



Meeting Materials for the Court Facilities Advisory Committee

OPEN PUBLIC MEETING WITH CLOSED SESSION
JUNE 25, 2024



Judicial Council of California
Court Facilities Advisory Committee



Court Facilities Advisory Committee
Open Public Meeting

June 25, 2024

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Judicial Council of California
Court Facilities Advisory Committee

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

Request for ADA accommodations
should be made at least three business days
before the meeting and directed to:
JCCAccessCoordinator@jud.ca.gov

COURT FACILITIES ADVISORY COMMITTEE

**NOTICE AND AGENDA OF OPEN IN-PERSON MEETING WITH
CLOSED EDUCATION SESSION**

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

OPEN PORTION OF THIS MEETING IS BEING RECORDED

Date: June 25, 2024

Time: Open Session (Open to Public)
9:30 a.m. – 10:30 a.m. – Registration
10:30 a.m. – 12:00 p.m. – Open Session (Open to Public)
Closed Education Session (Closed to Public)
12:00 p.m. – 5:00 p.m. – Closed Education Session including Lunch Break

Location: 455 Golden Gate Avenue
San Francisco, California 94102-3688
Third Floor, Malcolm M. Lucas Board Room / Videocast for Public Access

Public Videocast: <https://jcc.granicus.com/player/event/3623>

Meeting materials for open portions of the meeting 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 an audio recording of the open meeting portion 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 meeting held on May 2, 2024.

II. PUBLIC COMMENT (CAL. RULES OF COURT, RULE 10.75(k)(1)-(2))

In-Person Public Comment

Members of the public requesting to speak during the public comment portion of the meeting must place the speaker's name, the name of the organization that the speaker represents if any, and the agenda item that the public comment will address, on the public comment sign-up sheet. The sign-up sheet will be available at the meeting location at least one hour prior to the meeting start time. The Chair will establish speaking limits at the beginning of the public comment session. While the advisory body welcomes and encourages public comment, time may not permit all persons requesting to speak to be heard at this meeting.

Written Comment

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 10:30 AM on June 24, 2024, will be provided to advisory body members prior to the start of the meeting.

III. DISCUSSION AND POSSIBLE ACTION ITEMS (ITEMS 1-3)

Item 1

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

Item 2

**San Francisco – New San Francisco Hall of Justice Study Review
(No Action Required – Information Only)**

Review of feasibility study findings.

Presenters: Hon. Anne-Christine Massullo, Presiding Judge, Superior Court of San Francisco County

Ms. Pella McCormick, Director, Judicial Council Facilities Services

Ms. Alisha Dutta, Senior Project Manager, Judicial Council Facilities Services

Ms. Jany Kim, AIA, Senior Associate, Moore Ruble Yudell | Architects & Planners

Item 3

Los Angeles – New Santa Clarita Courthouse: Site Selection Review (Action Required)

Milestone review of the project at site selection.

Presenters: Hon. Samantha P. Jessner, Presiding Judge, Superior Court of Los Angeles
County

Ms. Kim Bobic, Senior Project Manager, Judicial Council Facilities Services

Mr. Michael LeBoeuf, Director of Design, Silling Architects

IV. ADJOURNMENT

Adjourn to Closed Education Session

V. CLOSED EDUCATION SESSION (NOT SUBJECT TO CAL. RULES OF COURT, RULE 10.75)

Call to Order

Closed Education Session Items

Education Topics on the Judicial Branch Courthouse Construction Program.

In accordance with the Advisory Committee Comment section pertaining to Subdivisions (a) and (c)(1) of rule 10.75 of the California Rules of Court, the rule does not apply to meetings that do not involve review of issues to be reported to the council, such as meetings providing education and training of members, discussion of best practices, or sharing of information of general interest unrelated to advice or reports to the council. Those non-advisory matters are outside the scope of this rule.

Adjourn Closed Education Session



Judicial Council of California
Court Facilities Advisory Committee

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COURT FACILITIES ADVISORY COMMITTEE

MINUTES OF OPEN MEETING WITH CLOSED SESSION

May 2, 2024

12:40 PM – 3:00 PM

Clara Shortridge Foltz Criminal Justice Center in Los Angeles / Public Videocast

Advisory Body Members Present: Hon. Brad R. Hill, Chair
Hon. Patricia M. Lucas (Ret.), Vice-Chair
Hon. JoAnn M. Bicego
Hon. Donald Cole Byrd (by video)
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Steven E. Jahr (Ret.)
Hon. Patricia L. Kelly
Ms. Krista LeVier
Hon. Gary R. Orozco (by video)
Hon. David Edwin Power (Ret.)
Mr. Lee Seale
Mr. Larry Spikes
Hon. Sergio C. Tapia II
Mr. Thomas J. Warwick, Jr.
Hon. Eric J. Wersching

Advisory Body Members Absent: Mr. Anthony P. Capozzi
Hon. Keith D. Davis (Ret.)
Hon. Robert J. Trentacosta

Others Present: The following Judicial Council staff/others were present:
Hon. Ann C. Moorman, Judge, Superior Court of Mendocino County (by video)
Ms. Kim Turner, Court Executive Officer, Superior Court of Mendocino County (by video)
Mr. Jim Bruce, Design and Construction Manager, Kitchell CEM (by video)
Mr. Martin Eiss, Associate Principal, Fentress Architects (by video)
Ms. Kahyun Lee, Associate Principal, Fentress Architects (by video)
Mr. David Canada, Project Manager, Hensel Phelps (by video)
Mr. John Petty, Operations Manager, Hensel Phelps (by video)
Ms. Kate Cury, Producer and Experience Designer, Gensler
Mr. Jeian Jeong, Experience Design Lead, Gensler
Mr. Kevin Kilmer, Design Director, Gensler
Mr. Paul Natzke, Studio Director, Gensler
Mr. Leo Su, Senior Experience Designer, Gensler
Mr. Tamer Ahmed, Deputy Director, Judicial Council Facilities Services
Mr. Bob Beavon, Media Technician, Judicial Council Leadership Support Services
Mr. Robert Carlson, Manager, Judicial Council Facilities Services (by video)
Mr. Jack Collins, Manager, Judicial Council Facilities Services
Mr. Adam Dorsey, Chief Administrative Officer, Judicial Council Executive Office
Ms. Michelle Ellison, Attorney II, Judicial Council Legal Services (by video)
Mr. Zulqar Helal, Manager, Judicial Council Facilities Services (by video)
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)
Mr. Harry O'Hagin, Principal Manager, Judicial Council Facilities Services (by video)
Mr. Christine Ortmann, Media Technician, Judicial Council Leadership Support Services
Ms. Deepika Padam, Manager, Judicial Council Facilities Services
Ms. Akilah Robinson, Associate Analyst, Judicial Council Facilities Services (by video)
Mr. Robert Shue, Project Manager, Judicial Council Facilities Services (by video)
Mr. Jagandeep Singh, Principal Manager, Judicial Council Facilities Services (by video)
Ms. Maggie Stern, Attorney II, Judicial Council Legal Services (by video)
Ms. Peggy Symons, Manager, Judicial Council Facilities Services (by video)
Ms. Sadie Varela, Facilities Analyst, Judicial Council Facilities Services (by video)

OPEN MEETING

Call to Order, Roll Call, and Opening Remarks

To better accommodate remote participants/listeners, the chair reordered the agenda items, switching original Item 3 (five-year plan/capital outlay budget change proposals) with original Item 2 (New Ukiah Courthouse 100 Percent Schematic Design) as reflected herein, and called the open meeting to order at approximately 12:40 p.m. Roll was taken, and opening remarks were made.

The chair thanked the leadership of the Superior Court of Los Angeles County for allowing the committee to convene its in-person/videoconference meeting in the Clara Shortridge Foltz Criminal Justice Center in downtown Los Angeles. Assistant Presiding Judge Sergio C. Tapia II and Judge Eric J. Wersching were welcomed as new members of the committee.

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.

Facility Tours

The chair thanked the leadership of the Superior Court of Los Angeles County for hosting the committee to tour and discuss existing conditions of the Stanley Mosk Courthouse and the Clara Shortridge Foltz Criminal Justice Center earlier in the day prior to the start of the committee meeting. The tours focused on the many deficiencies related to security, physical, and functional conditions in each building, which are described in the *Los Angeles Superior Court Long-Range Planning Study* completed by Judicial Council Facilities Services for the superior court in April 2024 and available at www.courts.ca.gov/documents/Facilities_Los_Angeles_Planning_Study.pdf.

DISCUSSION AND ACTION ITEMS (ITEMS 1–4)

Item 1

Director’s Report (No Action – Information Only)

Summary: The Court Facilities Advisory Committee (CFAC) received an update from Ms. Pella McCormick on the following topics:

2024–25 Budget:

- The Governor’s Proposed Budget for FY 2024–25 included \$89.5 million for the design-build phase of the active Court of Appeal—New Sixth Appellate District Courthouse project. At budget subcommittee hearings of the state Assembly and Senate in March 2024, legislative members had few questions about Judicial Council facility items including the project for the Sixth Appellate District.
- The May Revision to the Governor’s Budget is anticipated to be released on May 14, 2024.

Today’s Meeting Agenda:

- Agenda items are largely focused on preparation for budget requests for FY 2025–26.

- As informed and directed by today’s actions, the *Judicial Branch Five-Year Infrastructure Plan* and *Capital Outlay Budget Change Proposals* (COBCPs) for FY 2025–26 will be submitted for consideration at the Judicial Council’s July 2024 business meeting:
 - The five-year plan and COBCPs are due to the California Department of Finance (DOF) in early-August 2024.
 - The agenda item on the five-year plan and COBCPs provides details regarding the proposed adjustments to the plan due to court requests, additional analysis, and the projected outcome of the Budget Act of 2024 (FY 2024–25).
 - A contributor to the five-year plan adjustments is the completion of the [*Los Angeles Superior Court Long-Range Planning Study*](#), which determined the following:
 - That the superior court intends to continue its 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;
 - That prior plans involving any phased demolition/renovation of the Stanley Mosk Courthouse and Clara Shortridge Foltz Criminal Justice Center were impractical and economically unviable and that new-construction projects, including identifying new sites (with possible reuse of the Mosk site) in downtown Los Angeles, are needed to completely replace these facilities; and
 - That the priority of the superior court’s 17 projects identified in the Judicial Council’s *Statewide List of Trial Court Capital-Outlay Projects* requires adjusting.

Capital Program Status Update:

- There are currently 23 active projects: 1 in activation, 6 in construction, 8 in design, and 8 in acquisition.
- Capital projects in Imperial, Glenn, and Shasta counties have completed construction, and the buildings are open to the public.
- The new courthouse project in Menifee for the Superior Court of Riverside County is in the activation phase and expected to open to the public next month.
- Projects for the superior courts are in various phases as follows:
 - Riverside (in Indio), Sacramento, Sonoma, and Stanislaus are in the construction and expected to complete in 2025.
 - Lake and Mendocino are in design-build. The new courthouse project in Lakeport has received its guaranteed maximum price (GMP) and is within budget.
 - Fresno, Los Angeles, Monterey, Nevada, Plumas, San Luis Obispo, and Solano are in site selection.

Dedication Ceremonies:

- Mr. Chris Magnusson presented images (meeting materials Tab 1B for agenda Item 1) from two courthouse dedication ceremonies held respectively on April 11 and 12, 2024: Shasta—New Redding Courthouse and Glenn—Willows Courthouse Renovation and Expansion.

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 2025–26**

Summary: The CFAC reviewed the capital projects proposed in the *Judicial Branch Five-Year Infrastructure Plan* and COBCPs for fiscal year 2025–26. This plan informs capital project funding requests for upcoming and outlying fiscal years. For consideration of funding in the Budget Act of 2025 (FY 2025–26), submission of the plan and COBCPs are required in advance of DOF’s deadline.

Ms. Pella McCormick introduced the item making the following statements:

- Through FY 2023–24, funding has been appropriated for 11 of the 80 projects on the Judicial Council’s *Statewide List of Trial Court Capital-Outlay Projects*.
- Though the merits of the judicial branch’s courthouse capital projects are not being contested, the Governor’s capital funding plan addresses the state’s current financial circumstances by significantly slowing funding appropriations that will impact the rate at which projects are completed:
 - Ten courthouse capital projects will complete acquisition or design phases and be placed “on hold” until a future funding year; and
 - One project per year will restart, pushing the timeframe to complete the last of the 11 projects with a current appropriation from 2030 to 2037.
- The Administration has indicated that once state revenues stabilize, capital program funding will likely be reinstated.
- The *Judicial Branch Five-Year Infrastructure Plan* presented today assumes state revenues will recover by FY 2025–26, such that funding will be restored for active projects and for new-start projects based on the established pattern of three per fiscal year.
- Strategically, it is important for the Judicial Council’s plan to be prepared for the financial recovery and to be poised to accelerate the capital program once funding becomes available.

Consistent with the materials (Tab 3A–C.7 for original agenda Item 3), which were posted online for public viewing in advance of the meeting and available at www.courts.ca.gov/documents/cfac-20240502-materials.pdf, Mr. Chris Magnusson presented slides 1–9 and 12–13, and Mr. Jagan Singh presented slides 10–11. Mr. Singh noted that in addition to providing the long lifespan for better value, Option 2—Renovation of the Existing Clearlake Courthouse provides the best functional layout eliminating the need for structural columns within the courtroom. Following the presentation and committee discussion and as described below, the CFAC took separate actions on the capital project for Superior Court of Lake County and the five-year plan and COBCPs.

Lake—Clearlake Courthouse Project

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

1. Approve the capital project scope for the Superior Court of Lake County as Option 2—Renovation of the Existing Clearlake Courthouse for a request for initial funding in FY 2025–26.

(Motion: Jahr; Second: Warwick)

Five-year Plan and Capital Outlay Budget Change Proposals for Fiscal Year 2025–26

Action 2: The advisory committee—with the abstentions of Judge Gary R. Orozco, Ms. Krista LeVier, and judges Donald Cole Byrd and William F. Highberger, Ex-Officio non-voting members—voted to approve the following motion:

2. Approve the five-year plan and COBCPs for submission to the Judicial Council for review and approval.

(Motion: Tapia; Second: Fowler-Bradley)

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

3. Approve the delegation of the review of the committee’s report to the Judicial Council to the CFAC Chair and Vice-chair.

(Motion: Wersching; Second: Kelly)

Item 3

Mendocino—New Ukiah 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 the materials (Tabs 2A–B for original agenda Item 2), which were posted online for public viewing in advance of the meeting and available at

www.courts.ca.gov/documents/cfac-20240502-materials.pdf, Mr. Robert Shue introduced the project and project team, including Ms. Kim Turner, Court Executive Officer, and Judge Ann C. Moorman of the Superior Court of Mendocino County, as well as provided closing remarks, Mr. John Petty presented slides 1–3, Ms. Kahyun Lee presented slides 4–7 and 16–27, Mr. Martin Eiss presented slides 8–15, and Mr. Dave Canada presented slides 28–30.

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

1. Approve the project’s 100 Percent Schematic Design to proceed with Design Development.

(Motion: Highberger; Second: LeVier)

Item 4

Update to the California Trial Court Facilities Standards

Summary: The CFAC received a presentation on the draft update to the *California Trial Court Facilities Standards*. Various code provisions and best management practices have changed over time and since the last version was adopted by the Judicial Council in November 2020.

Judge Patricia M. Lucas, CFAC Vice-Chair, introduced the item, and Ms. Deepika Padam presented this item consistent with the materials (Tabs 4A–C for agenda Item 4), which were posted online for public viewing in advance of the meeting and available at www.courts.ca.gov/documents/cfac-20240502-materials.pdf.

Judge Lucas stated that as the Standards provide important guidance to architects and builders, conveying Judicial council expectations with respect to every aspect of courthouse construction, they require revising over time to reflect code updates and incorporate lessons learned from projects. She emphasized savings to the project schedule and budget through the application of the courtroom templates (under the Standards’ section titled, *Catalog of Courtroom Layouts for California Trial Courts*). She also recognized efforts made by Judicial Council Facilities Services staff and the committee’s workgroup to develop the draft update to the Standards.

Ms. Padam indicated the need for publicly posting the draft update to the Standards to collect any comments and returning to the committee to present those comments along with a final draft for a recommendation to present the final draft to the Judicial Council for adoption.

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

1. Approve the Draft Update for a four-week public comment period and to return to the committee for review of the Final Draft for a recommendation to the Judicial Council.

(Motion: Warwick; Second: Orozco)

ADJOURNMENT

There being no further open meeting business, the meeting was adjourned at 3:00 p.m., and the committee moved to the Closed Session.

CLOSED SESSION (CAL. RULES OF COURT, RULE 10.75(D))

Closed Item 1

Update to the California Trial Court Facilities Standards

Review of courtroom security-related topics in the draft update to the *California Trial Court Facilities Standards*.

In accordance with rule 10.75(d)(5) of the California Rules of Court, the Chair has exercised discretion to close this portion of the meeting to discuss security plans or procedures or other matters that if discussed in public would compromise the safety of the public or of judicial branch officers or personnel or the security of judicial branch facilities or equipment, including electronic data.

Adjourned closed session at 3:30 p.m.

Approved by the advisory body on _____.

Court Facilities Advisory Committee Feasibility Study

New San Francisco Hall of Justice
Superior Court of California,
San Francisco County

June 25, 2024



Agenda

- Introductions
- Objective
- Study Overview
- Site Options
- Site Test Fits
- Feasibility Study Findings



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Objective

- Context of New San Francisco Hall of Justice Project in Judicial Branch Five-Year Infrastructure Plan
- Partnership with City and County of San Francisco (CCSF)
- Basis for funding and location of proposed project

Study Overview

Feasibility Study

- Evaluates 4 site options to build a new courthouse on state-owned property
- Program space and square footage validation
- Conceptual Site Test-fits
- Pros and Cons for each Site Option
- Cost Comparison of Site Options

Project Summary

- New full-service courthouse with secure parking for judicial officers
- 274,530 GSF, 24 Courtrooms
- Consolidate Criminal Court operations and Community Justice Center, replacing two existing facilities:
 - Existing Hall of Justice (County-Owned)
 - Polk Street Annex (Leased)
- Typical site area: 2.5-acres
 - Less site area required in Downtown due to Public Street Parking availability

Program Summary

- Building Area = 274,530 GSF
- Deviations from CTCFS
 - Security Satellite Office (150sf) within Court Administration

Space Program Summary		CURRENT NEED		
Division / Functional Area	Courtrooms	Total NSF ²	Total CGSF ³	
1.0 Public Area - Lobby, Security Screening	-	4,530	5,436	
2.0 Court Sets	24	70,334	91,434	
3.0 Chambers & Courtroom Support	-	11,120	14,456	
4.0 Court Operations	-	3,864	5,023	
5.0 Clerk of Court	-	9,658	13,038	
6.0 Collaborative Courts	-	2,073	2,695	
7.0 Collaborative Justice Programs (Hoteling)	-	1,434	1,864	
8.0 Administration	-	2,352	3,058	
9.0 Information Technology	-	2,166	2,816	
10.0 Jury Services	-	7,549	9,059	
11.0 Sheriff	-	2,940	3,822	
12.0 Central In-Custody Holding	-	7,650	11,475	
13.0 Building Support	-	14,732	18,415	
14.0 Secure Parking	-	11,250	13,500	
Subtotal	24	151,652	196,091	
Grossing Factor ¹			1.4	
Total Gross Square Feet (GSF)			274,527	
GSF per Courtroom			11,439	

Table Footnotes:
 1. Validated areas and quantities with the Court and City & County of San Francisco
 2. GSF Target = 279,000sf
 3. The 40% Grossing Factor includes space for staff and public restrooms, janitor's closets, electrical rooms, mechanical shafts, circulation, etc.



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Study Site

Proximity to:

- Existing County Jail
- Justice Partners

Existing Building / Partial Demolition Analysis:

- Seismic Upgrade triggers
- Building Systems at the end of their useful life
- Avoid Costly Relocation
- Court remains in operation

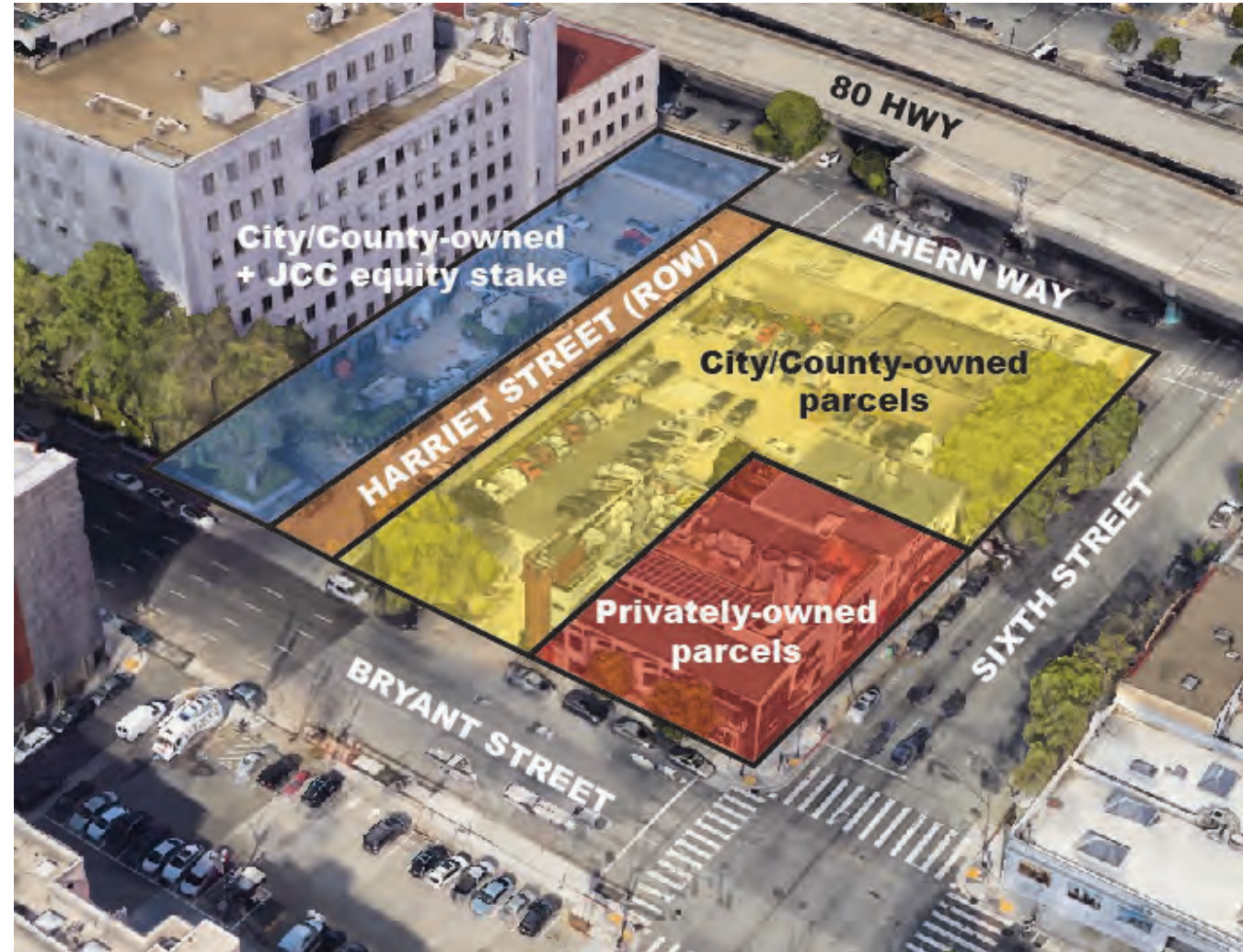


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Study Site

Site includes:

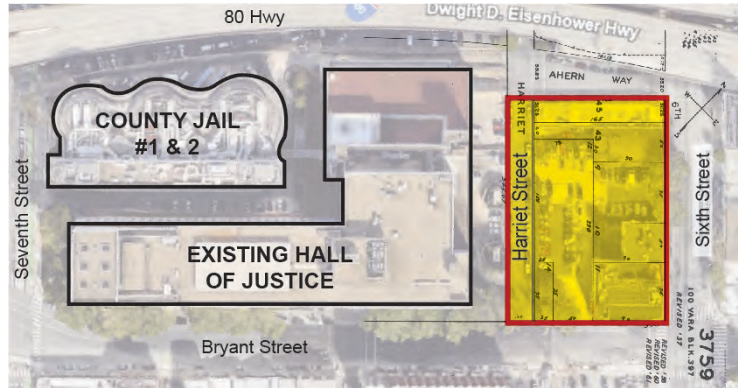
- 820 Bryant Street
 - City/County-owned
 - 2 Parcels Privately-owned
- Harriet Street
 - Right-of-Way
- 850 Bryant Street
 - City/County-owned
 - JCC equity stake



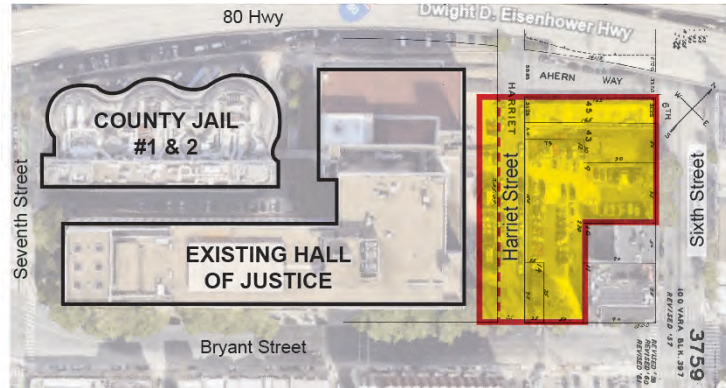
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Four Site Options Considered

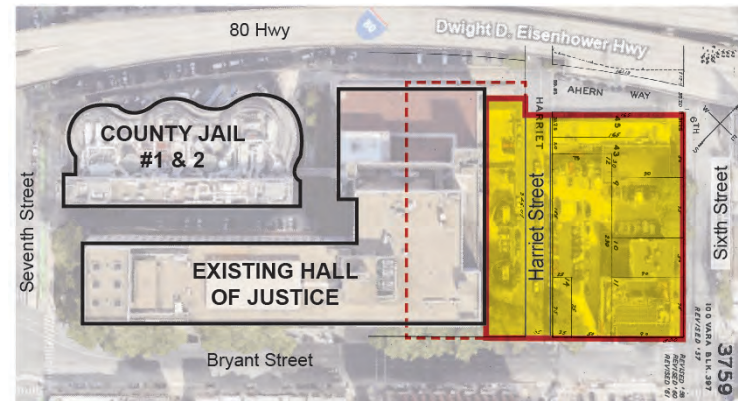
1. Site Option 1 – 1.29 Acres



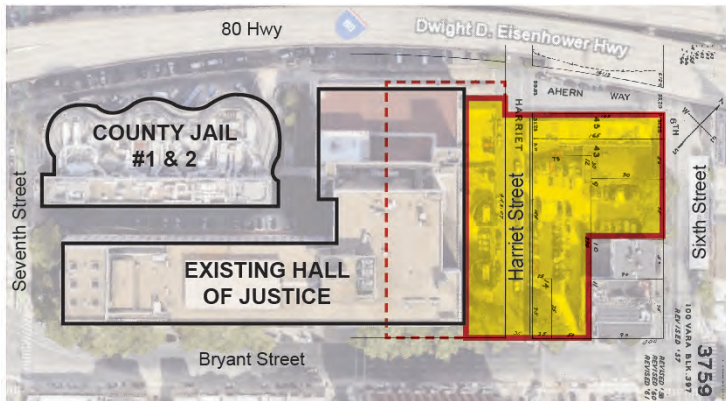
2. Site Option 2 – 1.19 acres



3. Site Option 3 – 1.67 acres

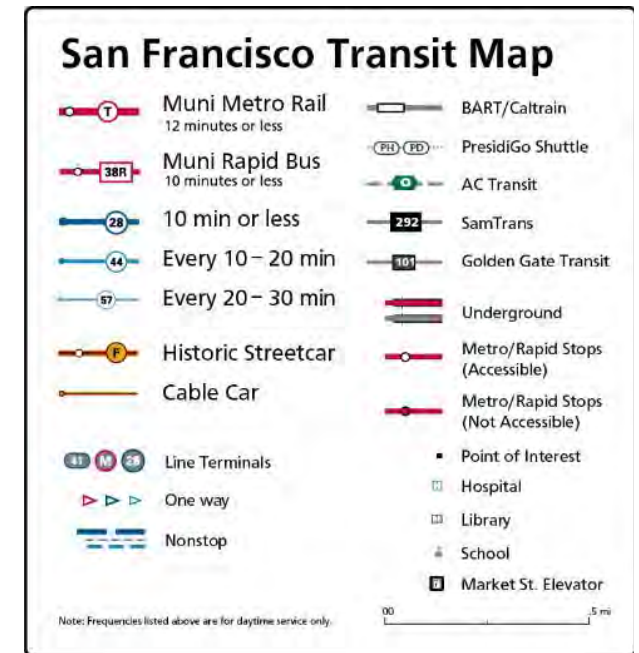
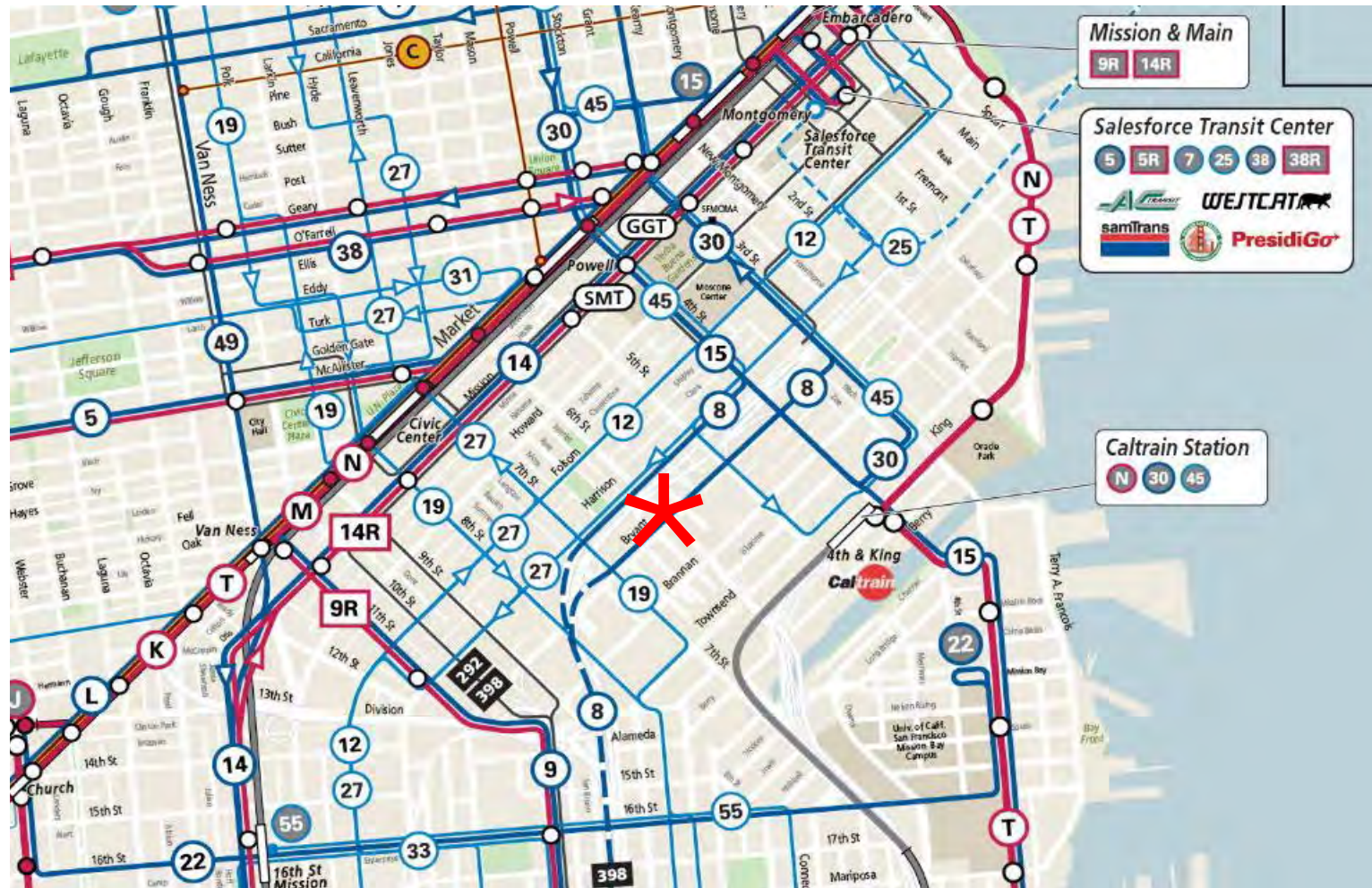


