile of site	3	5	3	3	5	15	25	15	15
SC 2.3	Adjacency to District Attorney	Within 1 block walking distance (< 1/8 mi) of site	Within 2 - 3 blocks walking distance (< 1/4 mi) of site	Beyond 1/4 mile of site	3	5	3	3	5	15	25	15	15
SC 2.4	Adjacency to Public Defender	Within 1 block walking distance (< 1/8 mi) of site	Within 2 - 3 blocks walking distance (< 1/4 mi) of site	Beyond 1/4 mile of site	3	3	1	3	5	15	15	5	15
SC 2.5	Adjacency to Old Solano Courthouse	Within 1 block walking distance (< 1/8 mi) of site	Within 2 - 3 blocks walking distance (< 1/4 mi) of site	Beyond 1/4 mile of site	5	5	3	1	5	25	25	15	5
SC 2.6	Adjacency to County Council's Office	Within 1 block walking distance (< 1/8 mi) of site	Within 2 - 3 blocks walking distance (< 1/4 mi) of site	Beyond 1/4 mile of site	3	5	3	3	5	15	25	15	15
SC 2.7	Adjacency to Sheriff's Department	Within 1 block walking distance (< 1/8 mi) of site	Within 2 - 3 blocks walking distance (< 1/4 mi) of site	Beyond 1/4 mile of site	3	5	3	3	5	15	25	15	15
SC 2.8	Adjacency to Civil Processing	Within 1 block walking distance (< 1/8 mi) of site	Within 2 - 3 blocks walking distance (< 1/4 mi) of site	Beyond 1/4 mile of site	3	5	3	3	5	15	25	15	15
SC 3	Security Requirements												
SC 3.1	Ability to provide a 25' setback around building perimeter	Site provides for more than 25' setback	Site provides for 25' setback	Site provides for less than 25' setback	5	5	5	5	5	25	25	25	25
SC 3.2	Potential for economical tunnel connection to Jail for in-custody transfers	Tunnel exists on the site and a new connection is possible	Tunnel does not exist on the site but a new connection is possible and not cost prohibitive	Tunnel does not exist on the site and a new connection is cost prohibitive	1	5	3	1	5	5	25	15	5
SC 3.3	Public Utility Easements	No on-site easements	On-site easements don't impact use of site	On-site easements do impact use of site	5	1	1	1	1	5	1	1	1
SC 3.4	Private Easements	No on-site easements	On-site easements don't impact use of site	On-site easements do impact use of site	5	1	1	5	1	5	1	1	5
SC 4	Sustainability												
SC 4.1	Site Elevation	All of the site elevations are above 500-yr flood (FEMA)	Portions of the site elevations are above 500-yr flood, remaining areas are above 100-yr flood (FEMA)	All of the site elevations are above 100-yr flood (FEMA), but below 500-yr flood.	5	3	1	1	5	25	15	5	5
SC 4.2	Solar orientation	Site/surrounds enhance natural daylight to project (tower is oriented E/W)	Site/surrounds partially support natural daylight to project (tower is oriented N/S)	Site/surrounds prevent natural daylight to project	5	3	5	3	5	25	15	25	15
SC 5	Neighborhood Character/Immediate Surroundings												
SC 5.1	Neighborhood Compatibility w/ Surrounding Use	Courthouse on this site fits surrounding use	Courthouse on this site may fit surrounding use	Courthouse on this site does not fit surrounding use	5	5	5	3	3	15	15	15	9
SC 5.2	Location of Local Retail/Restaurant Area	Within 1 block walking distance (< 1/8 mi) of site	Within 2 - 3 blocks walking distance (< 1/4 mi) of site	Beyond 1/4 mile of site	5	5	5	1	1	5	5	5	1
SC 5.3	Neighborhood Concerns to a New Courthouse	No neighborhood concerns	Some neighborhood concerns	Extensive neighborhood concerns	5	5	3	3	3	15	15	9	9
SC 5.4	Neighborhood Economic Vitality	Area businesses are strong with few vacancies	Area businesses are fair with moderate vacancies	Area businesses are weak with lots of vacancies	5	5	5	3	1	5	5	5	3
SC 6	Traffic and Transportation												
SC 6.1	Proximity to public transportation (bus or rail)	Transportation stops within 1 block walking distance (< 1/8 mi) of site	Transportation stops within 2 - 3 blocks walking distance (< 1/4 mi) of site	Beyond 1/4 mile of site	5	3	5	3	3	15	9	15	9
SC 6.2	Proximity to public parking (Current or planned)	Within 1 block walking distance (< 1/8 mi) of site	Within 2 - 3 blocks walking distance (< 1/4 mi) of site	Beyond 1/4 mile of site	3	5	1	3	5	15	25	5	15
SC 6.3	Proximity to jury parking (Current or planned)	Within 1 block walking distance (< 1/8 mi) of site	Within 2 - 3 blocks walking distance (< 1/4 mi) of site	Beyond 1/4 mile of site	5	5	3	3	5	25	25	15	15
SC 6.4	Proximity to staff parking (Current or planned)	Within 1 block walking distance (< 1/8 mi) of site	Within 2 - 3 blocks walking distance (< 1/4 mi) of site	Beyond 1/4 mile of site	1	5	5	3	5	5	25	25	15
SC 7	Image and Visibility												
SC 7.1	Visibility of Site to Public	Site is visible and easy to find	Site has moderate visibility	Site is remote and difficult to find	5	5	3	3	5	25	25	15	15
SC 8	Local Planning Requirements												
SC 8.1	Compliance with local comprehensive land use plan	Project at site fully complies with land use plan	Project at site partially complies with land use plan	Project at site does not comply with land use plan	5	5	3	3	3	15	15	9	9
SC 9	Initiatives												
SC 9.1	Site for courthouse supports or has neutral impact on City planning initiatives	Site fully supports or has neutral impact on City planning initiatives	Site somewhat supports or has little impact on City planning initiatives	Contrary to City planning initiatives	5	5	5	1	3	15	15	15	3
SC 9.2	Site for courthouse supports or has neutral impact on County planning initiatives	Site fully supports or has neutral impact on County planning initiatives	Site somewhat supports or has little impact on County planning initiatives	Contrary to County planning initiatives	5	5	1	3	3	15	15	3	9
SC 10	Financial Factors												
SC 10.4	Temporary Swing Space Requirements	Temporary swing space not required during construction or available at no cost to the project	Temporary swing space required and available at moderate cost to the project	Temporary swing space required and not available or available at great cost to the project	5	3	5	5	4	20	12	20	20
SC 10.5	Phased Demolition Requirements	No building demolition required	Single phase building demolition required	Multi-phased building demolition required	5	1	3	5	4	20	4	12	20
SC 11	Environment												
SC 11.1	Environmental mitigation measures required by CEQA	Categorical Exemption possible	Mitigated Negative Declaration possible	Full EIR required	1	3	1	1	5	5	15	5	5
SC 11.2	Abatement requirements of any existing structures are to be demolished	No abatement necessary	Some abatement necessary	Extensive abatement necessary	5	1	1	5	3	15	3	3	15

SITE SELECTION CRITERIA	DEFINITIONS			Site 2	Site 3A	Site 3B	Site 5	Weight (Points)	Site 2	Site 3A	Site 3B	Site 5	
				Old Solano Courthouse	Existing Hall of Justice	Existing Hall of Justice	Union at Broadway		Old Solano Courthouse	Existing Hall of Justice	Existing Hall of Justice	Union at Broadway	
SITE FEATURES	Preferred (High Points: 5)	Acceptable or Neutral (Medium Points: 3)	Not Preferred (Low Points: 1)	Points	Points	Points	Points		Points	Points	Points	Points	
SC 11.3	Previous environmental concerns, e.g. industrial, farming, wetlands	No previous environmental concerns	Some previous environmental concerns	Extensive previous environmental concerns	3	5	3	5	3	9	15	9	15
SC 11.4	Archeological/cultural area	Site has no archeological or cultural issues	Some Archeological or cultural issues	Conflicting archeological or cultural issues	3	5	5	5	3	9	15	15	15
SC 12 Physical Elements													
SC 12.1	Topographic and hydrologic characteristics of the site	Site is generally level with proper drainage	Moderate earth movement required to level and drain site	Extensive earth movement required or poor drainage	5	3	3	3	3	15	9	9	9
SC 12.2	Existing adjacent unique features or landmarks to remain	No adjacent unique features or landmarks exist	Courthouse will not conflict with existing unique features or landmarks	Courthouse might conflict with existing unique features or landmarks	3	3	5	5	1	3	3	5	5
SC 12.3	Existing site improvements/buildings demolition	Minimum demolition and removal required	Moderate demolition and removal required	Extensive demolition and removal required	5	1	3	5	3	15	3	9	15
SC 12.4	Existing vegetation/landscape demolition	Minimum demolition and removal required	Moderate demolition and removal required	Extensive demolition and removal required	3	5	5	3	2	6	10	10	6
SC 13 Public Streets and Alleys													
SC 13.1	Adjacent right of way improvements required	Minimal road and public right of way work is required	Moderate road and public right of way work is required	Extensive road and public right of way work is required	5	5	3	1	4	20	20	12	4
SC 13.2	Traffic control devices/improvements required	No additional traffic control improvements required	Moderate traffic control improvements required	Extensive traffic control improvements required	5	5	5	5	4	20	20	20	20
SC 14 Subsurface/Geotechnical Conditions													
SC 14.1	Determine local geotechnical, subsurface and soils conditions	Soil conditions are favorable and ready for construction	Soil conditions may require moderate preparation	Soil conditions are uncertain or unfavorable with potential risk of project impact	1	3	1	3	5	5	15	5	15
SC 14.2	Groundwater Level	Groundwater level is determined to be more than 16 feet below grade	Groundwater level is determined to be between 8 feet - 16 feet below grade	Groundwater level is determined to be less than 8 feet below grade	3	1	1	1	5	15	5	5	5
SC 15 Seismic Conditions/Requirements													
SC 15.1	State and local seismic requirements and zones	Standard seismic considerations	Moderate seismic considerations	High risk of seismic activity	3	3	3	3	5	15	15	15	15
SC 15.2	Liquefaction potential per the USGS	Low risk for soil liquefaction	Moderate risk for soil liquefaction	High risk for soil liquefaction	1	1	1	1	3	3	3	3	3
SC 16 Utility Infrastructure/Capacity													
SC 16.1	Electrical Service availability on site and capacity for the project	Electrical service available on site with adequate capacity	Electrical service available on site but may require a minor infrastructure upgrade	Electrical service not available on site or requires a major infrastructure upgrade	3	5	3	1	3	9	15	9	3
SC 16.2	Sanitary Sewer Service availability on site and capacity for the project	Sewer available on site with adequate capacity	Sewer available on site but may require a minor upgrade	Sewer not available on site or requires a major infrastructure upgrade	3	5	1	1	3	9	15	3	3
SC 16.3	Storm Water Containment availability on site and capacity for the project	Storm Water Containment available on site with adequate capacity	Storm Water Containment available on site but may require a minor upgrade	Storm Water Containment not available on site or requires a major infrastructure upgrade	5	1	1	1	3	15	3	3	3
SC 16.4	Water availability on site and capacity for the project	Water available on site with adequate capacity	Water available on site but may require a minor upgrade	Water not available on site or requires a major infrastructure upgrade	3	5	3	1	3	9	15	9	3
SC 16.5	Telephone/Data Service availability on site and capacity for the project	Fiber available on site with adequate capacity	Fiber available on site but may require a minor upgrade	Fiber not available on site or requires a major infrastructure upgrade	3	5	1	1	3	9	15	3	3
SC 16.6	Timeliness of infrastructure availability	Infrastructure available at time of ownership transfer	Infrastructure available prior to construction start	Infrastructure not available until after construction begins	5	5	5	3	3	15	15	15	9
SC 17 Existing Use, Ownership and Availability													
SC 17.1	Current use of site	Currently vacant or site improvements only	Partially vacant and/or willing/able to relocate	Occupied, not able to relocate	5	3	3	5	5	25	15	15	25
SC 17.2	Current ownership	Public/Private ownership, single entity	Public/Private ownership, limited entities (2 - 4)	Private ownership, multiple entities (more than 5)	5	5	5	3	3	15	15	15	9
SC 17.3	Availability to Acquire	Currently owned by the State of California	Available for negotiation or sale	Has been offered for investigation with sale possible	5	3	3	1	5	25	15	15	5
SC 18	Site Score	FINAL SITE SCORE								775	847	637	595

Approvals:


Hon. Wendy Getty
Presiding Judge
Superior Court of Solano County

8/29/23
Date


Pella McCormick
Director
Facilities Services

9/1/23
Date


Millicent Tidwell
Acting Administrative Director
Judicial Council

9/7/23
Date

RESOLUTION NO. 2023-186

**RESOLUTION OF THE SOLANO COUNTY BOARD OF SUPERVISORS
SUPPORTING A NEW HALL OF JUSTICE**

WHEREAS, the Superior Court of California, Solano County, Hall of Justice (“HOJ”) is located at 600 Union Street in Fairfield, California and is the busiest and largest of the four court facilities in Solano County; and

WHEREAS, the existing condition and capacity of the Superior Court of Solano courthouse facilities were evaluated pursuant to Senate Bill (SB) 847. Through this assessment process, the HOJ was determined to be deficient in all categories and ranked in the Immediate Need priority group. Consequently, the HOJ is one of the highest priority trial court capital-outlay projects for the judicial branch; and

WHEREAS, the Governor’s FY22/23 Budget funded the new HOJ site Acquisition and Performance Criteria. This will be a State-managed project, with land acquisition and project performance criteria definition being the first step towards replacing the existing obsolete HOJ. Subsequent phases include design and construction; and

WHEREAS, the new HOJ will accomplish the following immediately needed improvements to the Superior Court in Solano County and enhance its ability to serve the public:

- Enhance the public's access to justice by addressing court's infrastructure deficiencies, security issues, and ADA compliance.
- Provide secure entry/exit points and zones of separation between judges, staff, public, and in-custody persons.
- Include one large and eleven multi-purpose courtrooms serving criminal, civil, family law, juvenile, probate, and traffic case types.
- Relieve the court of the constant need for costly regular maintenance and repairs of the roof, elevators, and overall accessibility issues; and

WHEREAS, the County of Solano supports a new HOJ and that it be sited at the same location as the existing HOJ at 600 Union Street in Fairfield, California; and

WHEREAS, the County of Solano owns an interest in the current HOJ at 600 Union Avenue in Fairfield, California and owns the immediately surrounding area; and

WHEREAS, the Solano County Sheriff’s Office transports inmates to and from their court appearances in the HOJ through an existing tunnel without need for vehicle transportation. Relocation of the HOJ to a different site would require an inmate holding area and transport by vehicle, and other operational impacts resulting in a significant increase in annual costs to the County; and

WHEREAS, County staff from the Probation Department, County Counsel, the Public

Defender's Office, the District Attorney's Office and Child Support Services regularly appear in courtrooms in the HOJ. Relocating the HOJ from its current location on Union Avenue would require the County to either re-locate this staff or for staff to travel to the new location; and

WHEREAS, the State of California Judicial Council (JCC) has approval authority over such a project pursuant to the Trial Court Facilities Act (Gov. Code §§70321 et seq.); and

WHEREAS, the State of California would be the lead agency for the evaluation, environmental review, siting, funding and construction of a new HOJ pursuant to California Environmental Quality Act (CEQA) Guidelines, section 15051(a); and

WHEREAS, the final form, location and timing of siting of any potential new HOJ is unknown and speculative at this time and ultimately will be directed by the State of California through the JCC; and

WHEREAS, the process by which a new courthouse is sited and constructed is lengthy. While the needs assessment, prioritization and budget has been done, the process will still require formal site selection (preferred and alternative sites), design, environmental review pursuant to CEQA, site acquisition, construction contracts, occupancy and evaluation; and

WHEREAS, it is the intent of the County of Solano to be supportive of the needs of the Solano Superior Courts throughout this process and will work collaboratively with the Court to facilitate siting of the new HOJ at 600 Union Avenue; and

WHEREAS, the County of Solano values intergovernmental partnerships to promote efficiency and maximize public value.

NOW, THEREFORE, BE IT RESOLVED that the County of Solano wishes to state its support for the construction of a potential new Hall of Justice and that it be sited at 600 Union Avenue in Fairfield, California.

BE IT FURTHER RESOLVED, by its best efforts and good faith, commits to support, promote and creatively participate in the development of a new Hall of Justice at 600 Union Avenue by collaboratively working with the Solano County Superior Court and the JCC to define a proposed project description and preferred site and/or alternative site for purposes of CEQA review.

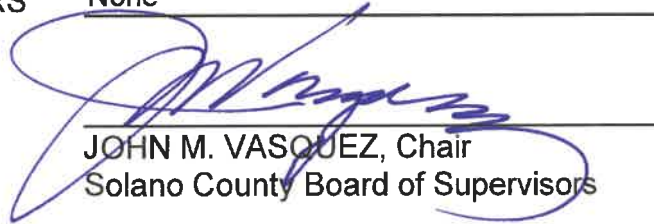
BE IT FURTHER RESOLVED, upon completion of the CEQA review process and appropriation of funds or at such time as determined by the State of California to pursue a new Hall of Justice at 600 Union Avenue in Fairfield, California, the County of Solano would consider terms of sale which shall convey property necessary for the new Hall of Justice upon price and terms beneficial and financially feasible to the State of California and the court system.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Solano duly held on the 22nd day of August 2023 by the following vote:

AYES: SUPERVISORS Hannigan, Brown, Williams, Mashburn, and Chair Vasquez

NOES: SUPERVISORS None

ABSENT: SUPERVISORS None



JOHN M. VASQUEZ, Chair
Solano County Board of Supervisors

ATTEST:
BILL EMLLEN, Clerk
Solano County Board of Supervisors

By: 
Alicia Draves, Chief Deputy Clerk



CITY OF FAIRFIELD

Founded 1856 - Incorporated December 12, 1903

MAYOR'S OFFICE

September 8, 2023

California State Judicial Council
455 Golden Gate Avenue
San Francisco, CA 94102

RE: Support - Solano County Superior Court Hall of Justice Project

To Whom It May Concern,

I am writing to express my strong support for the proposed Hall of Justice project at the existing Solano County Superior Court Hall of Justice location. This project represents a crucial investment in the infrastructure and judicial services in our region, and I believe it is of paramount importance for the continued growth and well-being of downtown Fairfield.

