



## JUDICIAL COUNCIL OF CALIFORNIA

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### MEMORANDUM

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Date	Action Requested
August 21, 2017	Approve criteria and list of trial court buildings for renovation feasibility study
To	Deadline
Trial Court Facility Modification Advisory Committee Hon. Donald Cole Byrd, Chair Hon. William F. Highberger, Vice-chair	August 28, 2017, Advisory Committee Meeting
From	Contact
Judicial Council Facilities Services Mike Courtney, Director Clifford Ham, Senior Project Manager	Judicial Council Facilities Services Mike Courtney, 916-263-2981 mike.courtney@jud.ca.gov Clifford Ham, 415-865-4043 clifford.ham@jud.ca.gov
Subject	
Criteria and List of Trial Court Buildings for Renovation Feasibility Study	

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#### Executive Summary and Previous Action

On April 10, 2017, and to the Trial Court Facility Modification Advisory Committee (TCFMAC), Facilities Services staff presented an overview of efforts to refine the Judicial Council's database of seismic risk assessments for trial court buildings including the development of tools to identify potential improvement projects. The TCFMAC took action to accept the *Seismic Risk Rating of California Superior Court Buildings* report dated March 1, 2017 (see Link A), and to authorize \$2.5 million to develop renovation feasibility studies of 25 facilities identified in the report from among the buildings with the highest seismic risk ratings (i.e., categories of *Very High* or *High*) for damage, business interruption, and injury or fatalities of occupants.

On May 17, 2017, Facilities Services staff made a presentation to the Court Facilities Advisory Committee (CFAC), titled *Seismic Risk Rating of California Superior Court Buildings*:

*Summary of Findings*, as an information-only item. No action by the CFAC was taken at that time. This presentation, based on the report described above (see Link A), is available under binder Tab 6 of the CFAC's May 17, 2017, meeting materials (see Link B) and by archived webcast video (see Link C). This presentation emphasized that a list of 20–25 candidate trial court buildings, from among the buildings with *Very High* or *High* seismic risk ratings, would be derived based on certain criteria for renovation study by a consultant.

On July 21, 2017, Facilities Services staff presented to the TCFMAC proposed criteria and a list of candidate trial court buildings for renovation feasibility study. The committee did not take action as further information was needed. Prior to this item's return at the August 2017 meeting, staff was to: (1) contact the counties of the courts who occupy less than 80 percent of a shared-use building—which has not been recommended as a study candidate—to determine willingness to share in the renovation study cost, (2) complete the interviews/selection of a consultant, (3) revise the list of study candidates, and (4) document all *Very High* or *High* seismic-risk-rated buildings not meeting the criteria for study.

#### Rationale for Recommendation

Based on the TCFMAC's comments at its meeting of July 21, 2017, Facilities Services (1) has been preparing to contact the relevant counties, (2) completed the consultant interviews/selection, (3) revised the list of candidate trial court buildings to study for renovation (see Attachment A), and (4) developed a list of all *Very High* or *High* seismic-risk-rated buildings that did not meet the proposed criteria (see Attachment B).

#### Recommendation

Facilities Services staff recommends that the TCFMAC take the following action:

1. Approve the criteria listed below.
2. Approve the list of buildings (see Attachment A) based on the proposed criteria. The top 25 buildings would be studied by the consultant, and should any drop off, two alternates are available to study.

#### Proposed Criteria for Renovation Feasibility Studies

The buildings listed in Attachment A meet all of the following criteria:

1. **Has a *Very High* or *High* seismic risk rating.** These risk rating categories are identified in the Seismic Risk Rating Database presented as Table 7 on page 31 of the *Seismic Risk Rating of California Superior Court Buildings* report dated March 1, 2017 (see Link A).
2. **Not replaced by an active courthouse capital project.** The building is not planned for replacement by any of the Judicial Council's 20 active courthouse capital projects. These

projects are listed in the *Status of Active Judicial Branch Courthouse Construction Program Projects* chart (see Link D).