4. Site Option 4 – 1.41 acres



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City of San Francisco – Transportation



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Hall of Justice – Parking Radius Map



- **642 spaces required**

LEGEND

- 5-Minute Walk Radius (560 spaces)
- 7-Minute Walk Radius (817 spaces)
- 10-Minute Walk Radius (1,435+ spaces)



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Site Criteria Matrix

Site Criteria	1A Basement Parking	1B No Basement	2 Full Basement	3A Basement Parking	3B No Basement	4 Full Basement
Site Coverage • Site area - 2.5 acres min. • Floor Area Ratio • Number of floors	1.29 acres 4.9 9-story	10-story	1.19 acres 5.3 9-story	1.67 acres 3.7 9-story	9-story	1.41 acres 4.5 9-story
Program Functionality	Preferred	Acceptable	Not Preferred	Preferred	Preferred	Not Preferred
Floor Plate Flexibility • Court Floor Functionality (standard 4-courtroom template) • Program Plan Flexibility	Allows Flexible		Does not allow Least Flexible	Allows Most Flexible		Does not allow Least Flexible
Sea Level Rise Considerations	Above except for secure parking		Below	Above except for secure parking		Below
Existing Use, Ownership and Control	Private, City/County-owned		City/County-owned	Private, City/County-owned		City/County-owned
Site Make-Ready Work • Demolition & historic mitigation measures for 1916 SRO building • Demolition of two existing 820 Bryant Street buildings • Vacate Harriet Street ROW • Utility infrastructure availability/capacity/condition • ROW utility infrastructure relocation • Temporary generator relocation • Loading/Trash relocation	Minimal Yes Yes Yes Yes No No No		Extensive No No Yes Yes Yes Yes	Extensive Yes Yes Yes Yes Yes Yes		Extensive No No Yes Yes Yes Yes
Site Access • Parking • Sallyport • Loading/Trash • Fire Department	Basement On grade On grade Compliant	Level 2 On grade On grade Compliant	Basement Basement On grade Compliant	Basement On grade On grade Compliant	Level 2 On grade On grade Compliant	Basement Basement On grade Hose pull extension
In-Custody Movement Functionality • Sallyport level • Central Holding level • Point of connection at new building	Ground Level 2 Ground	Ground Level 2 Ground	Basement Level 2 Basement or Ground	Ground Level 2 Ground	Ground Level 3 Ground	Basement Level 2 Basement or Ground
Image & Visibility to Public • Building Orientation - Entrance • Building Orientation - Court Floor Bar	Preferred - Bryant St N-S	Preferred - Bryant St N-S	Not preferred - 6th St N-S	Preferred - Bryant St N-S	Preferred - Bryant St N-S	Not preferred - 6th St N-S
Security Requirements • 25' setback for unscreened vehicle threat • Adjacent site structures less than 35' above ground • Public utility easements • Private easements • Judicial chambers orientation to freeway • Adjacent street configurations/moving vehicle threat • Shared access with existing HOJ within vehicular setback	Yes No Yes No No No Harriet, 6th/Bryant Yes		Yes No No No Yes Harriet St Yes	Yes No No No No Harriet, 6th/Bryant Yes		Yes No No No No Harriet St Yes
Operational Costs • In-custody transport from exterior point of connection • Below grade/high water maintenance cost • Vertical transportation maintenance (elevators & escalator)	TBD Low Jury Assembly on L1	TBD Minimal Jury Assembly on L2	TBD Potentially High Jury Assembly on L1	TBD Low Jury Assembly on L1	TBD Minimal Jury Assembly on L1	TBD Potentially High Jury Assembly on L1

Key Criteria:

- Access / Building Orientation
- Functionality
- Image and Visibility
- Sea Level Rise / Flood Risk
(2020 Sea Level Rise Vulnerability and Consequences Assessment Report)
- Cost

Recommendation:

- **Site 1A, 1B, 3A & 3B = Preferred**
- **Site 2 & 4 = Not Recommended**



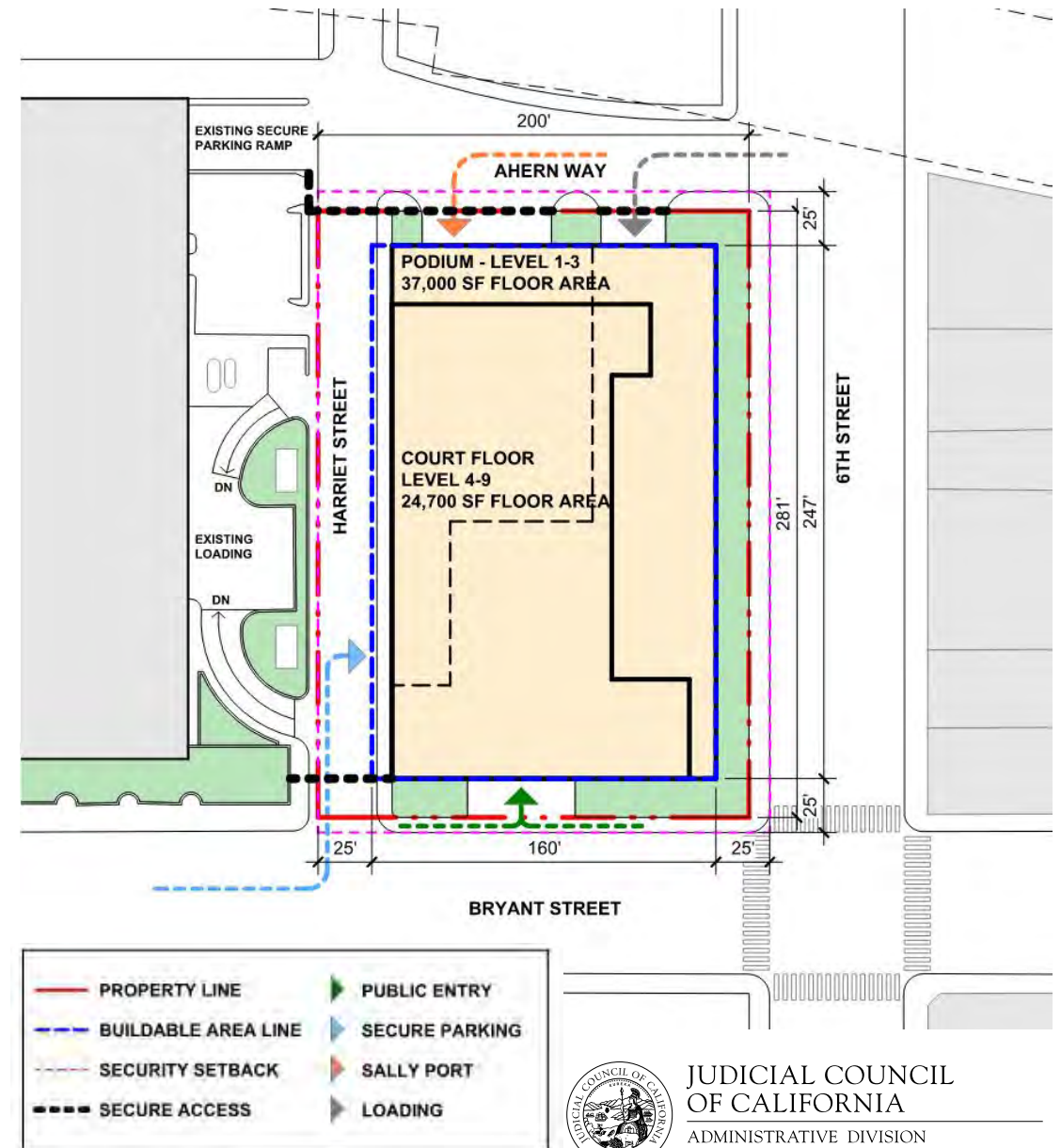
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SITE OPTION 1

820 Bryant Full Block and Harriet Street ROW

- Site Area: 1.29-Acres
 - Ground Floor Area: 37,000 gsf
 - 9-Story, Basement with Secure Parking
 - 10-Story, No Basement
- County-owned; 2 parcels privately owned
- Public Entry along Bryant Street
- No Utility Relocation in ROW



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SITE OPTION 1

820 Bryant Full Block and Harriet Street ROW

Typical Court Floor Test Fit

- Accommodates typical 4-Courtroom floor template reviewed with OSFM



LEGEND

 PUBLIC CIRCULATION	 PRIVATE VERTICAL CIRCULATION
 PUBLIC VERTICAL CIRCULATION	 DETENTION CIRCULATION
 PRIVATE CIRCULATION	 DETENTION VERTICAL CIRCULATION

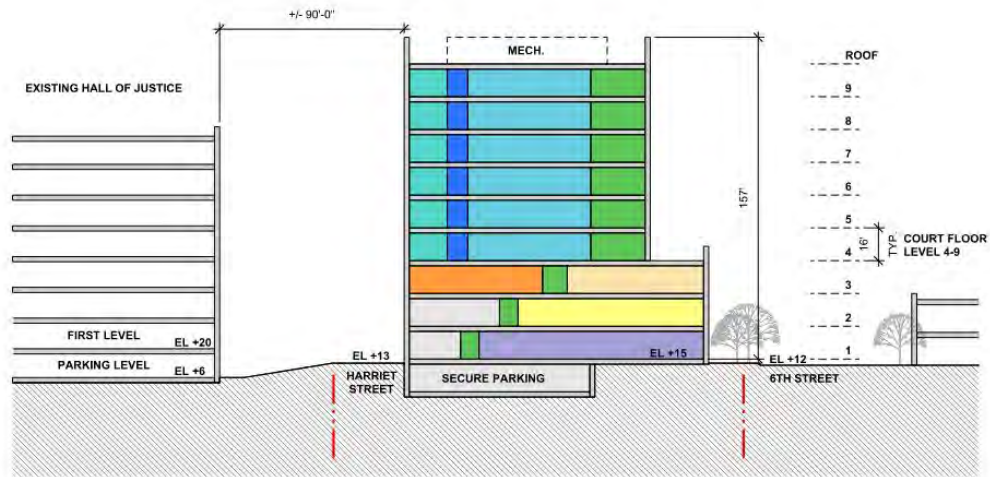


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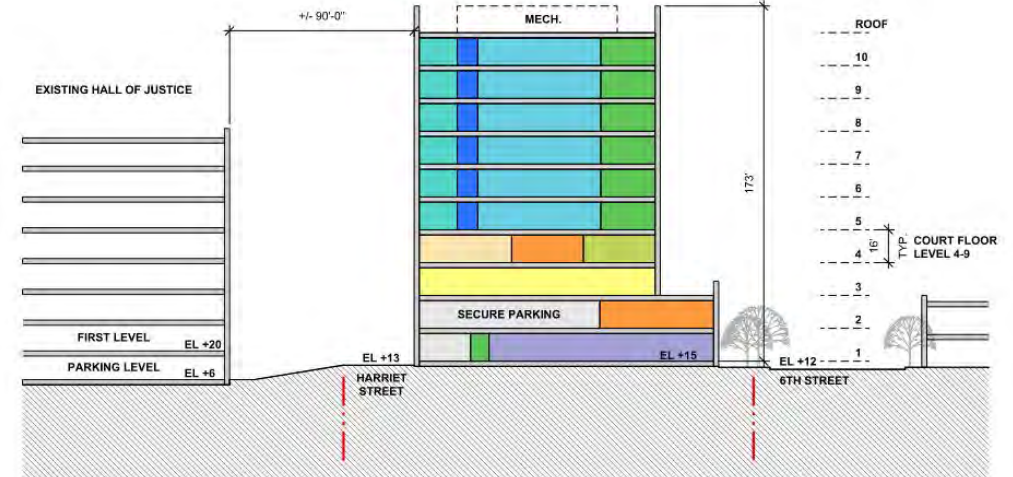
SITE OPTION 1

820 Bryant Full Block and Harriet Street ROW



E/W SECTION THROUGH (N) COURTHOUSE & (E) HALL OF JUSTICE

SITE SECTION – 1A BASEMENT WITH SECURE PARKING



E/W SECTION THROUGH (N) COURTHOUSE & (E) HALL OF JUSTICE

SITE SECTION – 1B NO BASEMENT

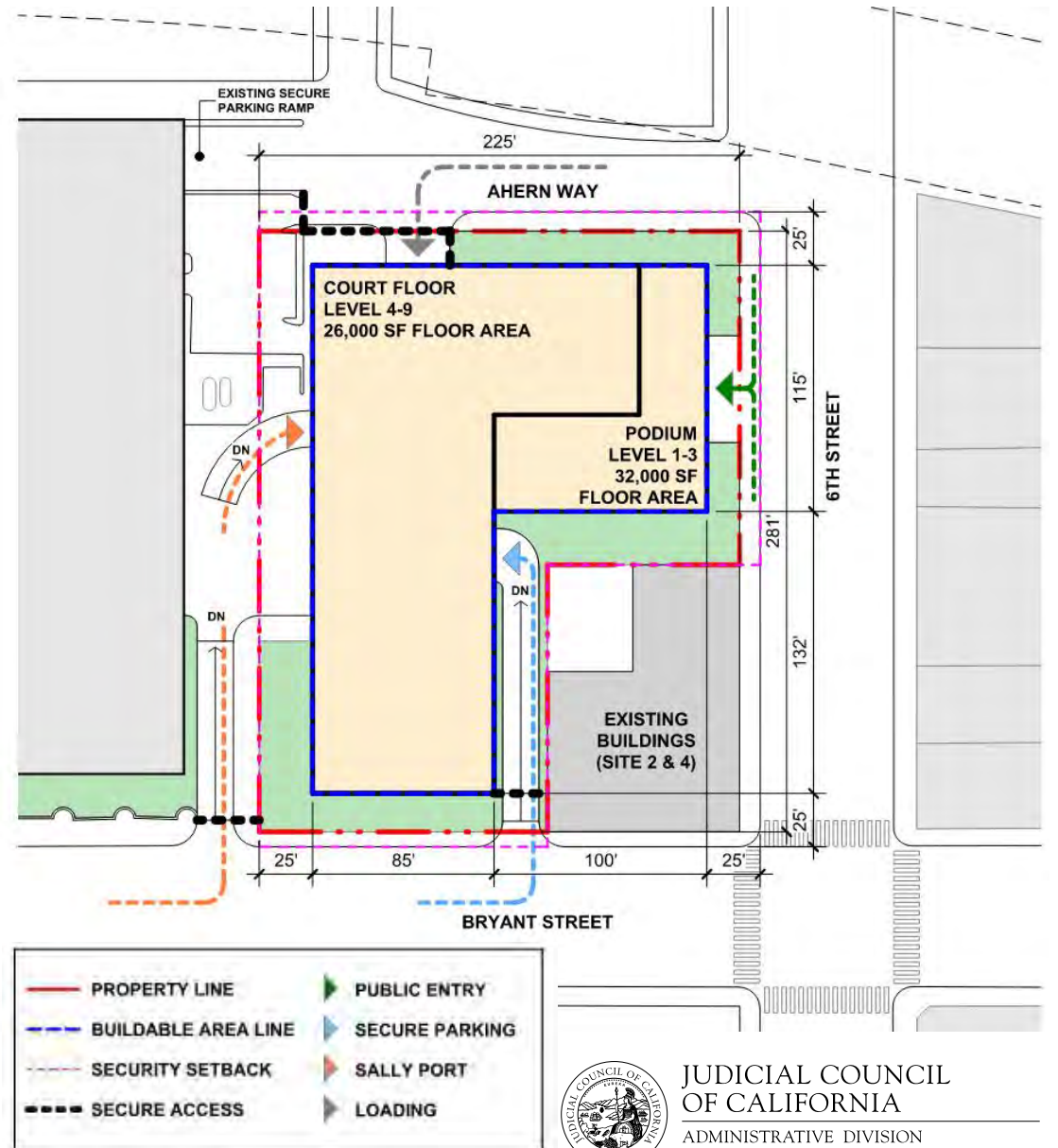


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SITE OPTION 2 BASEMENT

820 Bryant Partial Block and Harriet Street ROW

- Site Area: 1.19-Acres
 - Ground Floor Area: 32,000 gsf
 - 9-Story with Full Basement
- Smallest Site
- County – owned
- Irregular Site, Basement required
- Sea Level Rise Flood Risk
- Public Entry along Sixth Street
- Collegial chambers required
- Utility Relocation in ROW required



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SITE OPTION 2 BASEMENT

820 Bryant Partial Block and Harriet Street ROW

Typical Court Floor Test Fit

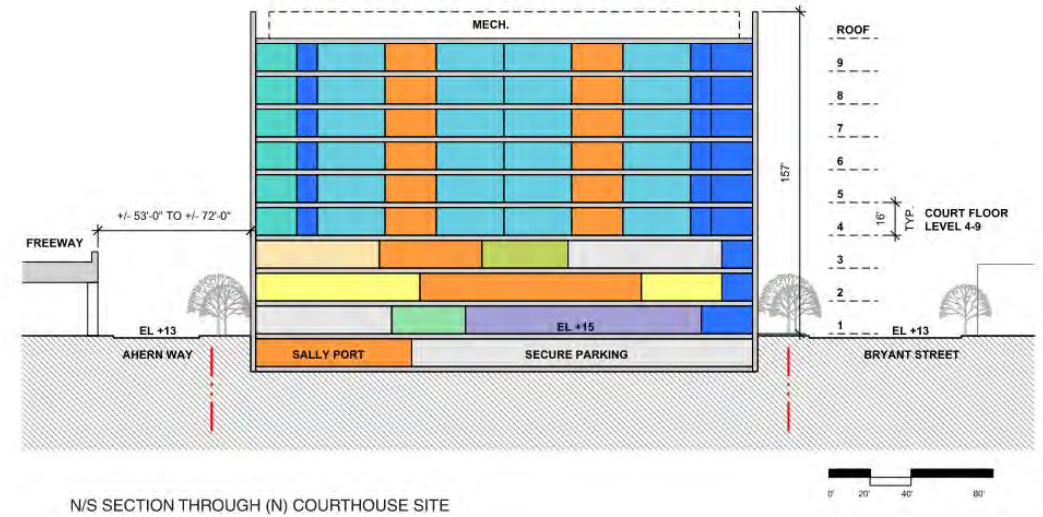
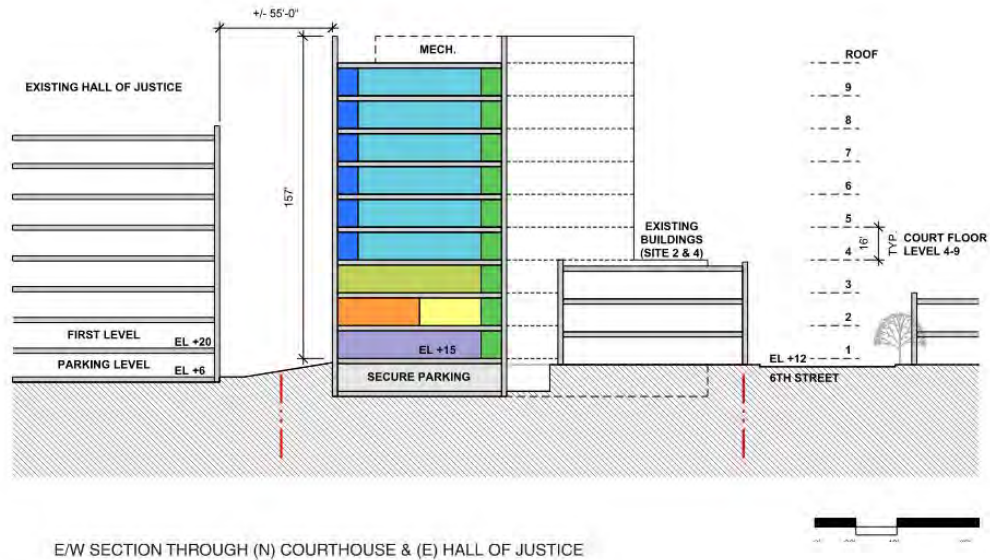
- Compromised typical 4-Courtroom floor template
- Collegial chambers
- Chambers facing freeway
- Reduced Courtroom public waiting



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SITE OPTION 2 BASEMENT

820 Bryant Partial Block and Harriet Street ROW



SITE SECTION - BASEMENT

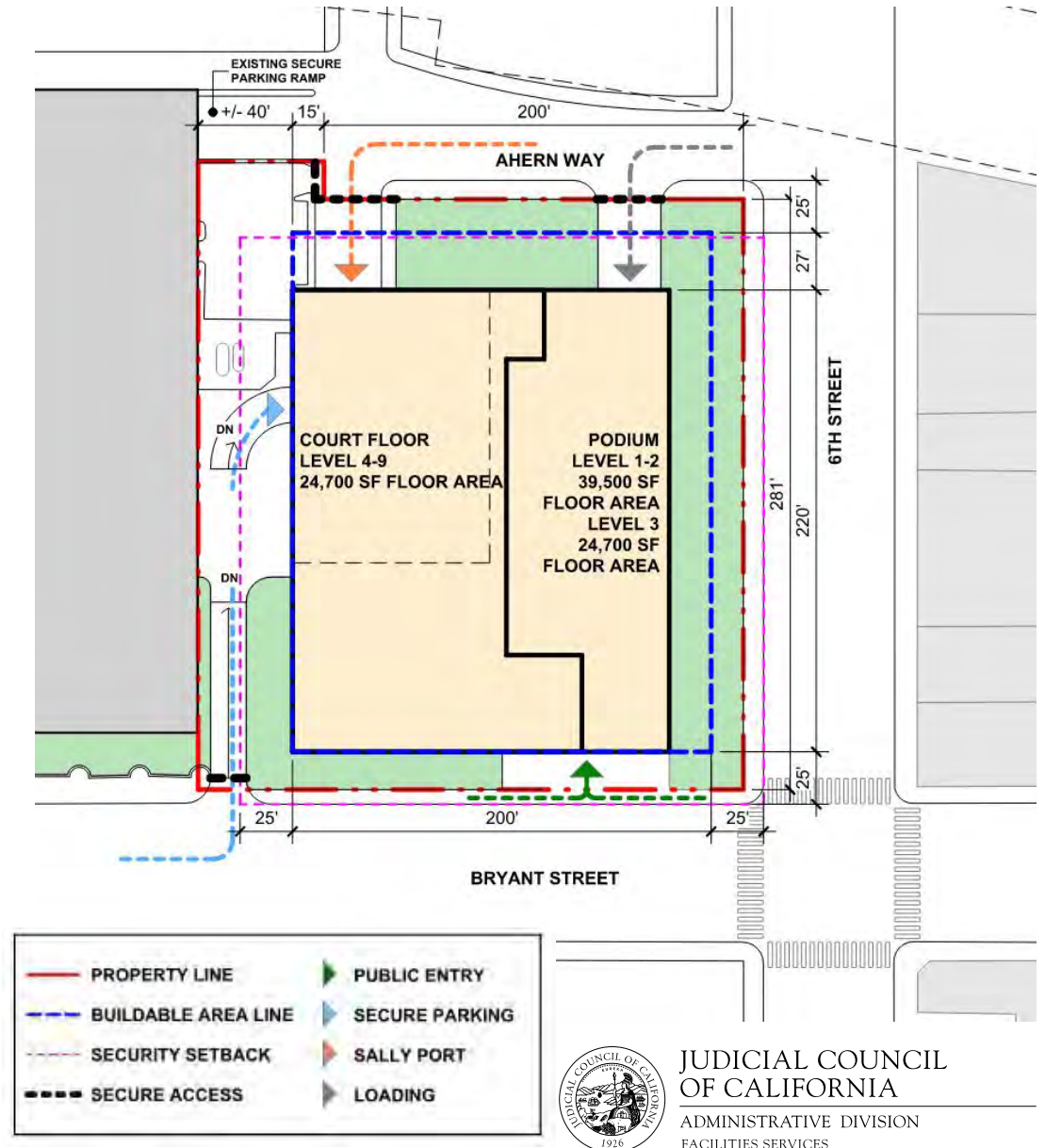


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SITE OPTION 3

820 Bryant Full Block, Harriet Street ROW
and 850 Bryant Parcel

- Site Area: 1.67-Acres
- Basement with Secure Parking:
 - Ground Floor Area: 39,500 gsf
 - 9-Story, Basement with Secure Parking
- No Basement:
 - Ground Floor Area: 46,900 gsf
 - 9-Story, No Basement
- Largest site with highest flexibility
- County-owned; 2 parcels privately owned
- Public Entry along Bryant Street
- Utility Relocation in ROW required



SITE OPTION 3







820 Bryant Full Block, Harriet Street ROW and 850 Bryant Parcel

Typical Court Floor Test Fit

- Accommodates typical 4-Courtroom floor template reviewed with OSFM



LEGEND

	PUBLIC CIRCULATION		PRIVATE VERTICAL CIRCULATION
	PUBLIC VERTICAL CIRCULATION		DETENTION CIRCULATION
	PRIVATE CIRCULATION		DETENTION VERTICAL CIRCULATION

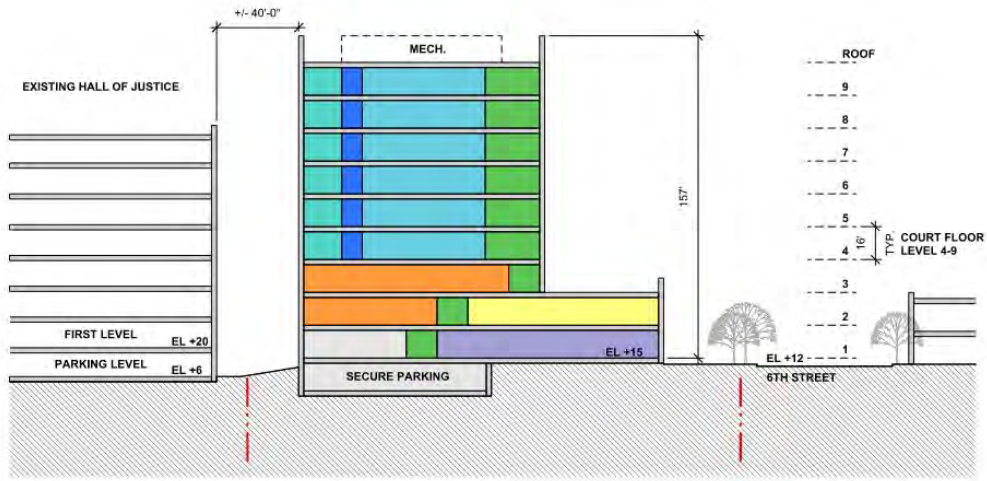


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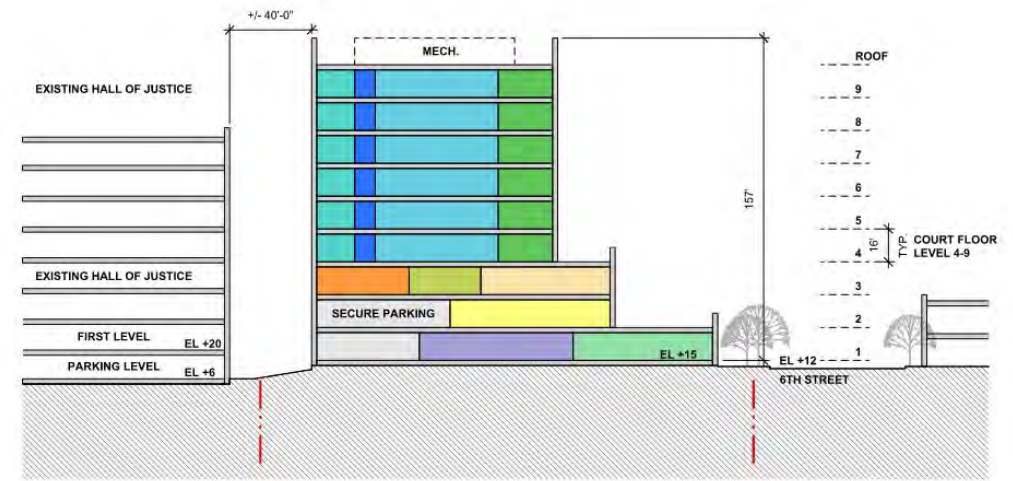
SITE OPTION 3