Fairfield, CA, and surrounding Solano County communities have experienced significant population growth over the past few decades, and this growth has put considerable pressure on our existing court facilities. Our community deserves a modern and efficient justice system that can provide timely and accessible services to all residents. The proposed Hall of Justice project addresses this need by:

1. **Enhancing Access to Justice:** The new facility will provide improved access to legal services, ensuring that residents have the resources they need to navigate the judicial system effectively.
2. **Increased Efficiency:** The project is designed to streamline court operations, reducing delays and improve the overall efficiency of our judicial processes.
3. **Safety and Security:** A modern Hall of Justice will provide enhanced security measures, safeguarding the well-being of all those who visit and work within the facility.

Letter to California State Judicial Council

Re: Support - Solano County Superior Court Hall of Justice Project

September 8, 2023

Page 2

4. Economic Benefits: The construction of the Hall of Justice will generate jobs and stimulate economic growth in our city, particularly in Downtown Fairfield, which is a vital component of our long-term prosperity.
5. Improved Public Image: A state-of-the-art facility reflects positively on our community, reinforcing our commitment to justice and the rule of law.

I believe that approving this project for the current 600 Union Street location in downtown Fairfield is not only in the best interest of Fairfield and Solano County but also aligns with the broader goals of the State Judicial Council to ensure access to justice for all Californians. I kindly request that the State Judicial Council give its full support to this project, facilitating its timely approval and allocation of necessary resources.

The City of Fairfield is committed to working collaboratively with the State Judicial Council, Solano County, and all relevant stakeholders to ensure the successful implementation of this essential project. Please do not hesitate to reach out if you require any further information or if there are additional steps we can take to support this process.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Catherine Moy". The signature is written in a cursive, flowing style.

CATHERINE MOY

Mayor

Court Facilities Advisory Committee Site Selection Report

New Fresno Courthouse
Superior Court of California,
Fresno County

September 25, 2023



Agenda

- Project Summary
- Property Search & Site Selection Criteria
- PAG Site Rankings
- Site Test Fits
- Requested Action



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Project Summary

- Authorized Building Area: approximately 413,000 GSF
- Approximately 12 Stories and basement
- 36 Courtrooms
- Consolidate court operations from 3 existing facilities and provides growth for 2 new courtrooms
 - Fresno County Courthouse (owned)
 - M Street (leased)
 - North Annex Jail (owned)
- Approved Site Area: 2.09 Acres



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

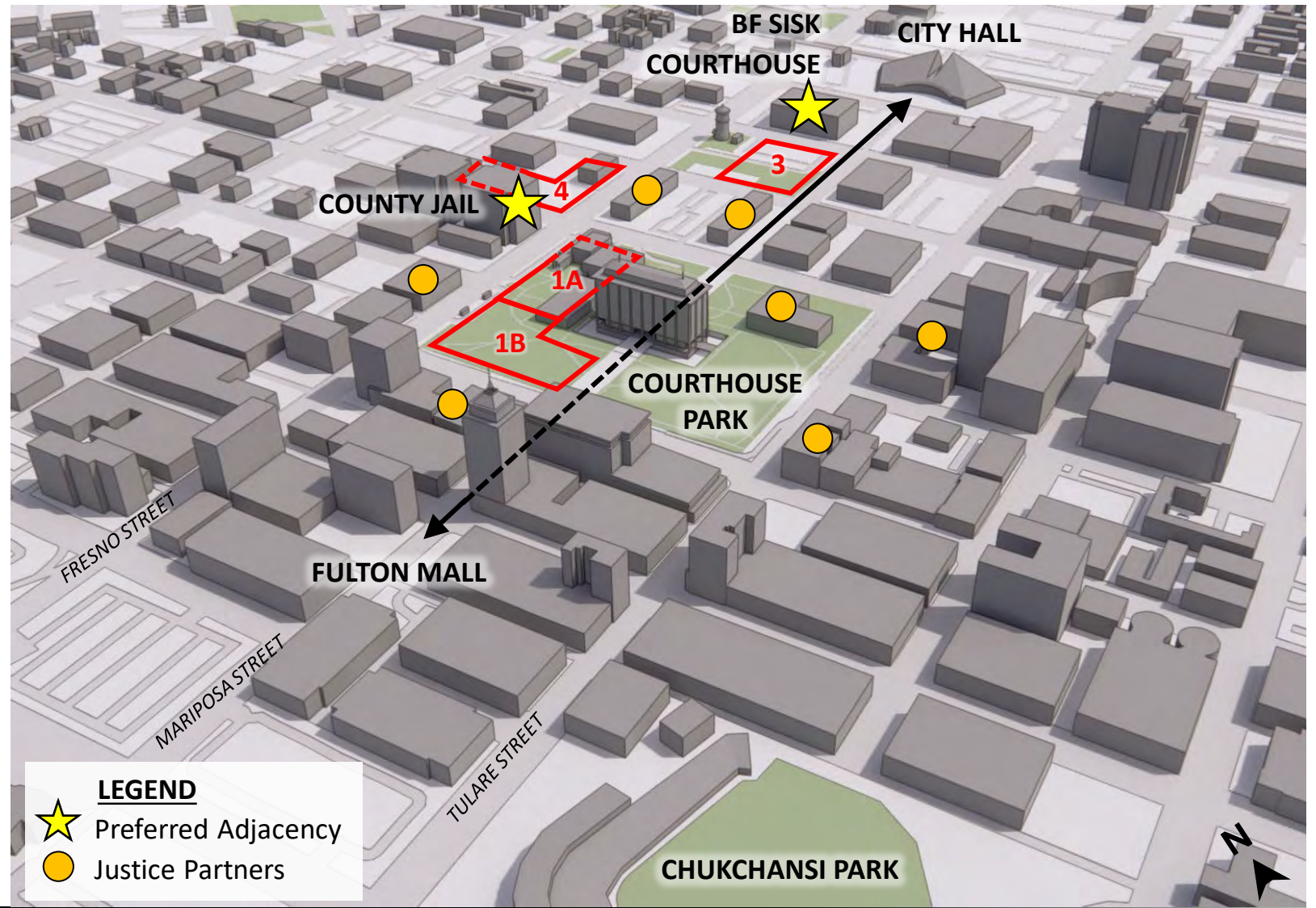
Fresno Property Search



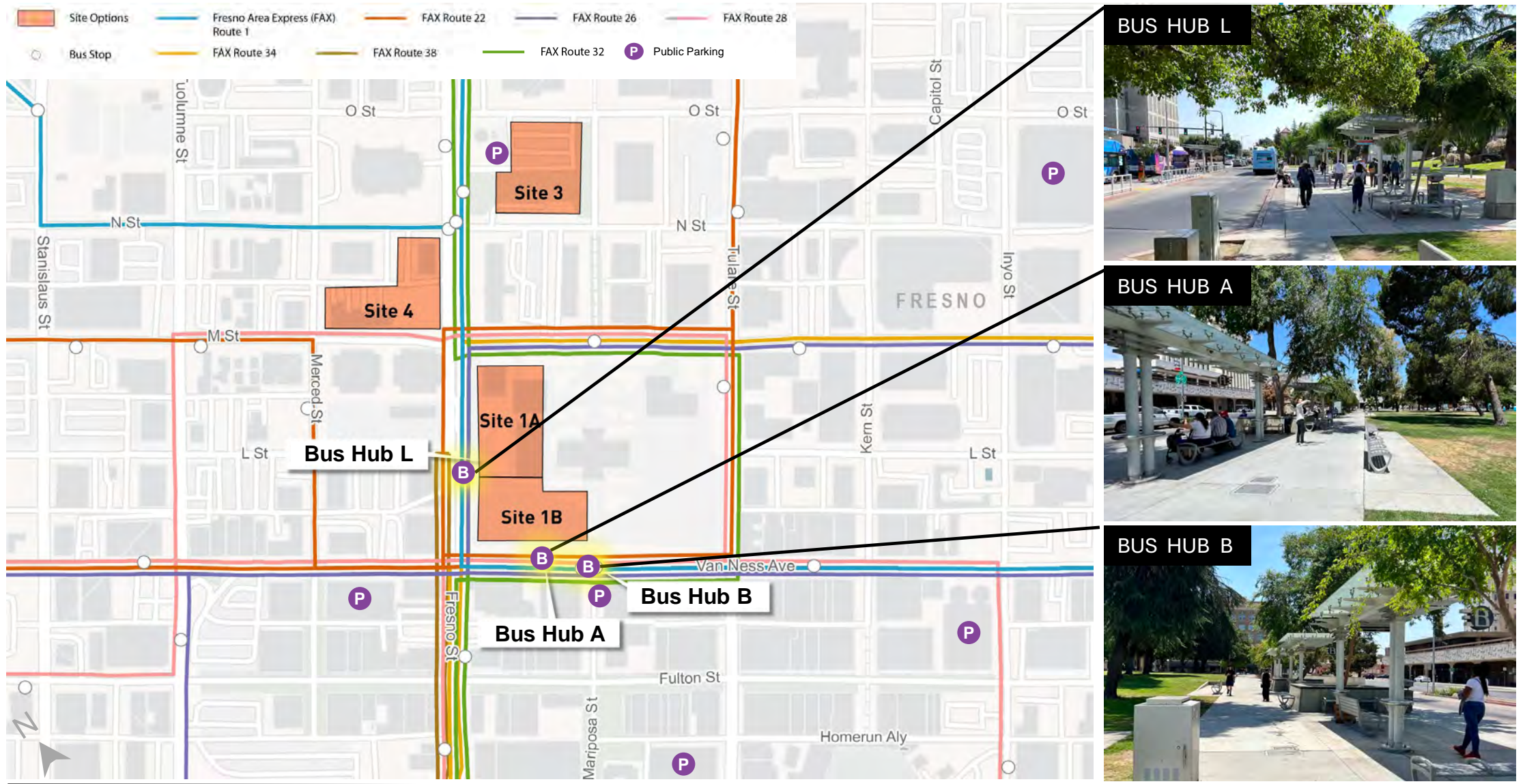
Four Properties Studied

All properties are within the Downtown Fresno Core

- 1) **Courthouse Park - Fresno St;** County of Fresno
- 2) **Courthouse Park - Van Ness Ave;** County of Fresno
- 3) **Eaton Plaza;** City of Fresno
- 4) **M Street near Jail;** multiple property owners



City of Fresno – Transportation



PAG Site Rankings

EVALUATION

- Use of JCC Site Criteria Selection Matrix with standardized, objective site criteria for selection of sites
- Use of point-assignment system (5,3,1)
- Use of Multiplier-based weighting

FINAL SITE SCORES

Site 1A Courthouse Park, Fresno St.	Site 1B Courthouse Park, Van Ness Ave.	Site 3 Eaton Plaza	Site 4 M Street near Jail
Points	Points	Points	Points
1,103	1,036	941	904
1	2	3	4

FINAL SITE RANKING

1. **PREFERRED: Site 1A, Courthouse Park – Fresno Street**
2. **ALTERNATE: Site 1B, Courthouse Park – Van Ness Avenue**
3. Not Selected: Site 4, Eaton Plaza
4. Not Selected: Site 5, M Street near the Jail



JUDICIAL COUNCIL
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ADMINISTRATIVE DIVISION
FACILITIES SERVICES

4. M STREET

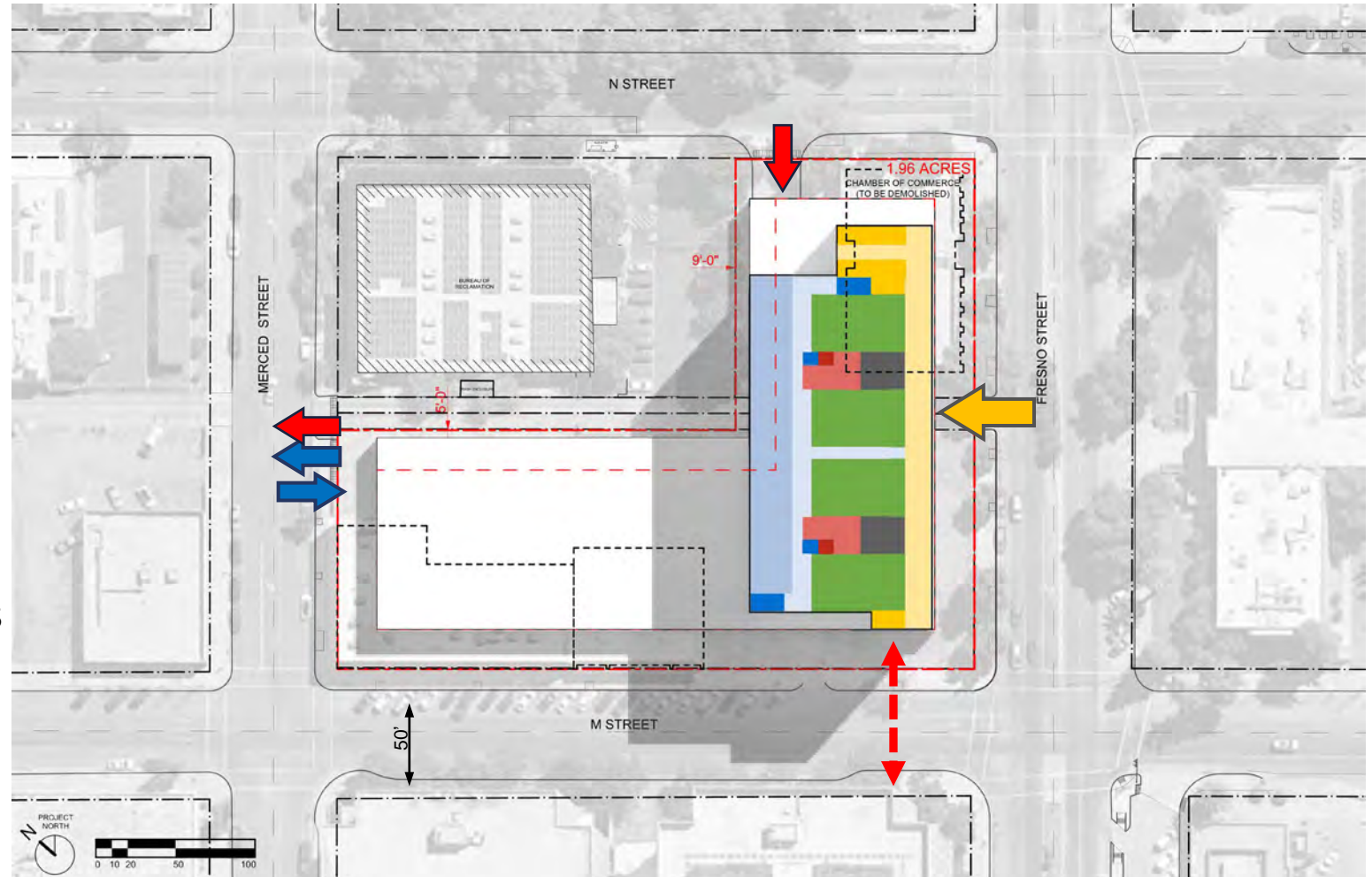
MULTIPLE PROPERTY OWNERS

Site Area: 1.96 acres

Smallest site, unable to meet setback requirements; new Courthouse exterior walls will require added protection on 2 facades

Demolition of 3 existing buildings including Chamber of Commerce

Tower would result in Bureau of Reclamation solar panels being shaded most of the year



SITE PLAN

KEY

- ← Public Access
- ← Service/Staff Access
- ← In-Custody Access
- Proposed Property Line
- 25' Setback
- Potential Jail Connection
- Below-grade
- Buildings to be Demolished
- P Public Parking

Not Selected – Ranked 4 out of 4

4. M STREET

MULTIPLE PROPERTY OWNERS

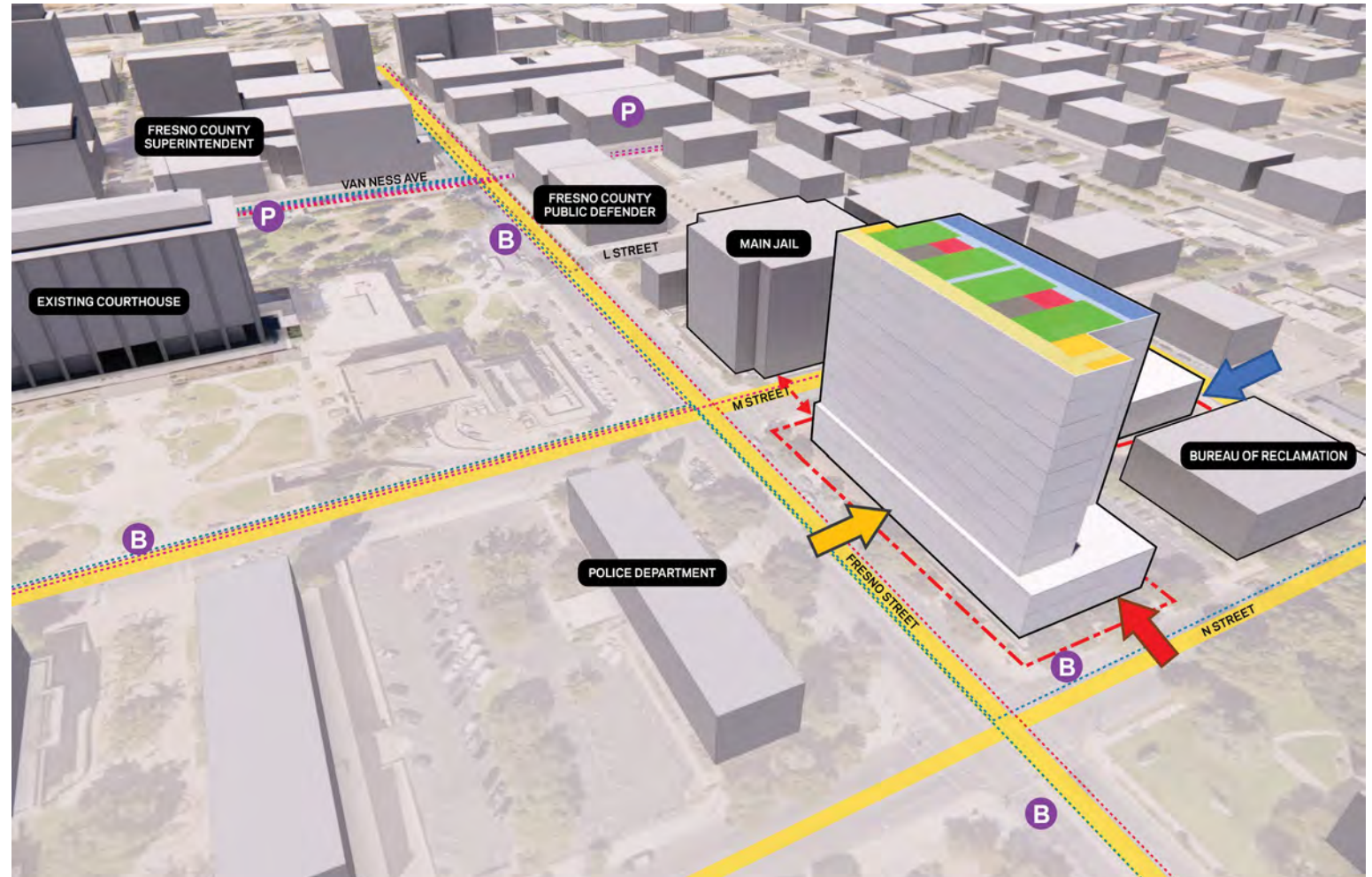
Site Area: 1.96 acres

Podium level: +/- 59,400 GSF










Tower level: +/- 25,430 GSF

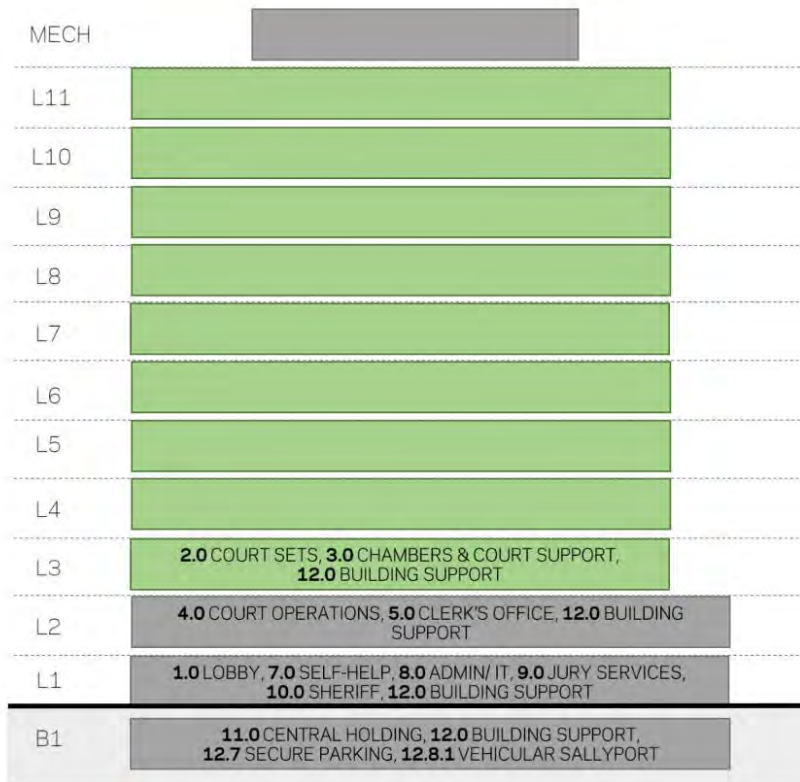
1 Basement Level

Adjacent to Main Jail, potential for future underground or above-grade connection