3. **Not subject to a Memorandum of Understanding designating historic significance.** Because of their local or regional significance as an historic structure, certain facilities did not transfer to the state and are not considered state assets because the state has no ability to improve them.
4. **Owned by the Judicial Council, has a transfer of title pending, or the court occupies more than 80 percent of a county-owned building.** The title to the land is owned outright by the state or is pending transfer to become a state asset or the trial court occupies 80 percent or more of a shared-use building, in which case the Trial Court Facilities Act (Sen. Bill 1732, Stats. 2002, ch. 1082, and subsequent modifying language) allows for the buyout of the county's space equity (Gov. Code, § 70344(b)). Therefore, because the Judicial Council has the ability to become the owner of the county building, the buyout of the county's space equity may be included the renovation cost model in order to anticipate future transfer of title for the building to become a state asset.
5. **Investment extends useful life for long-term service to the public.** Because the building is determined (based on current facilities records) to have *good bones*—such that its layout works well for court operations—the horizon of its useful life can be extended for 20 years or longer. The building will continue to be the long-term home of the provision of court services to the public in that area of the county.

#### Attachments and Links

1. Attachment A: *Trial Court Buildings that Are Candidates for Renovation Feasibility Study: Sorted by Seismic Risk Rating*, dated August 28, 2017
2. Attachment B: *Trial Court Building that Are Not Candidates for Renovation Feasibility Study: Sorted by Seismic Risk Rating*, dated August 28, 2017
3. Link A: *Seismic Risk Rating of California Superior Court Buildings* report dated March 1, 2017, [www.courts.ca.gov/documents/Seismic-Risk-Rating-of-California-Superior-Court-Buildings.pdf](http://www.courts.ca.gov/documents/Seismic-Risk-Rating-of-California-Superior-Court-Buildings.pdf)
4. Link B: *Seismic Risk Rating of California Superior Court Buildings: Summary of Findings* presentation under binder Tab 6 of the materials for the CFAC's meeting on May 17, 2017, [www.courts.ca.gov/documents/cfac-ccrs-20170517-materials.pdf](http://www.courts.ca.gov/documents/cfac-ccrs-20170517-materials.pdf)
5. Link C: *Seismic Risk Rating of California Superior Court Buildings: Summary of Findings* webcast video of the presentation to the CFAC on May 17, 2017, [http://jcc.granicus.com/MediaPlayer.php?clip\\_id=461&meta\\_id=20829](http://jcc.granicus.com/MediaPlayer.php?clip_id=461&meta_id=20829)
6. Link D: *Status of Active Judicial Branch Courthouse Construction Program Projects* chart, [www.courts.ca.gov/documents/JC-capital-program-current-projects-status.pdf](http://www.courts.ca.gov/documents/JC-capital-program-current-projects-status.pdf)