820 Bryant Full Block, Harriet Street ROW and 850 Bryant Parcel



E/W SECTION THROUGH (N) COURTHOUSE & (E) HALL OF JUSTICE

SITE SECTION – 3A BASEMENT WITH SECURE PARKING



E/W SECTION THROUGH (N) COURTHOUSE & (E) HALL OF JUSTICE

SITE SECTION – 3B NO BASEMENT



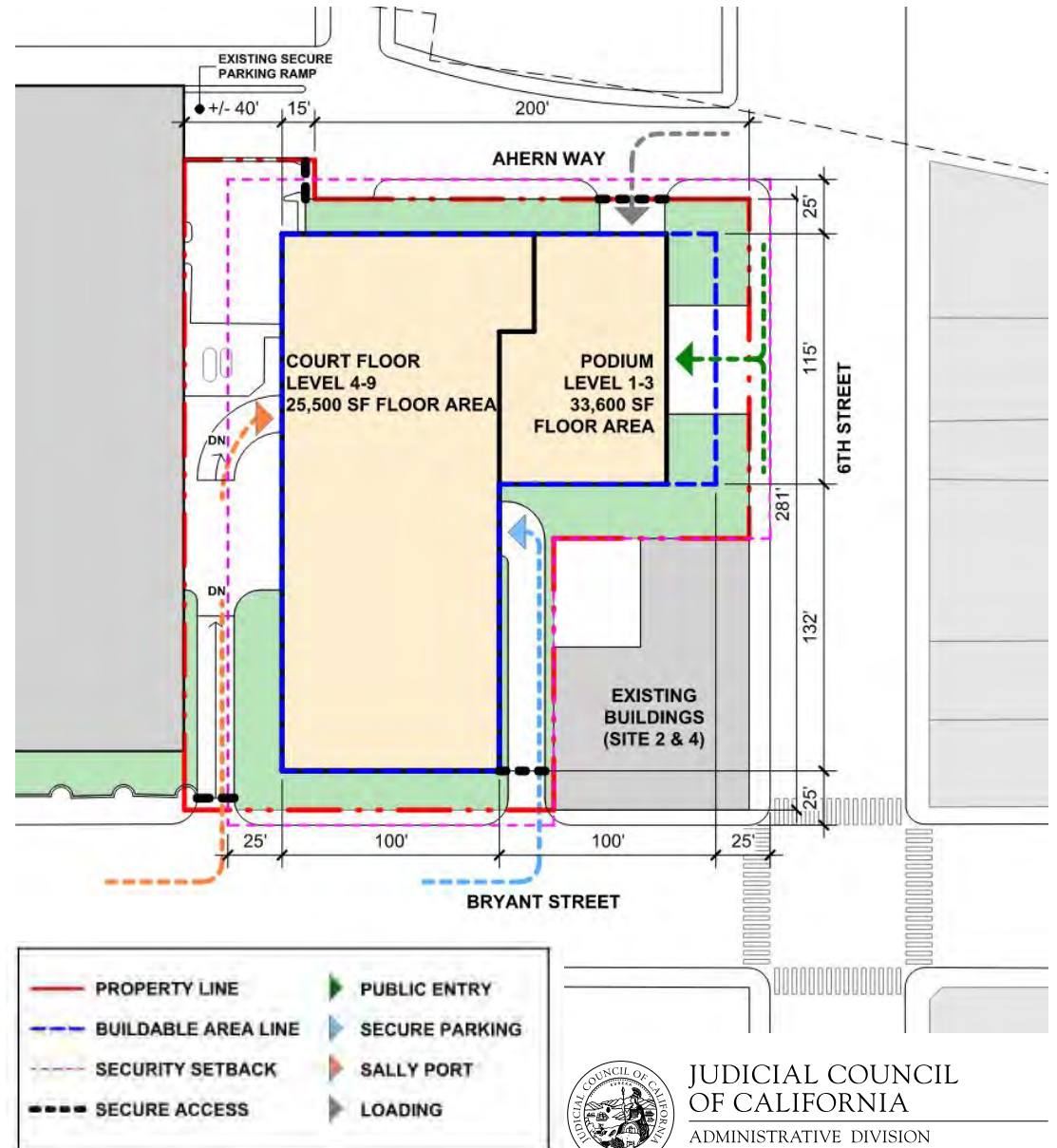
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SITE OPTION 4 BASEMENT

820 Bryant Partial Block, Harriet Street ROW
and 850 Bryant Parcel

- Site Area: 1.41-Acres
 - Ground Floor Area: 33,600 gsf
 - 9-Story with Full Basement

- County – owned
- Irregular Site, Basement required
- Sea Level Rise Flood Risk
- Public Entry along Sixth Street
- Utility Relocation in ROW required



SITE OPTION 4 BASEMENT

820 Bryant Partial Block, Harriet Street ROW
and 850 Bryant Parcel

Typical Court Floor Test Fit

- Compromised typical 4-Courtroom floor template
- Reduced Courtroom public waiting



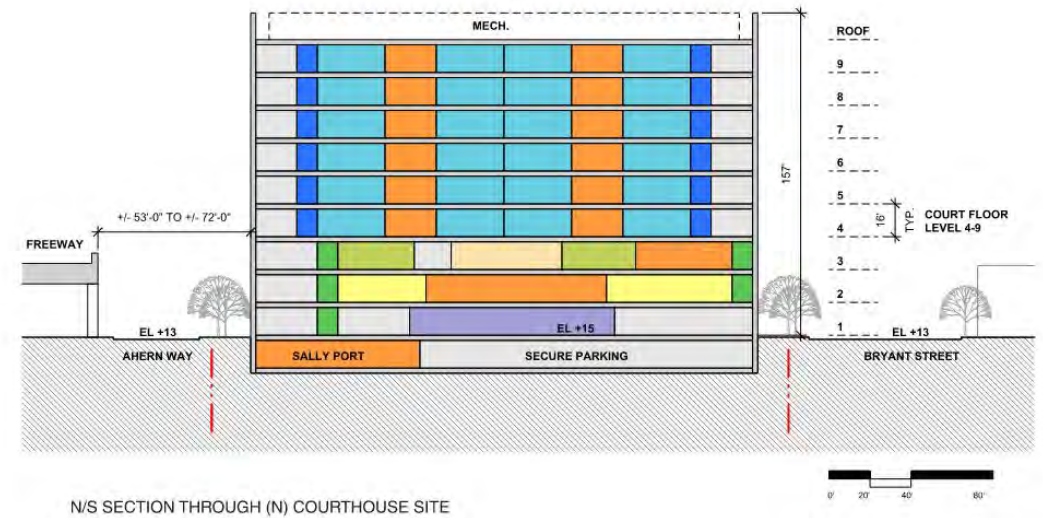
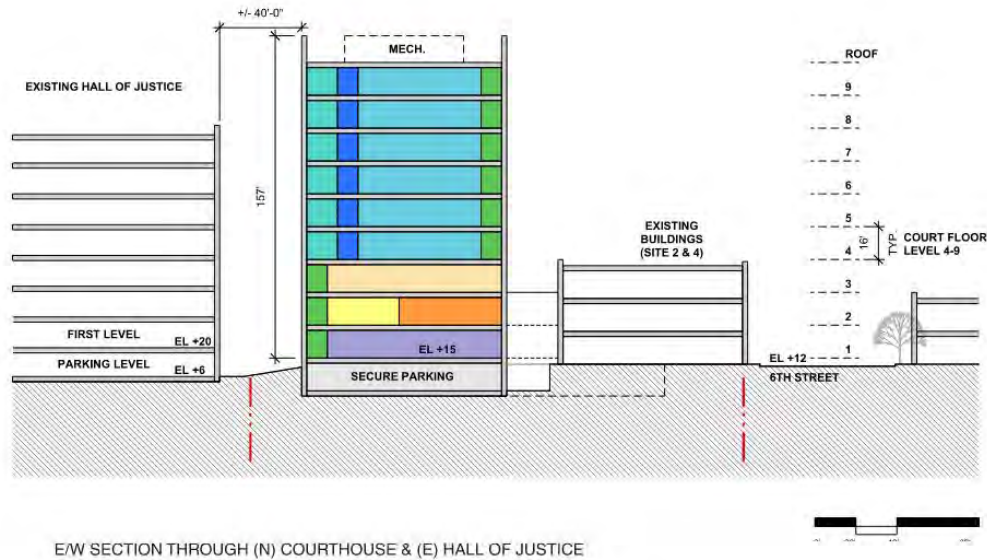
LEGEND



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SITE OPTION 4 BASEMENT

820 Bryant Partial Block, Harriet Street ROW
and 850 Bryant Parcel



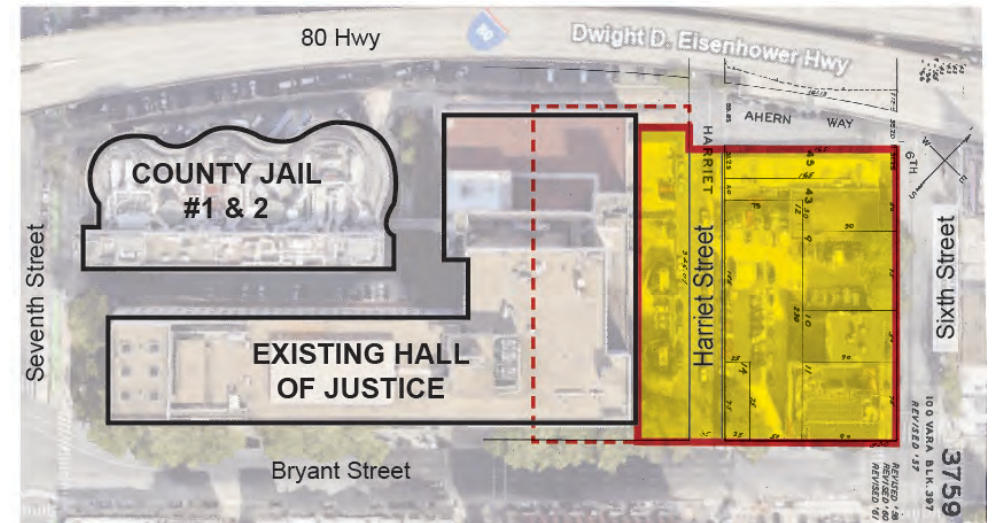
SITE SECTION - BASEMENT



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Feasibility Study Findings

- Project is feasible
- Site Option 3A is recommended
- Proposed Budget (5-Year Plan)
 - Total Project Cost = \$844,164,000
- Proposed Schedule of Funding
 - Site Acquisition: FY 2026-2027
 - Performance Criteria: FY 2028-2029
 - Design Build: FY 2029-2030



SITE OPTION – 3A BASEMENT

820 Bryant Full Block, Harriet Street ROW, and 850 Bryant Parcel



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Questions?



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Judicial Council of California

SUPERIOR COURT OF SAN FRANCISCO COUNTY

NEW HALL OF JUSTICE FEASIBILITY STUDY



moore ruble yudell
architects & planners

APRIL 5, 2024

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01

INTRODUCTION

1.0 EXECUTIVE SUMMARY

The New San Francisco Hall of Justice Feasibility Study evaluates four site options for the Superior Court of San Francisco's New Hall of Justice. The study includes Program Validation, Site Analysis, Phasing Study, Conceptual Site Test-Fit studies and Rough-Order-of-Magnitude (ROM) Cost Estimates.

The San Francisco Hall of Justice is one of four facilities under the Superior Court of San Francisco and houses the Criminal Courthouse and Traffic Division. The study assesses the feasibility of constructing a new courthouse facility on an adjacent property to replace the operations in the existing Hall of Justice.

Four site options were provided by the Judicial Council of California (JCC) for evaluation:

- SITE OPTION 1 - 820 Bryant Street Full Block & Harriet Street (ROW)
- SITE OPTION 2 - 820 Bryant Street Partial Block & Harriet Street (ROW)
- SITE OPTION 3 - 820 Bryant Street Full Block, Harriet Street (ROW) & 850 Bryant Street Parcel
- SITE OPTION 4 - 820 Bryant Street Partial Block, Harriet Street (ROW) & 850 Bryant Street Parcel

SCOPE OF STUDY

- Validate the JCC's preliminary space needs program
- Assess parking availability
- Develop conceptual site test fit studies
- Assess in-custody point of connection at the new courthouse to a future jail connection by the City & County of San Francisco
- Prepare conceptual cost estimates
- Prepare pros & cons for each site option
- Assess phasing and swing space needs
- Review and utilize the Judicial Council's California Trial Court Facilities Standards
- Present the Feasibility Study to the Court Facilities Advisory Committee (CFAC) at a future date

SITE OPTION 1 - 1.29 ACRES



SITE OPTION 2 - 1.19 ACRES



SITE OPTION 3 - 1.67 ACRES



SITE OPTION 4 - 1.41 ACRES



1.0 EXECUTIVE SUMMARY

STUDY ASSUMPTIONS

- 850 Bryant Street parcel, Harriet Street (ROW), and the partial block at 820 Bryant Street are owned by the City & County of San Francisco.
- Two properties at the southeast corner of the 820 Bryant Street parcel are not owned by the City & County of San Francisco and require acquisition for Site Options 1 & 3.
- San Francisco Superior Court occupies 23% of the existing Hall of Justice at 850 Bryant Street. All courtrooms and court operations are located within four floors of the East Wing. The Traffic Division is located in the West Wing.
- Current in-custody movement between the existing jail and the Hall of Justice is through a second floor enclosed breezeway and a secure corridor within the basement parking level.
- The New San Francisco Hall of Justice will be a Design-Build project funded through the state budget process.

During the study, the JCC, Courts, and the City & County of San Francisco confirmed the following direction:

- Building gross square footage is reduced from 279,000 gsf to 274,530 gsf through planning and programming validation efforts
- Maintain the existing Hall of Justice court facilities in operation during construction
- Demolition of the existing Hall of Justice is outside of the project scope
- Modifications to Site Boundary from RFP assumptions:
 - Expand site boundary for Site 2 to allow for a more viable option
 - Redefine site boundaries for Sites 3 & 4 to outside face of the existing Hall of Justice
- All Site Options will require site make-ready work prior to new building construction
 - Site 1 - Requires the least make-ready work of all site options
 - Site 3 - Requires generator and utility relocation
 - Site 2 & 4 - Require generator and utility relocation as well as shoring for the existing buildings to remain on 820 Bryant parcel
- Consider Sea Level Rise impacts from the [Sea Level Rise Vulnerability and Consequences Assessment](#) (February 2020) in developing Site Options
- Interim shared access within the 25' security setback is acceptable prior to demolition of the existing Hall of Justice, given the site's urban setting. Security analysis will be required in the future project
- Feasibility or cost of the connection to the existing County Jails 1 & 2 is outside of the project scope. The study will

show high level, potential area of connection to the new building only

- A comprehensive CEQA analysis will be required in the future project
- A full security risk assessment will be required in the future project
- The Project Start/End dates have been changed from July 2025 - March 2033 to July 2026 - March 2034

SITE OPTIONS RECOMMENDATIONS

The following conceptual test fits for each site are recommended based on a combination of criteria including program functionality, court floor functionality, and sea level impacts. Refer to each Site Options matrix for evaluation criteria further defined in Chapter 4.

SITE OPTION 1

- Basement with Secure Parking - RECOMMENDED
- No Basement - ALTERNATE

SITE OPTION 2

- Basement

SITE OPTION 3

- Basement with Secure Parking - RECOMMENDED
- No Basement - ALTERNATE

SITE OPTION 4

- Basement

COST & SCHEDULE

- Estimates of Total Project Cost have been developed for each Site Option. See Chapter 5.
- Other costs including land acquisition, demolition, CEQA, FFE, etc. are in addition to the construction cost estimates. See page 196 for assumptions of what is included.
- Construction cost estimates reflect High Level Construction Schedules developed for each Recommended Site Option. See page 240 for schedule assumptions.

1.1 STUDY OVERVIEW

The purpose of the Feasibility Study is to analyze four different site options and determine whether the New Hall of Justice can be accommodated on each site, the pros and cons of each site option, impacted utilities and operations, and cost for each site scenario.

The Superior Court of San Francisco operates in a decentralized court system where cases are assigned to four different facilities by case type. The Civic Center Courthouse houses the court administration and self help center and handles civil, probate, and family law cases. The Polk Street Annex handles collaborative court cases and the Juvenile Justice Center handles juvenile cases. The Hall of Justice houses the Traffic Division and handles criminal cases. Due to significant physical, functional and security deficiencies, replacement of the Hall of Justice has been designated as in “Critical Need” in the *2019 Prioritization for Trial Court Capital outlay Projects* (Revised in January 2020) by the Judicial Council.

The recommended project includes the construction of a new 274,530 gross square feet criminal courthouse facility located in the South of Market District in San Francisco. The New Hall of Justice includes 24 courtrooms, chambers, court operations, clerk’s offices, administrative support areas, central in-custody holding, jury assembly, collaborative courts and community partners. The study includes a secured sallyport and secure parking for 26 judicial officers and 4 court officers on site. No on-site public and staff parking spaces is provided but parking availability within walking distance to the new courthouse has been evaluated. In-custody movement from the existing jail to the new building is outside the scope of the study; however, a point of connection at the new building is addressed in the study.

A site survey was not produced as part of the study scope - site dimensions and contextual building locations are approximate and will require verification and a survey in the future project. A security analysis will also be required in the future project to assess vehicular, blast, and ballistics threats from the street and the adjacent freeway. Additionally, a CEQA analysis is outside the scope of the study and will be required in future phases of the project.

EXISTING FACILITIES

The existing Hall of Justice is located at 850 Bryant Street in San Francisco. The existing courthouse building is a 712,000sf multi-use building owned by the City and County, of which 118,250sf (23%) is occupied by the San Francisco Superior Court with 22 judicial officers and 194 court staff. The court

partially occupies four of the building’s eight floors, primarily in the east wing of the building.

The existing Hall of Justice lacks the necessary space for efficient court operation. There are courtrooms lacking jury boxes that limit their use and insufficient clerk spaces and attorney-client interview rooms. Significant security deficiencies include partial separate private circulation for judges and staff and no separate in-custody circulation. Additionally, most of the building’s systems are nearing the end of their life and the building was given a high-risk rating in the [2017 Seismic Risk Rating of California Superior Court Buildings](#).

PROJECT NEED

The New Hall of Justice addresses the current deficiencies in the existing courthouse to provide quality service to the public:

- Provides an accessible, safe, and efficient full-service courthouse
- Improves security, relieves overcrowding, improves operational efficiency, and customer service
- Allows the Court to operate in a facility with adequate space for greater functionality:
 - Safe and secure internal circulation separating in-custody from public, staff and judicial officers
 - Secure, dedicated in-custody sallyport and in-custody holding areas
 - Adequate visitor security screening and queuing at entrance lobby
 - Attorney-client interview rooms
 - Improved public service with adequately sized clerk areas
 - ADA accessibility
 - Adequate staff and meeting spaces
 - Dependable infrastructure
- Consolidates collaborative court operations in the Polk Street Annex

SITE OPTIONS OVERVIEW

The Feasibility Study evaluates four site configurations on the available sites including 820 Bryant Street, Harriet Street (ROW) and 850 Bryant Street that vary in size between 1.19 to 1.67 Acres. All parcels are owned by the City & County of San Francisco, with the exception of the two parcels on the southeast corner of 820 Bryant Street which house a Police Credit Union and the Paramount Apartments building. The 1916 SRO building is California Register-eligible, although not architecturally significant, and the project will need to address steps for approved mitigations measures prior to demolition.

1.1 STUDY OVERVIEW

All Site Options 1-4:

- Allow single phased construction of the new building with varying degrees of site make-ready work
- Allow the existing Hall of Justice to remain operational - no swing space / temporary relocation required
- Require Harriet Street to be vacated

Assessment of Site Options includes:

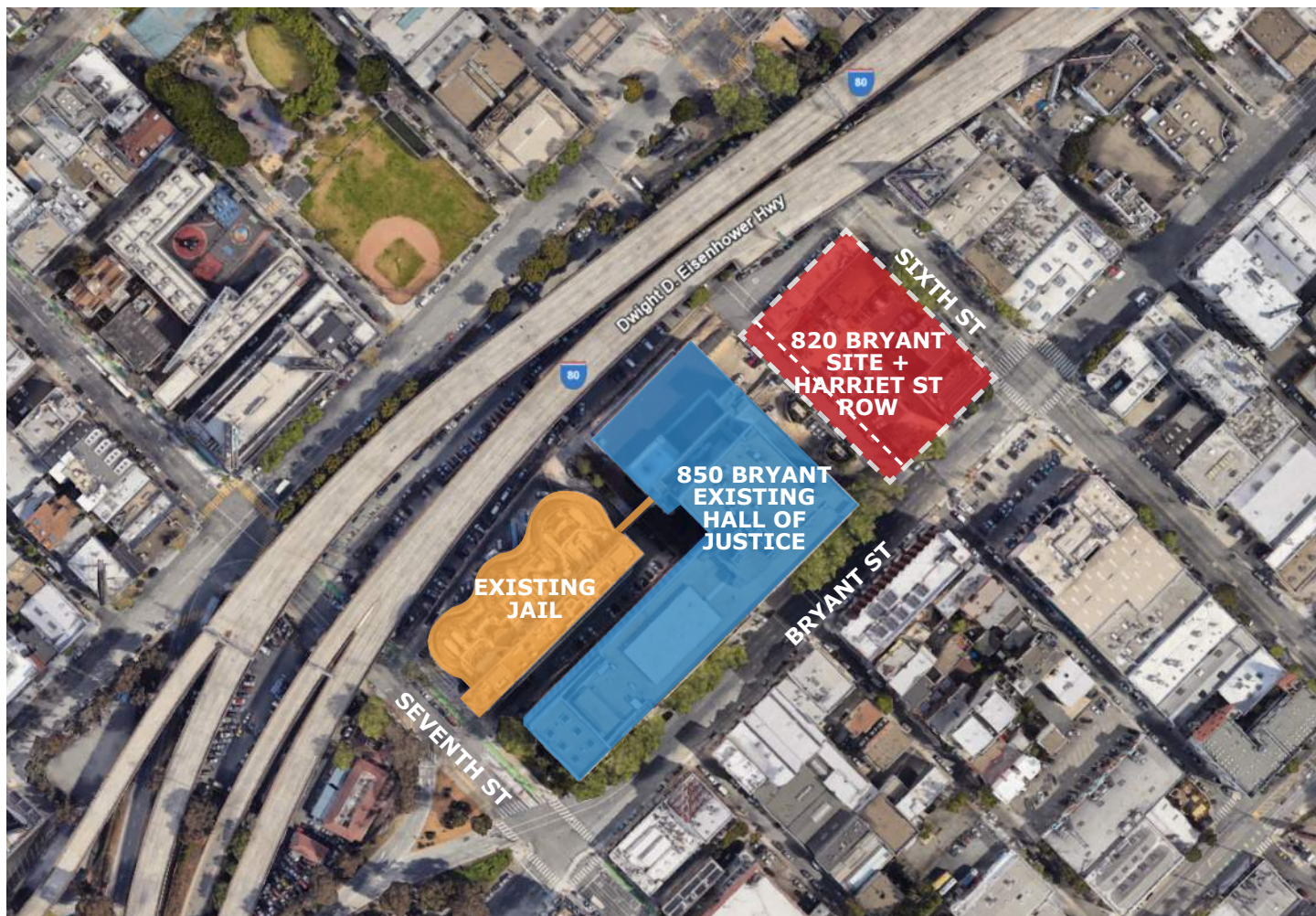
- Site security and need for easements
- Site access & building orientation
- Level of early Site Make-Ready/Preparation Work
- Sea Level Rise and flood risk to basement level program
- Civic presence on Bryant Street
- Floor plate size and ability to accommodate a standard four-courtroom template
- Operational and functional impacts

SITE OPTION 1 (1.29 acres): 820 Bryant Street Full Block & Harriet Street (ROW)

This site option accommodates a new 9-story building with partial basement or 10-story building without basement, secured judicial officer parking, secured sallyport, and on-site court officer parking. In-custody point of connection at the building from the existing jail is recommended at the Sallyport on the ground level in the northwest corner of the new building.

Pros:

- Only site option that avoids impacting existing utilities and generators in ROW
- Minimal impact to existing HOJ loading / trash operations
- Entrance at Bryant Street
- Locates program spaces (except Secure Parking) above Sea Level Rise and high ground water elevations
- Building footprint accommodates standard courtroom floor template
- Chambers oriented away from freeway towards existing Hall of Justice building



Site Aerial

1.1 STUDY OVERVIEW

- Least Costly Option. No Basement option is the least costly option. Basement with Secure Parking option is comparable in cost to Site 3 No Basement option

Cons:

- Contingent on acquiring 2 existing 820 Bryant Street parcels
- Constrained building site at only 1.29 Acres
- Requires demolition of Police and 1916 SRO buildings. Demolition of 1916 SRO will need to address steps for approved mitigations measures prior to demolition.
- Building oriented along 6th Street

SITE OPTION 2 (1.19 acres): 820 Bryant Street Partial Block & Harriet Street (ROW)

This site option accommodates a new 9-story building with full basement, secured judicial officer parking, secured sallyport, and on-site court officer parking. In-custody point of connection at the building from the existing jail is recommended at the Sallyport on the basement level in the northwest corner of the new building. A ground level connection is possible but may require an additional, separate elevator to Central In-Custody.

Pros:

- Does not require acquisition of two existing 820 Bryant Street parcels
- Does not require demolition of the 1916 California historic-eligible SRO building

Cons:

- Smallest site at 1.19 Acres with inefficient L-shaped footprint
- Constrained site requires occupied basement level for courthouse functionality—risk for flooding due to Sea Level Rise and high water table
- Building oriented along Sixth Street with entrance likely along Sixth Street
- Site width does not accommodate standard 4 courtroom template—likely collegial chambers will be required
- Chambers likely facing freeway will require additional security mitigation
- Need to prevent undermining existing foundations in building adjacent to existing Police and 1916 SRO buildings
- Need for exterior wall ratings & limited openings facing existing Police & 1916 SRO buildings
- Constrained site may require tandem parking in order to provide 30 stalls

- To maintain operations in the Existing Hall of Justice
 - Relocation of existing utilities in ROW
 - Relocation of existing loading / trash operations
 - Relocation of existing generators
 - Removal of (e) tree at Bryant for (n) loading ramp
- More costly than Site Options 1 & 3.

SITE OPTION 3 (1.67 acres): 820 Bryant Street Full Block, Harriet Street (ROW) & 850 Bryant Street Parcel

This site option accommodates a new 9-story building with partial basement or 9-story building without basement, secured judicial officer parking, secured sallyport, and on-site court officer parking. In-custody point of connection at the building from the existing jail is recommended at the Sallyport on the ground level in the northwest corner of the new building.

Pros:

- Largest site at 1.67 Acres provides largest buildable footprint and greater flexibility to address Courthouse functionality and operations
- Entrance at Bryant Street
- Locates program spaces (except Secured Parking) above Sea Level Rise and high ground water elevations
- Building footprint accommodates standard courtroom floor template
- Chambers oriented away from freeway towards existing Hall of Justice
- Less costly than Site Option 1 Basement with Secure Parking, 2 & 4. No Basement option is comparable in cost to Site 1 Basement with Secure Parking option.

Cons:

- Contingent on acquiring 2 existing 820 Bryant Street parcels
- Requires demolition of Police & 1916 SRO buildings. Demolition of 1916 SRO will need to address steps for approved mitigations measures prior to demolition.
- Building oriented along 6th Street
- To maintain operations in the Existing Hall of Justice
 - Relocation of existing utilities in ROW
 - Relocation of existing loading / trash operations
 - Relocation of existing generators
 - Removal of (e) tree at Bryant for (n) loading ramp

SITE OPTION 4 (1.41 acres): 820 Bryant Street Partial Block, Harriet Street (ROW) & 850 Bryant Street Parcel

This site option accommodates a new 9-story building with full basement, secured judicial officer parking, secured sallyport,

1.1 STUDY OVERVIEW

and on-site court officer parking. In-custody point of connection at the building from the existing jail is recommended at the Sallyport on the basement level in the northwest corner of the new building. A ground level connection is possible but may require an additional, separate elevator to Central In-Custody Holding.

Pros:

- Does not require acquisition of two existing 820 Bryant Street parcels
- Does not require demolition of the 1916 California historic-eligible SRO building

Cons:

- Inefficient L-shaped footprint at 1.41 Acres
- Constrained site requires occupied basement level for courthouse functionality—risk for flooding due to Sea Level Rise and high water table
- Building oriented along Sixth Street with entrance likely along Sixth Street
- Site width does not accommodate standard 4 courtroom template
- Need to prevent undermining existing foundations in building adjacent to existing Police and 1916 SRO buildings
- Need for exterior wall ratings & limited openings facing existing Police & 1916 SRO buildings
- To maintain operations in the Existing Hall of Justice
 - Relocation of existing utilities in ROW
 - Relocation of existing loading / trash operations
 - Relocation of existing generators
 - Removal of (e) tree at Bryant for (n) loading ramp
- Need hose pull extension for Fire Department access
- Most costly option

STUDY METHODOLOGY

The feasibility study was initiated by Moore Ruble Yudell and the consultant team with a comprehensive review of documents including reports and as-built drawings of the existing Hall of Justice and 820 Bryant Street site, the 2019 *Prioritization for Trial Court Capital outlay Projects* report by the Judicial Council, and the San Francisco Public Works [Justice Facilities Improvement Program](#). The team supplemented the site research with requests for additional documents pertaining to public utilities in the ROW, facilitated by the City & County of San Francisco, as well as participation in a sitewalk through the existing Hall of Justice led by the Judicial Council and the Court.

The team proceeded with a high-level assessment of the site and the existing Hall of Justice to identify major issues across all disciplines that could potentially render any of the site options as potentially infeasible from a phasing, operations, and court functionality standpoint. The high-level assessment included a feasibility review of partial demolition, code triggers, and required upgrades related to partial occupancy of the existing building; impacted site utilities, and test fits of the typical courtroom floors for each site option. Concurrently, program validation was initiated with a series of detailed meetings with the Court and City's stakeholder groups to refine and right-size the preliminary space needs for the new courthouse. Early program validation allowed the team to determine a ground floor footprint within the maximum buildable area for each of the four site options and develop conceptual test fits that aligned with the Court's functions. The team furthered the analysis for each Site Option and identified issues and possible solutions specific to each scenario.