AERIAL DIAGRAM | KEY

-  Public Access
-  Service/Staff Access
-  In-Custody Access
-  Proposed Property Line
-  25' Setback
-  Potential Jail Connection
-  Below-grade
-  Bus Stop
-  Public Parking



KEY: ■ Courtroom Floor ■ Department and Support Floor

SECTIONAL DIAGRAM



CONCEPTUAL MASSING

4. M STREET

MULTIPLE PROPERTY OWNERS



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

3. EATON PLAZA

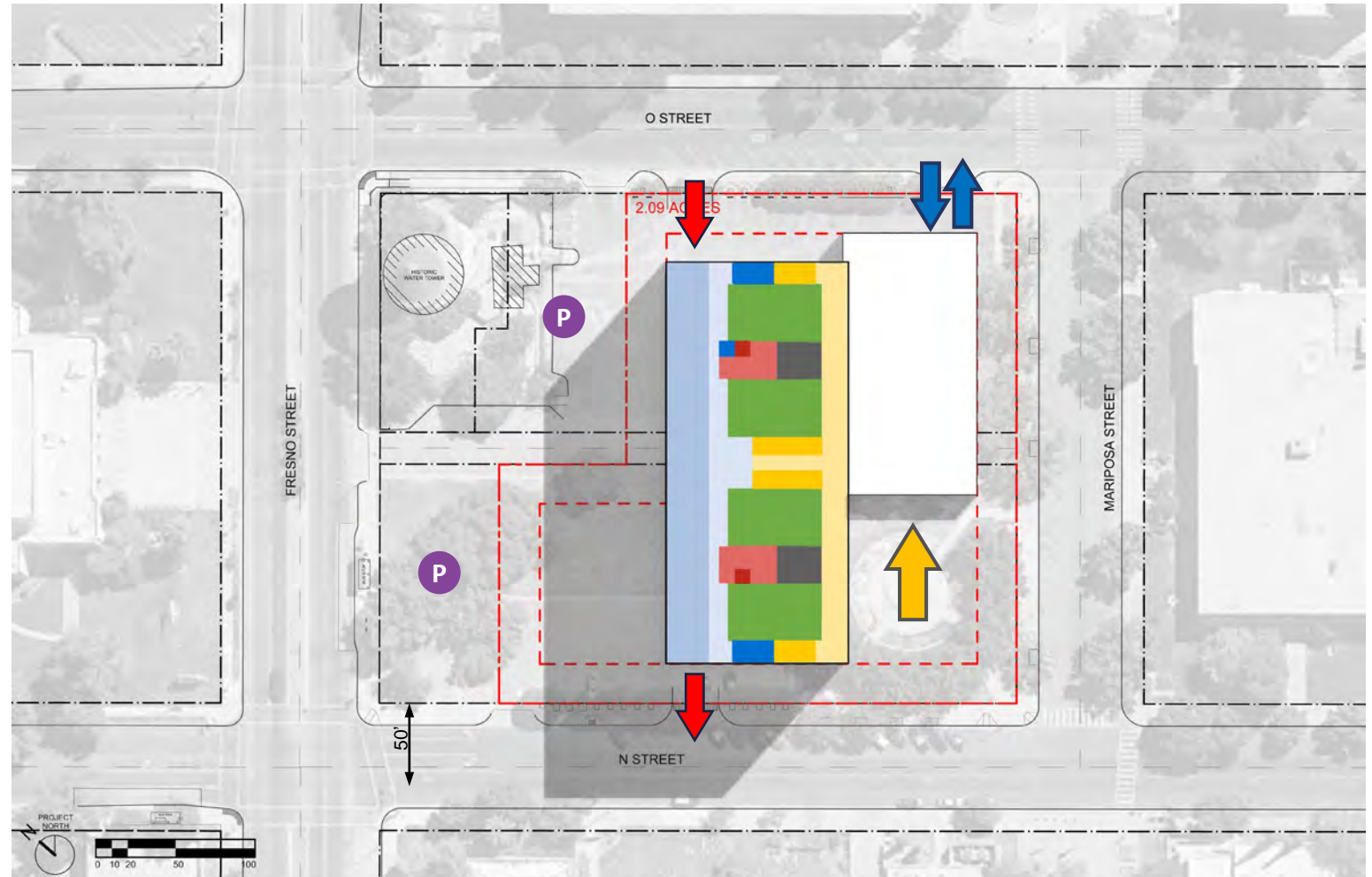
CITY OF FRESNO

Site Area: 2.09 acres

Unable to achieve tunnel access to the existing jail

Response to context: potential historical resource requirements due to proximity of Old Water Tower

Opportunity to preserve civic plaza



SITE PLAN

KEY

- ← Public Access
- ← Service/Staff Access
- ← In-Custody Access
- Proposed Property Line
- 25' Setback
- Potential Jail Connection
- Below-grade
- Buildings to be Demolished
- P Public Parking

Not Selected – Ranked 3 out of 4

3. EATON PLAZA

CITY OF FRESNO

Site Area: 2.09 acres

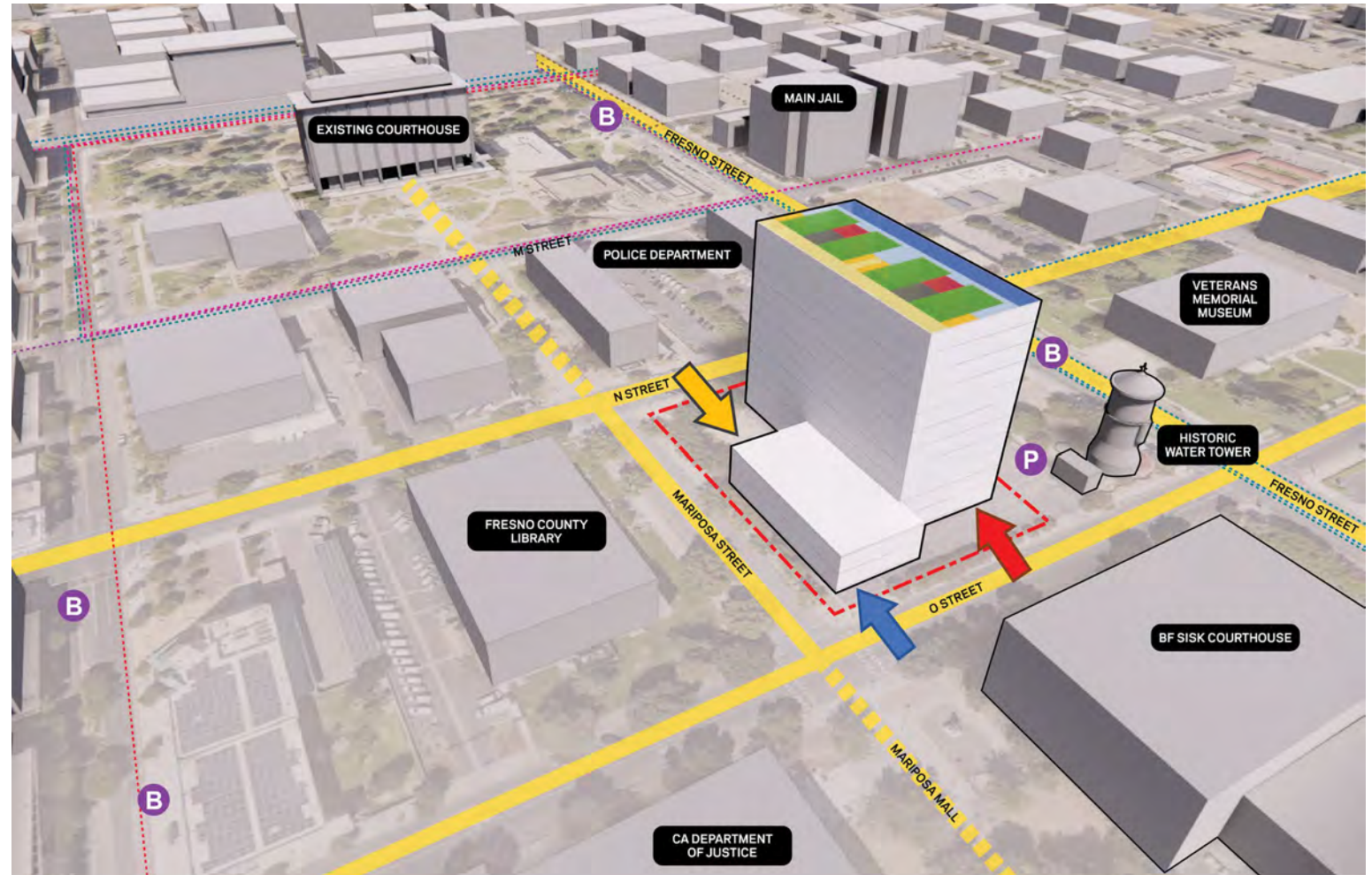
Podium level: +/- 42,050 GSF

Tower level: +/- 28,800 GSF

2 Basement Levels

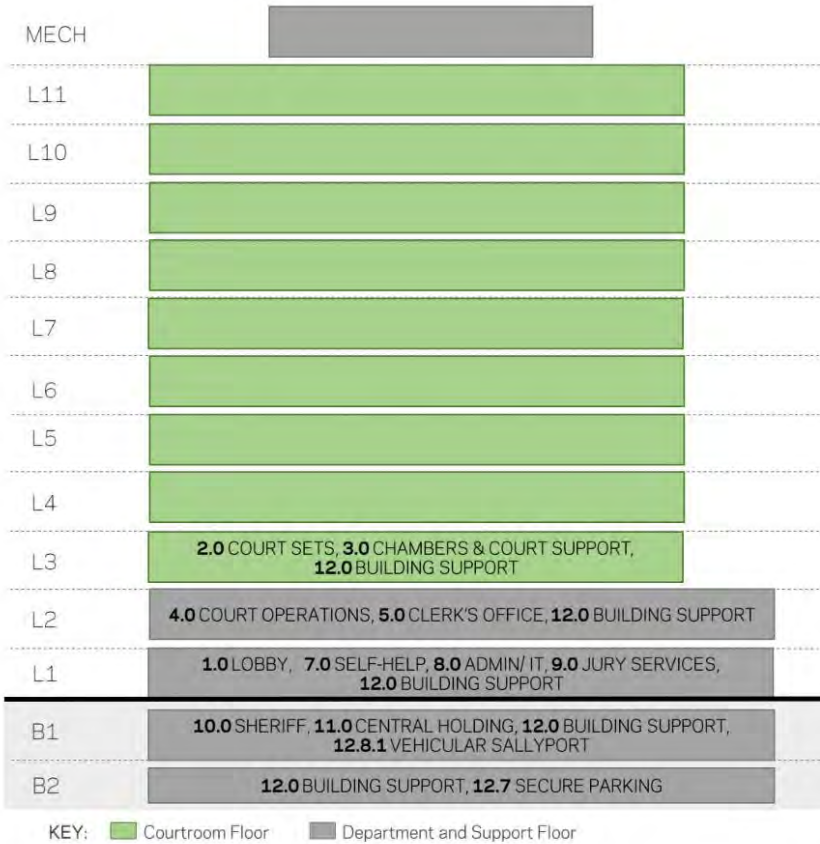
No potential for connection to the Jail

New construction would displace 161 City-owned parking stalls



AERIAL DIAGRAM | KEY

- ← Public Access
- ← Service/Staff Access
- ← In-Custody Access
- Proposed Property Line
- 25' Setback
- Potential Jail Connection
- Below-grade
- B Bus Stop
- P Public Parking



SECTIONAL DIAGRAM



CONCEPTUAL MASSING

3. EATON PLAZA

CITY OF FRESNO



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ALTERNATE – 1B. COURTHOUSE PARK, Van Ness Ave.

COUNTY OF FRESNO

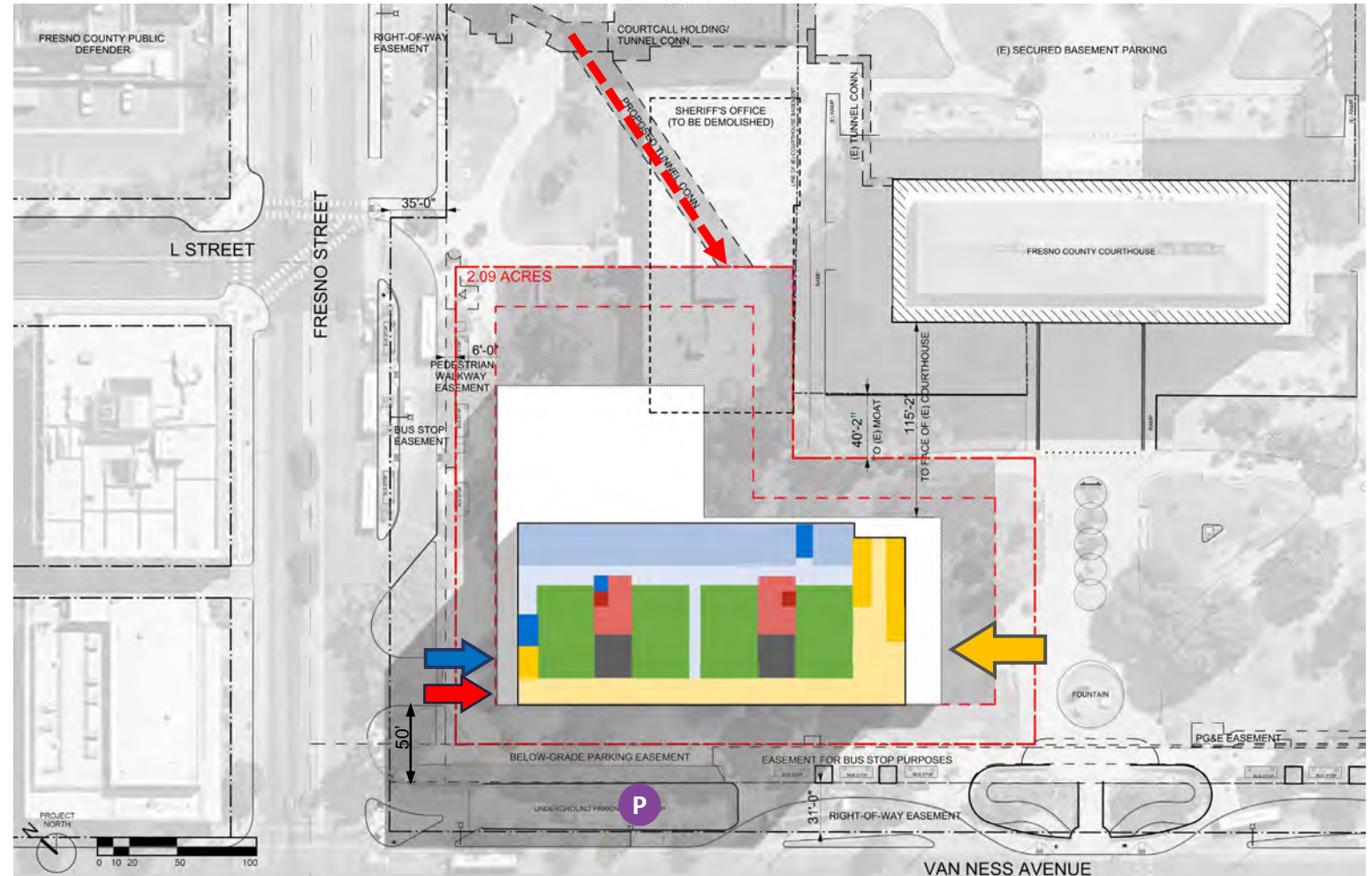
Site Area: 2.09 acres

Underground connection to existing tunnel

Impact to traffic flow at Fresno St. and Van Ness Ave. intersection, transit hubs, and exit ramps from parking garage

Demolition of existing Sheriff's Administration Building

Alternate Site – Ranked 2 out of 4



SITE PLAN

KEY

- ← Public Access
- ← Service/Staff Access
- ← In-Custody Access
- Proposed Property Line
- 25' Setback
- Potential Jail Connection
- Below-grade
- Buildings to be Demolished
- P Public Parking

ALTERNATE – 1B. COURTHOUSE PARK, Van Ness Ave.