**Trial Court Buildings that Are Candidates for Renovation Feasibility Study: Sorted by Seismic Risk Rating**

No.	County/ Bldg. ID	County	Building Name <sup>1</sup>	Building Address	Ownership <sup>2</sup>	Seismic Risk Rating (SRR) <sup>4</sup>
1.	19-H1	Los Angeles	Glendale Courthouse	600 E. Broadway, Glendale	Judicial Council	44.2
2.	19-K1	Los Angeles	Stanley Mosk Courthouse	110 N. Grand Ave., Los Angeles	Judicial Council	23.4
3.	28-B1	Napa	Historic Courthouse	825 Brown St., Napa	County	22.9
4.	19-W2	Los Angeles	Pomona Courthouse North	350 W. Mission Blvd., Pomona	Judicial Council	13.9
5.	13-A1	Imperial	Imperial County Courthouse	939 W. Main St., El Centro	County <sup>3</sup>	10.5
<b>VERY HIGH Risk Rated Buildings</b>						
6.	19-L1	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	210 W. Temple St., Los Angeles	Judicial Council	7.3
7.	44-A1	Santa Cruz	Main Courthouse	701 Ocean St., Santa Cruz	County	6.3
8.	01-F1	Alameda	George E. McDonald Hall of Justice	2233 Shoreline Dr., Alameda	County <sup>3</sup>	6.2
9.	19-AO1	Los Angeles	Whittier Courthouse	7339 Painter Ave., Whittier	Judicial Council	6.2
10.	17-B1	Lake	Clearlake Branch Courthouse	7000A S. Center Dr., Clearlake	Judicial Council	5.6
11.	19-J2	Los Angeles	Pasadena Municipal Courthouse	301 E. Walnut St., Pasadena	County <sup>3</sup>	5.4
12.	07-F1	Contra Costa	George D. Carroll Courthouse	100 37th St., Richmond	Judicial Council	5.1
13.	19-AQ1	Los Angeles	Beverly Hills Courthouse	9355 Burton Way, Beverly Hills	Judicial Council	5.1
14.	19-O1	Los Angeles	El Monte Courthouse	11234 E. Valley Blvd., El Monte	Judicial Council	5.1
15.	19-G1-E	Los Angeles	Burbank Courthouse	300 E. Olive Ave., Burbank	Judicial Council	5.0
16.	19-X1	Los Angeles	West Covina Courthouse	1427 W. Covina Pkwy., West Covina	County	4.7
17.	30-C2	Orange	North Justice Center Annex	1276 N. Berkeley Ave., Fullerton	County <sup>3</sup>	4.4
18.	19-I1	Los Angeles	Alhambra Courthouse	150 W. Commonwealth Ave., Alhambra	County <sup>3</sup>	3.9
19.	19-AD1	Los Angeles	Santa Clarita Courthouse	23747 W. Valencia Blvd., Santa Clarita	County	3.7
20.	19-AK1	Los Angeles	Norwalk Courthouse	12720 Norwalk Blvd., Norwalk	County <sup>3</sup>	3.4
21.	30-B1	Orange	Lamoreaux Justice Center	341 The City Dr. S, Orange	County <sup>3</sup>	3.3
22.	19-AX2	Los Angeles	Van Nuys Courthouse West	14400 Erwin St. Mall, Van Nuys	Judicial Council	3.3
23.	07-A2	Contra Costa	Wakefield Taylor Courthouse	725 Court St., Martinez	Judicial Council	2.7
24.	19-AP1	Los Angeles	Santa Monica Courthouse	1725 Main St., Santa Monica	Judicial Council	2.6
25.	01-H1	Alameda	Fremont Hall of Justice	39439 Paseo Padre Pkwy., Fremont	Judicial Council	2.4
<b>Alternates:</b>						
26.	30-A1	Orange	Central Justice Center	700 Civic Center Dr. West, Santa Ana	Judicial Council	2.1
27.	10-A1	Fresno	Fresno County Courthouse (Downtown)	1100 Van Ness Ave., Fresno	County <sup>3</sup>	2.1
<b>HIGH Risk Rated Buildings</b>						

**Footnotes:**

1. All buildings listed meet the criteria proposed as follows: (1) it has a Very High or High seismic risk rating, (2) it is not being replaced by an active courthouse capital project, (3) it is not subject to a Memorandum of Understanding (MOU) designating historic significance, (4) it is owned by the Judicial Council or has a transfer of title pending, or the court occupies more than 80 percent of a county-owned building, and (5) the investment extends its useful life for long-term service to the public.
2. In each county-owned building listed, the court occupies 80 percent or more of this shared-use building.
3. A transfer of title to the state is pending for this building.
4. Buildings are listed in order of Seismic Risk Rating.