The team presented the study's progress and received feedback in weekly meetings with the Judicial Council and the Court as well as in monthly planning meetings with the City & County of San Francisco (CCSF). In addition to weekly progress meetings, monthly draft report milestones allowed for detailed review and feedback from the Judicial Council, the Court, and CCSF.

REFINEMENTS TO STUDY SCOPE

During the course of the site options analysis, various developments refined the scope of the feasibility study.

- **Maintain the existing Hall of Justice court facilities in operation during construction.** The program stacking for Sites 3 & 4 indicated that the Court's program could be accommodated within a smaller site than originally outlined in the RFP. This allows for the construction of the new courthouse without having to extend into the footprint of the existing Hall of Justice, eliminating the need for partial demolition, phased new construction, temporary swing space for the Court, costly relocation of courtrooms, and disruption of Court and City functions.
- **Demolition of the existing Hall of Justice is outside of the project scope.** The Judicial Council removed the demolition of the existing Hall of Justice from the scope of the study due to the proposed location of the new courthouse no longer extending into the existing building's footprint.
- **Modifications to Site Boundaries from RFP assumptions**

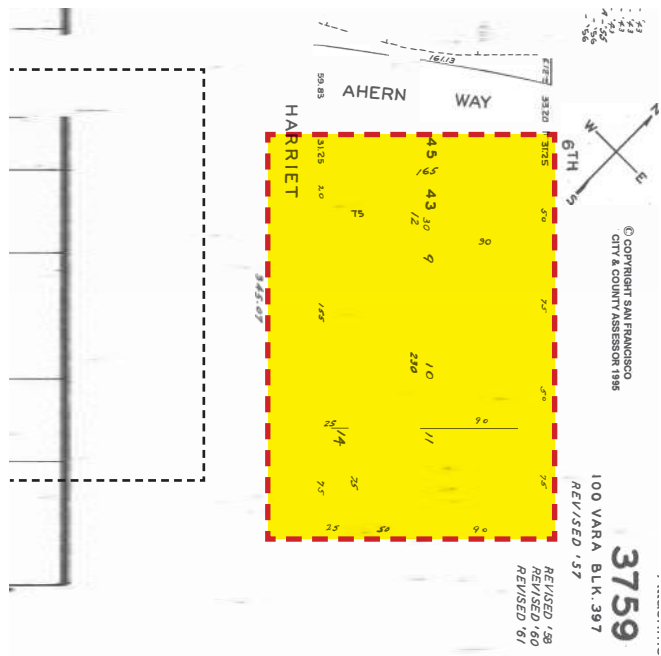
1.1 STUDY OVERVIEW

- Expand site boundary for Sites 2 west to allow a more viable option. Typical four-courtroom floor test-fit studies were done to validate the buildable area for each site scenario early in the study. The Site 2 boundary in the original RFP could not accommodate the typical courtroom dimensions and was adjusted to fit a standard courtroom at a minimum.
- Redefine site boundaries for Sites 3 & 4 to outside of existing HOJ building
- **Consider Sea Level Rise impacts from City & County 2022 Report in developing site options.** The [Sea Level Rise Vulnerability and Consequences Assessment](#), published by the City & County of San Francisco in February 2020, raised the issue of inundation at the building in the event of sea level rise combined with extreme high tide. Due to the potential risk to basement building functions, the team provided additional program floor-by-floor stacking options exploring no basement and limited basement scenarios for each site option. For Sites 2 and 4, site constraints made the no-basement and partial basement scenarios unviable.
- **Interim Shared Access within the 25' Security Setback is acceptable.** Prior to the existing HOJ demolition, the JCC confirmed this condition is acceptable given the site's urban setting. A security analysis will be required in a future project.
- **Potential building operations costs based on stacking options.** High volume public spaces, such as Jury Assembly, are located on lower floors to minimize additional operational costs for elevator maintenance. Basement options will have an operational cost for basement dewatering.
- **Building gross square footage reduced from 279,000gsf to 274,530gsf.** Program components were right-sized from the preliminary program during the program validation process with project stakeholders. The area per parking space was reduced from 420sf in the preliminary JCC program to 375sf per the 2020 CTCFS, also reducing the overall bgsf.
- **Connection to existing County Jail at 425 7th Street.** The cost and planning of the future connection is outside of project scope. The JCC confirmed the secure, in-custody connection to the jail would be constructed in the future by the City and the scope of the study would include the coordination of a feasible point of connection at the new building.

1.1 STUDY OVERVIEW

SITE OPTION 1 BOUNDARY

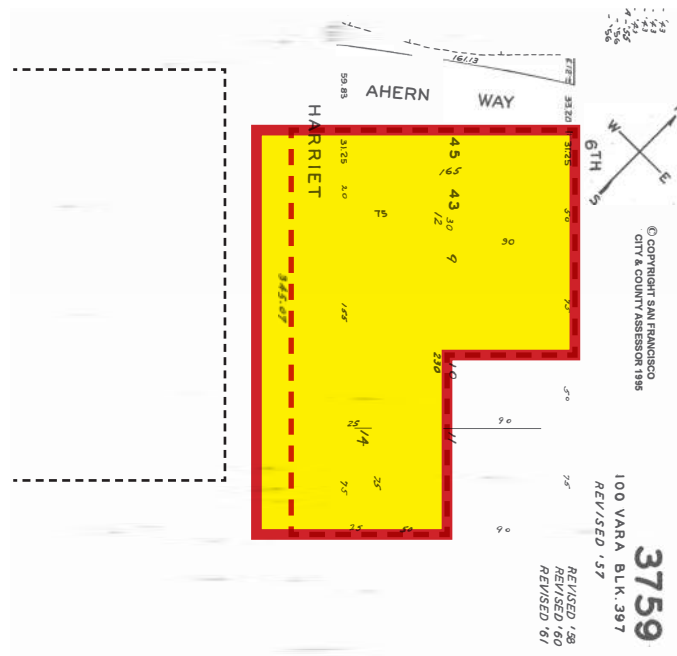
The site boundary was not modified from the original RFP.



- RFP Boundary - 1.29 acres
- Line of Existing Hall of Justice

SITE OPTION 2 BOUNDARY

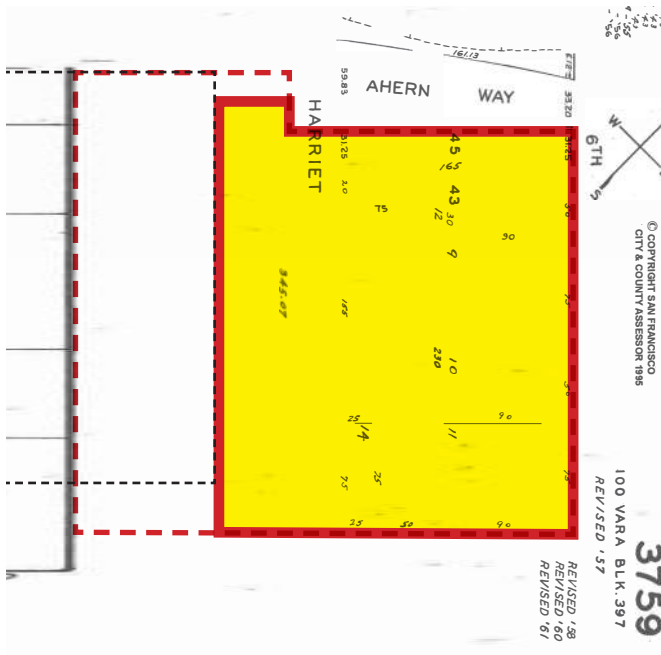
The site boundary was modified from the original RFP.



- RFP Boundary - 1.04 acres
- Modified Boundary - 1.19 acres
- Line of Existing Hall of Justice

SITE OPTION 3 BOUNDARY

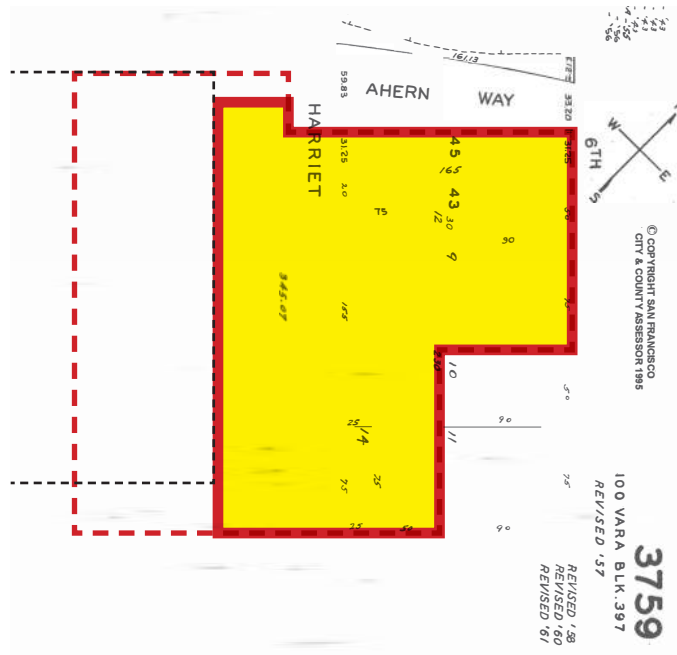
The site boundary was modified from the original RFP.



- RFP Boundary - 2.39 acres
- Modified Boundary - 1.67 acres
- Line of Existing Hall of Justice

SITE OPTION 4 BOUNDARY

The site boundary was modified from the original RFP.



- RFP Boundary - 2.14 acres
- Modified Boundary - 1.41 acres
- Line of Existing Hall of Justice

1.2 PARTICIPANTS

FEASIBILITY STUDY CLIENT TEAM:

The development of the New San Francisco Hall of Justice Feasibility Study involved the constructive wisdom and guidance of numerous representatives from the Judicial Council of California, all of whom we gratefully acknowledge.

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02

COURT PROGRAM

2.0 INTRODUCTION AND OVERVIEW

EXECUTIVE SUMMARY

Upon commencing this feasibility study, the Judicial Council of California (JCC) provided a Draft Space Needs Program for the San Francisco Superior Court's New Hall of Justice. This document indicated the Hall of Justice would contain the following:

- 24 courtrooms, support services
- 271 staff, which includes the Judicial Officers
- Building Square Footage (BGSF) totaled 279,000

The Judges housed in this facility will adjudicate to resolution criminal felony, misdemeanor case and traffic citation cases.

After extensive review and evaluation of the Hall of Justice's space needs with representatives of the San Francisco Superior Court, the Sheriff, City/County and the JCC, the facility space needs program contains a number of revisions which resulted in the new space needs program indicating:

- Judges and courtrooms remain at 24
- Staff need is now 259
- BGSF is revised to 274,530

Additional details relative to the program validation effort, the site test fit and evaluation of the same is provided by the following information.

SPACE NEEDS PROGRAM VALIDATION

Introduction and Overview

The validation of the New San Francisco Hall of Justice's feasibility study space needs program was conducted with the focus to provide a refined projection of building total square footage to support a site selection analysis. The site selection space needs level program was completed based on the input provided by representatives of the San Francisco Superior Court, the Judicial Council of California and our team's collective knowledge of planning for courts. Experience reveals that no program is ever final as the specific spaces will adjust when the design solution emerges. Some spaces may end up slightly larger and some slightly smaller, but the intent of a validation programming effort for site selection represents a focus on this new courthouse's footprint and its other site requirements. The program reflects a wide range of organizational, operational and spatial data including:

1. Anticipated judicial officer and occupant court/agency staff listings needed to provide court services efficiently and effectively for the useful life of the facility.

2. Departmental organizational structure as provided in the interview process and the accommodation of revised operations for some departments that are expected to be implemented by the time the facility is occupied.
3. Specific space allocations resulting from discussions related to policy considerations and future directions including:
 - a. Records storage policies, practices and equipment (i.e., on-site vs. off-site, retention policies, future imaging impacts, high density storage, etc.)
 - b. Technology impacts on court processes
 - c. Case information and management strategy and responsibility
 - d. Courtroom & Chamber Suite needs
 - e. Site wide security strategy
 - f. Staffing strategies
 - g. Feasibility Study Space Planning
 - h. Recycling and "Green Building" practices.

This program utilizes three common space designations:

- NSF = Net Square Feet – This is the actual working space of an office, workstation, functional area or piece of equipment. It is the most basic space designation. The team has relied on the 2020 Update to the Judicial Council of California's Trial Court Facility Standards (CTCFS). Any distinctions to those standards are noted in the program document and relied on this team's experiences from other projects in the United States and its own national and international experience for areas not otherwise covered.
- CGSF = Component Gross Square Feet – This is the NSF of a department or functional grouping multiplied by a value intended to provide for the circulation among offices and workstations as well as the thickness of interior walls within the department/ agency. It describes the total area needed within a larger building to accommodate the department/agency. This factor varies by type of space and is always an estimate based on typical project requirements. The A/E team will always seek to achieve the best possible efficiency, but the ability to do so is conditioned on a wide range of factors.
- BGSF = Building Gross Square Feet – This is the total CGSF requirements of the building multiplied by an estimated factor intended as an area allocation for major public circulation among departments or occupants, elevators, stairwells, mechanical and electrical spaces, thickness of exterior walls and any other spaces not specifically covered by either NSF or CGSF. It defines the total area of the building. The building grossing factor

2.0 INTRODUCTION AND OVERVIEW

applied to this project is a common one for justice centers/ courthouses and provides a target efficiency that will be refined in the design process.

It is important to reemphasize that this space planning and programming process identifies NSF, CGSF and BGSF which rely extensively on the 2020 Update to the Judicial Council of California's Trial Court Facility Standards (CTCFS) and at times they were modified to support the court's needs.

Space Needs Planning Program Organization

The following table represents the detailed documentation for the space requirements by agency, component and building support for each of the services planned for the New San Francisco Hall of Justice. The space needs template was provided by the California Judicial Council and it is comprised of several columns to convey the information needed to support site selection analysis and evaluation.

The space tables are organized into several columns and sets of columns.

- **Component Description** – This column lists the space groupings and individual space types required by the respective component/department.
- **Unit Net Area** – This is the basic area allocation of a specific courtroom, support space, office, workstation, conference room or piece of equipment. This allocation is based on the guidelines, the experience of the team, the direct input of occupant representatives and the functional needs for each space.
- **Program** – These sets of columns provide staff counts, quantity of units to be provided and the calculation or total NSF to be assigned to that unit or group of units. These groups of columns represent an initial building or fit out requirement for projected demands on the court and its support.
- **Notes/Details** – These are specific remarks intended to clarify the specific space allocations, to explain the functional rationale or interest or to identify important relationships.
- **CGSF calculations** – At the bottom of each table is a set of rows that contain the calculation of the component grossing factor (CGSF) that is applied to account for this needed circulation. This is the value that is reported on the building summary table and represents the total area need of the component/department within the larger building.

COURTHOUSE BLOCKING AND STACKING AND SITE TEST FIT OPTIONS

Introduction and Overview

As noted in the Request for Proposal overview, the Project will entail construction of a new twenty four (24)-courtroom courthouse of approximately 279,000 square feet in the city of San Francisco. During the program validation process the building's square footage was reduced to 274,530 and the final draft space needs program now reflects the revised total. The Project includes secured parking for judicial officers and sustainability measures to achieve at a minimum LEED silver certification and Cal Green. This new courthouse project includes 24 courtrooms, chambers, and an administrative support area. Major functional components include central holding, jury assembly, Clerk of the Court operations, Collaborative Court Services, Court Administration and Building Support Services.

The request for proposal required site selection test fit analysis of four (4) sites which varied in size from 32,000 to more than 49,000 square feet. Site Test fit floor space needs programs ranged from 8 stories with a basement to as many as 10 stories with no basement. Each site was evaluated assuming either a basement or no basement. Please note that in all site related space need testing, where practical as much of the high traffic public service as well as the building support functions are located on the ground floor in every site's floor-by-floor space needs program. Noted below as a brief summary of the four (4) site options.

Sites and their Alternatives

Site 1: This site contains 1.29 acres of land and has a ground floor capacity to house 37,000 BGSF of space. The site is bordered by Harriet Street on the east, Bryant Street on the south, 6th Street on the east and Ahern Way to the north. The public entry is envisioned to occur on Bryant Street with access to the Sheriff's vehicle sallyport as well as pick-up and delivery services occurring off of Ahern Way. Access to secure judicial parking will occur via Harriet Street.

This site's block and stacking diagram provides two (2) alternatives. One alternative includes a basement for exclusively secure parking with 9 stories above grade. A second alternative proposes no basement with all facility needs housed in a 9 story facility.

2.0 INTRODUCTION AND OVERVIEW

Site 2: This site contains 1.19 acres of land and has a ground floor capacity to house 32,000 BGSF of space. To provide sufficient square footage for housing the new Hall of Justice, this site assumes that Harriet is vacated with that land now considered a portion of Site 2. Also, two small buildings at the southeast corner of Bryant and 6th Street intersection will remain. The site is bordered by the existing Hall of Justice to the east, Bryant Street on the south, partial access to 6th Street on the east and Ahern Way to the north. The public entry is envisioned to occur on 6th Street with pick-up and delivery services occurring off of Ahern Way. Access to secure judicial parking will occur via Harriet Street while access to the Sheriff's vehicle sallyport occurs via an alley connected to Bryant Street. This site's block and stacking diagram indicates in addition to a basement for exclusively secure parking, there will be 9 stories above grade.

This site's block and stacking diagram provides one alternative. The diagram includes a full basement for secure judicial parking, the Sheriff's vehicle sallyport and other building services.

Site 3: This site contains 1.67 acres of land and has a ground floor capacity to house 46,000 BGSF of space. To provide the maximum square footage practical for housing the new Hall of Justice, this site assumes that Harriet Street is vacated with that land now considered a portion of Site 3. The site is bordered by the existing Hall of Justice to the east, Bryant Street on the south, 6th Street on the east and Ahern Way to the north. The public entry is envisioned to occur on Bryant Street with access to the Sheriff's vehicle sallyport as well as pick-up and delivery services occurring off of Ahern Way. Access to secure judicial parking will occur via Harriet Street. This site's block and stacking diagram provides two (2) alternatives. One alternative includes a basement for exclusively secure parking with 9 stories above grade. A second alternative proposes no basement with all facility needs housed in a 9 story facility.

Site 4: This site contains 1.41 acres of land and has a ground floor capacity to house 33,600 BGSF of space. To provide sufficient square footage for housing the new Hall of Justice, this site assumes that Harriet is vacated with that land now considered a portion of Site 2. Also, two small buildings at the southeast corner of Bryant and 6th Street intersection will remain. The site is bordered by the existing Hall of Justice to the east, Bryant Street on the south, partial access to 6th Street on the east and Ahern Way to the north. The public entry is envisioned to occur on 6th Street with pick-up and delivery services occurring off of Ahern Way. Access to secure

judicial parking will occur via Harriet Street while access to the Sheriff's vehicle sallyport occurs via an alley connected to Bryant Street. This site's block and stacking diagram indicates in addition to a basement for exclusively secure parking, there will be 9 stories above grade.

This site's block and stacking diagram provides one alternative. The diagram includes a full basement for secure judicial parking and other building services.

Site Test Fit Analysis

As noted in the California Trial Court Facility Standards' 2020 Update; "The courthouse program outlines the sizes and adjacencies required for courthouse organization. Courthouse organization is segregated both horizontally and vertically. The horizontal zoning and vertical stacking of spaces is determined based on the program and design review comments during the predesign phase. In courthouses with in-custody defendants, functionality and efficiency should be optimized by providing courtrooms in multiples of two, sharing one court floor holding area and a security elevator to the central in-custody defendant holding area. Courthouses require three separate and distinct zones of public, private, and detention circulation. Figure 2.1 indicates the vertical relationships of the three-part circulation system in a multilevel courthouse. The exact locations of these circulation systems may vary, depending on the location of departments and uses within the building.

- Layout of Large Facilities
 - High-volume public spaces and services should be conveniently accessible to the public entrances, minimizing elevator load and public penetration into the courthouse. They are typically located on the lower floors of court facilities, directly adjacent to the public lobby. These lower-floor functions typically include the clerks' offices, jury services and the jury assembly room, child waiting rooms, records, a public cafeteria, self-help centers, alternative dispute resolution centers, and other frequently visited public areas, in addition to high-volume courtrooms (for arraignments, felony dispositions, and high-profile cases). Clerks' offices shall be located on lower floors for functional efficiency and adjacency to public and semipublic functions.
 - Consider providing exterior clerk/public transaction windows on the ground level to eliminate unnecessary public entry into the courthouse to pay traffic citations.
 - If high-volume functions are located on the second floor, a connecting set of stairs—in addition to public elevators—shall be provided from the main public lobby to access these areas. Functions requiring less

2.0 INTRODUCTION AND OVERVIEW

public contact or quieter surroundings—including courtrooms, court administration, and judges' chambers—shall be located on the upper floors.

- Functions requiring higher levels of security and control—including law enforcement waiting, in-custody receiving and holding, and security command centers—should be located on or below the ground-level floors to minimize the transport of in-custody defendants within the courthouse and the security risk associated with this transport. Operational adjacencies shall be considered in the program stacking so that elevator travel times are as efficient as possible (i.e., arraignment courts typically include a steady flow of in-custody defendants, so they should be located on a lower floor closer to the central holding area)."

Referencing the CTCFS courthouse design and stacking guidelines provides a basis to evaluate the four San Francisco Superior Hall of Justice sites and the 6 alternatives presented in this report for the court and JCC's consideration. Based on the guidelines for blocking and stacking of a large courthouse, there are large blocks of Hall of Justice space that will be prioritized for the basement, ground floor, second floor and in some alternatives the third floor. Some, but not all division, units or individual spaces are identified as requiring location either in the basement or on the lower floors. These are shown below and each space is shown in its building gross footage requirement.

- Secure Judicial Parking – 18,900
- Central In-custody Holding/Sallyport – 16,065
- Jury Services – 12,682
- Information Technology – 3,942
- Clerk's Office – 18,254
- Public Lobby & Security – 7,610
- Building Support Child Waiting – 1,197
- Building Support Food Services/Seating – 3,500
- Loading/Receiving, Trash, Recycling & Weapons Detection – 2,713

In addition to the vertical movement test fit another condition is important to recognize when prioritized the six (6) site alternatives, due to the current pattern of traffic the public entrance will need to face Bryant Street. This in combination with size of secure judicial parking which requires approximately 19,000 BGSF, locating the parking need requirement on the ground or second floors forces other high volume services to the 3rd floor or higher and will be less efficient from an elevator usage perspective. Both the public

entrance street access priority in combination with the need to maximize the efficiency of vertical movement, effectively reduce the viability of using the following site alternatives:

- Site 1 - No Basement
- Site 3 - No Basement
- Site 2 - Basement with no Bryant Street Public Access
- Site 4 - Basement with no Bryant Street Public Access

Utilizing those criteria leaves two site alternatives for further consideration and study, the Site 1 Secure Basement Parking and the Site 3 Secure Basement Parking alternatives.

SUMMARY

To conclude, this site selection space needs program represents a point in time higher level planning estimate for the size, kind, number and intended future use for each of the spaces identified as necessary to support the San Francisco Superior Court Criminal Division operations in a new courthouse. As this project moves to criteria document development, further refinement of the space planning and programming document will occur.

2.1 PROGRAM SUMMARY

Superior Court of San Francisco County
 New San Francisco Hall of Justice
FINAL - Projected Staff and Space Requirements Summary
 March 27, 2024



JUDICIAL COUNCIL
 OF CALIFORNIA
 ADMINISTRATIVE DIVISION
 FACILITIES SERVICES

Space Program Summary		CURRENT NEED				Notes
		Courtrooms	Total	Total NSF ²	Total CGSF ³	
1.0	Public Area - Lobby, Security Screening	-	6	4,530	5,436	
2.0	Court Sets	24	48	70,334	91,434	
3.0	Chambers & Courtroom Support	-	24	11,120	14,456	
4.0	Court Operations	-	73	3,864	5,023	
5.0	Clerk of Court	-	66	9,658	13,038	
6.0	Collaborative Courts	-	6	2,073	2,695	
7.0	Collaborative Justice Programs (Hoteling)	-	0	1,434	1,864	
8.0	Administration	-	10	2,352	3,058	
9.0	Information Technology	-	12	2,166	2,816	
10.0	Jury Services	-	8	7,549	9,059	
11.0	Sheriff	-	4	2,940	3,822	
12.0	Central In-Custody Holding	-	-	7,650	11,475	
13.0	Building Support	-	2	14,732	18,415	
14.0	Secure Parking	-	-	11,250	13,500	
Subtotal		24	259	151,652	196,091	Staff Total was 271
Grossing Factor ¹					1.4	
Total Gross Square Feet (GSF)					274,527	GSF Target = 279,000
GSF per Courtroom					11,439	

Table Footnotes:

1. The 40% 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.

2.2 PUBLIC LOBBY

Superior Court of San Francisco County

New San Francisco Hall of Justice



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space Program Detail

Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
1.0 - Public Area - Lobby, Security Screening						
1.1 - Entry Vestibule						
1.1.1 Entry Vestibule	Entry Vestibule	250		1	250	
Subtotal					250	
1.2 - Security Screening Queuing						
1.2.1 Law Enforcement Gun Locker Room	Storage Room	80		1	80	Storage for visiting Law Enforcement to secure their weapon prior to screening.
1.2.2 Security Screening Queuing	Public Queuing Area	14		80	1,120	
Subtotal					0	1,200
1.3 - Weapons Screening Station						
1.3.1 Weapons Screening Station	Security Screening Station	250	6	3	750	Staff will increase from 6 to 9
1.3.2 Secondary Screening/Recovery		20		3	60	Updated to support spaces in 1.3.1 (3) Weapon Screening Stations
Subtotal					6	810
1.4 - Secure Public Lobby						
1.4.1 Lobby		2,000		1	2,000	Locate Calendar Display Monitors and way-finding Kiosk adjacent to one another
1.4.2 Information Kiosk				1	0	See above note; number to be determine in criteria document phase
Subtotal					2,000	
1.5 - Security Staff Storage						
1.5.1 Security Staff Office Room		120		1	120	Office/Staff Room
1.5.2 Equipment Storage Room		150		1	150	Storage for barriers & other equipment to protect entry from Mass Protests
Subtotal					270	
1.0 Public Area - Lobby, Security Screening Total Staff and NSF					6	4,530
Component Grossing Factor					20%	906
Total CGSF						5,436

2.3 COURT SETS

Superior Court of San Francisco County

New San Francisco Hall of Justice

Space Program Detail



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
2.0 - Court Sets						
2.1 - Courtroom						
2.1.1 Double Jury Courtroom	Trial Courtroom, Large, Center Bench Double Jury	2,100		1	2,100	Refer to 2020 CTCFS's San Diego Double Jury, Centerbench Courtroom
2.1.2 Large Courtroom	Trial Courtroom, Large (Center Bench A)	2,050		3	6,150	Intended for arraignment, traffic, and other high volume calendars
2.1.3 Multipurpose Courtroom	Trial Courtroom, Multipurpose (Center Bench A)	1,850		20	37,000	
2.1.4 Courtroom Clerk Workstation			24	48	0	Provide space for 2 Clerks per courtroom in the standard courtrooms and 3 in the large/double jury courtrooms
2.1.5 Bailiff (CSO) Station			24	24	0	In each courtroom & assumes 1 Bailiff per courtroom
Subtotal			48		45,250	
2.2 - Courtroom Clerk Copy/Supply/Workroom						
2.2.1 Courtroom Clerk Copy/Supply/Workroom	Copy/Workroom/Supply Area	100		6	600	1 per courtroom floor for all staff
Subtotal					600	
2.3 - Exhibit/Evidence Storage						
2.3.1 Exhibit/Evidence Storage	Courtroom Exhibit/Evidence Storage	50		24	1,200	
Subtotal					1,200	
2.4 - Courtroom A/V Server Closet						
2.4.1 Courtroom A/V Server Closet	Telecommunications Equipment Room	0		0	0	Courtroom A/V racks will be located in IDF Rooms See Building Support (13.4.11)
Subtotal					0	
2.5 - Courtroom Holding/Attorney Interview						
					Holding Core Capacity = 7 each	
2.5.1 Courtroom Holding Core	Holding Core B	605		12	7,260	
Subtotal					7,260	
2.6 - Attorney/Client Conference Room						
2.6.1a Attorney/Client Conference Room (Standard Courtrooms)	Attorney Interview Room	100		40	4,000	
2.6.1b Attorney/Client Conference Room - Large Courtrooms	Attorney Interview Room	100		4	400	One each for the Large and Double-Jury Courtrooms
Subtotal					4,400	
2.7 - Courtroom Entry Vestibule						
2.7.1 Entry Vestibule	Courtroom Entry Vestibule	64		21	1,344	Provides for Double Jury and Standard Jury Trial Courtrooms Entry Area
Subtotal					1,344	
2.8 - Jury Deliberation Room						
2.8.1 Jury Deliberation Room	Jury Deliberation Room (including toilet)	400		12	4,800	
Subtotal					4,800	
2.9 - Courtroom Waiting						
2.9.1 Courtroom Waiting	Courtroom Public Waiting	220		24	5,280	
2.9.2 Victim/Witness Waiting Room	Courtroom Waiting Room	100		1	100	Added to address need.
2.9.3 Law Enforcement Waiting	Courtroom Waiting Room	100		1	100	
Subtotal					5,480	
2.0 Court Sets Total Staff and NSF			48		70,334	
Component Grossing Factor			30%		21,100	
Total CGSF					91,434	

2.4 CHAMBERS & COURTROOM SUPPORT

Superior Court of San Francisco County

New San Francisco Hall of Justice

Space Program Detail



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
3.0 - Chambers & Courtroom Support						
3.1 - Judicial Chambers						
3.1.1 Judicial Chambers (Includes restroom, closet)	Judicial Chambers	400	24	24	9,600	
3.1.2 Judicial Secretary Workstation		64	0	0	0	Not required
3.1.3 Chambers Waiting/Reception	Staff/Reception	100		0	0	Waiting for Chambers is on the Public side, per Court operational preference
3.1.4 Judicial Conference Room	Large Conference Room	800		1	800	Provide shelving for legal collection, etc.
Subtotal			24		10,400	
3.2 - Courtroom Support						
3.2.1 Staff Toilet Room	Staff Toilet Room	60		12	720	2 per courtroom floor
Subtotal			0		720	
3.0 Chambers & Courtroom Support Total Staff and NSF			24		11,120	
Component Grossing Factor			30%		3,336	
Total CGSF					14,456	