COUNTY OF FRESNO

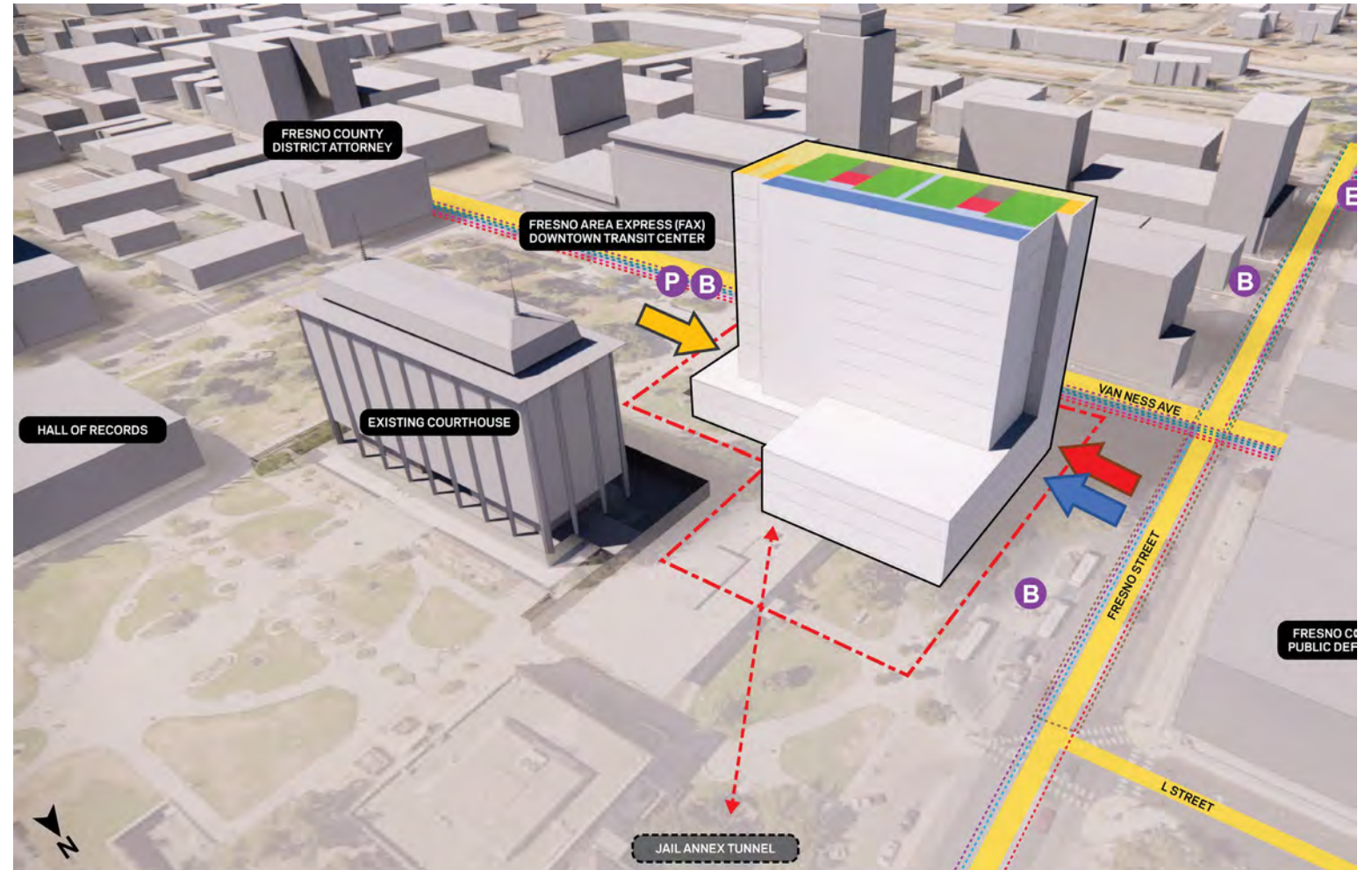
Site Area: 2.09 acres

Podium level: +/- 43,700 GSF

Tower level: +/- 27,560 GSF

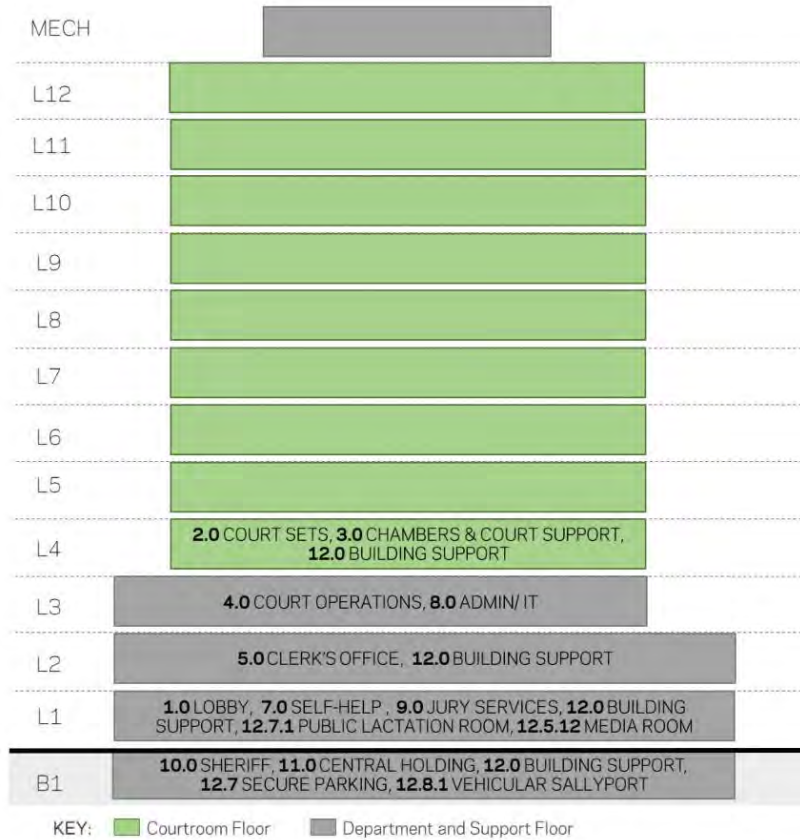
1 Basement Level

Proximity to existing Courthouse and Main Jail, existing tunnel could be expanded to accommodate new building



AERIAL DIAGRAM | KEY

- | | | | | | |
|--|------------------------|--|----------------------|--|---------------------------|
| | Public Access | | Service/Staff Access | | In-Custody Access |
| | Proposed Property Line | | 25' Setback | | Potential Jail Connection |
| | Below-grade | | Bus Stop | | Public Parking |



SECTIONAL DIAGRAM

CONCEPTUAL MASSING

ALTERNATE – 1B. COURTHOUSE PARK, Van Ness Ave.

COUNTY OF FRESNO



JUDICIAL COUNCIL
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ADMINISTRATIVE DIVISION
FACILITIES SERVICES

PREFERRED – 1A. COURTHOUSE PARK, Fresno St.

COUNTY OF FRESNO

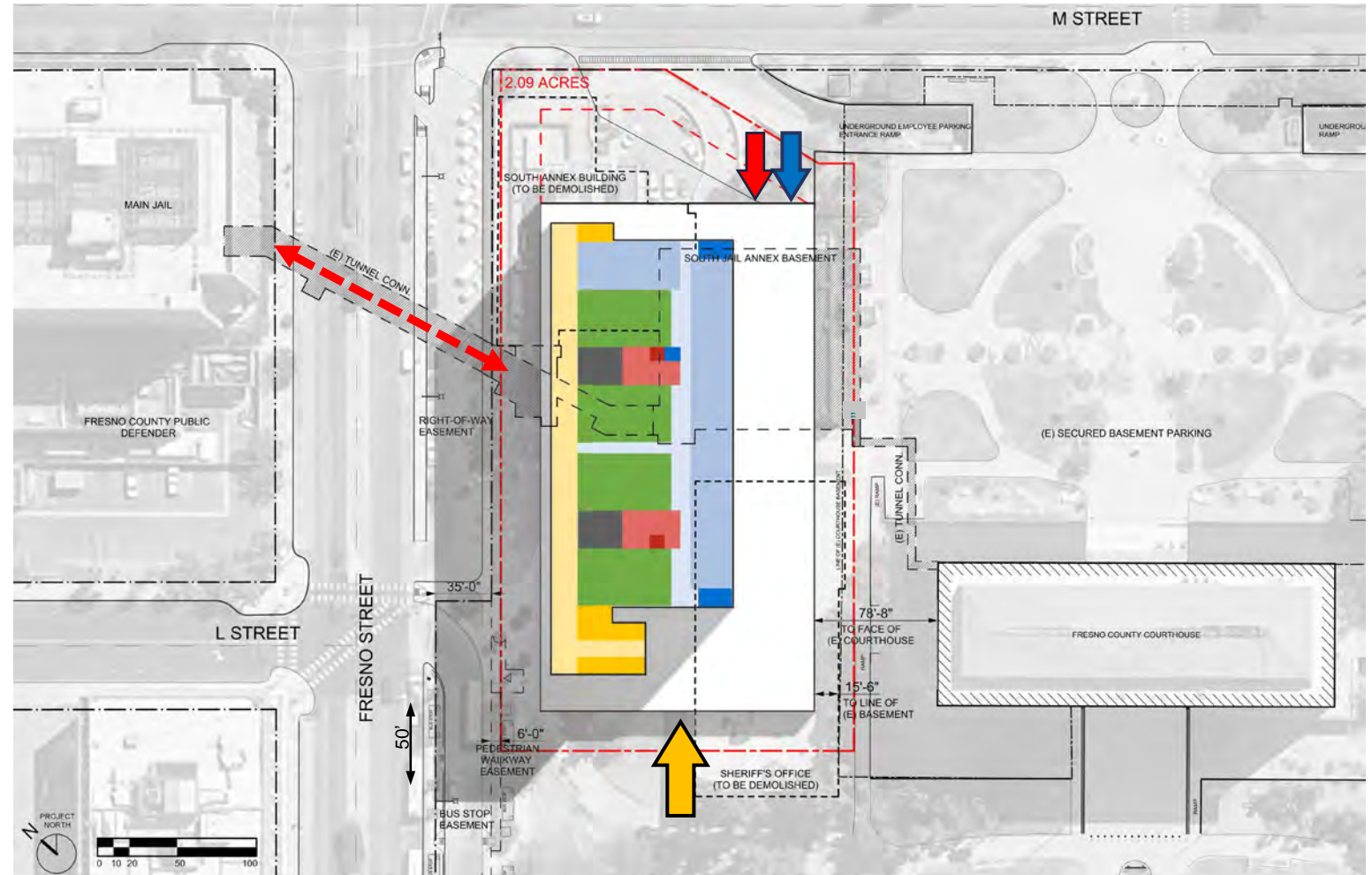
Site Area: 2.09 acres

Ideal site to connect to existing tunnel, but will impact phasing and operations

Impact to existing service and staff garage and entry ramp along M Street

Demolition of existing Sheriff's Office and South Jail Annex

Preferred Site – Ranked 1 out of 4



SITE PLAN

KEY

- ← Public Access
- ← Service/Staff Access
- ← In-Custody Access
- Proposed Property Line
- 25' Setback
- Buildings to be Demolished
- Below-grade
- Buildings to be Demolished
- Potential Jail Connection
- P Public Parking

PREFERRED – 1A. COURTHOUSE PARK, Fresno St.

COUNTY OF FRESNO

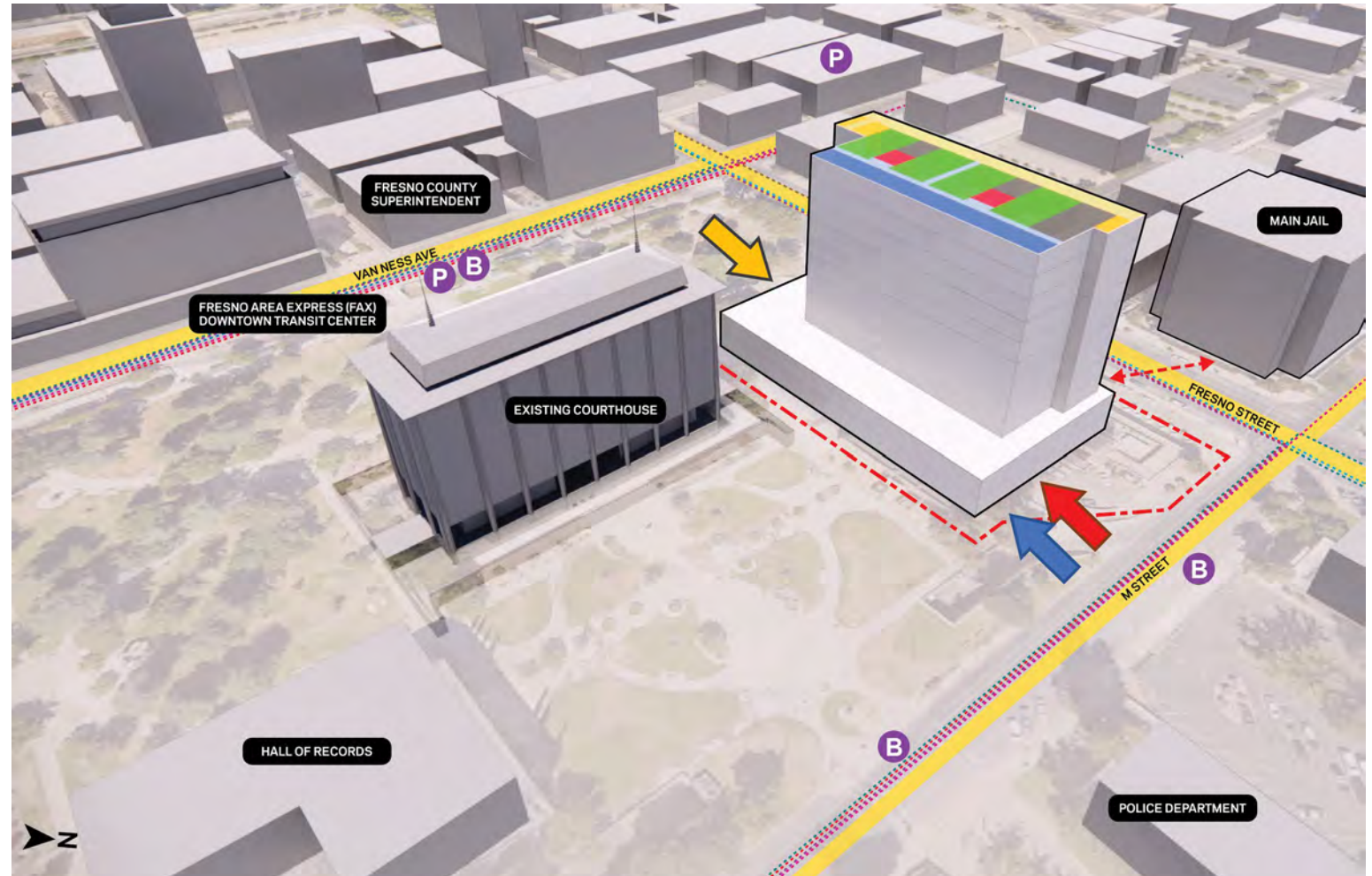
Site Area: 2.09 acres

Podium level: +/- 54,870 GSF










Tower level: +/- 29,130 GSF

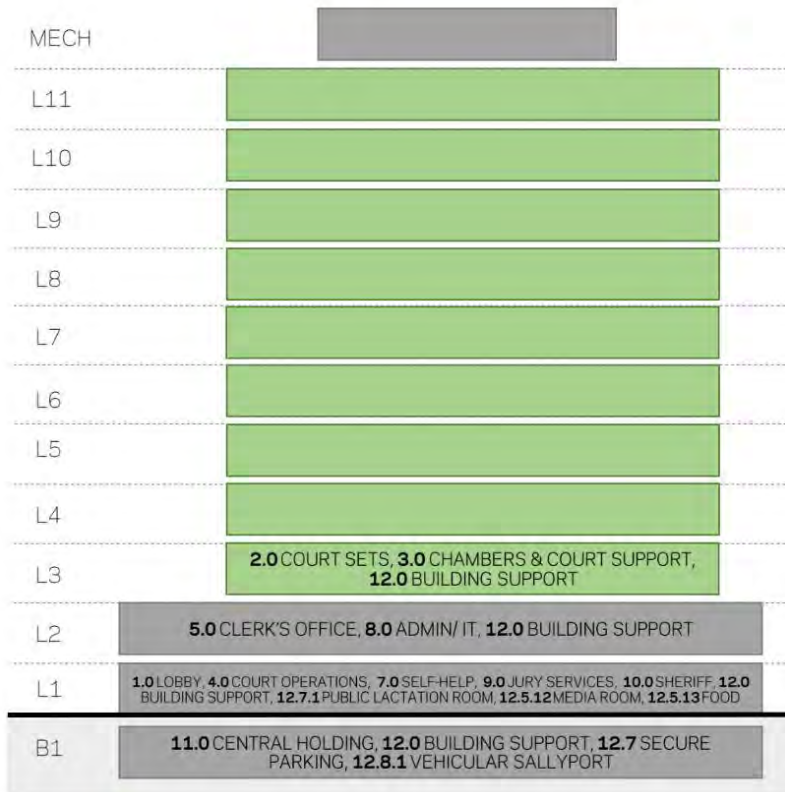
One Basement Level

Proximity to existing Courthouse and Main Jail, existing tunnel could be altered to accommodate new building



AERIAL DIAGRAM | KEY

-  Public Access
-  Service/Staff Access
-  In-Custody Access
-  Proposed Property Line
-  25' Setback
-  Potential Jail Connection
-  Below-grade
-  Bus Stop
-  Public Parking



KEY: ■ Courtroom Floor ■ Department and Support Floor

SECTIONAL DIAGRAM



CONCEPTUAL MASSING

PREFERRED – 1A. COURTHOUSE PARK, Fresno St.

COUNTY OF FRESNO



JUDICIAL COUNCIL OF CALIFORNIA
 ADMINISTRATIVE DIVISION
 FACILITIES SERVICES

Requested Action:

Staff requests Site Selection approval for submission to State Public Works Board and to return with a future presentation for Site Acquisition approval.