**Trial Court Buildings that Are Not Candidates for Renovation Feasibility Study: Sorted by Seismic Risk Rating**

County/ Bldg. ID	County	Building Name	Building Address	Seismic Risk Rating (SRR) <sup>1</sup>	Building Does NOT Meet the Criteria for Renovation Feasibility Study for the Following Reason(s) <sup>2</sup>
36-A2	San Bernardino	Central Courthouse - Annex	351 N. Arrowhead Ave, San Bernardino	43.5	The SRR of this building will change below the Very High and High risk rating categories as it has already been seismically retrofitted; and the court's space (96 percent occupant) in this County-owned building is no longer used for court proceedings as it has been replaced by the newly-constructed San Bernardino Justice Center—see footnote 2(a) and (b)
01-A2-E	Alameda	County Administration Bldg.	1221 Oak St., Oakland	37.4	The court is only 21 percent occupant in this County-owned building—see footnote 2(d)
23-A1-E	Mendocino	County Courthouse	100 N. State St., Ukiah	24.3	This building is County-owned and the court is only 68 percent occupant; and the court's space is planned for replacement by the active New Ukiah Courthouse project—see footnote 2(b) and (d)
32-A1	Plumas	Quincy Courthouse	520 Main St., Quincy	22.7	This County-owned building is subject to an MOU designating historic significance—see footnote 2(c)
27-C1	Monterey	Monterey Courthouse	1200 Aguajito Rd., Monterey	14.1	This building is County-owned and the court is only 50 percent occupant—see footnote 2(d)
48-A1-A	Solano	Hall of Justice - 1973 Addition	600 Union Ave., Fairfield	14.1	This building is County-owned and the court is only 73 percent occupant—see footnote 2(d)
01-A1	Alameda	Rene C. Davidson Courthouse	1225 Fallon St., Oakland	12.4	This County-owned building is subject to an MOU designating historic significance—see footnote 2(c)
29-A1-E	Nevada	Nevada City Courthouse	201 Church St., Nevada City	11.3	This building is County-owned and the court is only 65 percent occupant—see footnote 2(d)
42-A1	Santa Barbara	Santa Barbara Courthouse - Anacapa Division	1100 Anacapa St., Santa Barbara	10.8	The county permits the court to use space in this County-owned building (no MOU or Transfer of Responsibility is in place)—see footnote 2(c)
02-A1	Alpine	Alpine County Courthouse	99 Water St., Markleeville	10.8	This County-owned building is subject to an MOU designating historic significance—see footnote 2(c)
53-A1-E	Trinity	Trinity County Courthouse	11 Court St., Weaverville	10.7	This County-owned building is subject to an MOU designating historic significance—see footnote 2(c)
<b>VERY HIGH Risk Rated Buildings</b>					
19-R1-B	Los Angeles	Eastlake Juvenile Courthouse - North Portion	1601 Eastlake Ave., Los Angeles	9.8	This building is County-owned and the court is only 55 percent occupant; and the court's space is planned for replacement by the active New Eastlake Juvenile Courthouse project—see footnote 2(b) and (d)
49-A1-A	Sonoma	Hall of Justice	600 Administration Dr., Santa Rosa	9.3	This building is County-owned and the court is only 59 percent occupant; and the court's space is planned for replacement by the active New Santa Rosa Criminal Courthouse project—see footnote 2(b) and (d)
33-F1	Riverside	Hemet Courthouse	880 N. State St., Hemet	8.2	The court is 100 percent occupant in this County-owned building, but the court's space is planned for replacement by the active New Mid-County Civil Courthouse project—see footnote 2(b)
45-A7	Shasta	Main Courthouse Annex	1451 Court St., Redding	7.2	This building is County-owned and the court is only 70 percent occupant; and the court's space is planned for replacement by the active New Redding Courthouse project—see footnote 2(b) and (d)
53-A1-A	Trinity	Trinity County Courthouse - 1950's Addition	11 Court St., Weaverville	6.4	This County-owned building is subject to an MOU designating historic significance—see footnote 2(c)
48-B1-E	Solano	Solano Justice Center	321 Tuolumne St., Vallejo	6.3	This building is County-owned and the court is only 76 percent occupant—see footnote 2(d)
48-A1-E	Solano	Hall of Justice	600 Union Ave., Fairfield	6.1	This building is County-owned and the court is only 73 percent occupant—see footnote 2(d)
23-A1-A	Mendocino	County Courthouse - Addition	100 N. State St., Ukiah	6.0	This building is County-owned and the court is only 68 percent occupant; and the court's space is planned for replacement by the active New Ukiah Courthouse project—see footnote 2(b) and (d)
11-A1	Glenn	Historic Courthouse	526 Sycamore St., Willows	5.7	This state-owned building is planned for renovation/expansion by the active Renovation and Addition to Willows Courthouse project—see footnote 2(b)
19-AF1	Los Angeles	Sylmar Juvenile Courthouse	16350 Filbert St., Sylmar	5.7	This building is County-owned and the court is only 34 percent occupant—see footnote 2(d)