2.5 COURT OPERATIONS

Superior Court of San Francisco County

New San Francisco Hall of Justice

Space Program Detail



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
4.0 - Court Operations						
4.1 - Court Reporters						
					Co-locate this Unit with the Court Interpreters on Floor 3 or 4	
4.1.1 Court Reporter Manager Office	Manager Office	120	1	1	120	
4.1.2 Court Reporter Coordinator Office	Small Office	100	1	1	100	Budgeted position and added
4.1.3 Court Reporter Workstation	Court Reporter's Workstation	48	35	35	1,680	Amended the number of workstations from 24 to 35 per court need.
4.1.4 Storage/Supply/Copier Area	Area	80	0	1	80	Locate in proximity to workstations - provide counter with storage above & below.
Subtotal			37		1,980	
4.2 - Interpreters						
					Co-locate this Unit with the Court Reporters on Floor 3 or 4	
4.2.1 Interpreter Supervisor Office	Supervisor Office	120	1	1	120	
4.2.2 Interpreters Room	Interpreters - Shared Office	350	24	1	350	The room may include as many as ten 24 square foot workstations
4.2.3 Deputy Clerk IIs	Workstation	48	5	5	240	Workstations added per budget positions - Cluster near Supervisor's Office
4.2.4 Storage/Supply/Copier Area	Area	0	0	0	0	See Court Reporters line item 4.1.4 - this area to be shared with the Court Interpreters
4.2.5 Remote Interpreting Offices	Remote Offices	80		6	480	Confirmed need of 1 per courtroom floor
4.2.6 Remote Interpreter Lockers	Area	100		1	100	Use for remote interpreter secure locker storage
Subtotal			30		1,290	
4.3 - Research Attorney						
4.3.1 Managing Attorney	Managing Attorney Office	150	1	1	150	
4.3.2 Attorney Offices	Research Attorney Office	120	2	2	240	
4.3.3 Legal Research Assistants	Workstation	48	3	3	144	Cluster workstations near offices - Title corrected; reduced workstations from 4 to 3.
4.3.4 Copier/Supply Area	Area	60	0	1	60	Locate in proximity to workstations - provide counter with storage above & below.
Subtotal			6		594	
4.0 Court Operations Total Staff and NSF			73		3,864	
Component Grossing Factor			30%		1,159	
Total CGSF					5,023	

2.6 CLERK'S OFFICE

Superior Court of San Francisco County

New San Francisco Hall of Justice

Space Program Detail



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
5.0 - Clerk's Office						
5.1 - Service Counter - Clerk's Office (public)					Court will deploy Q-Matic Customer Waiting System	
5.1.1 Public Queuing Area	Public Counter Queuing	14		40	560	Reduced from 45 - Provide monitors for Display of Q-Matic System
5.1.2 Public Seating		14		40	560	Reduced from 80
5.1.3 Copier/Drop Box/Forms		60		1	60	Reduced from 100 to 60 NSF
5.1.4 Public Records Viewing Room	Records Viewing	200		1	200	Reduced from 250 to 200 NSF: Ensure observable from counter window & bridge this room with access from the lobby and access by staff from restricted circulation
Subtotal			0	2	1,380	
5.2 - Service Counter - Clerk's Office (staff)					Ensure the areas behind the counter workstations are not viewable from the public lobby	
5.2.1 Counter Workstation (Unassigned)	Workstation - Standard	48		9	432	Increased from 8 to 9 counters; Includes: Criminal -4; Collections - 1 & Traffic 4
5.2.2 Work Counter/Forms Storage		80		1	80	
5.2.3 Network Printer/Fax/Copier		48		1	48	
Subtotal			0	1	560	
5 - Staff					Reorganized the spaces into Traffic, Criminal, Collection and C-Track Units	
5.3 - Staff - Traffic Department					This Department needs proximity to the public counters.	
5.3.1 Court Manager Office	Private Office - Medium	120		1	120	
5.3.2 Supervisor's Office	Private Office - Small	100	2	2	200	
5.3.3 Deputy Clerk III	Workstation	48	3	3	144	
5.3.4 Deputy Clerk II	Workstation	48	14	14	672	
5.3.5 Deputy Clerk II	Workstation	48		2	96	Hoteling Workstation for temporary assignment from other Clerk Units
5.3 - Support - Traffic Department					This Department needs proximity to the public counters.	
5.3.6 Copy/Printer/Supply Area	Area	60		1	60	
5.3.7 Supply Storage Room	Room	150		1	150	Need shelving for 50 boxes of Traffic Forms, Envelopes & other materials
5.3.8 File Scanning Station	Workstation - Standard	48		1	48	
5.3.9 Safe		0		1	0	See Shared Cash Counting Room for this item.
5.3.10 Coffee Counter		1		20	20	Added as an element of shared support
Subtotal			20	20	1,510	
5.4 - Criminal Record's Unit					Located with the Criminal Operations Unit and Public Counters	
Criminal Records Staff						
5.4.1 Court Manager Office	Private Office - Medium	120	1	1	120	
5.4.2 Supervisor's Office	Private Office - Small	100	1	1	100	
5.4.3 Deputy Clerk II	Workstation	48	15	15	720	
5.4.4 Deputy Clerk II	Workstation	48		2	96	Hoteling Workstation for temporary assignment from other Clerk Units
Criminal Records Support						
5.4.5 Copy/Supply/Work Room	Room	150		1	150	Room to be shared with the Traffic Department
5.4.6 Supply Storage Room	Room	100		1	100	Need shelving for Storage of 60 Days of Courtroom Dockets
5.4.7 File Scanning Station	Workstation - Standard	48		1	48	
5.4.8 Safe		0		1	0	See Shared Cash Counting Room for this item.
5.4.9 Carts	Area	4		4	16	
5.4.10 Coffee Counter		2		20	40	Added as an element of shared support for Criminal Records and Criminal Operations
Subtotal			17	17	1,390	

2.6 CLERK'S OFFICE

Superior Court of San Francisco County

New San Francisco Hall of Justice

Space Program Detail



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
5.5 - Criminal Operations Unit					Located with Criminal Operations Unit and Public Counters	
<i>Criminal Operations Staff by Unit</i>						
5.5.1 Supervisor's Office	Private Office - Small	100	1	1	100	
<i>Motions</i>					Need Proximity to the Counter & co-locate with Bonds	
5.5.2 Deputy Clerk II	Workstation - Standard	48	2	2	96	
5.5.3 Deputy Clerk II (Special	Workstation - Standard	48	1	1	48	
<i>Bonds</i>					Need Proximity to the Counter & co-locate with Motions	
5.5.4 Records Supervisor	Private Office - Small	64	1	1	64	
5.5.5 Deputy Clerk II (Bonds)	Workstation - Standard	48	1	1	48	
5.5.6 Deputy Clerk II (Records)	Workstation - Standard	48	2	2	96	
5.5.7 Storage Cabinet Area		20		1	20	Space for two 4' by 6' File Cabinets
<i>Complaints</i>						
5.5.8 Operational Supervisor	Private Office - Small	64	1	1	64	
5.5.9 Deputy Clerk II	Workstation - Standard	48	3	3	144	
5.5.10 Deputy Clerk II	Workstation - Standard	48		1	48	Future Position
5.5.11 Calendar/File Area		20		1	20	Area for tables to support calendar/file preparation
<i>Appeals</i>						
5.5.12 Deputy Clerk II (Felony)	Workstation - Standard	48	2	2	96	
5.5.13 Deputy Clerk II (Misdemeanor)	Workstation - Standard	48	1	1	48	
5.5.14 Supply Storage Area		50		1	50	
<i>Exhibits</i>					Locate this unit adjacent to the Exhibit Storage Room	
5.5.15 Deputy Clerk II (Exhibit)	Workstation - Standard	48	1	1	48	
5.5.16 Deputy Clerk II (Subpoena Records)	Workstation - Standard	48	2	2	96	
5.5.17 File Scanning Station	Workstation - Standard	48		1	48	
5.5.18 Attorney Exhibit Viewing Room		100		1	100	Door to room must be viewable from Exhibit Workstations for controlled access.
Subtotal			18		1,234	

2.6 CLERK'S OFFICE

Superior Court of San Francisco County

New San Francisco Hall of Justice

Space Program Detail



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
5.6 - Collections Unit Staff & Support						This Unit needs proximity to the public counters.
5.6.1 Court Manager Office	Private Office - Medium	120	1	1	120	
5.6.2 Administrative Analyst	Workstation - Standard	64	1	1	64	
5.6.3 Deputy Clerk II	Workstation	48	3	3	144	
5.6.4 Copy/Supply/Storage Area	Area	60		1	60	Due to the need to bill for expenses, this unit needs an independent copier & associated area
5.6.5 Safe		0		1	0	See Shared Cash Counting Room for this item.
5.6.6 Coffee Counter		1		20	20	Added as an element of shared support
Subtotal			5		408	
5.7 - C-TRACK Unit Staff & Support						Unit to be co-located with Courtroom Clerks
5.7.1 Court Manager Office	Private Office - Medium	120	1	1	120	
5.7.2 Business Analyst	Workstation - Standard	64	5	5	320	
5.7.3 Business Analyst	Workstation	64		2	128	Hoteling for outside vendors or future staff
5.7.4 Copy/Supply/Storage Area	Area	20		1	20	
5.7.5 Coffee Counter				20	0	Coffee Counter shared with Courtroom Clerk Unit 5.8.3
Subtotal			6		588	
5.8 - Courtroom Clerks' Staff & Support						This Unit needs proximity to staff elevators and courtroom floors.
5.8.1 Deputy Clerk III	Workstation	48		6	288	Hoteling workstations for courtroom clerks to assist other criminal clerk operations or coordinate calendar prep/etc.
5.8.2 File Carts Area		6		10	60	Locate cart area near workstations
5.8.3 Coffee Counter		1		20	20	Added as an element of shared support; to be shared with C-Track Unit Staff
Subtotal					368	
5.9 - Shared Functions						
5.9.1 File Staging Area		100		0	0	Addressed above
5.9.2 File Carts Area		6		0	0	Addressed above
5.9.3 Copy/Work Room		200		0	0	Addressed above
5.9.4 Cash Counting Room		120		1	120	Centrally locate and will include 3 safes; 1 each for Traffic, Collections and Criminal.
5.9.5 Exhibits Storage		1,000		1	1,000	Space increased from 500 to 1,000 NSF
5.9.6 Death Penalty Case File Storage		100		1	100	Based on usage, space reduced from 300 to 100 NSF
5.9.7 Active Files; High Density		1,000		1	1,000	
5.9.8 Staff Toilet Room		60		0	0	Provided by 40% Building Grossing Factor
Subtotal					2,220	
5.0 Clerk's Office Total Staff and NSF			66		9,658	
Component Grossing Factor			35%		3,380	
Total CGSF					13,038	

2.7 COLLABORATIVE COURTS

Superior Court of San Francisco County

New San Francisco Hall of Justice



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space Program Detail

Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
6.0 - Collaborative Courts						
6.1 - Service Counter (public)						
CONFIRMED THAT POLK ST OPERATIONS/STAFF WILL CONSOLIDATE INTO PROJECT						
6.1.1 Waiting/Reception Area	Waiting	14		30	420	Shared lobby with Community Partners, locate adjacent to 7.1.3
6.1.2 Forms Display	Waiting	5			0	Absorbed in waiting/reception
6.1.3 Public Counter	Workstation (Unassigned) - Standard	48		1	48	
Subtotal			0		468	
6.2 - Staff - Collaborative Courts						
6.2.1 Director	Private Office - Medium	150	1	1	150	
6.2.2 Assistant Director	Private Office - Medium	120	1	1	120	Coordinator retitled to Assist. Director and provided an office
6.2.3 Program Analyst II/III	Private Office - Small	100	4	4	400	Privacy requirement - space needed to address confidential information with clients requires an office.
6.2.4 Coordinator	Large Workstation	64	0	0	0	
6.2.5 Administrative Analyst	Large Workstation	64	0	0	0	
Subtotal			6		670	
6.3 - Shared Functions						
6.3.1 Active Files Area		1		100	100	Storage area reduced to 100 NSF
6.3.2 Photocopiers/Printers (staff support)	Copy/Workroom/Supply Area	100		1	100	Shared with Community Partners area for supply storage
6.3.3 Medical Examination Room	Room	120		1	120	For medical needs
6.3.4 Urine Sample Toilet Room	Room	75		1	75	Drug testing location.
6.3.5 Interview Room		100		1	100	Shared with Collaborative Justice Program area
6.3.6 Conference Room		1		420	420	Locate off of Public Lobby bridged to restricted circulation by card reader access
6.3.7 Coffee Counter		1		20	20	Added as an element of shared support
Subtotal					935	
6.0 Collaborative Courts Total Staff and NSF			6		2,073	
Component Grossing Factor			30%		622	
Total CGSF					2,695	

2.8 COLLABORATIVE JUSTICE PROGRAMS

Superior Court of San Francisco County

New San Francisco Hall of Justice

Space Program Detail



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
7.0 - Collaborative Justice Programs						
7.1 - Collaborative Justice Programs (public areas)			Division's Public Areas are provided by spaces 6.1 thru 6.2			
7.1.1 Waiting Room	Public Queuing Area	0	0	0	0	This division will use the lobby in the Collaborative Court Division - see 6.1.1
7.1.2 Computer Workstation		0	0	0	0	Not needed
7.1.3 Work Area/Tables		0	0	0	0	Not needed
7.1.4 Form Display		0	0	0	0	Not needed
Subtotal			0	0	0	
7.2 - Collaborative Justice Programs (staff areas)						
7.2.1 Collaborative Justice Program Office	Standard Office	120	2	240	240	Hoteling for DPH or other functions
7.2.2 Hoteliing Workstation	Standard Workstation	48	8	384	384	Hoteling for DPH or other functions
Subtotal			0	624	624	
7.2 - Collaborative Justice Programs (staff support)						
7.2.1 Lockable Cabinet Area		30	1	30	30	Occasionally Community Partners have confidentials that require locked storage
7.2.2 Copy/Printer/Supply (staff support)	Copy/Workroom/Supply Area	60	1	60	60	Space reduced from 200 to 60 NSF based on expected usage.
7.2.3 Interview Room		100	1	100	100	Shared with Collaborative Courts area
7.2.4 Conference Room (shared)	Medium Conference Room (8-12 people)	300	2	600	600	Shared with Collaborative Courts area - modified to reflect 2 versus the previous 1 conference rooms at 300 NSF
7.2.5 Coffee Counter		20	1	20	20	Added as an element of shared support
Subtotal			0	810	810	
7.0 Collaborative Justice Partners Total Staff & NSF			0		1,434	
Component Grossing Factor			30%		430	
Total CGSF					1,864	

2.9 ADMINISTRATION

Superior Court of San Francisco County

New San Francisco Hall of Justice

Space Program Detail



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
8.0 - Administration						
8.1 - Court Administration Reception			The courts preferred location is the 4th floor			
8.1.1 Reception Waiting Area	Waiting	140		1	140	
8.1.2 Reception Workstation	Workstation - Standard	48		1	48	Locate behind secure entry within restricted circulation, with window for buzzer access to offices
Subtotal				0	188	
8.2 - Court Executive Office			Co-locate staff unless noted otherwise			
8.2.1 Chief Operations Officer	Private Office - Large	200	1	1	200	Oversees Criminal Division
8.2.2 Court Executive Officer	Satellite Office	200	1	1	200	
8.2.3 Presiding Judge Satellite Office	Satellite Office	250	1	1	250	Includes private restroom. Does not need to be full chambers.
8.2.4 Security Office	Satellite Office	150	1	1	150	Added to coordinate Facility Security- locate adjacent to COO (Deviation to CTCFS)
8.2.5 Warrants/Records Clerk	Workstation - Large	64	1	1	64	Added to coordinate in-custody release court orders; locate adjacent to the Security Office
8.2.6 Court Analyst (Hoteling)	Workstation - Large	64	1	1	64	
8.2.7 Accounting Staff Hoteling	Workstation - Large	64	2	2	128	
8.2.8 Human Resources Manager	Private Office - Medium	120	1	1	120	Handles sensitive information, private office is required
8.2.9 Human Resources Staff	Workstation - Standard	48	1	1	48	Decreased space from (2) to need for (1) workstation
8.2.10 Training Coordinator Office	Private Office - Small	100	0	1	100	Added for future needs
8.2.11 Facility Manager's Office	Private Office - Medium	120	0	0	0	Relocated to the Building Support Division (13.5.10)
Subtotal				10	1,324	
8.3 - Shared Areas						
8.3.1 File Storage Room	Storage Room	200		1	200	The Courts confirmed that in-active file storage needs have decreased from 700 to 200 sq.ft.
8.3.2 File Room	Storage Room	100		0	0	Per the Court delete as not needed .
8.3.3 Conference Room	Large Conference Room (16-20 people)	420		1	420	Collocate with Administration Management offices
8.3.4 Copy/Work Room	Copy/Workroom/Supply Area	200		1	200	
8.3.5 Coffee Counter		20		1	20	
Subtotal				10	840	
8.0 Administration Total Staff and NSF				10	2,352	
Component Grossing Factor				30%	706	
Total CGSF					3,058	

2.10 INFORMATION TECHNOLOGY

Superior Court of San Francisco County						
New San Francisco Hall of Justice						
Space Program Detail						
Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
9.0 - Information Technology						
9.1 - Information Technology Office						No public access needed & locate the unit in proximity to Loading Dock
9.1.1 Chief Information Officer	Private Office - Standard	150	1	1	150	
9.1.2 IT Manager Office	Private Office - Standard	120	2	2	240	
9.1.3 IT Analyst Workstation	Workstation - Large	64	5	5	320	Courts confirmed the need to reduce the workstations from 6 to 5.
9.1.4 IT Technician Workstation	Workstation - Large	64	4	4	256	Courts confirmed the need to reduce the workstations from 6 to 4.
9.1.5 Central Computer Room	Telecommunications Equipment Room	500		0	0	Combined with 13.5.7 MDF Room and transfer this function to the Building Support Division.
9.1.6 IT Work/Lab Room	IT Workroom	300		1	300	Workroom dedicated to networking/testing to be co-located with IT Staff as a secured room with workbench
9.1.7 IT Equipment Storage Room - Incoming	IT Workroom and Storage	200		1	200	Secured Room: To be located adjacent to workroom and outgoing equipment room
9.1.8 IT Equipment Storage Room - Outgoing	IT Workroom and Storage	200		1	200	To be located adjacent to workroom and incoming equipment room is a secured room
9.1.9 IDF Rooms	Telecommunications Room	140		0	0	Located in the Building Support Division
Subtotal			12		1,666	
9.2 - Information Technology Support						
9.2.1 File Room		100		0	0	
9.2.2 Conference Room	Large Conference Room (16-20 people)	420		1	420	Co-locate with IT Staff
9.2.3 Copy/Work Room	Copy/Workroom/Supply Area	60		1	60	
9.2.4 Coffee Counter		20		1	20	
Subtotal					500	
9.0 Information Technology Total Staff and NSF			12		2,166	
Component Grossing Factor			30%		650	
Total CGSF					2,816	

2.11 JURY SERVICES

Superior Court of San Francisco County

New San Francisco Hall of Justice

Space Program Detail



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
10.0 - Jury Services						
10.1 - Jury Administration						
						Preference is to locate this Division on the 1st Floor
10.1.1 Jury Supervisor	Private Office - Standard	100	1	1	100	
10.1.2 Hardship Office	Private Office - Standard	100		1	100	flexible office for future use
10.1.3 Deputy Clerk Jury Services Staff	Staff Workstation	48	5	5	240	Title changed and increased the count from 3 to 5
Subtotal			6		440	
10.2 - Jury Processing						
10.2.1 Check-in Counter Station	Reception/Registration	48	2	2	96	
10.2.2 Queuing Area	Entry Queuing Area	14		40	560	Decreased from 60 to 40 persons in queuing
10.2.3 Kiosks	Entry Queuing Area	6		3	18	Locate the kiosks in view of check-in staff; added space per court need.
10.2.4 Forms Counter	Forms Counter	5		1	5	
10.2.5 Copy/Printer/Supply Room	Copy/Workroom/Supply Area	100		1	100	Courts confirmed space can be decrease from 200 to 100 sq.ft.
Subtotal			2		779	
10.3 - Jury Assembly/Waiting						
10.3.1 General Seating	Jury Assembly Room	12		400	4,800	
10.3.2 Carrell Seating	Jury Assembly Room	20		10	200	
10.3.3 Forms Counter	Jury Assembly Room	5		2	10	Standing counters w/ charging stations
Subtotal			0		5,010	
10.4 - Juror Support						
10.4.1 Jury Lounge	Room	20		20	400	Locate adjacent with 10.4.2 coffee/vending as an open space for table seating capacity
10.4.2 Coffee/Vending Area	Coffee and Snack Area	200		1	200	Locate adjacent to 10.4.1 the jury lounge
10.4.3 Storage Room	Storage Rooms	200		1	200	Storage for tables and chairs
10.4.4 Women's Restroom		320		1	320	Locate within jury waiting area
10.4.5 Men's Restroom		200		1	200	Locate within jury waiting area
10.4.6 Public Lactation Room	Lactation Room	60		0	0	Locate in proximity to jury waiting; see space number 13.6.1 for NSF allocation
Subtotal			0		1,320	
9.0 Jury Services Total Staff and NSF			8		7,549	
Component Grossing Factor			20%		1,510	
Total CGSF					9,059	

2.12 SHERIFF

Superior Court of San Francisco County

New San Francisco Hall of Justice

Space Program Detail



JUDICIAL COUNCIL
OF CALIFORNIA

ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
11.0 - Sheriff						
11.1 - Staff						
11.1.1 Management Office	Private Office - Medium	100	2	2	200	Added 1 Office for Supervising Officer
11.1.2 Deputy Work Area	Shared Office	300		1	300	This space includes 6 small work carrels, a counter for charging radios and a coffee counter.
11.1.3 Copy/Work/Supply Alcove	Copy/Workroom/Supply Area	150		1	150	
11.1.4 Central Control Room	Detention Control Room	240	2	1	240	
11.1.5 Security Equipment Closet	Security Equipment Closet	200		1	200	
11.1.6 Weapons Storage Locker		200		1	200	
11.1.7 Men's Locker/Shower/Toilet Room		850		1	850	Test fit for 45 lockers (2'by2'by6'), a restroom and 2 showers creates the NSF
11.1.8 Women's Locker/Shower/Toilet Room		400		1	400	Test fit for 15 lockers (2'by2'by6'), a restroom and a shower creates the NSF
11.1.9 Ready/Training Room		400		1	400	Room increased from 300 to 400 NSF
Subtotal			4		2,940	
11.0 Sheriff Total Staff and NSF			4		2,940	
Component Grossing Factor			30%		882	
Total CGSF					3,822	

2.13 CENTRAL IN-CUSTODY HOLDING

Superior Court of San Francisco County

New San Francisco Hall of Justice



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space Program Detail

Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
12.0 - Central In-Custody Holding						
12.1 - Holding Intake						
12.1.1 Pedestrian Sallyport	Pedestrian Sally Port	150		1	150	
12.1.2 Vehicular Sallyport	Sallyport	4,500		1	4,500	includes Sheriff parking
12.1.3 Detainee Staging		150		1	150	
12.1.4 Remand Booking Station		80			80	
12.1.5 Remand Holding Cell	Individual Holding	70		1	70	Total Rated Capacity: 4
	Subtotal		0		4,950	
12.2 - Central Holding, Adult						
				Total Cells: 26		Total Cell Holding Capacity = 100
12.2.1 Large Holding Cell - Male	Large Holding	110		4	440	
12.2.2 Large Holding Cell - Female	Large Holding	110		2	220	
12.2.3 Small Holding Cell - Male	Small Holding	70		4	280	
12.2.4 Small Holding Cell - Female	Small Holding	70		2	140	
12.2.5 Individual Holding - Male	Individual Holding	50		7	350	
12.2.6 Individual Holding - Female	Individual Holding	50		7	350	
12.2.7 Officer Observation Area		80		1	80	Sheriff Observation Area for cells, may include counters, a coffee counter and small secure storage.
	Subtotal		0		1,860	
12.3 - Attorney Visitation Areas						
12.3.1 Attorney Vestibule/Waiting		80		1	80	
12.3.2 Attorney-Client Interview Room	Attorney Interview Booth	80		5	400	
	Subtotal		0		480	
12.4 - Holding Support						
12.4.1 Food Storage - In-custodies	Storage Rooms	40		1	40	Includes counter and food storage
12.4.2 Storage Room	Storage Rooms	100		1	100	
12.4.3 Hardened Weapon's Storage	Weapon Storage	50		1	50	
12.4.4 Staff Restroom	Staff Toilet Room	60		2	120	
12.4.5 Janitor Closet	Janitor Closet	50		1	50	
	Subtotal		0		360	
12.0 Central In-Custody Holding Total Staff and NSF			0		7,650	
Component Grossing Factor			50%		3,825	
Total CGSF					11,475	

2.14 BUILDING SUPPORT

Superior Court of San Francisco County

New San Francisco Hall of Justice

Space Program Detail



JUDICIAL COUNCIL
OF CALIFORNIA

ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
13.0 - Building Support						
13.1 - Children's Waiting Room				Locate this function on the first floor		
13.1.1 Secure Check-in Station	Reception/Sign-In	60	1	1	60	
13.1.2 Play Area	Child Waiting	500	1	1	500	Size increased by 100 NSF
13.1.3 Storage Closet	Storage	60	1	1	60	Space needed for storage of supplies, crafts, toys, diapers, etc.
13.1.4 Restroom (with diaper changing table)		64	1	1	64	
Subtotal					684	
13.2 - Staff Support						
13.2.1 Video Conference/Training Room	Training Room (medium)	600	1	1	600	
13.2.2 Staff Break Room	Staff Break Area	500	3	3	1,500	Locate one for each non-court floor
13.2.3 Staff Lactation Room	Lactation Room	60	1	1	60	Locate near the Public Lactation Room in private circulation or the highest staffed floor
13.2.4 Staff Shower/Restroom	Staff Toilet with Shower	80	2	2	160	Location preferred on highest staffed floor
Subtotal					2,320	
13.3 - Related Justice Agency Space						
13.3.1 Multipurpose Room (Hoteling)		100	6	6	600	Increased the number from 4 to 6 rooms
Subtotal					600	

2.14 BUILDING SUPPORT

Superior Court of San Francisco County

New San Francisco Hall of Justice

Space Program Detail



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
13.4- Building Operations						
13.4.1 Mailroom	Mailroom	200		1	200	Locate off of private circulation in proximity to the loading dock
13.4.2 Loading/Receiving Area		600		1	600	Loading/Receiving location to be contingent upon Site selection
13.4.3 Loading/Receiving Package Screening Area		150		1	150	Added area for receiving package weapons screening.
13.4.4 Trash/Recycling Collection Area		800		1	800	San Francisco Code requires more stringent separate of recycling materials - added 200 NSF
13.4.5 General Building Storage (Court)		1,000		1	1,000	
13.4.6 Court Facilities Manager	Private Office - Medium	120	1	1	120	Locate adjacent to General Building Storage (court)
13.4.7 Court Facilities Technician	Workstation	48	1	1	48	Locate adjacent to Court Facilities Manager's Office - Future Position
13.4.8 UPS Room		200		1	200	
13.4.9 Main Electrical Room	Electrical Room	400		1	400	
13.4.10 Main Telecommunications/MDF Room	Telecommunications Equipment Room	500		1	500	Central Computer Room 9.1.5 is to be absorbed with this space
13.4.11 IDF Rooms	Telecommunications Room	300		9	2,700	Rooms increased from 140 to 300 NSF & absorbing courtroom A/V Closets (2.4.1)
13.4.12 Custodian Staff Area		200		1	200	Include one workstation at 36 NSF in this area.
13.4.13 Housekeeping Storage		600		1	600	
13.4.14 JCC Facilities/Service Provider Office/Workshop		200		1	200	Include two workstations at 36 NSF in this area.
13.4.15 Building Maintenance Storage		1,000		1	1,000	
13.4.16 Fire Control Room	One-hour fire rated room	200		1	200	
13.4.17 Elevator Equipment Room	Elevator Equipment Room	100		9	900	
Subtotal			2		9,818	
13.5 - Other Public Services						
13.5.1 Public Lactation Room	Lactation Room	60		1	60	Adjacency to Jury Services (10.0) is requested
13.5.2 Media Room	Media Room	150		1	150	Locate on the 1st Floor off the public lobby
13.5.3 Food Services/Seating	Food services vending and table seating	1,100		1	1,100	Locate on the 1st Floor off the public lobby
Subtotal			0		1,310	
13.0 Building Support Total Staff and NSF			2		14,732	
Component Grossing Factor			25%		3,683	
Total CGSF					18,415	

2.15 SECURE PARKING

Superior Court of San Francisco County

New San Francisco Hall of Justice

Space Program Detail



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Space / Component	Room Type	Unit / Area Std.	No. of Staff	No. of Spaces	NSF	Comments
14.0 - Secure Parking						
14.1 - Secure Parking						
14.1.1 Secured Judges Parking		375		26	9,750	Per the 2020 CTCFS amended parking area to 375 from 420 NSF
14.1.2 Secured Court Management Staff Parking		375		4	1,500	Per the 2020 CTCFS amended parking area to 375 from 420 NSF
14.1.3 Secured Law Enforcement Staff Parking		375		0	0	
Subtotal				30	11,250	
14.0 Secure Parking Total Staff and NSF					11,250	
Component Grossing Factor				20%	2,250	Reduced from 25 to 20% to account for exterior ramping
Total CGSF					13,500	

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03

SITE ANALYSIS

3.0 SITE OVERVIEW

SITE OPTIONS SUMMARY

The Feasibility Study evaluates four site configurations on the available sites including 820 Bryant Street, Harriet Street (ROW) and 850 Bryant Street.