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES



Court Facilities Advisory Committee Capital Project Site Selection Report

NEW FRESNO COURTHOUSE
SUPERIOR COURT OF CALIFORNIA
COUNTY OF FRESNO

September 25, 2023

JUDICIAL COUNCIL OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES – CAPITAL PROGRAM

SENIOR PROJECT MANAGER
SAMARA LULL

2860 Gateway Oaks Drive, Suite 400 | Sacramento, CA 95833
samara.lull-T@jud.ca.gov

1. Executive Summary of Project Status

The project has concluded the site selection portion of the Site Acquisition phase to support approvals of the preferred property for the project: Courthouse Park – Fresno Street (Site 1A), and the alternate property: Courthouse Park – Van Ness Avenue (Site 1B). Both sites are owned by the County of Fresno.

- 1.1 Scope – the project scope has been confirmed by the project Criteria Architect through high level program validation with the Superior Court of Fresno County and conceptual test fits of prospective sites.

Both the preferred and alternate sites presented for approval are located in the city of Fresno downtown core and meet the required 2.09-acre site size requirement.

- 1.2 Budget – the project is within the approved budget.
- 1.3 Schedule – the project schedule is behind the schedule authorized in the FY 2022-23 Capital Outlay Budget Change Proposal (COBCP). This is due to the Site Selection and Acquisition Phase requiring over 2.5-years to complete rather than the 1-year initially anticipated. This is a result of associated reviews and approvals, including compliance with the California Environmental Quality Act (CEQA).
- 1.4 Status – the project is requesting site selection approval to proceed with the acquisition process for the preferred property, or if necessary, the alternate property.

2. Project Description

The project includes the design and construction of a new thirty-six (36)-courtroom courthouse of approximately 413,000 building gross square feet (BGSF) in the city of Fresno using a design-build delivery method. The scope includes 47 secured parking spaces within the building: 41 for judicial officers, two for executive staff and four for law enforcement. The project will require acquisition of a site of approximately 2.09 acres. The project will allow the court to consolidate operations that are currently located in three separate facilities: the main Fresno County Courthouse (county owned), the North Annex Jail (county owned), and the M Street Courthouse (leased).

3. Space Program

During site selection, the planning and space programming for this project were reviewed and a preliminary program was developed based on documentation and input received from the Superior Court of Fresno County.

The proposed 413,000 building gross square feet (BGSF) has been validated by the project team to support site selection, including courthouse space stacking by floor to ensure that the necessary ground floor courthouse functions were identified, and sufficient site area was available to support the building footprint and site layout. Final architectural programming will be performed during the subsequent phase.

Figure 3.1; Validated Preliminary Fresno Courthouse Program

Space Program Summary		CURRENT NEED			
Division / Functional Area		Courtrooms	Total Staff	Total NSF ²	Total CGSF ³
1.0	Public Area - Lobby, Security Screening	0	12	4,684	6,089
2.0	Court Sets	36	0	106,158	138,005
3.0	Chambers & Courtroom Support	0	123	27,864	36,223
4.0	Court Operations	0	73	6,632	8,953
5.0	Clerk's Office	0	83	15,458	20,868
6.0	Family Court Services	0	0	0	0
7.0	Self Help	0	3	551	744
8.0	Administration/Information Technology	0	57	10,526	14,210
9.0	Jury Services	0	4	5,504	6,880
10.0	Sheriff	0	43	3,225	4,354
11.0	Central In-Custody Holding	0	0	3,280	4,920
12.0	Building Support	0	5	23,740	53,903
	Subtotal	36	403	207,622	295,150
	Grossing Factor ⁴				1.40
	Total Gross Square Feet (GSF)				413,210
	GSF per Courtroom				11,478

Table Footnotes:
 1. The Grossing Factor includes space for staff and public restrooms, janitor's closets, electrical rooms, mechanical shafts, circulation, etc.
 2. NSF = Net Square Feet.
 3. CGSF = Component Gross Square Feet.

4. Site Criteria and Selection

4.1 Property Search

A project advisory group (PAG), which included members of the bench, court administration, Judicial Council staff, County of Fresno administration, City of Fresno administration, and the Sheriff's Department was convened under rule 10.184(d) of the California Rules of Court to guide the project development. In compliance with the site selection policy, the PAG developed objective site selection criteria. The primary criteria identified for the site selection were access to justice, ability to meet site programming needs, proximity to justice partners, and economic benefit to the state and community.

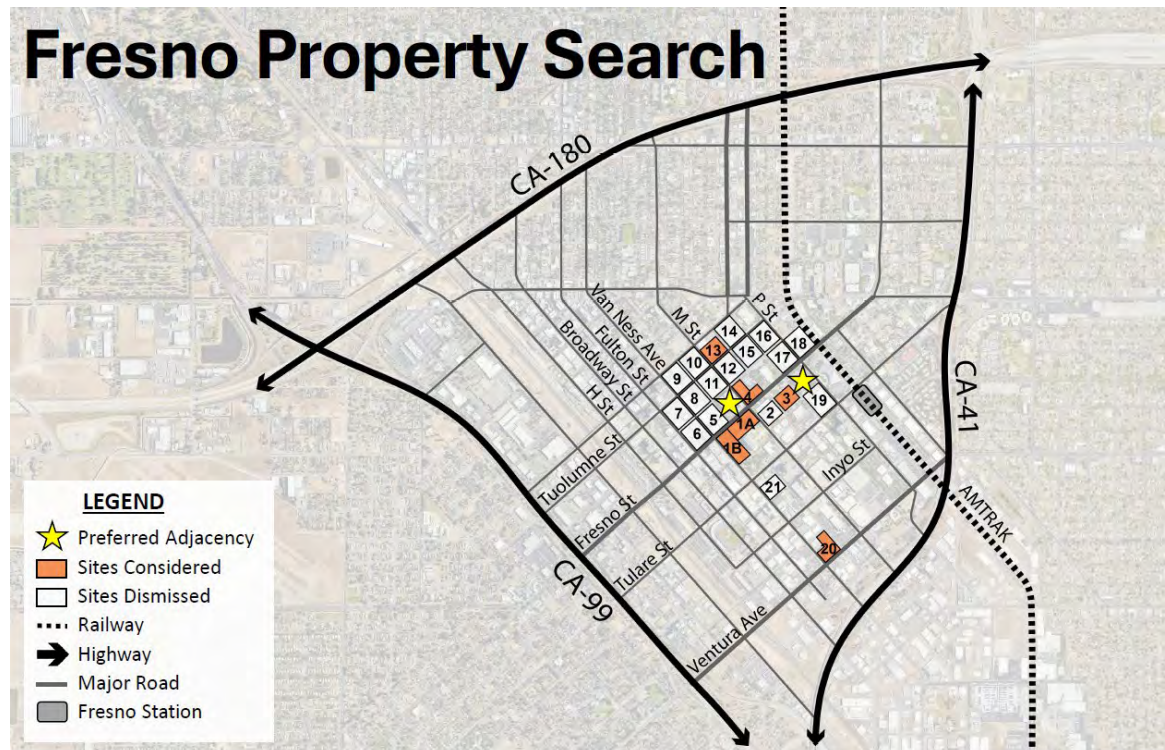
The PAG limited the site selection search area to sites within the downtown Fresno core. This criteria was deemed important because the scale of the new Courthouse is estimated to be a high-rise structure at approximately twelve stories, making it one of the tallest buildings in the entire Fresno area. Currently only three buildings in the Fresno region are currently ten stories or taller – the Main Fresno Courthouse, the Fresno County Plaza Building, and the Pacific Southwest Building, therefore, compatibility with the neighborhood context and massing was determined to be a high priority.

The PAG also placed a high priority on sites that were located in close proximity to the Fresno County Jail with the potential for an economical secure tunnel connection for in-custody transfers. This was because of the high volume of criminal cases that will be processed in the new courthouse, and the opportunity for a direct tunnel connection to the Jail will provide the greatest efficiency for court operations.

Through the investigation of property availability within the city of Fresno, over 20 prospective locations were identified for the project within the downtown core. The list of prospective properties were developed through discussions with City and County representatives, searching the State-owned property database, and consultation with real estate brokers to ensure that all property opportunities could be considered for the project. Additionally, several property owners reached out to the Court directly, expressing their interest to be considered. These properties were also added to the list, resulting in a total of 21 prospective sites considered. All sites were evaluated in accordance with the 2009 Site Selection and Acquisition Policy for Judicial Branch Facilities to confirm the site characteristics would support the selection for the project.

The owners of the properties comprising each of the sites were contacted to determine availability and interest to sell to the Judicial Council for the project. Through discussions, a majority of the sites were found to be unsuitable because only a portion of the site was available, therefore the required site area was not met, or business/economic shifts changed the availability of the site, as was the case with the City of Fresno’s Police Department site (refer to Figures 4.1.1).

Figure 4.1.1; Property Search Map



The remaining five sites were evaluated in more detail to determine suitability to accommodate the courthouse program and security requirements. Additionally, the Courthouse Park site was split into two separate site options, each with their own unique characteristics, resulting in a total of six site options.

Figure 4.1.2; Available Site Options



Two sites were eliminated from further study for the reasons summarized below:

Site #20: Ventura & Van Ness Ave, privately owned

- Location is not preferred since it is outside of the Downtown Core area.
- Massing is not consistent with the neighborhood context which is comprised of low-rise commercial & industrial buildings that would be dwarfed by a high-rise building.
- Site is not near the County Jail so a tunnel connection is not economically feasible for in-custody transfers.
- Public access to Justice may be comprised due to lack of public transportation and parking options.
- Site may have environmental challenges due to underground fuel tank at existing gas station.
- Site is not within walking distance of Justice Partners.

Site #13: M Street Courthouse, privately owned

- Swing space would be required for existing court operations that lease the building, adding significant cost to the project.
- Massing is not consistent with the neighborhood context which is comprised of low-rise commercial and apartment buildings that would be dwarfed by a high-rise building.

- Site is not near the County Jail so a tunnel connection is not economically feasible for in-custody transfers.
- Walking distance to Justice Partners is further than other available site options.

4.2 Site Selection

As a result of thorough research and evaluation of the 21 prospective sites as discussed in Section 4.1 above, four sites were determined to have acceptable site characteristics and be capable of accommodating the building program of this new courthouse project to undergo the following detailed site study and evaluation:

- Conceptual Test Fits,
- Utility and infrastructure research,
- Geotechnical investigations,
- Environmental studies,
- Title and easement research.

The four (4) sites included:

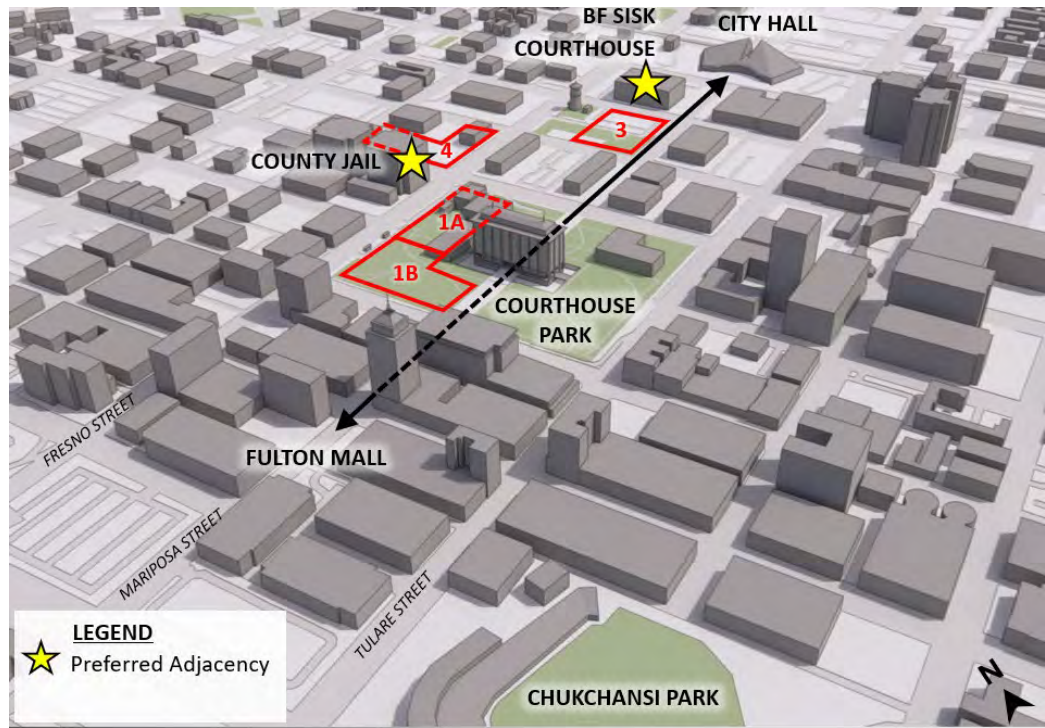
Site #1A. Courthouse Park – Fresno Street, owned by the County of Fresno

Site #1B. Courthouse Park – Van Ness Ave, owned by the County of Fresno

Site #3. Eaton Plaza, owned by the City of Fresno

Site #4. M Street near the Jail, multiple parcels privately owned

Figure 4.2.1; Site Study Overview



The Project Advisory Group (PAG) ranked the four sites according to the objective site selection criteria (Refer to Attachment 1, Site Selection Matrix). It was determined that Courthouse Park – Fresno Street (Site 1A), located directly across the street from the Fresno County Jail is the preferred site, and Courthouse Park – Van Ness Avenue (Site 1B), located one block down from the Fresno County Jail is the alternate site. Both sites are owned by the County of Fresno and are within the downtown core.

The PAG concluded the lower ranked site at Eaton Plaza (Site 3) and at M Street near the Jail (Site 4) and will not be considered as alternate sites.

Judicial Council staff and the Superior Court of Fresno support the PAG’s ranking of prospective sites, recommending Courthouse Park – Fresno Street (Site 1A) as the preferred site and the Courthouse Park – Van Ness Avenue (Site 1B) as the alternate site.

Site #1A. Courthouse Park – Fresno Street was selected for the following reasons:

- Massing is consistent with the neighborhood context – site is adjacent to the existing ten-story Main Fresno Courthouse.
- Site is directly across the street from the County Jail so an existing tunnel can be connected for in-custody transfers.
- Site provides the opportunity for a civic presence on Fresno Street.
- Site reinforces the civic campus already located on Courthouse Park.
- Site is within walking distance to Justice Partners (District Attorney, Public Defender, etc.)
- County of Fresno supports the development of the courthouse on this site. Refer to Attachment 2, Resolution of Support from the County Board of Supervisors.
- City of Fresno supports the development of the courthouse on this site.
- A large public transportation hub is within walking distance.
- Adequate infrastructure is available onsite to support the courthouse.

Site #1B. Courthouse Park – Van Ness Avenue was selected as the alternate site to be a backup to the preferred site. Site #1B is similarly located in the downtown Fresno civic campus at Courthouse Park and has similar characteristics and attributes as the preferred site. It was not ranked the as preferred site due to the further distance away from the County Jail requiring a more complex and longer tunnel solution, the complex vehicular site access issues given the city transit hub proximity on Fresno Street and underground parking ramp on Van Ness Ave, and the lack of infrastructure onsite since the majority of the site is currently undeveloped park land.

5. Site Summary

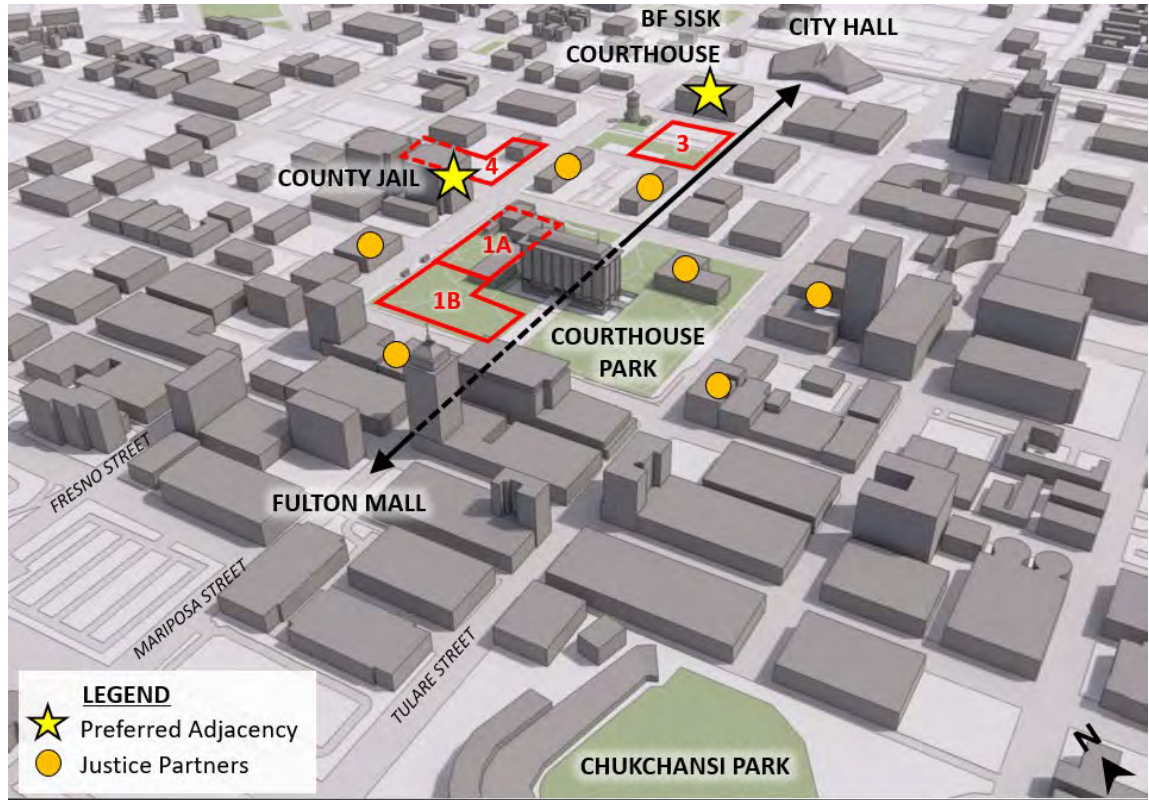
The COBCP and project authorization established the acquisition of a 2.09-acre property for this project. This presumed a downtown location with reasonable proximity to public parking and transportation services for jurors, staff and the public, in alignment with current operations of the existing courthouse buildings in Fresno. Through conceptual site test fits in multiple configurations, the project team determined a 2.09-acre site is sufficient to meet the programmatic needs of the project. This includes secure judicial officer parking and the approved project scope of 413,000 BGSF. Additionally, the preferred and alternate sites are centrally located within walking distance to a variety of public parking options operated by the City of Fresno, and a public transit hub where all regional bus lines converge.

6. Site Planning

6.1 Site Location Evaluation

The following exhibits define the location of each of the four (4) studied sites relative to specific site selection criteria, including neighborhood context, proximity to preferred adjacencies, justice partners, and the county regional airport.