**Trial Court Buildings that Are Not Candidates for Renovation Feasibility Study: Sorted by Seismic Risk Rating**

County/ Bldg. ID	County	Building Name	Building Address	Seismic Risk Rating (SRR) <sup>1</sup>	Building Does NOT Meet the Criteria for Renovation Feasibility Study for the Following Reason(s) <sup>2</sup>
42-B1	Santa Barbara	Santa Barbara Courthouse - Figueroa Division	118 E. Figueroa St., Santa Barbara	5.2	This state-owned building is planned for replacement by the active New Santa Barbara Criminal Courthouse project—see footnote 2(b)
19-R1-A	Los Angeles	Eastlake Juvenile Courthouse	1601 Eastlake Ave., Los Angeles	5.0	This building is County-owned and the court is only 55 percent occupant; and the court's space is planned for replacement by the active New Eastlake Juvenile Courthouse project—see footnote 2(b) and (d)
19-R1-C	Los Angeles	Eastlake Juvenile Courthouse - 1958 Addition	1601 Eastlake Ave., Los Angeles	5.0	This building is County-owned and the court is only 55 percent occupant; and the court's space is planned for replacement by the active New Eastlake Juvenile Courthouse project—see footnote 2(b) and (d)
50-A2	Stanislaus	Hall of Records	1100 I St., Modesto	4.7	This state-owned building is planned for replacement by the active New Modesto Courthouse project—see footnote 2(b)
19-AR1-E	Los Angeles	West Los Angeles Courthouse	1633 Purdue Ave., Los Angeles	4.4	A disposition plan has been finalized to sell this building, which has been closed since June 14, 2013; otherwise, it meets the criteria
17-A3-E	Lake	Lakeport Courthouse	255 N. Forbes St., Lakeport	4.3	This building is County-owned and the court is only 30 percent occupant; and the court's space is planned for replacement by the active New Lakeport Courthouse project—see footnote 2(b) and (d)
36-L1-A	San Bernardino	Victorville Courthouse	14455 Civic Dr., Victorville	4.3	This building is County-owned and the court is only 64 percent occupant—see footnote 2(d)
19-AE1	Los Angeles	Alfred J. McCourtney Juvenile Justice Center	1040 W. Ave. J, Lancaster	4.1	This building is County-owned and the court is only 69 percent occupant—see footnote 2(d)
19-AV1-B	Los Angeles	Hall of Records - Records Bldg.	320 West Temple St., Los Angeles	3.3	This building is County-owned and the court is only 11 percent occupant—see footnote 2(d)
40-A1-A	San Luis Obispo	San Luis Obispo Government Center	1035 Palm St., San Luis Obispo	3.1	This building is County-owned and the court is only 50 percent occupant—see footnote 2(d)
19-AV1-A	Los Angeles	Hall of Records - Administration Bldg.	320 West Temple St., Los Angeles	3.0	This building is County-owned and the court is only 11 percent occupant—see footnote 2(d)
44-A2	Santa Cruz	County Administration Bldg.	701 Ocean St., Santa Cruz	2.7	This building is County-owned and the court is only 8 percent occupant—see footnote 2(d)
17-A3-B	Lake	Lakeport Courthouse - South Wing Addition	255 N. Forbes St., Lakeport	2.7	This building is County-owned and the court is only 30 percent occupant; and the court's space is planned for replacement by the active New Lakeport Courthouse project—see footnote 2(b) and (d)
29-A1-D	Nevada	Nevada City Courthouse - 1936 Addition	201 Church St., Nevada City	2.7	This building is County-owned and the court is only 65 percent occupant—see footnote 2(d)
38-B1	San Francisco	Hall of Justice	850 Bryant St., San Francisco	2.3	This building is County-owned and the court is only 23 percent occupant—see footnote 2(d)
<b>HIGH Risk Rated Buildings</b>					

Footnotes:

1. Buildings are listed in order of Seismic Risk Rating.

2. For a building to be a candidate for renovation feasibility study, it is proposed that it must meet all criteria as follows: (a) it has a Very High or High seismic risk rating, (b) it is not being replaced by an active courthouse capital project, (c) it is not subject to a Memorandum of Understanding (MOU) designating historic significance, (d) it is owned by the Judicial Council or has a transfer of title pending, or the court occupies more than 80 percent of a county-owned building, and (e) the investment extends its useful life for long-term service to the public.