- Site Option 1 - 820 Bryant Street Full Block & Harriet Street (ROW)
- Site Option 2 - 820 Bryant Street Partial Block & Harriet Street (ROW)
- Site Option 3 - 820 Bryant Street Full Block, Harriet Street (ROW) & 850 Bryant Street Parcel
- Site Option 4 - 820 Bryant Street Partial Block, Harriet Street (ROW) & 850 Bryant Street Parcel



SITE OPTION 1 - 1.29 ACRES



SITE OPTION 2 - 1.19 ACRES



SITE OPTION 3 - 1.67 ACRES



SITE OPTION 4 - 1.41 ACRES



- Original site boundary per RFP
- Redefined site boundary

3.0 SITE OVERVIEW

LOCATION & ACCESS

The Site includes 820 Bryant Street, Harriet Street, and 850 Bryant Street and is located near the eastern edge of the San Francisco Peninsula in the South of Market (SOMA) district. Directly north of the Site, the elevated Interstate 80 freeway bisects the SOMA district.

TRANSIT

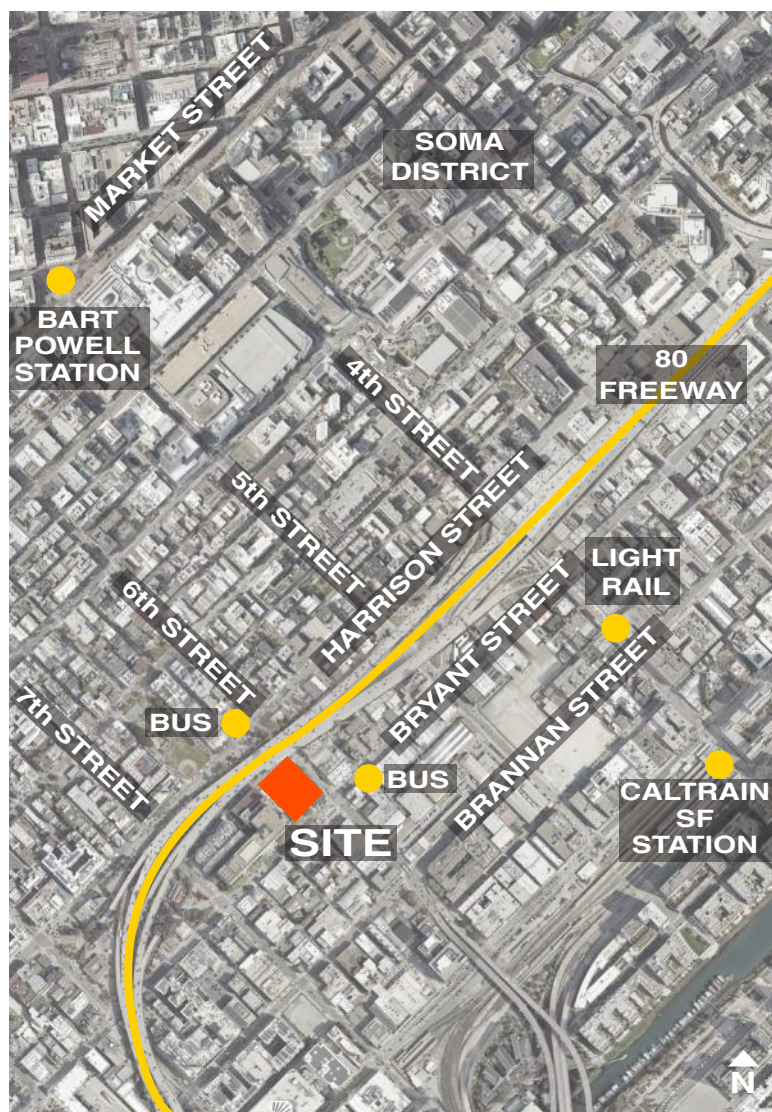
The Powell Street BART station at Market Street is a 20-minute walk to the Site, along 5th Street or 6th Street. The station is served by the Red (Richmond-Millbrae), Yellow (Antioch -SFO Airport), Blue (Daly City – Dublin/Pleasanton) and Green (Daly City – Berryessa/North San Jose) lines.

In the opposite direction of the BART station, the San Francisco terminus of the Caltrain commuter rail at 4th Street and Townsend is a 15-minute walk to the Site. Caltrain provides service to communities and cities south of San Francisco to Gilroy.

The Site is also served by multiple SFMTA bus / light rail lines. At 6th and Bryant, the 8 Bus provides service to Fisherman's Wharf to the north and Bayshore to the south. At 6th and Harrison, the 12 Bus provides service to Pacific Heights to the north and Bernal Heights to the south. The T Third Street Light Rail provides service from 4th and Brannan to Chinatown to the north and Sunnysdale to the south.

VEHICULAR ACCESS

By car the Site can be accessed from the adjacent 80 Freeway by taking the Bryant Street exit (eastbound) or the 9th Street / Civic Center exit (westbound). The Site is also accessible from the 280 Freeway via 6th Street and the 101 Freeway via 7th Street.



3.0 SITE OVERVIEW

PARKING

The JCC is not required to meet city ordinance requirements and the new HOJ project is designated for “Institutional Use”; therefore, there is no minimum or maximum off-street parking required and no on-site parking for visitors and staff will be provided.

Another set of parking criteria is set by the California Trial Court Facilities Standards 2020 (CTCFS). In this report, parking requirements are set through several factors such as geographic location, availability of parking within a five-to-ten-minute walk from the facility, public transit availability, and the number of employees at the facility. In the San Francisco General Plan Transportation Element parking capacities are limited, amongst other things, to promote alternative modes of transportation besides privately owned automobiles to reduce traffic. If on-site parking is provided, the CTCFS parking requirement can be calculated as 2.34 parking spaces per 1,000 building gross square feet (GSF). The new HOJ building has a GSF of 274,530 resulting in 642 required parking spaces. To accommodate 642 parking spaces, it would require additional surface parking lots and/or parking garages which require large amounts of land and funds. This is not feasible based on the programming requirements of the project and the usable land. The CTCFS standards state, “In areas where

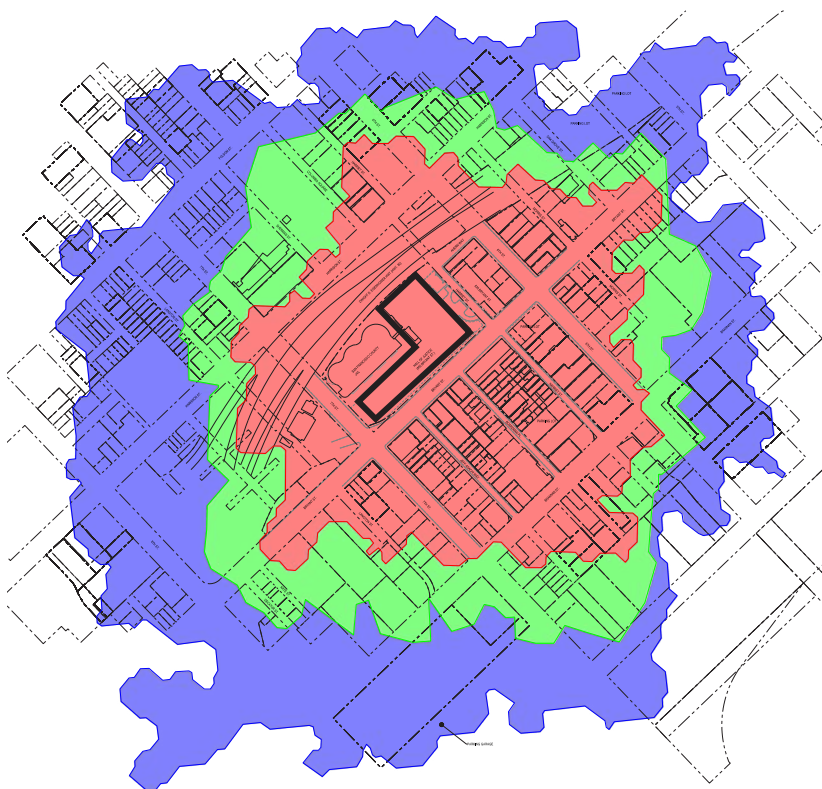
the public typically expects to pay for parking, it is consistent to expect visitors, jurors, and staff to pay prevailing rates for parking in adjacent public or privately operated parking lots and structures.” Based on the parking requirements and guidelines outlined above, all visitors, jurors, and staff will utilize existing public parking, nearby lots, or parking garages.

Based on the criteria above, Sherwood has performed a parking analysis to get an estimate of available parking within a five, seven, and ten-minute walk from the existing Hall of Justice. The parking count below includes street parking, surface parking lots, and a parking garage.

- 5-minute walk: 548 – 560 Parking Spaces
- 7-minute walk: 797 – 817 Parking Spaces
- 10-minute walk: 1,435+ Parking Spaces

A draft version of the 2023 California Trial Court Facilities Standards has added an electric vehicle (EV) charging station section that requires new projects to provide infrastructure and facilities for EV charging stations, EV-capable spaces, and EV-ready spaces as outlined in Title 24.

Since no on-site parking for visitors or staff will be provided, accessible parking for visitors or staff is also not required on site per CBC 11B-208.2.



LEGEND	
5 - MINUTE WALKING RADIUS (548 - 560 PARKING SPACES)	■
7 - MINUTE WALKING RADIUS (797 - 817 PARKING SPACES)	■
10 - MINUTE WALKING RADIUS (1,435+)	■
PROPERTY LINE	- - - - -
BUILDING OUTLINE	—————

Parking Radius Map

3.0 SITE OVERVIEW

SITE HYDROLOGY

The site is not located within the 100-year flood zone per the FEMA flood map. However, high groundwater exists due to the site being situated over artificial fill along the historic bay and shoreline. Refer to sections 3.1 Civil and 3.2 Geotechnical for more information.

In February 2020, the City published the [Sea Level Rise Vulnerability and Consequences Assessment](#) Report addressing the risk of sea level rise in San Francisco. The site is located within the risk zone and is projected to be inundated with 48" sea level rise combined with a 100-year extreme tide.

Courthouse program stacking traditionally locates the vehicle Sallyport, Central Holding and Secured Parking at basement level. In order to address the concern over sea level rise and potential flooding, rendering these spaces inaccessible, additional program stacking options are provided to explore options without basement and with secure basement parking only.



Scenario 8

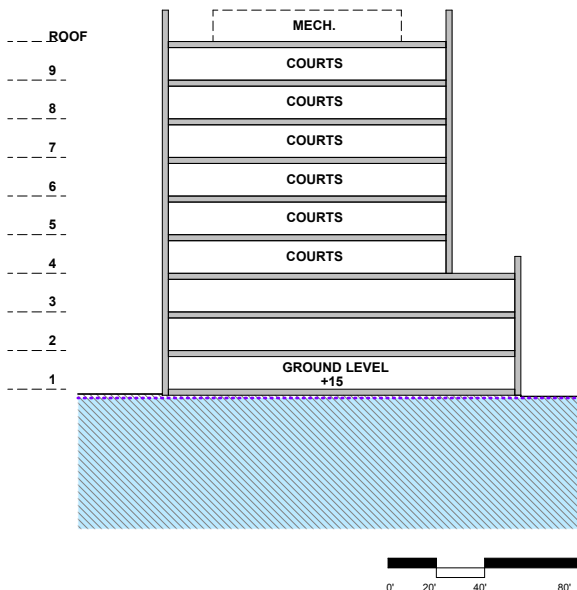
(48 inches of SLR and a 100-year extreme tide)



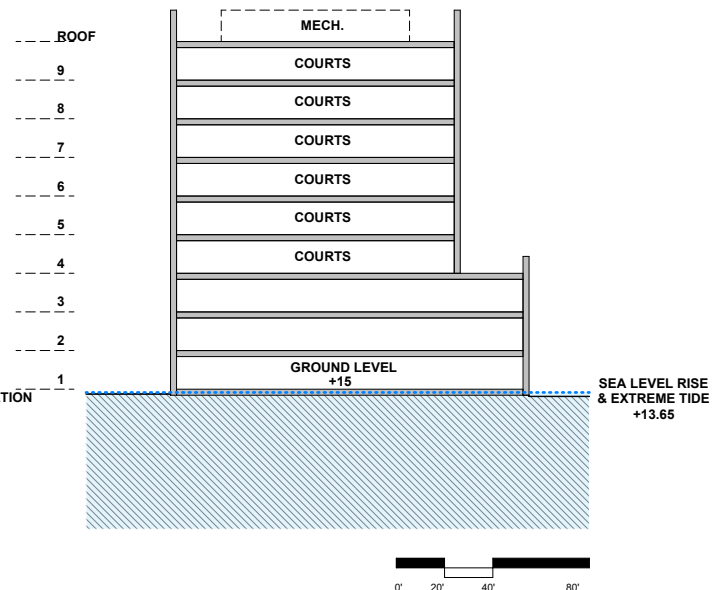
Water: At Scenario 8, Bay Bridge pump station could be impacted, preventing the delivery of potable water to Treasure Island.



Public Safety: The San Francisco County Jail #4 and the Hall of Justice at 850 Bryant St. will be partially inundated. Although the jail facility is located on the 7th floor, the building could be rendered inaccessible.



Section - High Groundwater & No Basement Option



Sea Level Rise Vulnerability Zone Inundation Map

3.0 SITE OVERVIEW

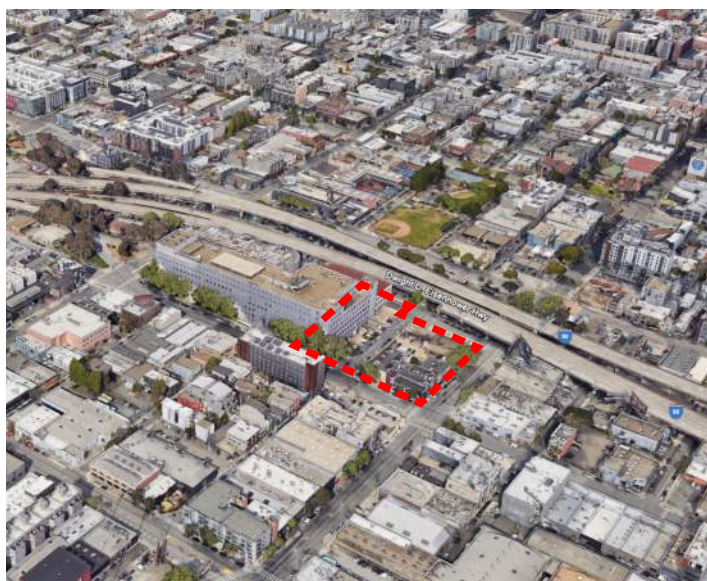
EXISTING SITE

820 Bryant Street / 850 Bryant Street Site Summary:

- Maximum FAR = 2.5
- Maximum Height = 105', 30'
- Use = P-Public, SALI-Service/Arts/Light Industrial
- Grade Change = 2' from Sixth/Ahern to Bryant St
- Building Finish Floor Elevation = +15'
- Flood Zone Overlay - Minimal Flood Risk (Zone X) per FEMA; 2020 Sea Level Rise Vulnerability and Consequences Assessment Report - Inundation at 48" Sea Level Rise
- Water Table - 9' - 11' Below Grade
- High Liquefaction Risk
- Site Utilities - Domestic water, gas & storm/sanitary sewer below Harriet Street

The site includes 820 Bryant Street, Harriet Street and 850 Bryant Street. All parcels are owned by the City and County, with the exception of 2 parcels on the southeast corner of 820 Bryant Street. Harriet Street and Ahern Way currently provide access to the parking garage below the existing jail. Access to the existing Hall of Justice loading area is provided off Harriet Street. A driveway running along the north of the Hall of Justice provides access to the existing jail's sallyport. The 80 interstate freeway runs along the north edge of the site.

820 Bryant Street is located south of Market Street in San Francisco in a Service, Arts & Light Industrial zone. The site is bounded by Bryant Street to the South; Sixth Street to the east; Ahern Way to the north; and Harriet Street to the west. The lot is currently occupied by 4 buildings, including a Police Credit Union and an SRO building at the southeast corner of the property. Site options 1 & 2 include 820 Bryant Street and Harriet Street, with the exception of the Police Credit Union and SRO buildings excluded in Site option 2. The existing buildings and surface parking lots at 820 Bryant Street would require demolition as part of the project.



Site Aerial



Street view from Ahern Way looking south at Harriet Street



Street view from Ahern Way looking south at Harriet Street



Street view from Bryant looking north at Harriet Street

3.0 SITE OVERVIEW

850 Bryant Street is the site of the existing Hall of Justice. The site is located adjacent to 820 Bryant Street and is zoned for Public use. The site is bounded by Bryant Street to the South; Harriet Street to the east; and Seventh Street to the west. Site options 3 & 4 include 820 Bryant Street, Harriet Street and a portion of 850 Bryant Street, with the exception of the Police Credit Union and SRO buildings excluded in Site Option 4.

EXISTING HALL OF JUSTICE

The existing Hall of Justice is located at 850 Bryant Street and is separated from the adjacent 820 Bryant Street block by Harriet Street. The existing courthouse building is a 712,000sf multi-use building owned by the City and County, of which 118,250sf (23%) is occupied by the San Francisco Superior Court. The remainder of the building is occupied by the San Francisco Police Department (SFPD) Investigations & Special Divisions, SFPD Fingerprint & ID Bureau, SFPD Evidence & Property, Warrants & Records, Prisoner Legal Services, District Attorney and Adult Probation hoteling, and HOJ Engineering.

The four site option configurations have varying degrees of impact on the existing Court functions due to encroachment onto the right-of-way. Harriet Street provides access to the ramp down to the basement level loading and trash area at the existing building. Four generators and a fuel tank are located in this area along with existing building exits from the basement level along the east facade of the Hall of Justice. In the site options encroaching onto the right-of-way and the existing building's loading area, relocation of utilities, loading operations, and generators will be required.

The Court currently occupies four of the building's eight floors with 22 judicial officers and 194 court staff housed primarily in the east wing of the building. Based on programming interviews, it was determined that the few court units that could function away from the courthouse did not make enough of an impact to justify relocating the Court to other court-available swing spaces. A high level assessment of the site options aims to minimize phased building construction to avoid demolition of the existing building and costly temporary relocation.



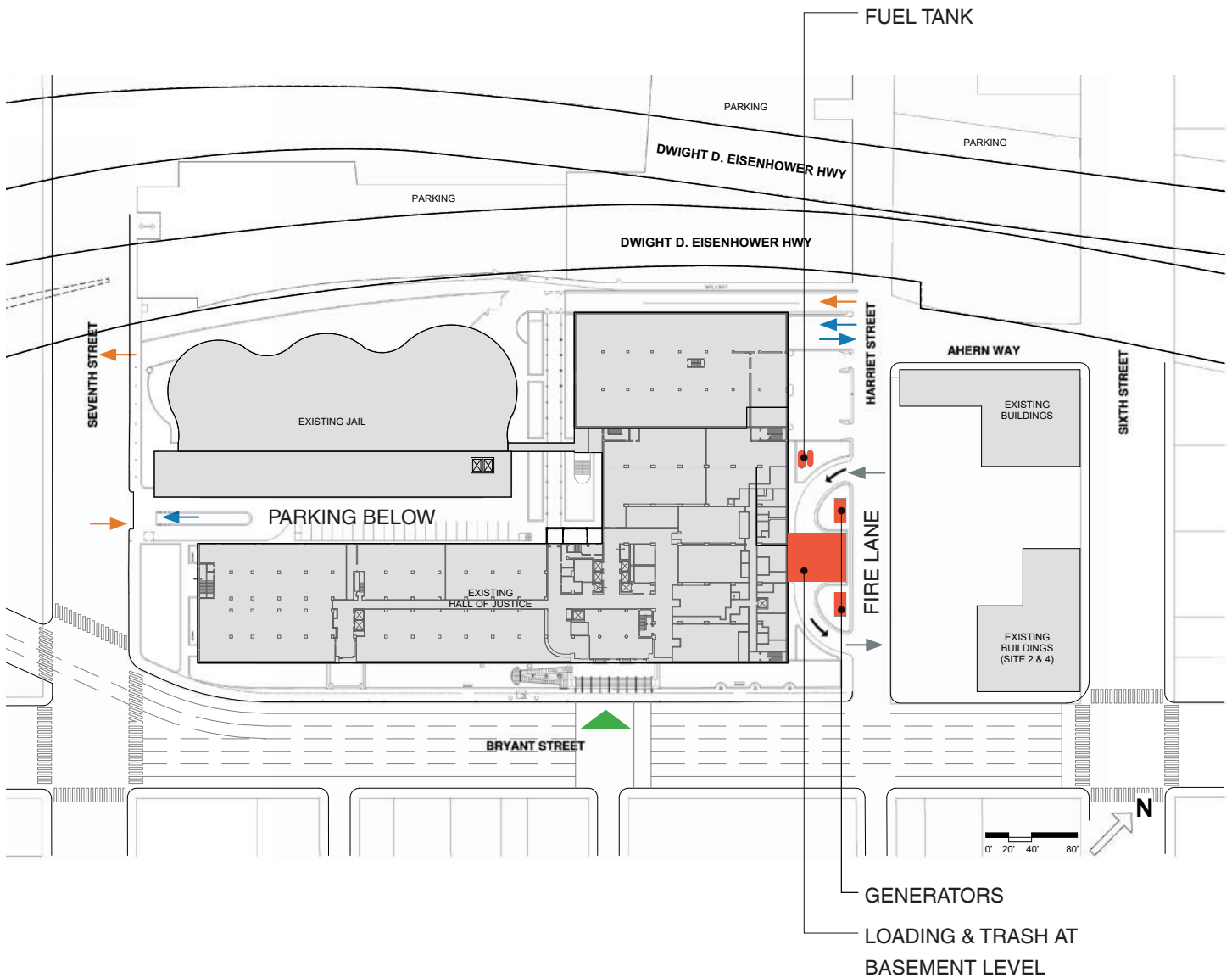
Aerial of existing Hall of Justice Loading Area

3.0 SITE OVERVIEW

EXISTING SITE ACCESS & LOADING

The loading & trash area at the existing Hall of Justice is located at basement level and currently accessed from Harriet Street. There is an underground fuel tank and two sets of stacked generators adjacent to the loading area. The

parking garage is located below the existing jail and accessed from Ahern Way. There is a drive north of the Hall of Justice accessed from Ahern Way that leads to the vehicle sallyport at the existing jail. Bryant Street and Harriet Street currently allow for one-way traffic.

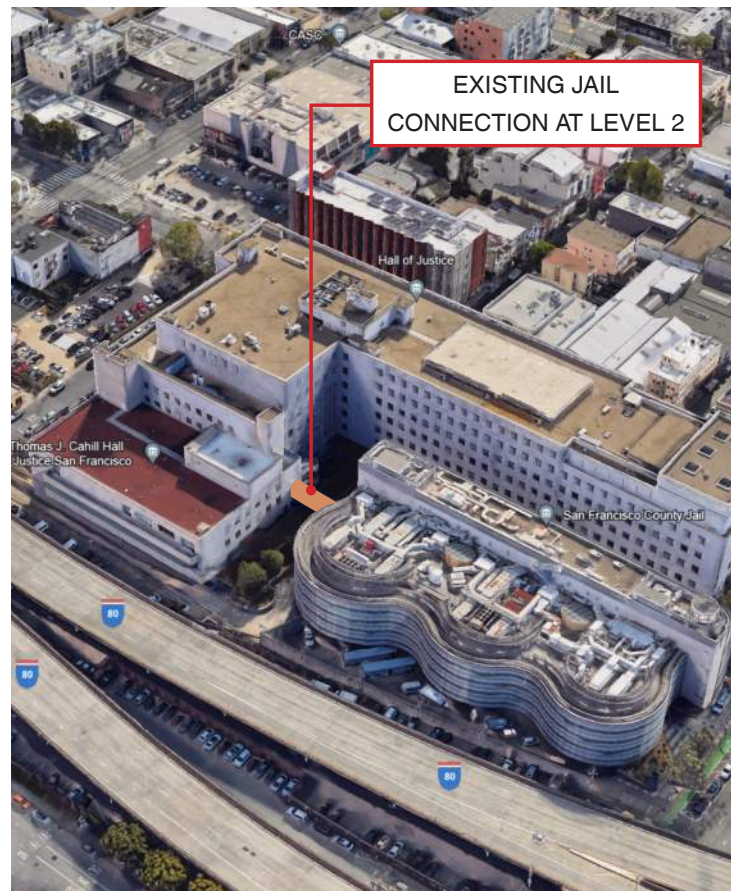


3.0 SITE OVERVIEW

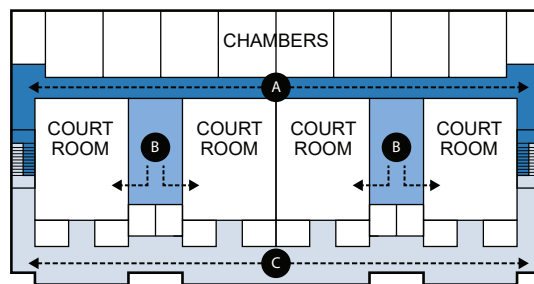
EXISTING IN-CUSTODY JAIL CONNECTION

There is a direct connection from the adjacent County Jails 1 & 2, located at 425 7th Street, through an elevated enclosed breezeway that connects to the second floor of the east wing of the existing Hall of Justice to allow for the movement of in-custodies through the courthouse. The existing in-custody circulation is separated from the public; however, the current in-custody circulation is not separated from judicial officers and staff which does not comply with the 2020 CTCFS.

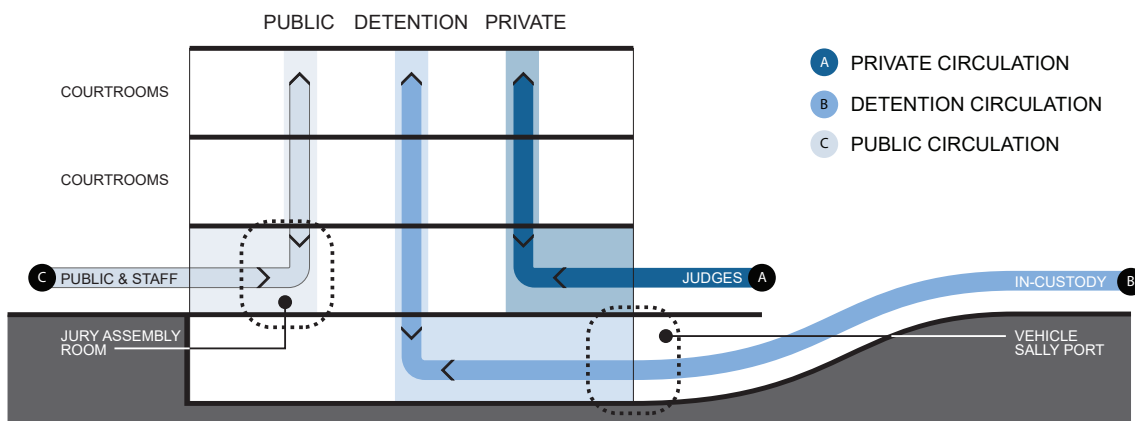
The new courthouse will require a secure, direct, pedestrian connection to the existing jail due to the high operational cost for ground transport for the City. The new courthouse includes a Sallyport and Central Holding to operate as a stand-alone courthouse and it remains to be determined whether these program components can be reduced with the new direct connection to County Jails 1 & 2. The new Sallyport is expected to receive in-custodies from County Jail 3, located in San Bruno, and support the adjacent jail if interim ground transport is required during construction of the future permanent jail connection. The planning and construction of the future jail connection is the responsibility of the City and is outside the scope of the study. However, the study analyzes the site and provides a feasible point of connection at the new building to the future and interim in-custody routes proposed by the City.



Aerial of existing Hall of Justice and County Jail 1 & 2



- A PRIVATE CIRCULATION
- B DETENTION CIRCULATION
- C PUBLIC CIRCULATION



- A PRIVATE CIRCULATION
- B DETENTION CIRCULATION
- C PUBLIC CIRCULATION

Separate Circulation Zones - Section 2.A.1, 2020 CTCFS

3.0 SITE OVERVIEW

VIEW FROM SITE

At the upper levels of the proposed new Hall of Justice, the Site currently offers many expansive views of the City of San Francisco, depending on the building height and orientation.



Key plan



View 1: looking southeast at approximately 125 feet above street level (approximate 7th Floor)



View 2: looking northeast at approximately 125 feet above street level (approximate 7th Floor)



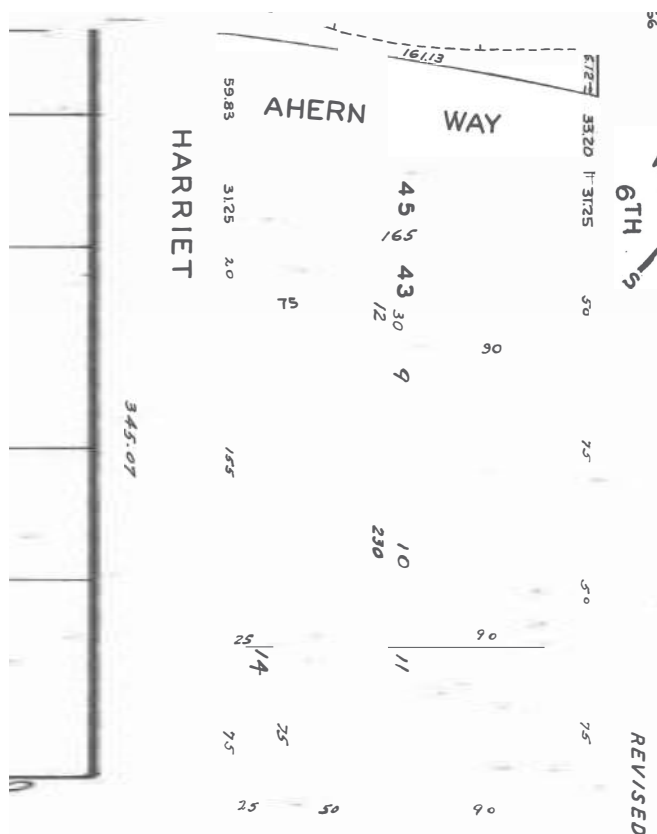
View 3: looking northwest at approximately 110 feet above street level (approximate 6th Floor)

3.1 CIVIL

PROPERTY BOUNDARIES & EASEMENTS

Base map files were created by downloading aerial imagery and digital elevations models (DEM) from a paid software source that can geo-locate aerial imagery with real-world representation of buildings, site elements, and elevation information. Property lines and building footprints were added from GIS information from San Francisco city/county. Existing utilities were added from various as-built plans from SF Department of Public Works, SF Public Utility Commission, and PG&E. This information is only accurate to approximately 1.5 feet so to fully understand how the project will conform to all existing conditions adjacent to it, a site survey is required. In addition, setting the finished floor elevations based on this data should be further verified and the Judicial Council of California should consider freeboard tolerances as criteria to establish FFE's during future design development.