Figure 6.1.1; Neighborhood Context, Adjacencies & Justice Partners Map



Per Public Utilities Code Section 21655, the Department of Transportation (DOT), Division of Aeronautics is required to assess properties considered for State acquisition if they are within two miles of an airport. DOT’s analysis consists of a review of the California Code of Regulations (CCR), Title 21, Section 357-, Caltrans’ Airport Land Use Planning Handbook, instrument approach procedures, DOT files, and other publications related to aircraft operations at the local airport. Additionally, the local Airport Land Use Commission and airport management are given an opportunity to provide comment on the proposed property use and airport land use compliance. All sites were submitted to DOT for this review given the proximity of the Fresno Chandler Executive Airport, and no objections were noted, per letter dated September 8, 2023 from the CalTrans Aviation Safety Officer.

Figure 6.1.2; Department of Transportation 2-mile Airport Radius Map



6.2 Site Studies, by Site

The Criteria Architect, Hellmuth Obata & Kassabaum (HOK), worked with the Superior Court of Fresno on site test fits for the four shortlisted prospective properties applying the programmatic needs, site circulation, and site criteria to each site.

6.2.1 Preferred Site

Site #1A. Courthouse Park – Fresno Street, owned by the County of Fresno, has the following characteristics and attributes:

- Site Area of 2.09-acres
- Ground Floor building area: 55,000 GSF +/-
- Requires division of existing parcel
- Requires demolition of two County owned buildings that are planned to be vacated - the North Annex Jail and Sheriff's Administration Building.
- Massing is consistent with the neighborhood context – site is adjacent to the existing ten-story Main Fresno Courthouse.
- Existing County Jail secure tunnel system for in-custody transfers is located on-site.
- Suitable soil characteristics for a high-rise structure with a basement

Figure 6.2.1.1; Site 1A Test Fit

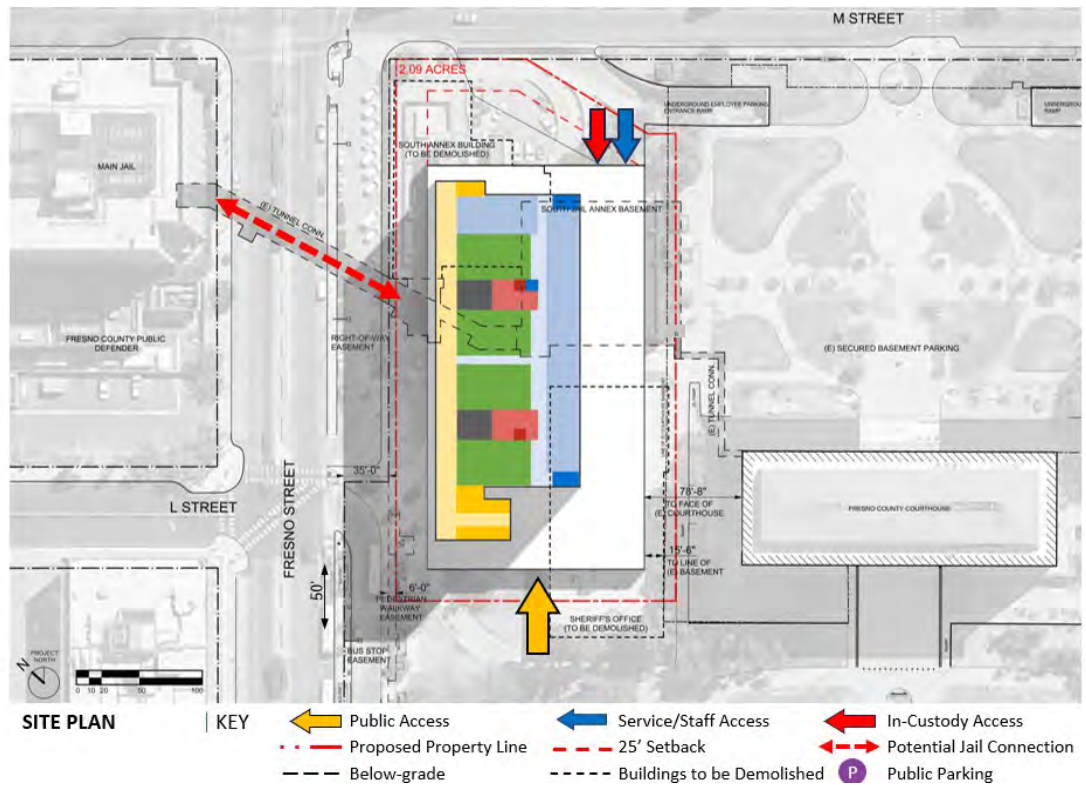


Figure 6.2.1.2; Site 1A Test Fit Plans

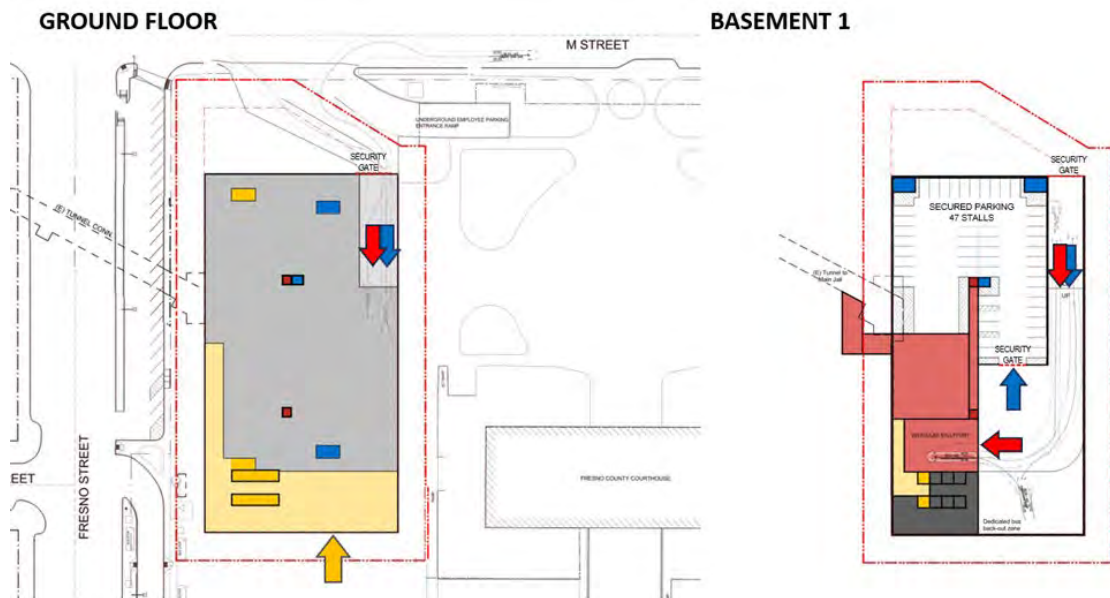


Figure 6.2.1.3; Site 1A Section

SECTIONAL DIAGRAM

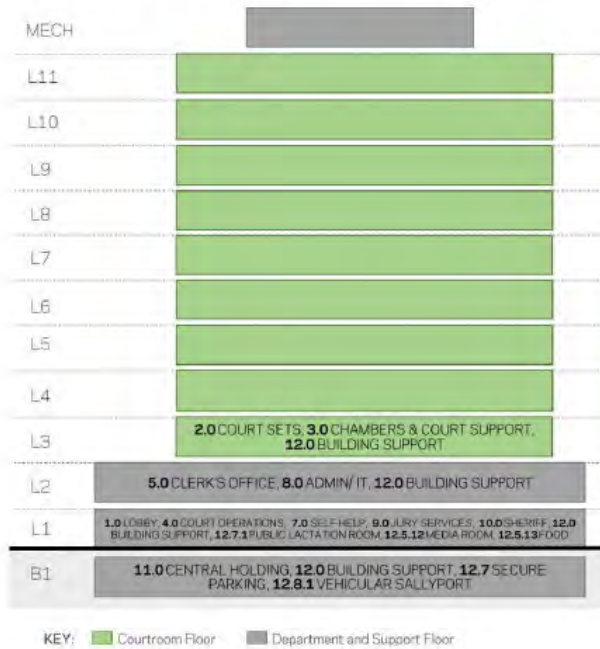


Figure 6.2.1.4; Site 1A Massing Aerial Diagram

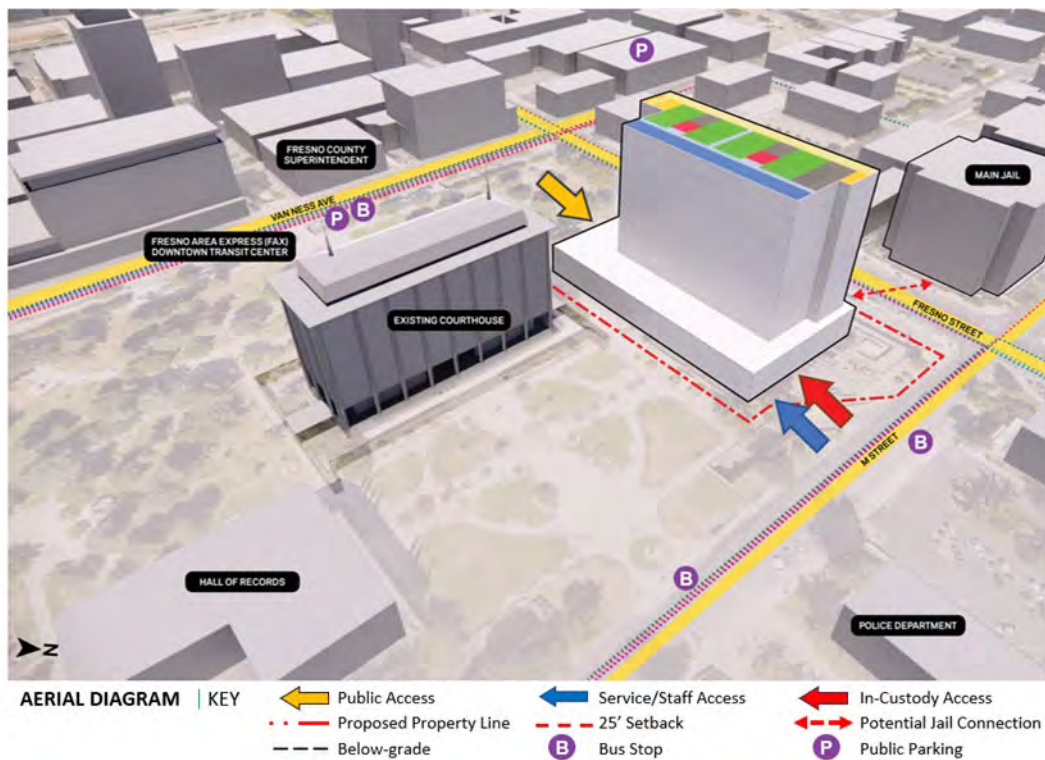


Figure 6.2.1.5; View of Site 1A massing,
looking from the western corner of Courthouse Park



6.2.2 Alternate Site

Site #1B. Courthouse Park – Van Ness Ave, owned by the County of Fresno, has the following characteristics and attributes:

- Site Area of 2.09-acres
- Ground Floor building area: 55,000 GSF +/-
- Requires division of existing parcel
- Requires demolition of one County owned building that is planned to be vacated - the Sheriff's Administration Building
- Massing is consistent with the neighborhood context – site is adjacent to the existing ten-story Main Fresno Courthouse.
- Existing County Jail secure tunnel system for in-custody transfers is located one block away.
- Suitable soil characteristics for a high-rise structure with a basement

Figure 6.2.2.1; Site 1B Test Fit

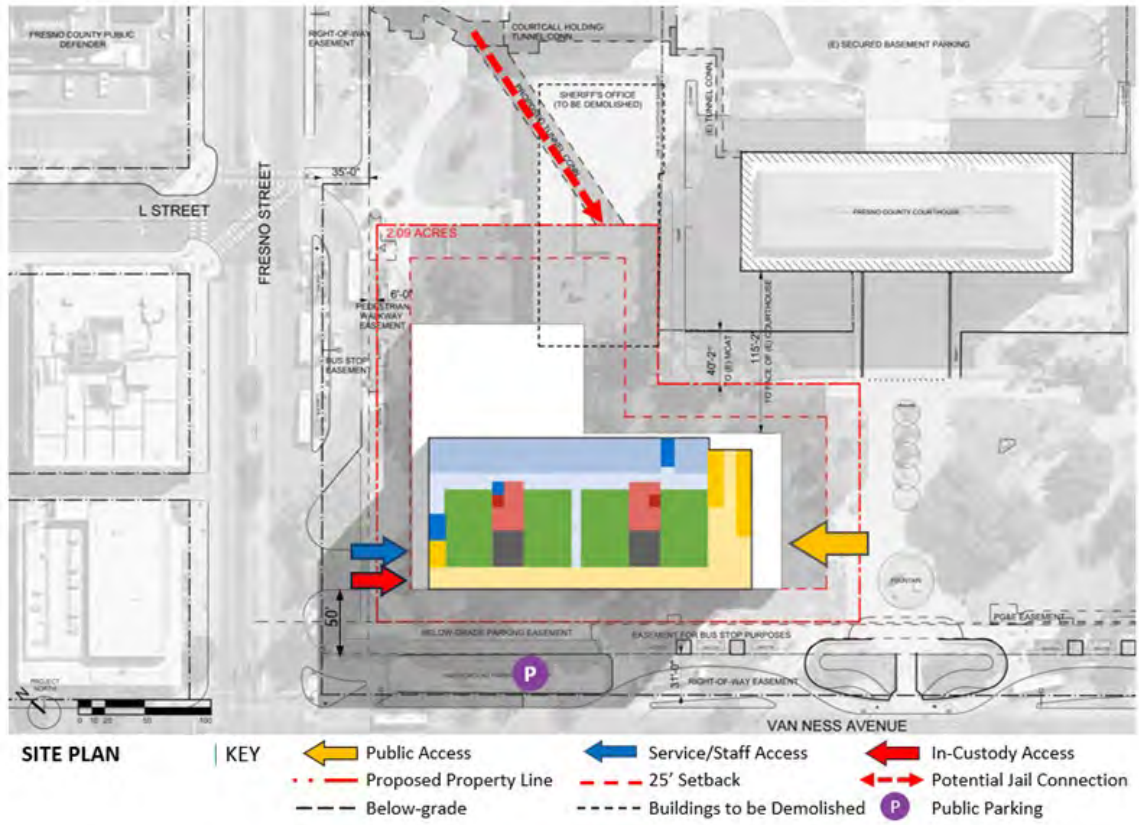


Figure 6.2.2.2; Site 1B Test Fit Plans

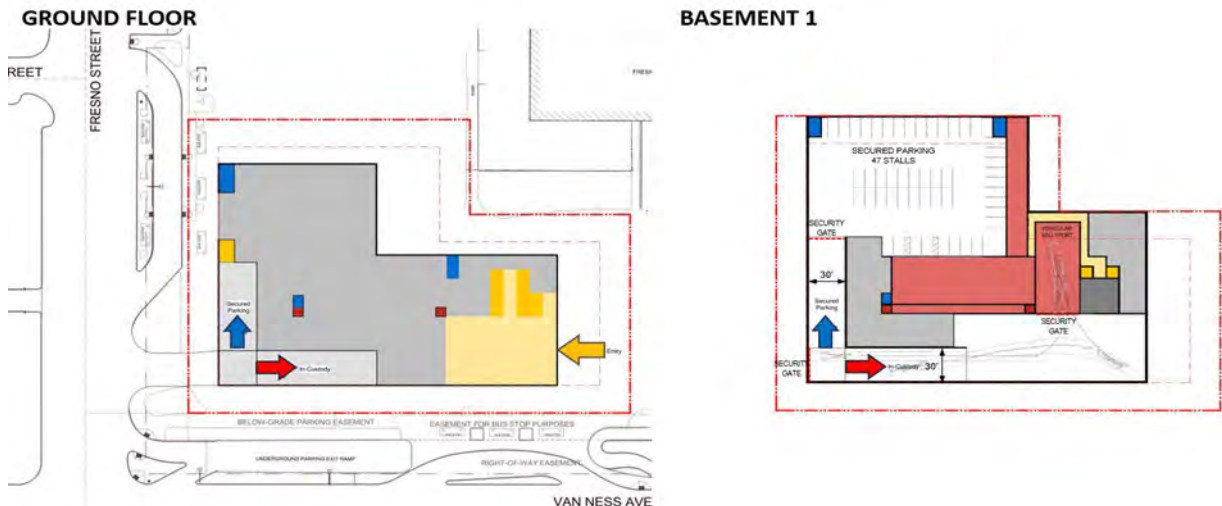


Figure 6.2.2.3; Site 1B Section

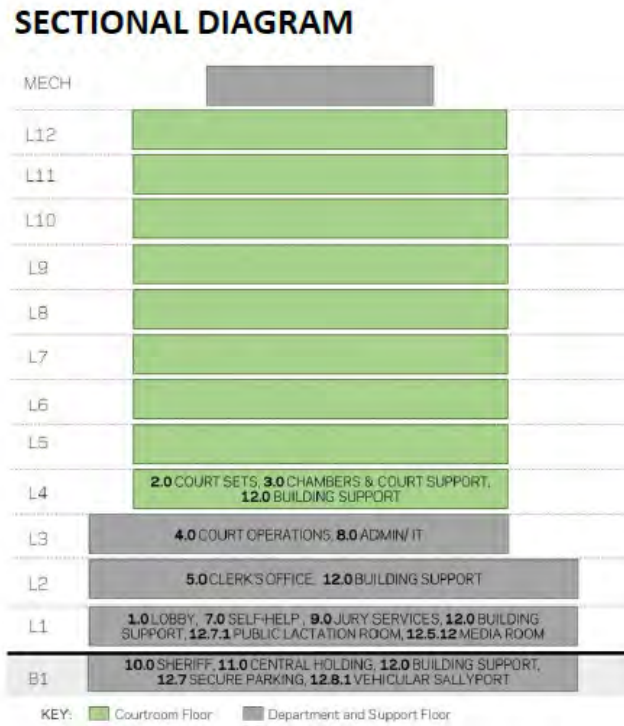


Figure 6.2.2.4; Site 1B Massing Aerial Diagram

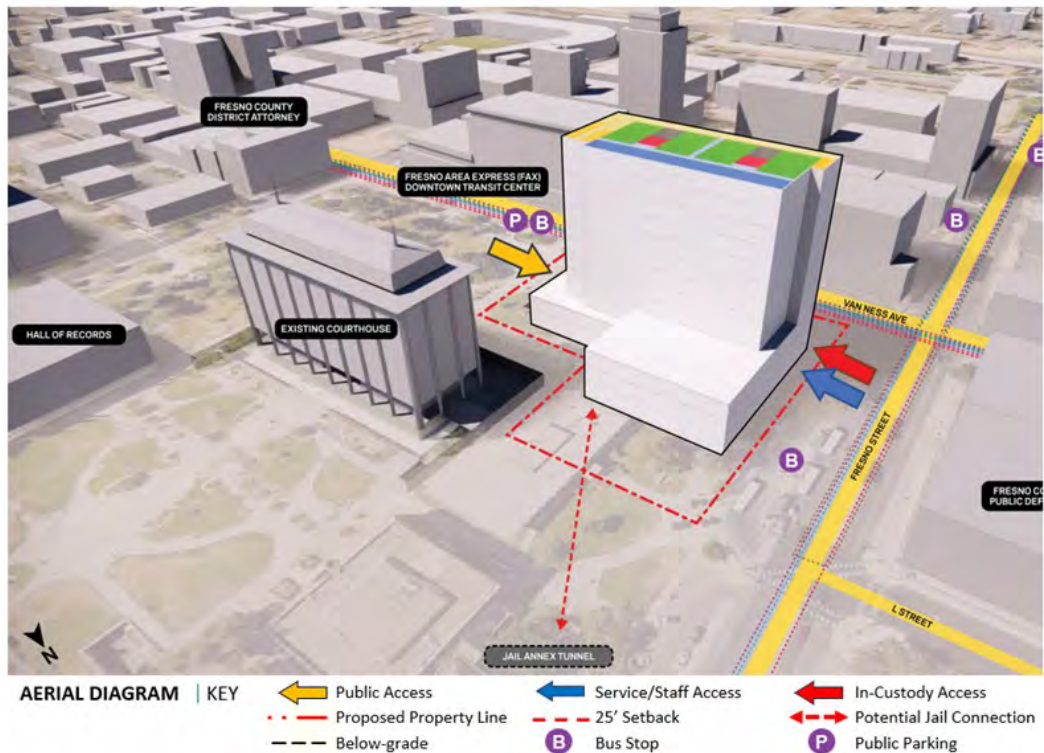


Figure 6.2.2.5; View of Site 1B massing, looking down Van Ness Ave



6.2.3 Lower Ranked Sites

The following sites were ranked lower than the preferred and the alternate site.

Site #3. Eaton Plaza, owned by the City of Fresno has the following characteristics and attributes:

- Site Area of 2.09-acres
- Ground Floor building area: 42,000 GSF +/-
- Requires division of existing parcel
- Massing is greater than the neighborhood context – site is adjacent to mostly three- and four-story buildings.
- Site is several blocks away from the County Jail so a tunnel connection is not economically feasible for in-custody transfers.
- Site provides the opportunity for a civic presence on O Street.
- Site is across the street from the BF Sisk Courthouse and provides opportunity to increase shared court operational efficiencies.
- Adequate infrastructure is available nearby, but would have to be brought onsite to support the courthouse.
- Suitable soil characteristics for a high rise structure with two basement levels

The site is adjacent to the Old Fresno Water Tower which is listed on the National Register of Historic Places and is a California Historic Resource, therefore CEQA mitigations will require it's protection. Additionally, the water tower is considered to be a cherished landmark by the community and much concern was voiced by City of Fresno administration that the community would strongly oppose the proposal of a high-rise structure on this site.

Figure 6.2.3.1; Site 3 Test Fit

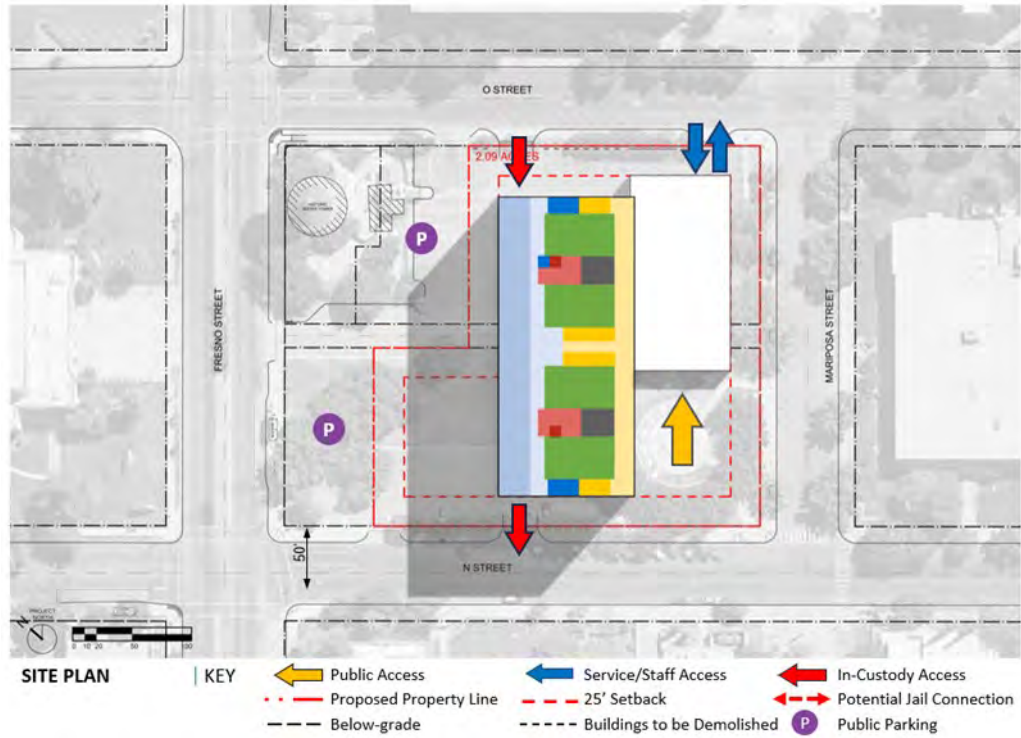
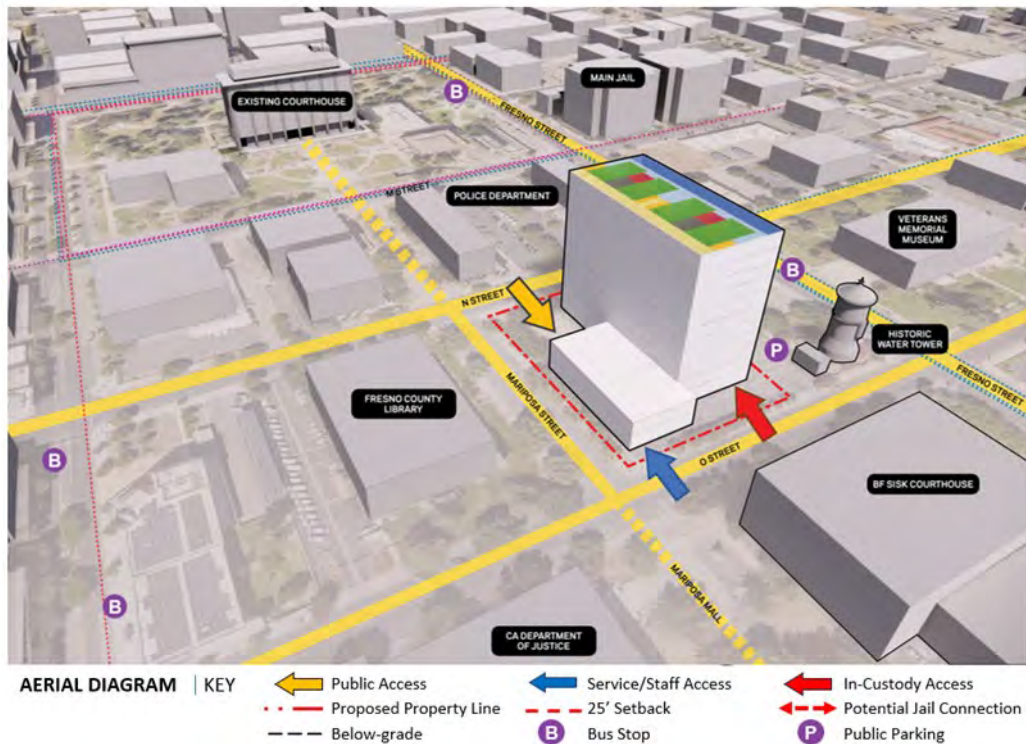


Figure 6.2.3.2; Site 3 Massing Aerial Diagram



Site #4. M Street near the Jail, multiple private owners and parcels has the following characteristics and attributes:

- Site Area of 1.96-acres, consisting of 4 parcels.
- Ground Floor building area: 59,400 GSF +/-
- Massing is mostly consistent with the neighborhood context – site is one block away from the existing ten-story Main Fresno Courthouse.
- Site is directly across the street from the County Jail so a tunnel for in-custody transfers is potentially economically feasible.
- Requires demolition of three privately owned buildings, including the Chamber of Commerce – the occupants would need to be relocated.
- Adequate infrastructure is available nearby, but would have to be brought onsite to support the courthouse.

The "L" shape configuration of the site is narrow, especially along Fresno Street. As a result, the 25' security setback requirement per the JCC standards is not able to be met while also meeting the programmatic requirements of the project. Therefore, the inner two facades of the building would require extra security protection via hardening construction techniques, which adds significant cost to the project budget.

Figure 6.2.3.3; Site 4 Test Fit

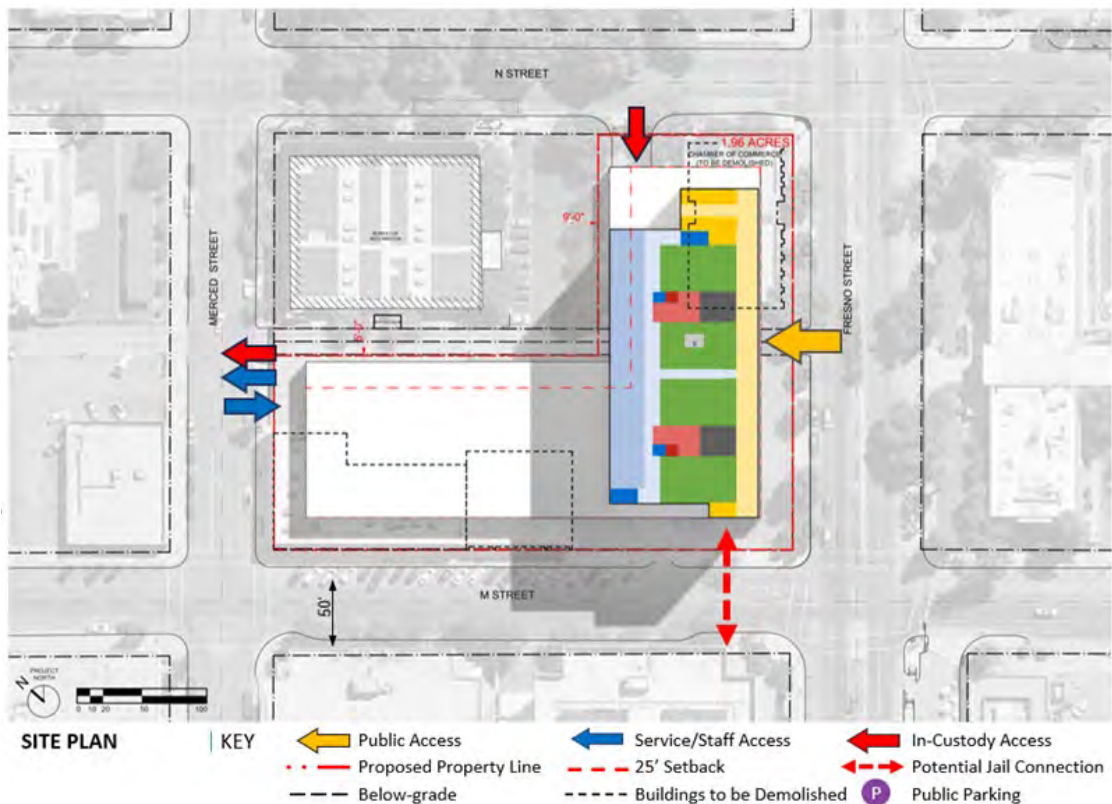
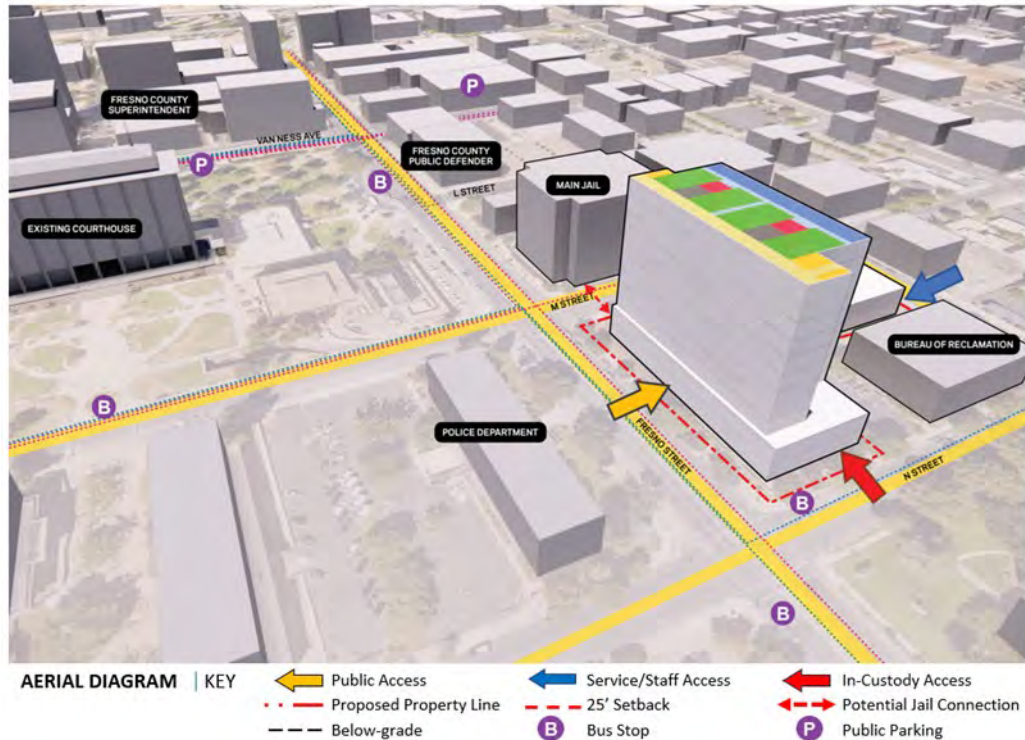


Figure 6.2.3.4; Site 4 Massing Aerial Diagram



7. Budget

Based on the site selection criteria for this project, Judicial Council staff and the PAG have determined that the two sites are functionally appropriate, responsive to the service needs of this court, and within budget parameters.

Therefore, there is no change to the FY 2022-23 COBCP authorized project budget of \$749,369,000.

- Acquisition Phase: \$21,158,000
- Performance Criteria Phase: \$18,114,000
- Design-Build Phase: \$710,097,000

8. Schedule

The FY 2022-23 authorized project schedule was established with a 1-year duration for the Site Acquisition (SA) Phase. With the required reviews by the Department of General Services and the Department of Finance following the State Public Works Board (SPWB) approvals of Site Selection and then final Site Acquisition, an approximately 1.5-year duration is the necessary time to reasonably complete each portion of the phase. This results in a nearly 3-year long Site Acquisition Phase and includes the time required to defensibly document the project and comply with the California Environmental Quality Act (CEQA). Consequently, the project schedule is 2-years behind the FY 2022-23 authorization for the Site Acquisition Phase. Through utilization of the Design-Build schedule template developed by the Program Manager, however, the overall project is only tracking 1-year behind schedule and continues to look for ways to improve.

Phase	Authorized Schedule FY 22-23		Current Forecast Schedule		
	Start Date	End Date	Start Date	End Date	% Complete
Acquisition and Study	7/1/2022	6/30/2023	7/1/2022	4/15/2025	49%
Performance Criteria - Development	7/1/2023	3/1/2024	4/16/2025	11/25/2025	0%
Performance Criteria - DBE Procurement and Award	12/1/2023	7/5/2024	11/26/2025	4/17/2026	0%
Design Build - Pre-GMP - Schematic Design	7/6/2024	12/23/2024	4/18/2026	10/5/2026	0%
Design Build - Pre-GMP - Design Development	12/24/2024	6/26/2025	10/6/2026	6/30/2027	0%
Design Build - Pre-GMP - GMP Establishment	6/27/2025	10/23/2025	1/30/2027	6/30/2027	0%
Design Build - Post-GMP - Working Drawings	10/24/2025	9/15/2026	7/1/2027	5/25/2027	0%
Design Build - Post-GMP - Construction	3/24/2026	9/23/2029	7/1/2027	6/29/2030	0%
Design Build - Post-GMP - Occupancy	8/27/2029	10/26/2029	5/29/2029	8/13/2030	0%

9. Status

Judicial Council staff requests site selection approval for submission to the State Public Works Board so the acquisition process for the preferred property may begin, or if necessary, the alternate property. Final approval for Site Acquisition will be requested at the conclusion of the phase.