The proposed Hall of Justice building is currently carrying more than one footprint option; however, all options will occupy several existing parcels. To assess the need to merge these parcels a final title report, and/or a final parcel map will be required to understand the current boundaries, associated easements/MOUs, etc. The parcels that may be improved based on the prevailing building options include lots 9, 10, 11, 12, 14, 43, and 45 which can be found on Assessor Block 3759 (last revised in 1961).



Assessor Parcel Map

Addresses associated with these lots found on the San Francisco Property Information Map are as follows:

Lot 9: 470 6th St.

Lot 10: 480 6th St., 482 6th St., and 484 6th St.

Lot 11: 498 6th St., 800 Bryant St., 802 Bryant St., and 804 Bryant St.

Lot 12: 814 Bryant St. and 265 Harriet St.

Lot 14: 820 Bryant St.

Lot 43: 450 6th St.

Lot 45: 444 6th St.

Three options (2, 3, & 4) encroach into Harriet Street which contains existing utilities. The utilities within Harriet Street cannot remain underneath a proposed new building and would require relocation. The relocation of these utilities could occur between the existing Hall of Justice and the proposed Hall of Justice or could alternatively be rerouted to Ahern Way. The resultant distance between the proposed building and the existing Hall of Justice drives the feasibility of each solution. A new Public Utility Easement (PUE) would likely be required by SFPUC, PG&E, and SFPD allowing enough separation between the rerouted utilities, as well as vertical and horizontal distances for maintenance and replacement access.

FIRE ACCESS

Current fire access requirements call for a width of 24 feet minimum drive aisle and staging requires a minimum of 26 feet width. The drive aisle between the existing Hall of Justice and the existing jail is approximately 15 feet which is insufficient to meet current fire access road requirements, so it is assumed that this drive aisle is not a fire access road in the existing condition. The existing Hall of Justice and the existing County Jail are accessible from 7th Street, Bryant Street, and Harriet Street. After the construction of the new Hall of Justice, the existing Hall of Justice will have fire access from 7th Street, Harriet Street, and Bryant St. The new Hall of Justice will have fire accessibility from Ahern Way, 6th Street, and Bryant St.

GRADING AND DRAINAGE

Grading will require a sidewalk in the public right of way surrounding the HOJ project with accessibility to areas of ingress and egress that complies with slopes that do not exceed 2%. The finished floor elevation should have at minimum 1' (foot) of freeboard above the flood elevation of any adjacent street.

Excavation associated with the construction of the basement level of the new HOJ should be tested by a geotechnical engineer for reuse suitability. Soils not suitable for reuse (fill, planting, etc.) will require off-haul. All materials suitable for

3.1 CIVIL

reuse can be stockpiled on or off-site to be used to fill the basement level of the existing HOJ after demolition is complete.

STORMWATER MANAGEMENT

If the total impervious surface area that is replaced or created in a project is greater than 2,500 SF then, the project becomes a C.3 regulated project. The new HOJ is greater than the 2,500 SF threshold, therefore, it is a C.3 regulated project that must incorporate post-construction stormwater measures known as best management practices (BMPs) to treat storm runoff to reduce stormwater pollution after completion of the project. Below will outline the stormwater treatment options available to meet the C.3 requirements for our project and their associated advantages and limitations. Some potential BMPs that could be used pending chosen site option and available space are flow-through planters, modular underground storage, and bioretention/rain gardens.

Flow-through Planter:

Flow-through planters are above-ground structures with impervious bottoms that are filled with soil and vegetation to allow infiltration through the soil before being discharged through a porous pipe that drains to a stormwater system. They are typically installed next to buildings or in common open areas to treat stormwater from rooftops. Advantages and limitations below:

Advantages:

- Space saving for a traditional, gravity-fed treatment method
- Removes pollutants
- Can be used where space is limited
- Adds architectural features to the façade of the building
- Creates habitat for birds, amphibians, and insects
- Moderate cost compared to a traditional rain garden/ biotreatment basin

Limitations:

- Not as cost-effective as traditional rain gardens/ biotreatment basins
- Planters need specific soil sections and plant species in order to minimize the rate of drainage and maximize stormwater treatment

Modular Underground Storage:

Modular underground storage is an efficient, space saving, and versatile underground stormwater storage system that collects stormwater runoff, stores it temporarily, and regulates discharge for detention, infiltration, and rainwater harvesting applications.

Advantages:

- Reduces stormwater storage footprint
- Customizable configuration due to modularity
- Resolves utility conflicts
- Provides opportunity for reuse (landscape irrigation, toilet flushing, etc.)

Limitations:

- Often requires costly excavation
- Can require various levels of pre/post treatment depending on the end reuse goals
- Requires secondary overflow system in case capacity is reached

Biotreatment Systems:

Biotreatment systems, also known as rain gardens, are enclosures filled with infiltration media and vegetation that collect and hold stormwater infiltrate into the ground, removing contaminants and reducing the volume of runoff. Bioretention systems also treat surface runoff before it is discharged to a storm drain system. Advantages and limitations below:

Advantages:

- Most cost effective solution
- Captures and treats stormwater through natural processes
- Helps promote infiltration, if feasible
- Provides groundwater recharging
- Creates habitat for birds, amphibians, and insects
- Can provide shade, wind breaks, noise reduction and beautification

Limitations:

- Requires the most real estate to treat large catchment areas
- Not suitable in areas with contaminated groundwater, high groundwater levels, and/or slope stability issues
- Can require frequent maintenance

At a planning level, a 4% rule can be used to calculate the required treatment area by calculating the total impervious area to be improved and multiplying it by 4%. This rule will be used in Chapter 4 to outline the required treatment surface areas for each option being considered.

FLOOD PLAIN / SEA LEVEL RISE

Flood plain information for the new HOJ project was analyzed from the FEMA website (FEMA.gov) which creates maps to illustrate the size of the 100-year and 500-year floodplain and risk of flooding based on historical data. The location of the

3.1 CIVIL

new HOJ project is in zone “X” which has a risk level of “Area of minimal flood hazard”.

Climate change presents the potential for future risks associated with sea level for lower elevation areas in the San Francisco peninsula. A committee by the name of Sea Level Rise Coordinating Committee was created in 2015 by Mayor Ed Lee to study action plans that would address how the City will address the future flood potential. This action plan called for City departments to work together to understand rising sea levels and to strategize how to protect San Francisco from current and future coastal and Sea Level Rise flooding. The [Sea Level Rise Vulnerability and Consequences Assessment](#), which represents steps 2 and 3 of the action plan, identifies a Sea Level Rise vulnerability zone that shows the vulnerability of public buildings and infrastructure to coastal and Sea Level Rise flooding. Approximately 4 square miles are located within the Sea Level Rise vulnerability zone which means this area could be flooded by a 100-year coastal flood event with 66 inches of Sea Level Rise, the upper range of the rise projection for the end of the century (year 2100). In addition, 10 scenarios (+12” to +108” from mean higher high-water level based on NAVD88 datum) were studied to show the level of vulnerability to temporary/permanent flooding from Sea Level Rise and storm surge. Of the 10 scenarios, scenario 8 describes the HOJ as partially inundated with 48 inches of SLR and a 100-year extreme tide. San Francisco County Jail #1 and #2 are just outside the sea level rise vulnerability zone, however, will be inundated if they experience sea level rise with the 100-year storm extreme tide.

The sea level rise report is based on the NAVD 88 datum which is the official vertical datum of the United States. The report studied its scenarios using mean higher high water which is the average of the higher high-water height of each tidal day observed over the National Tidal Datum Epoch. Comparative to the old San Francisco Datum which is about 11.35’ above zero on the NAVD88 datum.

TURN STUDY ANALYSIS

A turn study analysis was performed for eight vehicles at four locations for each site option. The eight vehicles analyzed are a bus, transit van, passenger car, semi-truck, front end loader recology truck, roll off recology truck, typical maintenance truck, and a 30ft box truck. Details for these vehicles can be found in the turn study analysis exhibits. The five locations include the sally port, secure parking area, proposed loading/trash area at the new HOJ, the proposed loading area that will replace the old morgue at the existing HOJ, and the existing

loading/trash area at the existing HOJ. It is possible that the recology truck that currently serves the existing HOJ is different than the vehicles we gathered information on. We are unable to confirm what vehicle type is on the existing HOJ collection route. Below will outline which vehicles can access each location.

- **Bus** - The bus was studied to only go to the sally port. It is accessible in site options 1, 2, 3, and 4 with no constraints.
- **Transit Van** - The transit van was studied to only go to the sally port. It is accessible in site options 1, 2, 3, and 4 with no constraints.
- **Passenger Car** - The passenger car, which emulates a judge’s vehicle, was studied to only go to the secure parking. It is accessible in site options 1, 2, 3, and 4 with no constraints.
- **Semi-Truck** - The semi-truck was studied to only go to the existing and proposed loading areas. It is only able to access the proposed loading areas if it double parks parallel to the curb by the loading area entrance. It is unable to access the loading areas due to the streets being too narrow for the semi-truck to turn and enter the driveway without driving over a curb.
- **Front End Loader Recology Truck** - The front end loader recology truck was studied to only go to the existing and proposed loading/trash areas. It is accessible to the new proposed trash area at the new HOJ from Ahern Way and the north side of Harriet St. The proposed loading area at the existing HOJ (old morgue) is accessible for site options 1, 2, 3, and 4 only when the truck comes from 6th St. In both of these proposed options, the truck is unable to enter and exit in one forward motion. It must pull in and reverse out. The front end loader recology truck can access the existing loading/trash area at the existing HOJ, however, to accomplish access it must enter the driveway from Ahern Way or the north side of Harriet St. in the early morning when no cars are in the area. This route has been confirmed with Waste Zero.
- **Roll Off Recology Truck** - The roll off recology truck was studied to only go to the existing and proposed loading/trash areas. Due to the nature of this vehicle, it must reverse into all areas to collect from the trash compactors. It is accessible to the new proposed trash area at the new HOJ and the proposed loading area at the existing HOJ (old morgue) for site options 1, 2, 3, and 4 from both 6th St. and the north side of Harriet St. To accomplish this and due to the nature of the operation of the roll off truck it must reverse into the trash areas to collect trash. It is unable to enter and exit in one forward motion. The roll off recology truck can access the existing loading/trash area

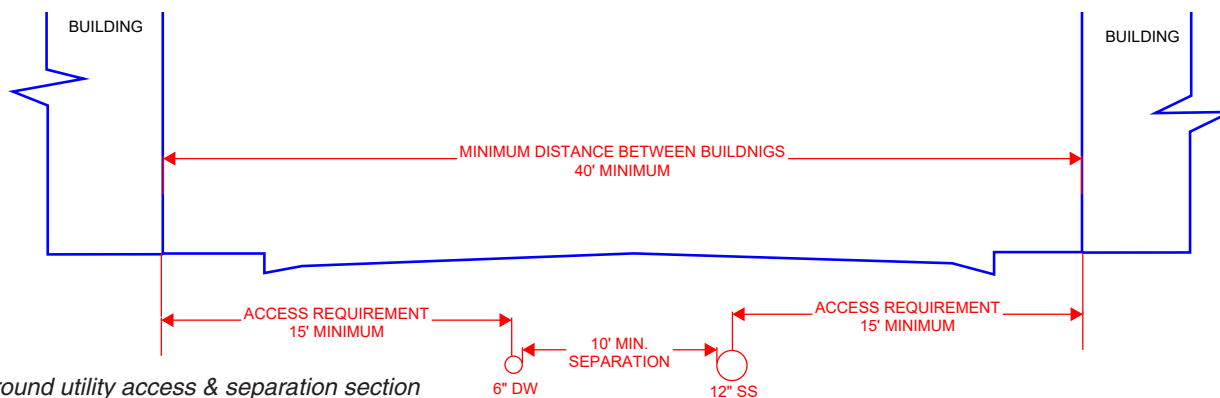
3.1 CIVIL

at the existing HOJ, however, to accomplish access it must enter the driveway from Ahern Way or the north side of Harriet St. in the early morning when no cars are in the area. This route has been confirmed with Waste Zero.

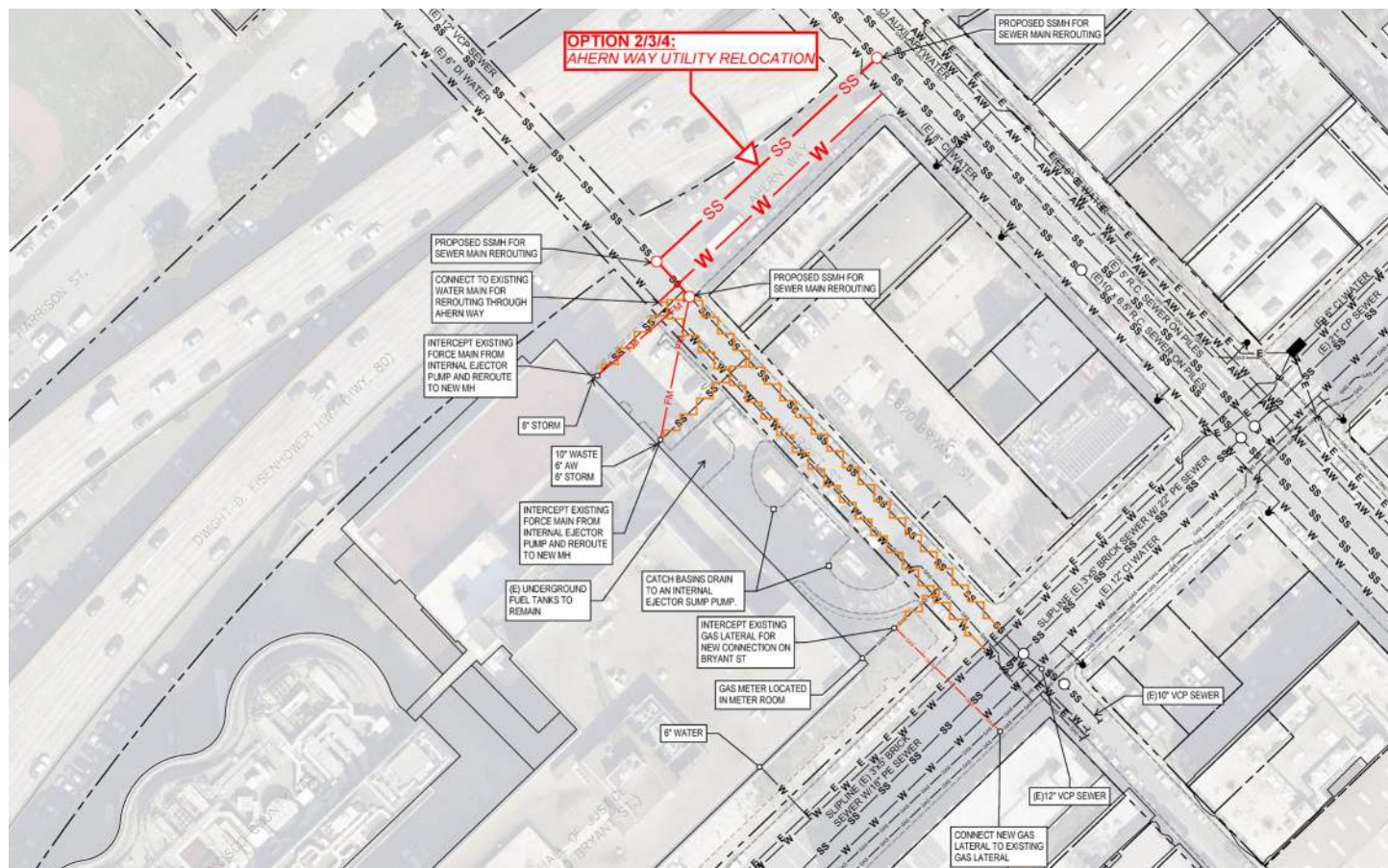
- **Maintenance Truck** - The maintenance truck was studied to go to the existing and proposed loading areas. It is accessible in site options 1, 2, 3, and 4 with no constraints.
- **Box Truck** - The box truck was studied to go to the existing and proposed loading areas. It is accessible in site options 1, 2, 3, and 4 with no constraints.

UTILITIES

The utilities impacted by the new HOJ project depend on the impacts presented by each site option. Site options that propose programming encroachment within Harriet Street will require utility relocation of the existing utilities. The alignment of these relocations will be predicated on the distance between the proposed and existing Hall of Justice buildings. Options that do not leave enough distance between the buildings to satisfy separation and access requirements will need to be realigned in Ahern Way and connected into the existing main lines within 6th Street or Bryant Street. Further analysis is required based on the prevailing site option, easements required, and existing utility capacities in 6th Street.



Underground utility access & separation section



Existing Utility Relocation along Harriet Street ROW

3.2 GEOTECHNICAL

LOCAL GEOLOGY

Based on general geologic mapping, the site is underlain by recent alluvium deposits — mostly artificially-placed fill over Young and Old Bay deposits, underlain by dense sands commonly encountered along the San Francisco Bay front. Bedrock is believed to be at a depth greater than 200 feet. Figure 1, which shows the margin of the historical San Francisco Bay, indicates that approximately the middle third of the site falls within the channel of the old bay while the remainder of the site is located along the shoreline of that bay.

SOIL CONDITIONS

Based on a 1990 geotechnical investigation report that was prepared for County Jails 1 & 2 located at 425 7th Street, to the north of the west wing of the existing Hall of Justice, the earth materials underlying the project site are anticipated to consist of the following strata, beginning from the ground surface:

1. Artificial fill was located in the upper 4-11 feet
2. Poorly graded fine sand that is compact to very dense and varying in thickness from 21-31 feet.
3. Young bay deposit with occasional lenses of shells and peat that is 7-13 feet thick.
4. Old bay deposits consisting of a series of non-continuous

layers of compact to very dense, silty fine sands interbedded with clayey fine sands and stiff to hard, sandy lean clays.

5. Silty sand layer dense to very dense at depths greater than 60 feet.

GROUNDWATER CONDITIONS

Groundwater was encountered at depths of 8 to 11 feet in 1990. These groundwater depths roughly correspond to Elevation -1.23 ft to -2.27 SFCD (Old San Francisco City Datum) or Elevation 10.12 ft to 9.08 ft (New City & County of San Francisco 2013 NAVD88 Vertical Datum, CCSFVD13). Groundwater conditions at other parts of the overall site are assumed to be similar.

The California Geological Survey (CGS) has estimated the historically highest groundwater table to be less than 10 feet below grade. This corresponds to an approximate elevation of 8.12 feet (New San Francisco City Datum).

For the Sheriff's Facility project, the design groundwater was set at zero elevation (Old San Francisco Civil Datum), which corresponds to Elevation 11.35 feet (new San Francisco City Datum). This design groundwater elevation should be used for the current project.

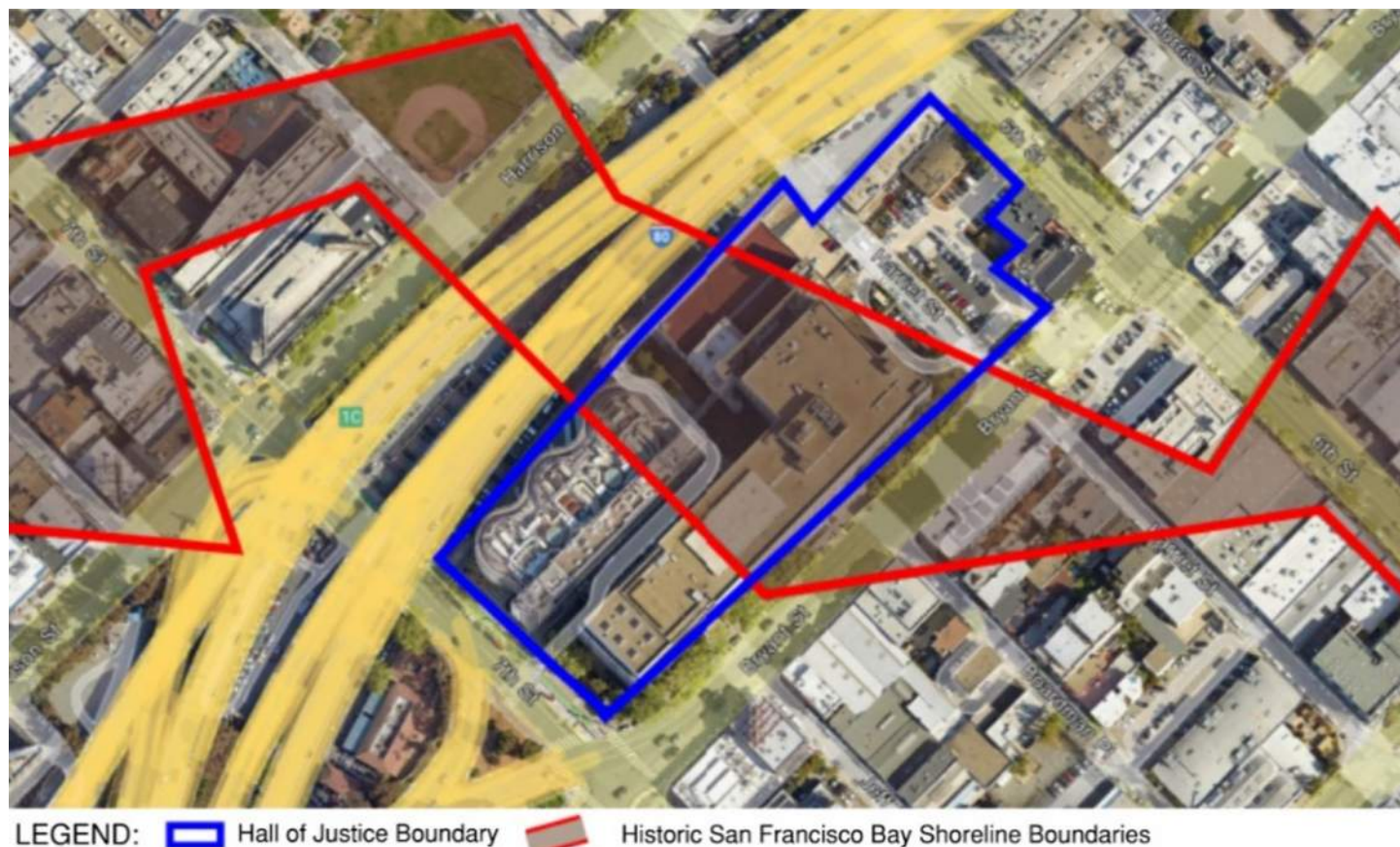


Figure 1: Superimposition of Historical Bay Margin Map on Site Location Map

3.2 GEOTECHNICAL



Figure 2: Location of Project Site Relative to Liquefaction Hazard Map For San Francisco

SEISMIC AND GEOLOGIC HAZARDS

Based on its location in a seismically active region and its proximity to such active faults as the San Andreas Fault, M8.0 (located 11.5 miles to the southwest) and Hayward Fault, M7.0 (located 10.6 miles to the northeast), the site is highly susceptible to strong ground motion.

Based on the clip of the CGS-issued liquefaction hazard map in Figure 2, the site is located in a liquefaction hazard zone and is therefore susceptible to liquefaction and the associated lateral spreading hazard. From the perspective of seismic design, the site should be considered as Site Class F. This means that site response analysis should be performed to develop a response spectrum for design.

We also note that the site is susceptible to settlement induced by liquefaction of loose or medium dense sand below the groundwater table and compaction settlement of loose sand above the groundwater table.

In addition, the site is located in a zone of the City that is susceptible to inundation due to flooding and sea level rise. Finally, the site is also susceptible to the impact of soil corrosivity.

MITIGATION OF THE POTENTIAL IMPACTS OF SEISMIC AND GEOLOGIC HAZARDS

The potential impacts of the seismic and geologic hazards identified above should be mitigated as part of any development, as follows:

1. The potential impacts of strong ground motion should

be mitigated by designing new structures to meet the requirements of the current versions of the California and San Francisco Building Codes.

2. The potential impacts of liquefaction should be mitigated using geotechnical and/or structural methods. Geotechnical methods involving ground improvement techniques should be adequate to mitigate all potential liquefaction or compaction settlement-related impacts. A shallow foundation system can be used to support new building if ground improvement is performed. Structural-related liquefaction mitigation measures include the use of a deep foundation system to support new structures. Examples of viable deep foundation systems include prestressed concrete piles, auger cast piles, and torque installed steel pipe piles.
3. The potential impacts of flooding should involve raising the elevation occupied floor slab above the anticipated highest flood elevation.
4. The potential impact of soil corrosivity can be mitigated by providing corrosion protection for foundation and buried utility elements, where required.

RECOMMENDATIONS FOR FUTURE GEOTECHNICAL INVESTIGATIONS

We note that the preceding information and conclusions are based on the extrapolation of historical information from 425 Seventh Street. We recommend that site specific geotechnical investigation be performed during the subsequent phase of this project to more accurately characterize the soil and groundwater conditions as well as to establish potential seismic and geologic hazards on the proposed buildable sites.

3.3 STRUCTURAL

SOIL CONDITIONS

As discussed in the geotechnical section, the 1990 geotechnical report for the adjacent Sheriff's Facility described soil conditions there as follows. At the Sheriff's Facility, artificial fill was located in the top 4-11 feet, underlain by compact to very dense poorly graded fine sand varying in depth from 21-31 feet. The sand is in turn underlain by 7-13 feet of stiff, sandy elastic silt or Young Bay Mud with occasional fragments of shells and peat, and frequent laminations of organic materials. This is underlain by older bay deposits referred to as Old Bay Mud which consists of a series of non-continuous layers of compact to very dense, silty fine sands interbedded with clayey fine sands and stiff to hard, sandy lean clays. At depths greater than 60 feet, the dense to very dense, silty sand layer would serve as the bearing layer for piles. Soil conditions at other parts of the overall site where the new Hall of Justice will be located are assumed to be similar to the above description.

HIGH WATER TABLE

As discussed in the geotechnical section, the 1990 geotechnical report for the adjacent Sheriff's Facility described the groundwater table. Measured water levels in borings ranged from Elevation -1.23 ft to -2.27 SFCD (Old San Francisco Civil Datum) or Elevation 10.12 ft to 9.08 ft (New San Francisco City Datum). The design groundwater was set at zero (old San Francisco Civil Datum) or 11.35 feet (New San Francisco City Datum), and this is the recommended design groundwater elevation for the current project. Any basements will be below the groundwater table and will need a high grade "bathtub" membrane, a subdrain system, and pumps to reduce water pressure under the basement.

FOUNDATIONS

The existing poor soil is soft, weak, and variable. It is also subject to liquefaction and compaction settlement. As noted in the geotechnical section, ground improvement methods could be used to address these issues permitting a shallow foundation to be employed, or a deep foundation could be used. The shallow foundation could be spread footings, a grid of grade beams, or a mat. Ground improvement would involve deep soil mixing to create a gridded system of walls. Different ground improvement tools are available that could lead to cylindrical or rectangular wall shapes of improved soil. Conservatively, the improved soil layer would need to go down to the dense sand layer. Ground improvement is performed by specialized subcontractors and their engineers who will analyze the soil properties and profiles and may be able to optimize a system that need not go down the full depth to the dense sand. The improvement is typically continued at a distance of at least 10 feet in plan outboard of the perimeter of the foundation to

provide confinement against lateral movement. The shallow foundation could be spread footings, a grid of grade beams, or a mat. For options where the foundation is abutting the adjacent street or a building and it is not possible to provide the 10 feet confinement improvement, then ground improvement is not a viable option and is thickened and/or strengthened at the perimeter to allow it to provide the requisite confinement but still stay inside the foundation footprint. Viable deep foundation options include driven prestressed concrete piles, augur cast piles, and torque installed steel pipe piles. Driven piles induce vibration, and this is often not desirable in an urban environment, particularly with occupied neighboring buildings. In some cases, it may be advantageous to combine some ground improvement to mitigate liquefaction at upper elevations but combine this improved soil with more efficient piles that need not then address liquefaction issues. The final foundation system will depend on cost and schedule, and it will need input from select consultants during project development. conditions are too soft, weak, and variable to support a significant new structure like the proposed HOJ using shallow foundations or even a mat. Deep foundations such as piles are likely to be needed.

EXISTING HALL OF JUSTICE

The existing Hall of Justice is a pile-supported, concrete shear wall structure. The City & County of San Francisco (CCSF) previously identified the building as in need of seismic retrofitting to meet desired seismic performance objectives, and it was given a high-risk rating in the 2017 Seismic Risk Rating of California Superior Court Buildings. Early in this study, options were considered that involved modifications to the existing building to support the new facility, but they were not pursued due to logistical, cost, programmatic, and seismic considerations. For the purposes of this study, demolition of the existing Hall of Justice is not assumed, though it may be demolished in the future upon completion of the new Hall of Justice. The CCSF has provided potential in-custody circulation options which include corridors through the existing Hall of Justice. It is anticipated that the in-custody circulation corridor will consist of nonstructural partitions and a secure ceiling system. It is anticipated that the modification to the existing structural system will be kept to a minimum so as not to trigger a code-mandated evaluation and retrofit.

SITE UTILITY ENABLING WORK

The different site options considered will require enabling work consisting of relocating existing utilities, creation of new ramps, relocation of existing generators, etc. Depending on where the generators are relocated to (elevated existing structure or on grade) the associated structural scope could be significant and require code-mandated upgrades of existing structural elements

3.4 MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION

HIGH LEVEL ASSESSMENT - EXISTING MEPF UTILITY IMPACTS

Buro Happold has reviewed the existing Mechanical, Electrical, Plumbing, and Fire Protection systems at the San Francisco Hall of Justice, 850 Bryant St, San Francisco, CA 94103. The existing building, constructed in 1959 and expanded in 1979, still retains many of its original systems and has far exceeded the end of its useful life without major capital improvements.