- Attachments: 1. PAG Site Selection Matrix, executed
 2. Resolution from the County of Fresno Board of Supervisors

Attachment 1. Site Selection Matrix from Project Advisory Group (PAG);
- Signed by Superior Court of Fresno and Judicial Council executive staff

SITE SELECTION CRITERIA FOR
County of Fresno, New Fresno Courthouse

August 18, 2023

SITE SELECTION CRITERIA	DEFINITIONS			Site 1A	Site 1B	Site 3	Site 4	Weight	Site 1A	Site 1B	Site 3	Site 4	
				Courthouse Park, Fresno St.	Courthouse Park, Van Ness Ave.	Eaton Plaza	M Street near Jail	(% of Points)	Courthouse Park, Fresno St.	Courthouse Park, Van Ness Ave.	Eaton Plaza	M Street near Jail	Points
SITE FEATURES	Preferred (High Points: 30)	Acceptable or Neutral (Medium Points: 20)	Not Preferred (Low Points: 10)	Points	Points	Points	Points		Points	Points	Points	Points	
SC 1 Required Site Area/Coverage													
SC 1.1	Approximate site area required is 2.09 acres	Site is within 3% +/- of required area	Site is 3% - 5% +/- of required area	Site is more than 5% +/- of required area	30	30	30	30	95%	28.5	28.5	28.5	28.5
SC 1.2	Site Development Potential for Parking	Site has expansion potential (> 1/2 acre)	Site has limited expansion potential (< 1/2 acre)	Site does not have expansion potential	10	10	10	10	30%	3	3	3	3
SC 1.3	Floor Area Ratio (FAR)	FAR is compatible with project requirements	FAR requires minimal site and building program changes	FAR is not compatible with project requirements	30	30	30	30	45%	13.5	13.5	13.5	13.5
SC 1.4	Maximum number of floors (basement and above ground)	Site allows greater than 12 story development + basement	Site allows between 12 - 10 story development + basement	Site allows less than 10 story development + basement	20	20	20	20	100%	20	20	20	20
SC 2 Location Preferences/Adjacencies													
SC 2.1	Adjacency to Jail	Within 1 - 2 blocks walking distance (< 1/8 mi) of site	Within 3 - 5 blocks walking distance (< 1/2 mi) of site	Beyond 1/2 mile of site	30	20	20	30	90%	27	18	18	27
SC 2.2	Adjacency to District Attorney	Within 1 - 2 blocks walking distance (< 1/8 mi) of site	Within 3 - 5 blocks walking distance (< 1/2 mi) of site	Beyond 1/2 mile of site	30	30	20	30	60%	18	18	12	18
SC 2.3	Adjacency to Public Defender	Within 1 - 2 blocks walking distance (< 1/8 mi) of site	Within 3 - 5 blocks walking distance (< 1/2 mi) of site	Beyond 1/2 mile of site	30	30	20	30	60%	18	18	12	18
SC 2.4	Adjacency to Public Open Space	Within 1 - 2 blocks walking distance (< 1/8 mi) of site	Within 3 - 5 blocks walking distance (< 1/2 mi) of site	Beyond 1/2 mile of site	30	30	30	30	40%	12	12	12	12
SC 2.5	Adjacency to other Courthouses	Within 1 - 2 blocks walking distance (< 1/8 mi) of site	Within 3 - 5 blocks walking distance (< 1/2 mi) of site	Beyond 1/2 mile of site	30	20	30	30	90%	27	18	27	27
SC 3 Security Requirements													
SC 3.1	Ability to provide a 25' setback around building perimeter	Site provides for more than 25' setback	Site provides for 25' setback	Site provides for less than 25' setback	30	30	30	10	100%	30	30	30	10
SC 3.2	Potential for economical tunnel connection to Jail for in-custody transfers	Tunnel exists on the site and a new connection is possible	Tunnel does not exist on the site but a new connection is possible and not cost prohibitive	Tunnel does not exist on the site and a new connection is cost prohibitive	30	20	10	10	90%	27	18	9	9
SC 3.3	Public Utility/Access Easements	No on-site easements	On-site easements don't impact use of site	On-site easements do impact use of site	20	10	10	10	50%	10	5	5	5
SC 3.4	Private Utility/Access Easements	No on-site easements	On-site easements don't impact use of site	On-site easements do impact use of site	20	20	30	30	60%	10	10	15	15
SC 4 Sustainability													
SC 4.1	Site Elevation	Site elevation greater than 5ft above 100-yr flood (FEMA)	Site elevation is at 5 ft above 100-yr flood (FEMA)	Site elevation not 5 ft above 100-yr flood (FEMA)	30	30	30	30	100%	30	30	30	30
SC 4.2	Solar orientation	Site/surrounds enhance natural daylight to project (tower is oriented EW)	Site/surrounds support natural daylight to project (tower is oriented NS)	Site/surrounds prevent natural daylight to project	20	20	20	20	100%	20	20	20	20
SC 5 Neighborhood Character/Immediate Surroundings													
SC 5.1	Neighborhood Compatibility w/ Surrounding Use	Courthouse on this site fits surrounding use	Courthouse on this site may fit surrounding use	Courthouse on this site does not fit surrounding use	30	30	30	30	45%	13.5	13.5	13.5	13.5
SC 5.2	Location of Local Retail Area	Within 1 - 2 blocks walking distance (< 1/8 mi) of site	Within 3 - 5 blocks walking distance (< 1/2 mi) of site	Beyond 1/2 mile of site	30	30	20	30	20%	6	6	4	6
SC 5.3	Location of Governmental Buildings/Center	Within 1 - 2 blocks walking distance (< 1/8 mi) of site	Within 3 - 5 blocks walking distance (< 1/2 mi) of site	Beyond 1/2 mile of site	30	30	30	30	40%	12	12	12	12
SC 5.4	Neighborhood Concerns to a New Courthouse	No neighborhood concerns	Some neighborhood concerns	Extensive neighborhood concerns	30	30	10	30	45%	13.5	13.5	4.5	13.5
SC 5.5	Neighborhood Economic Vitality	Area businesses are strong with few vacancies	Area businesses are fair with moderate vacancies	Area businesses are weak with lots of vacancies	20	20	20	20	10%	2	2	2	2
SC 6 Traffic and Transportation													
SC 6.1	Proximity to public transportation (bus or rail)	Transportation stops within 1 - 2 blocks walking distance (< 1/8 mi) of site	Transportation stops within 3 - 5 blocks walking distance (< 1/2 mi) of site	Beyond 1/2 mile of site	30	30	30	30	50%	15	15	15	15
SC 6.2	Proximity to public parking (Current or planned)	Within 1 - 2 blocks walking distance (< 1/8 mi) of site	Within 3 - 5 blocks walking distance (< 1/2 mi) of site	Beyond 1/2 mile of site	30	30	30	30	100%	30	30	30	30
SC 7 Image and Visibility													
SC 7.1	Visibility of Site to Public	Site is visible and easy to find	Site has moderate visibility	Site is remote and/or difficult to find	30	30	30	30	100%	30	30	30	30
SC 7.2	Neighborhood Architecture	Adjacent architectural styles are timeless and compatible with courthouse design	Adjacent architectural styles are mixed and moderately compatible with courthouse design	Adjacent architectural styles are not compatible with courthouse design	20	20	20	20	50%	10	10	10	10
SC 8 Local Planning Requirements													
SC 8.1	Compliance with local comprehensive land use plan	Project at site would fully comply with land use plan	Project at site would partially comply with land use plan	Project at site does not comply with land use plan	20	20	20	20	80%	16	16	16	16
SC 9 Initiatives													
SC 9.1	Site for courthouse supports County and City planning initiatives	Supports County and City planning initiatives	Somewhat supports County and City planning initiatives	Contrary to County and City planning initiatives	30	20	10	20	50%	15	10	5	10
SC 10 Financial Factors													
SC 10.1	Site Acquisition Cost	Potential for donated site or equity swap	Under market value	Market value or greater	30	30	10	10	100%	30	30	10	10
SC 10.2	Utility infrastructure available	All existing utilities available at property line	Moderate infrastructure improvements are required to bring utilities to the property line	Extensive improvements are required to bring utilities to the property line	30	30	30	30	100%	30	30	30	30
SC 10.3	Local Economic Development Impact	Courthouse on this site supports economic revitalization	Courthouse is compatible with local economic levels	Courthouse on this site disrupts local economic levels	20	20	20	20	50%	10	10	10	10
SC 10.4	Temporary Swing Space Requirements	Temporary swing space not required during construction	Temporary swing space for office use only required during construction phase	Temporary swing space for courtrooms and support spaces required construction phase	30	30	30	30	100%	30	30	30	30
SC 10.5	Building Setback Security Requirements	Building setback requirements met resulting in no added construction cost	Moderate added costs required to harden a portion of the building façade	Extensive added costs required to harden more than one building façade	30	30	30	10	100%	30	30	30	10
SC 11 Environment													
SC 11.1	Environmental mitigation measures required by CEQA	Categorical Exemption allowed	Mitigated Negative Declaration required	Full EIR required	20	20	10	20	100%	20	20	10	20
SC 11.2	Abatement requirements of any existing structures to be demolished	No abatement necessary	Some abatement necessary	Extensive abatement necessary	30	30	30	10	100%	30	30	30	10
SC 11.3	Previous environmental concerns, e.g. industrial, farming, wetlands	No previous environmental concerns	Some previous environmental concerns	Extensive previous environmental concerns	20	20	10	20	100%	20	20	10	20
SC 11.4	Archeological/cultural area	Site has no archeological or cultural issues	Some archeological or cultural issues	Conflicting archeological or cultural issues	20	20	20	20	100%	20	20	20	20

SITE SELECTION CRITERIA	DEFINITIONS			Site 1A	Site 1B	Site 3	Site 4	Weight	Site 1A	Site 1B	Site 3	Site 4
				Courthouse Park, Fresno St.	Courthouse Park, Van Ness Ave.	Eaton Plaza	M Street near Jail	(% of Points)	Courthouse Park, Fresno St.	Courthouse Park, Van Ness Ave.	Eaton Plaza	M Street near Jail
SITE FEATURES	Preferred (High Points: 30)	Acceptable or Neutral (Medium Points: 20)	Not Preferred (Low Points: 10)	Points	Points	Points	Points		Points	Points	Points	Points
SC 12 Physical Elements												
SC 12.1 Topographic and hydrologic characteristics of the site	Site is generally level with proper drainage	Moderate earth movement required to level and drain site	Extensive earth movement required or poor drainage	30	30	30	20	100%	30	30	30	20
SC 12.2 Existing adjacent unique features or landmarks to remain	Courthouse complements existing unique features or landmarks	Courthouse will not conflict with existing unique features or landmarks	Courthouse might conflict with existing unique features or landmarks	20	20	10	20	100%	20	20	10	20
SC 12.3 Existing improvements/buildings demolition	Minimum demolition and removal required	Moderate demolition and removal required	Extensive demolition and removal required	10	20	20	10	100%	10	20	20	10
SC 12.4 Existing vegetation/landscape demolition	Minimum demolition and removal required	Moderate demolition and removal required	Extensive demolition and removal required	30	10	10	20	100%	30	10	10	20
SC 13 Public Streets and Alleys												
SC 13.1 Adjacent right of way improvements required	Minimal road and public right of way work is required	Moderate road and public right of way work is required	Extensive road and public right of way work is required	30	10	20	20	100%	30	10	20	20
SC 13.2 Traffic control devices/improvements required	No additional traffic control improvements required	Moderate traffic control improvements required	Extensive traffic control improvements required	20	20	30	20	80%	16	16	24	16
SC 14 Subsurface/Geotechnical Conditions												
SC 14.1 Determine local geotechnical, subsurface and soils conditions	Soil conditions are favorable and ready for construction	Soil conditions may require moderate preparation	Soil conditions are unfavorable or uncertain with potential high risk of project impact	20	20	20	10	100%	20	20	20	10
SC 14.2 Availability of Geotechnical Reports	Current Geotechnical Reports are available with soil analysis and recommendations	Preliminary Geotechnical Reports are available with limited analysis.	Geotechnical reports are unavailable	20	20	20	10	80%	16	16	16	8
SC 15 Seismic Conditions/Requirements												
SC 15.1 State and local seismic requirements, parameters and zones	Standard seismic considerations	Moderate seismic considerations	High risk of seismic activity	20	20	20	20	100%	20	20	20	20
SC 16 Utility Infrastructure/Local Systems' Capacity/Condition												
SC 16.1 Electrical Service availability on site and capacity for the project	Electrical service available on site with adequate capacity	Electrical service available on site but may require a minor infrastructure upgrade	Electrical service not available on site or requires a major infrastructure upgrade	20	20	10	10	100%	20	20	10	10
SC 16.2 Sanitary Sewer Service availability on site and capacity for the project	Sewer available on site with adequate capacity	Sewer available on site but may require a minor upgrade	Sewer not available on site or requires a major infrastructure upgrade	30	30	20	10	100%	30	30	20	10
SC 16.3 Storm Water Containment availability on site and capacity for the project	Storm Water Containment available on site with adequate capacity	Storm Water Containment available on site but may require a minor upgrade	Storm Water Containment not available on site or requires a major infrastructure upgrade	20	20	20	20	100%	20	20	20	20
SC 16.4 Water availability on site and capacity for the project	Water available on site with adequate capacity	Water available on site but may require a minor upgrade	Water not available on site or requires a major infrastructure upgrade	20	20	20	30	100%	20	20	20	30
SC 16.5 Telephone/Data Service availability on site and capacity for the project	Fiber available on site with adequate capacity	Fiber available on site but may require a minor upgrade	Fiber not available on site or requires a major infrastructure upgrade	30	30	20	20	100%	30	30	20	20
SC 16.6 Timeliness of infrastructure availability	Infrastructure available at time of ownership transfer	Infrastructure available prior to construction start	Infrastructure not available until after construction begins	30	30	30	30	100%	30	30	30	30
SC 17 Existing Use, Ownership and Availability												
SC 17.1 Current use of site	Currently or planned to be vacant	Partially vacant and/or willing/able to relocate	Occupied, not able to relocate	30	30	30	20	100%	30	30	30	20
SC 17.2 Current ownership	Public/Private ownership, single entity	Public/Private ownership, limited entities (2 - 3)	Private ownership, multiple entities (more than 4)	30	30	30	20	80%	24	24	24	16
SC 17.3 Availability to Acquire	Available for negotiation or sale	Has been offered for investigation with sale possible	Not offered for sale (Automatic Fail)	30	30	20	30	100%	30	30	20	30
SC 18 Site Score				FINAL SITE SCORE					1,103	1,036	941	904

Approvals:



Hon. David Kalemkarian
Presiding Judge
Superior Court of Fresno County

8/28/2023
Date

Pella McCormick

Digitally signed by Pella McCormick
Date: 2023.09.05 17:11:32 -0700

Pella McCormick
Director
Facilities Services

9/5/23
Date

Millicent Tidwell

Digitally signed by Millicent Tidwell
Date: 2023.09.06 16:23:48 -0700

Millicent Tidwell
Acting Administrative Director
Judicial Council

9/6/23
Date

BEFORE THE BOARD OF SUPERVISORS
OF THE
COUNTY OF FRESNO, STATE OF CALIFORNIA

A RESOLUTION OF THE COUNTY OF FRESNO)
EXPRESSING SUPPORT FOR A POTENTIAL NEW) RESOLUTION
COURTHOUSE IN FRESNO COUNTY)

WHEREAS, the County of Fresno (County) supports the State of California Judicial Council's (JCC) potential siting of a new courthouse in the downtown area of Fresno, including, but not limited to, potential locations in Courthouse Park (bounded by Van Ness Avenue, Fresno Street, Tulare Street and M Street); and

WHEREAS, the JCC would have approval authority over such a potential courthouse pursuant to the Trial Court Facilities Act (Gov. Code §§70321 et seq.); and

WHEREAS, the final form, location, and timing of siting any potential new courthouse is unknown and speculative at this time, and ultimately will be directed by the State of California through the JCC; and

WHEREAS, if a location of a new courthouse is selected by the JCC in downtown Fresno, the County expects that there will be subsequent proposed agreements and processes required, including, but not limited to, compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, it is the intent of the County to be supportive of the needs of the JCC in whatever location the State decides to prioritize the courthouse needs for Fresno County; and

WHEREAS, any further exploration of siting any new courthouse at a particular location will require adherence to CEQA processes; and

WHEREAS, the County values intergovernmental relationships that promote efficiency and best benefit the residents and citizens of Fresno County.

NOW THEREFORE, BE IT RESOLVED that all the foregoing recitals are true and correct, and the Board of Supervisors, by its best efforts and good faith, supports the JCC's potential siting of a new courthouse in the downtown area of Fresno.

1 BE IT FURTHER RESOLVED, if the potential new courthouse site involves County real
2 property, upon initiation and completion of the CEQA review process and appropriation of funds by
3 the State of California, and the County, if necessary, followed by the State of California's
4 determination to pursue a new courthouse in downtown Fresno, the County would consider
5 proposed terms of sale or exchange that would convey property necessary for a new courthouse
6 upon price and terms mutually beneficial to the State of California, including the court system, and
7 the County.

8 BE IT FURTHER RESOLVED, that this resolution is solely for the purpose of the County
9 expressing support of the JCC's pursuit of a potential new courthouse in downtown Fresno, and in
10 any event, does not pre-commit the County to any particular course of action or appropriation or
11 expenditure of funds.

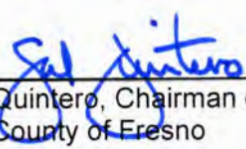
12 The foregoing was passed and adopted by the following vote of the Board of Supervisors
13 of the County of Fresno this 5th day of September, 2023, to wit:

14
15 AYES: Supervisors Brandau, Magsig, Mendes, Pacheco, Quintero

16 NOES: None

17 ABSENT: None

18 ABSTAINED: None

19 

Sal Quintero, Chairman of the Board of Supervisors of
the County of Fresno

20
21 **ATTEST:**
Bernice E. Seidel
22 Clerk of the Board of Supervisors
County of Fresno, State of California

23
24 By: 
Deputy

Court Facilities Advisory Committee

As of September 15, 2023

Hon. Brad R. Hill, Chair

Administrative Presiding Justice of the
Court of Appeal, Fifth Appellate District

Hon. Patricia L. Kelly

Assistant Presiding Judge of the
Superior Court of California,
County of Santa Barbara

Hon. Patricia M. Lucas (Ret.), Vice-Chair

Judge of the Superior Court of California,
County of Santa Clara

Ms. Krista LeVier

Court Executive Officer
Superior Court of California,
County of Lake

Hon. JoAnn M. Bicego

Assistant Presiding Judge of the
Superior Court of California,
County of Siskiyou

Hon. Gary R. Orozco

Judge of the Superior Court of California,
County of Fresno

Hon. Donald Cole Byrd

Presiding Judge of the
Superior Court of California,
County of Glenn

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County of Solano

Mr. Anthony P. Capozzi

Attorney at Law

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Superior Court of California,
County of Sacramento

Hon. Robert D. Foiles

Judge of the Superior Court of California,
County of San Mateo

Mr. Larry Spikes

Former County Administrative Officer,
County of Kings

Ms. Melissa Fowler-Bradley

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Superior Court of California,
County of Shasta

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Judge of the Superior Court of California,
County of San Diego

Hon. William F. Highberger

Judge of the Superior Court of California,
County of Los Angeles

Mr. Thomas J. Warwick, Jr.

Attorney at Law

Hon. Steven E. Jahr (Ret.)

Judge of the Superior Court of California,
County of Shasta

Court Facilities Advisory Committee

As of September 15, 2023

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Hon. Donald Cole Byrd
Mr. Stephan Castellanos, FAIA
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Gary R. Orozco
Mr. Thomas J. Warwick, Jr.

Independent Outside Oversight Consultant (IOOC) Procurement Subcommittee

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Hon. Gary R. Orozco
Hon. David Edwin Power (Ret.)
Mr. Thomas J. Warwick, Jr.

Subcommittee on Courthouse Names

Vacant, Chair
Hon. Donald Cole Byrd
Mr. Anthony P. Capozzi
Hon. Gary R. Orozco
Hon. David Edwin Power (Ret.)
Mr. Thomas J. Warwick, Jr.