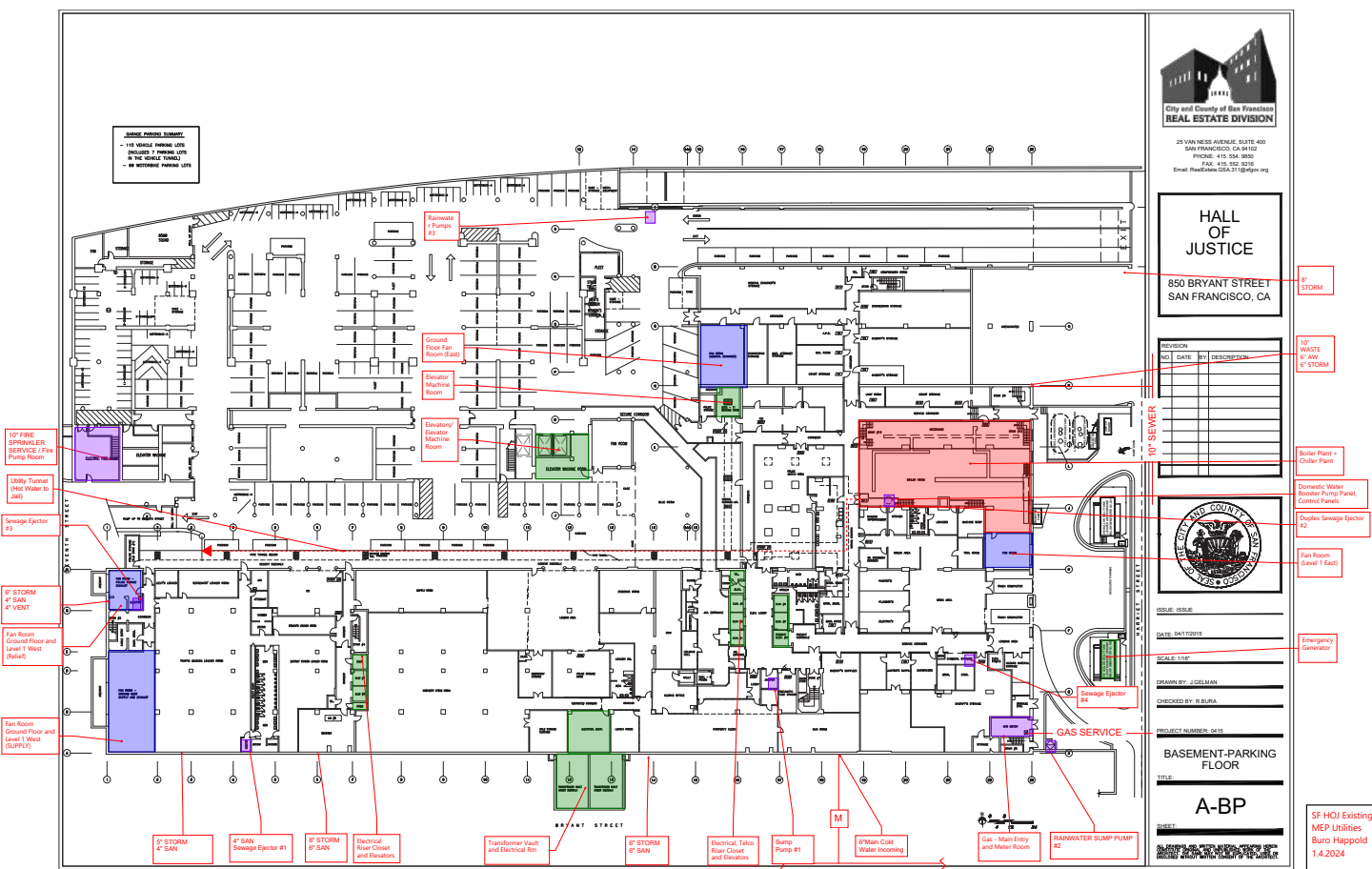
The existing building borders 7th Street, Bryant Street, and Harriet Street to the West, South, and East, respectively, and with the newer county Jail bordered to the North.

Existing air intake and relief, domestic water, sanitary, storm, gas, and electrical enter the building along each frontage and detailed within the attached Appendix with snapshot below.

Two floor-by-floor mechanical rooms are generally provided per floor (with some serving multiple floors) to serve mechanical air to the west half and east half of the building. While plausible to maintain partial operation of certain mechanical zones, it would be impractical to patch systems to remain in operation due to the amount of hazardous material expected to be mitigated. In addition, any partial demolishing of the eastern side of the hall of justice would impact the heating plant (gas fired boilers) and cooling plant (water cooled chillers) located at the east side of the basement level.

Substantial make-ready improvements to the MEP systems are anticipated with many of the new building site-specific options and detailed within Chapter 4.

- Plant Room (Boiler/Chiller)
- Electrical / Elevator
- Fan Room
- Plumbing / Fire Protection (Gas, Sewer, Fire Sprinkler)



Existing Systems Analysis

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APPLICABLE CODES

- The major applicable codes for the project include, but are not limited to, the following:
- California Building Code (CBC), 2022 edition
- California Existing Building Code (CEBC), 2022 edition
- California Historical Building Code (CHBC), 2022 edition
- California Electrical Code (CEC), 2022 edition
- California Mechanical Code (CMC), 2022 edition
- California Plumbing Code (CPC), 2022 edition
- California Green Buildings Standards Code (CGBC), 2022 edition
- California Elevator Safety Orders
- California Fire Code (CFC), 2022 edition
- Standard on the Installation of Sprinkler Systems (NFPA 13), 2022 edition, as amended by the CBC
- Standard for the Installation of Standpipe and Hose Systems (NFPA 14), 2019 edition, as amended by the CBC
- Installation of Stationary Pumps for Fire Protection (NFPA 20), 2019 edition, as amended by the CBC
- National Fire Alarm and Signaling Code (NFPA 72), 2022 edition, as amended by the CBC
- Standard for Smoke Control Systems (NFPA 92), 2018 edition, as amended by the CBC
- Standard for Emergency and Standby Power Systems (NFPA 110), 2019 Edition, as amended by the CBC
- Judicial Council of California (JCC) California Trial Court Facilities Standards, 2020 edition

OCCUPANCY

The San Francisco Hall of Justice project includes the following occupancies, as defined in CBC Chapter 3:

Table 1 – Occupancy Classifications

Building Use	Occupancy Classification
Court and Public Assembly areas	Use Group A-3, Assembly occupancies (CBC 303.1)
Building Support, Court Support, Court Office, Chambers, Courtroom holding ^a , Circulation	Use Group B, Business occupancies (CBC 304.1)
Holding Facility, Secure Interview Rooms	Use Group I-3, Institutional occupancies (CBC 308.5)

^aCourtroom temporary holding with nine or fewer persons under restraint classified as B occupancy per CBC 408.1.2.6

GROUP I-3 AND CA TRIAL COURT FACILITY REQUIREMENTS

The following special requirements based upon occupancy and use of space will apply to the San Francisco Hall of Justice project:

- I-3 Temporary Holding: Common rooms and spaces within I-3 occupancies of Type I construction shall be considered an intervening space per CBC 1016.2 when the area is contained within housing units or suites, and not considered a corridor, when they meet the following:
 - Within prison, jails and courthouses: circulation within any temporary holding suite of Type I construction and an occupant load less than 100.
- Group B Temporary Holding Facilities: Temporary holding facilities with 9 or fewer persons under restraint may be classified as Group B if the building is protected throughout by a monitored automatic sprinkler system, protected by an automatic fire alarm system with notification appliances throughout the holding facility, and is constructed of Type I construction (CBC 408.1.2.6)
- Windowless Buildings: Smoke venting for I-3 holding areas will not be required if all of the provisions of CBC Section 408.9.1 exception 3 are met:
 - Holding occurs for a duration less than 12 hours
 - Holding area includes no electrical outlets available to the detainees
 - The entire buildings is sprinklered throughout per CBC 903.3.1.1
 - The Building includes a fire alarm system with smoke detection in accordance with NFPA 72 in Common Rooms of holding areas and in cells of central holding. The fire alarm system shall activate upon alert signal on the floor of alarm containing the holding areas, to alert staff.
 - AHJ approves an egress analysis showing that detainees can be evacuated within 5 minutes from the holding area of origin, or the facility is provided with electric locks.
- Separate Circulation Systems: Per JCC CTCFS Division 1, Section 2.A, courthouses require three separate and distinct zones of public, private, and detention circulation. The private circulation system cannot be bisected by the public circulation system. Public and private egress should be separate. The detention circulation system for in-custody defendants must be separate from the public and private circulation and egress system.

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SPACE	HEIGHT
Courtroom	12'-15'
Chambers	9'-10'
Public Lobby	35'
Open Plan	9'-10'
Private Offices	9'
Clerk's Public Spaces	9'-10'
Jury Assembly Room	10'-12'
Jury Deliberation Room	8'-10'
Public Corridors	9'-12'
Restricted Corridors	8'-9'
Ancillary Spaces	8'-10'
Secure Corridors	per BSCC stds.
Holding Cells	per BSCC stds.

BSCC = Board of State and Community Corrections.

Figure 1:
JCC CTCFS Table 2.1 – Functional Court Facility Ceiling Heights

- Ceiling Heights: Ceiling heights shall comply with JCC CTCFS Division 1, Table 2.1
- Corridor Widths: Corridor width requirements per JCC CTCFS Division 1, Section 2.B.3 are as follows:
 - Public Corridors: 8' – 12' (dependent upon occupancy loading and public waiting in the corridor)
 - Private Corridors: 6' (dependent upon occupancy loading)
 - Detention Corridors: Minimum 6' – 8' in transport areas, and 8' in central holding areas

HIGH RISE REQUIREMENTS

A high-rise building is defined as any building having a highest floor for occupancy more than 75 feet above the lowest level of fire department vehicle access. The following applicable high-rise requirements will likely apply:

- Sprayed Fire Resistance Rating: Must have minimum bond strength of 430 lbs/sq ft
- Automatic Sprinkler System: Fully automatic sprinkler system, with sprinkler water-flow alarm-initiating device and control valve with supervisory signal-initiating device at the lateral connection to the riser for each floor.
- Secondary Water Supply: An automatic secondary on-site water supply having a usable capacity not less than the hydraulically calculated sprinkler demand shall be provided for high-rise buildings with occupied floors located more than 75 ft. above the lowest level of FD vehicle access. The secondary supply shall have a duration of not less than 30 minutes, as determined by hazard class per NFPA 13.
- Fire Pumps: Redundant fire pump systems are required where there are occupied floors more than 200 feet above

the lowest level of FD vehicle access. Each pump system shall be capable of automatically supplying the required demand for automatic sprinklers and standpipes.

- Fire Pump Room: Must be separated from all other rooms by 2-hr Fire Barriers.
- Required Emergency Systems:
 - Smoke Detection per 907.2.13.1
 - Fire Alarm System per 907.2.13
 - Standpipe System per 905.3
 - Emergency Voice/Alarm Communication System per 907.5.2.2
 - Emergency Communication Coverage per CFC 510
 - Fire Command Center per 911
 - Emergency/Standby Power per 2702 and 3003
- Fire Service Access Elevator: At least 2 fire service access elevators are required, where the highest occupied floor is more than 120 ft above the lowest level of FD vehicle access. Elevators shall be subject to control from the building control station and be interconnected with standby power.
- Smokeproof Enclosures: Every exit enclosure shall be constructed as a smokeproof enclosures.

ALLOWABLE HEIGHT AND AREA

The tabular values for allowable area and height for Type IA construction are shown in Table 2, below.

Table 2 – Building Height and Area

	Tabular Allowable Area Sprinklered/ Nonsprinklered (Table 506.2)	Total Allowable Area (Equation 5-3)	Allowable Height (Table 504.3)	Allowable Stories (Table 504.4)
Type IA	Unlimited/ Unlimited	Unlimited	Unlimited	Unlimited

Mezzanines: A mezzanine shall be considered a portion of the story below per CBC 505.2. It shall not contribute to the building area or number of stories, however the mezzanine shall be included in determining the fire area. Mezzanines shall be not greater than 1/3 the floor area of the room or space they are located within (may be increased to 1/2 in fully sprinklered Type I construction with emergency voice/alarm communication system). Egress shall comply with CBC Chapter 10.

Nonseparated Occupancy: The SF Hall of Justice shall be a nonseparated mixed-use building. No separation is required between nonseparated occupancies, with the following exceptions:

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- Separation is required between Group I-3 and Vehicle Sallyports
- Where Group I-3 is not the main occupancy and the area is greater than 10% of the floor area, it shall be separated per CBC Table 508.4 (see Table 3).

Table 3 – Required Separation of Occupancies (Hours)

Occupancy	B, A
Group I-3	2

Required separations shall be by fire barriers and horizontal assemblies in accordance with Section 707 or 711 of the CBC, respectively, in order to completely separate adjacent occupancies.

CONSTRUCTION TYPE

The construction type for this project is Type IA. For the required ratings of building elements in Type IA, refer to Table 4, below:

Table 4 – Fire-Resistance Ratings of Building Elements (Hours)

Building Element	Type IA	
Primary Structural Frame	3 ^{1,2}	
Bearing Walls	Exterior ^{5,6}	3
	Interior	3 ¹
Nonbearing Walls and Partitions	Exterior	(Table 705.5)
	Interior ⁴	0
Floor Construction and Secondary Members	2	
Roof Construction and Secondary Members	1 ½ ²	

¹Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.

² For Group A, E, I, L, R-1, R-2, and R-2.1 occupancies, high-rise buildings, and other applications listed in CBC Section 1.11 regulated by the Office of the State Fire Marshal, fire protection of members other than the primary structural frame shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.

⁴Not less than the fire-resistance rating required by other sections of the CBC.

⁵Not less than required by Table 705.5 of the CBC based on the fire separation distances (FSDs).

BUILDINGS ON THE SAME LOT

Two or more buildings on the same lot shall be regulated as separate buildings, or shall be considered as portions of one building where the building height, aggregate area, and number of stories are within the limits defined in CBC Chapter 5.

For the purposes of determining the required exterior wall and opening protection, projections and roof covering requirements, buildings on the same lot shall be assumed to have an imaginary lot line between them per CBC 705.3.

Where a new building is to be erected on the same lot as an existing building, the location of the new imaginary lot line, in relation to the existing building, shall be placed such that the existing building's exterior walls and openings remain in compliance with CBC 705.5 and 705.8.

CBC 705.3 exception 1 allows for buildings on the same lot to be regulated as portions of one building where the aggregate area complies with the limits of Chapter 5. It is recommended that the new SF Hall of Justice and the existing courthouse building be regulated as a single Type IA building on the same lot, to prevent non-compliance with existing wall ratings and unprotected openings due to FSD.

REQUIRED WALL RATINGS

Exterior Wall Ratings: Table 5 illustrates the exterior wall ratings and allowable openings based upon the FSD and occupancy for Type IA construction, per CBC Table 705.5.

Table 5 – Type IA Exterior Wall^{1,2} Ratings and Allowable Openings

For Group A, I, high-rise buildings, and other applications listed in CBC Section 1.11 regulated by the Office of the State Fire Marshal, exterior walls shall be rated for exposure to fire from both sides.

Fire Separation Distance = X (feet)	Allowable Opening Area	Fire-Resistance Rating (Group A, B, I)
0 < X < 3 ³	Not Permitted	1
3 < X < 5	15%	1
5 < X < 10	25%	1
10 < X < 15	45%	1
15 < X < 20	75%	1
X > 20	No Limit	0

¹Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.

²Nonbearing.

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Fire Resistant Rated Elements: The type and fire resistance required for fire barriers constructed in accordance with Section 707 of the CBC are provided in Table 6 below, and reflect the spaces likely to be included within the SF Hall of Justice:

Table 6– Required Fire-Resistance-Rated Spaces

Space	Fire-Resistance Rating (hours)	Type
Shaft Enclosures (CBC Section 713.4) ^{aaa, aaf}	2	Fire/Smoke Barrier
Interior Exit Stairways & Vestibules (CBC Section 1023.1 & CBC 909.20) ^{aaa, aad, aaf}	2	Fire/Smoke Barrier
Smokeproof Enclosures (CBC Section 909.20) ^{aaf}	2	Smoke Barrier
Exit Passageways (CBC Section 1024.3) ^{aa1}	2	Fire/Smoke Barrier
Atrium (Section 404.6)	1	Fire Barrier
Elevator Machine Rooms (CBC Section 3005.4) ^{aa1}	2	Fire Barrier
Fire Service Access Elevator/Occupant Evacuation Elevator Lobby (CBC Section 3007/3008)	1	Smoke Barrier
Elevator Lobbies (CBC Section 708 and 3006.2) ^{aa1}	1	Smoke Partition
Rooms housing riser cables for the Emergency Responder Radio Coverage System (NFPA 1221 Section 9.6.2.3)	2	Fire Barrier
Electrical Rooms without sprinkler protection (NFPA 13 Section 9.2.6)	2	Fire Barrier
Electrical Rooms with dry-type Transformers > 112.5 kVa (NFPA 70 Section 450.21)	1 or 2 ^{aa1}	Fire Barrier
Transformer Vaults – Dry-Type > 35,000 Volts and Oil-Insulated Transformers >112.5 kVA (NFPA 70 Section 450.42)	3 ^{aa1}	Fire Barrier
Emergency Switchgear Rooms (CBC Section 403.4.8.1 or NFPA 110 Section 7.2.1.1)	2	Fire Barrier
Generator Room (inside buildings) (CBC Section 403.4.8.1 or NFPA 110 Section 7.2.1.1)	2	Fire Barrier
Emergency Electrical Rooms (CBC Section 403.4.8.1 or NFPA 110 Section 7.2.1.1)	2	Fire Barrier
Fire Alarm Equipment (NFPA 72 Chapter 12)	2	Fire Barrier
Fire Pump Room (CBC Section 913.2.1)	2(high-rise)	Fire Barrier
Fire Pump Passageway (NFPA 20 Section 4.14.2.1.1)	2	Fire Barrier
Fire Command Center (CBC Section 911)	2	Fire Barrier
I-3 Separated Mixed-Use (CBC Table 508.4)	2	Fire Barrier
Corridors in Group I-3 with Occupant Loads greater than 6 (CBC Section 708 and Table 1020.1)	1 ^{aa1}	Fire Partition

^{aaa}1-hour where connecting less than four stories and 2-hour where connecting more than four stories

^{aa1}1-hour protection is required by code; however, 2-hour is recommended by Woden Fire where required to meet survivability requirements for cabling/equipment associated with fire alarm or emergency responder radio coverage systems (ERRCs) systems (where floor construction is 2-hour)

^{aa1}Only 1-hour protection is required where protected with automatic sprinklers, water spray, carbon dioxide, or halon.

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^{aad}All smoke control equipment (i.e. fans, VFDs, etc.) associated with stair pressurization are required to be enclosed in dedicated 2-hour fire-rated enclosures.

^{aae}For a reduction in the fire-resistance rating for occupancies in Group I-3, see CBC Sections 408.1.2 and 408.8.

^{aaF}Where exterior walls serve as part of a required fire-resistance-rated shaft or stairway or ramp enclosure, such walls shall comply with CBC Section 705 for exterior walls. Interior exit stairways and ramps shall also comply with CBC Section 1023.7 and exterior stairways shall comply with CBC Section 1027.6.

^{aaH} Rating shall be not less than the required rating of the hoistway enclosure served by the machinery. For other than fire service access elevators and occupant evacuation elevators, in buildings four stories or less above grade plane, where machinery rooms do not abut and do not have openings to the hoistway, the machine rooms are not required to be rated. For buildings more than four stories, meeting the above requirement, the machine room shall be permitted to be reduced to 1-hour. The above exceptions do not apply where the machine room has omitted sprinkler protection.

^{aaJ}Rating shall be not less than 1-hour and not less than that required for any connecting interior exit stairway or ramp.

FIRE PROTECTION AND LIFE SAFETY SYSTEMS

The SF Hall of Justice project will require the following Fire Protection and Life Safety Systems:

- Fully Sprinklered with Automatic Fire Sprinkler System per 903.2.6.2 and NFPA 13
- Standpipe System per 905.3
- Fire Alarm System per 907.2.6
- Smoke Detection per 907.5
- Emergency Voice/Alarm Communication System per 907.5.2.2
- Emergency Communication Coverage per CFC 510
- Fire Command Center per 911
- Smoke Control System per 909
- Emergency/Standby Power per 2702 and 3003

A smoke control rational analysis supporting the types of smoke control systems to be employed, their operation, systems supporting them and methods of construction shall be submitted with the construction documents, as required by and defined by CBC 909.4.

It is anticipated that passive smoke control measures may include Smoke Barriers constructed in accordance with CBC 909.5.

It is anticipated that mechanical smoke control measures may include pressurization and/or exhaust methods constructed in accordance with CBC 909.6 and 909.8 respectively.

SMOKE CONTROL

All portions of high-rise buildings shall be provided with a smoke control system in accordance with CBC 909.

Every exit enclosure within a high-rise shall be a smoke-proof enclosure complying with CBC 909.20 and 1023.11.

Elevator installation shall comply with CBC Chapter 30. Where installed with CBC 3008, passenger elevators for public use shall be permitted to be used for occupant self-evacuation. Elevator lobbies shall be provided in accordance with CBC 3006. Note that exceptions 2, 3, 4, and 5 of 3006.3 shall only be permitted where approved by the AHJ.

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MEANS OF EGRESS

Head Clearance: Minimum head clearance requirements for egress systems are represented in Table 7 below

Table 7 - Egress Minimum Height Requirements

Area	Minimum Height Clearance Requirement
Means of egress (Section 1003.2) ¹	7'-6"
Means of egress - I-3 (Section 1003.2)	8'-0"
Stairways (Section 1011.3)	6'-8"
Doors (Section 1010.1.1)	6'-8"
Ramps (Section 1012.5.2)	6'-8"

Occupant Load Factors: The sizing requirement for the means of egress system is determined by the number of occupants (occupant loads) within building occupancies.

Where occupants egress from one or more rooms, areas or spaces through others, the design occupant load shall be the combined occupant load of interconnected accessory of intervening spaces.

Design of egress path capacity shall be based on the cumulative portion of occupant loads of all rooms, areas or spaces to that point along the path of egress travel (Section 1004.2.1)

Occupant load factors for the project are represented in Table 8 below:

Table 8- Occupant Load Factors

Building Area/Use	Occupant Load Factor
Offices, Circulation	150 gross
Assembly – Standing Space	5 net
Assembly – Concentrated (Chairs Only – Not Fixed)	7 net
Assembly – Unconcentrated (Tables and Chairs)	15 net
Assembly – Fixed Seating	# of Fixed Seats or 1 occupant/18" of seating length
Lobby	15 net
Conference and Meeting Rooms (Tables and Chairs)	15 net
Storage/Mech. and Elec. Spaces	300 gross

Egress Sizing: The required capacity of the means of egress must not decrease along its path to the exit discharge.

Where more than one exit or exit access is required from a space or area, the means of egress from the space must be sized so that the loss of one exit or exit access does not reduce the available capacity from the area to less than 50% of its requirement. (Section 1005.5).

The following are the required egress capacity factors from Section 1005 of the CBC:

Table 9 – Applied Egress Capacity Factors

Egress Component	Egress Capacity Factor
Stairways	0.2 inches per occupant
Other	0.15 inches per occupant

Note: This project will incorporate an emergency voice/alarm communication system and may use the lower capacity factors permitted when using an emergency voice alarm/communication system.

Travel Distances: Table 10, below, summarizes the applicable travel distance requirements applicable to the PROJECT NAME project in accordance with CBC Table 1006.2.1 and Table 1017.2.

Occupancy	Distances (feet)
A	<ul style="list-style-type: none"> Max Travel Distance: 250 Max Common Path of Travel: 75³ Max Dead End Distance: 20
B	<ul style="list-style-type: none"> Max Travel Distance: 300 Max Common Path of Travel: 100 Max Dead End Distance: 50
I-3	<ul style="list-style-type: none"> Max Travel Distance: 200 Max Common Path of Travel: 100 Max Dead End Distance: 20

³For a room or space used for assembly purposes having fixed seating, see CBC Section 1030.8

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REQUIRED NUMBER OF EXITS/EXIT ACCESS (CBC SECTION 1006)

Required Number of Exits/Exit Access from Spaces: In accordance with Table 1006.2.1 of the CBC, two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of travel are exceeded.

Table 11 – Maximum Thresholds for Spaces with One Exit

Occupancy	Maximum Occupant Load of Space	Common Path of Travel (feet)
A1	49	75
B	49	100
I-3	10	100

Required Exits from Stories: Each story shall have the minimum number of separate and distinct exits or access to exits as specified in Table 12 (CBC Table 1006.3.2), below.

Table 12 - Minimum Number of Exits or Access to Exits per

Occupant Load Per Story	Minimum Number of Exits or Access to Exits from Story
1-500	2
501-1000	3
More than 1,000	4

Story

Exit Separation: Where two exits or exit access doorways/ stairways/ramps are required from any portion of the exit access, and the building is sprinklered, the separation distance shall be not less than 1/3 the length of the maximum diagonal dimension of the area served.

Accessible Means of Egress: Accessible spaces must have at least one accessible means of egress.

Where CBC Sections 1006.2 or 1006.3 require more than one means of egress from any accessible space (shown in Table 12 of this report), each accessible portion of the space shall be served by accessible means of egress in at least the same number. Accessible means of egress shall also comply with the provisions of CBC Chapter 11B.

Doors: Doors in the means of egress system shall comply with the following parameters:

- Minimum Clear Opening Width: 32"

- For 2-door leaves without a mullion, one leave must be 32" min clear width
- For egress doors in I-2 with movement of beds and stretchers: 44" min clear width
- Projections into clear opening width: Only allowed between 34" and 80" above the floor or ground; projection not to exceed 4"
- Swing Direction: Where serving a room/area with an occupant load of 50 or more, must swing in direction of egress travel
- Landings at Door: Landing width not less than the width of the door or stairway (whichever is greater). Landing length not less than 44"
- Doors Encroaching in Landing: When fully open, doors shall not reduce a required landing dimension by more than 7". Doors in any open position shall not reduce the landing to less than 1/2 its required width
- Panic Hardware: Required on all doors in H occupancy. Required on all doors that lock and latch in A occupancies that have 50 or more occupants. Required on all exit/exit access doors in electrical rooms with equipment rated 800-amperes or more and over 6 ft wide, and that contain overcurrent, switching, or control devices.

Stairways: Stairways in the means of egress system shall comply with the following parameters:

- Stairway Width: Sized to meet the required egress load capacity; minimum width not less than 44"
 - Exception: Stairways serving an OL less than 50 shall have a width of not less than 36"
- Headroom: Continuous headroom clearance of not less than 80" (measured vertically from a line connecting the edge of the nosing).
- Riser Height: 4" min to 7" max. Riser heights must be uniform
- Tread Depth: 11" min. Tread depths must be uniform
- Nosings: Shall have a curve or bevel not less than 1/16", but not greater than 9/16"
- Stairway Landings: Width shall be equal to the width of the stairway. Depth shall be a minimum of 48" or equal to the width of the stairway, whichever is less.
- Handrails: Flights of stairways shall have handrails on each side and shall comply with Section 1014.

Exit Discharge: Exits shall discharge directly to the exterior of the building at grade or to a path of travel to grade. The exit discharge shall not reenter a building. The exit discharge shall provide a direct and unobstructed access to the public way.

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Where access to a public way cannot be provided, a safe dispersal area shall be provided where all of the following are met:

1. The area shall be of a size to accommodate not less than 5 SF for each person. Note: In accordance with Section 452.1.3, safe dispersal areas for fenced in school grounds shall be based on 3 SF per occupant.
2. For other than Group E buildings, the area shall be located on the same lot not less than 50 feet away from the building requiring egress. For Group E buildings, the area shall be located on the same lot at least 50 feet away from any building.
3. The area shall be permanently maintained and identified as a safe dispersal area.
4. The area shall be provided with a safe and unobstructed path of travel from the building.
5. In correctional facilities, the area shall be a size to accommodate not less than 7 SF per occupant. Accessible path of egress travel to the safe dispersal area and clear ground space for 5% of the occupants meeting Section 11B-305.3 shall be provided.

FIRE DEPARTMENT SITE ACCESS

Fire apparatus access roads shall be provided and arranged to extend within 150 feet of all portions of the facility and all portions of the first story exterior walls as measured by an approved route around the exterior of the building, in accordance with CFC Section 503.1.1.

Fire access road parameters are as follows:

- Hose Pull: 150' max to any portion of building perimeter; (unless extension granted by AHJ) shall be measured along a path that simulates the route a fire fighter might take to access all portions of the exterior of a structure from the nearest fire lane.
- Fire Apparatus Access Road WIDTH: not less than 20 ft in width
 - Where buildings exceed 30 ft in height, aerial apparatus access roads shall be not less than 26' in width
- Vertical Clearance: minimum of 13' – 6"
- Building Setbacks: 15' – 30' from edge of fire lane to exterior wall, here an aerial apparatus access road is required for laddering (applies to buildings with the highest roof surface greater than 30 ft vertical distance from grade plane)

- Parking along Fire Lanes: not permitted on either side of a lane less than 26" in width
 - Parking allowed on 1 side for lane 26' – 32' in width
Parking allowed on 2 sides for lanes greater than 32' in width
 - Aerial apparatus access roads require an additional 6 feet of width. 32' required for parking on 1 side and 38' required for parking on 2 sides
- Dead Ends: Any dead end in excess of 150 feet in length shall be provided with an approved area for apparatus turn-around (CFC Appendix D Table D103.4)

An approved water supply capable of supplying the required fire-flow for fire protection shall be provided to the building premises. Fire flow is to be determined by Appendix B of the CFC.

Fire hydrant systems shall comply with CFC Sections 507.5.1 through 507.5.6 and Appendix C of the CFC.

Buildings equipped with a standpipe system shall have a fire hydrant within 100 feet of the fire department connections, except where approved by the fire code official. The fire code official shall approve the final location of the FDC.

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INTRODUCTION

VerPlanck Historic Preservation Consulting prepared this Historic Preservation Report for Moore Ruble Yudell, on behalf of the Judicial Council of California (JCC). The subject of this report is a tract comprising seven parcels in an area bounded by Bryant Street to the southeast, 6th Street to the northeast, Ahern Way to the northwest, and Harriet Street to the southwest (Figure 1). The properties (802-04, 814, and 820 Bryant Street and 444, 450, 470, and 480-84 6th Street) are collectively known as the “project site.” Together they comprise the site of a proposed new San Francisco Hall of Justice. The existing Thomas J. Cahill Hall of Justice is located immediately southwest of the project site at 850 Bryant Street. Opened in 1961, the 63-year-old Hall of Justice is in poor condition and functionally obsolete. It also does not meet contemporary seismic safety standards. Originally built to house most of San Francisco’s public safety apparatus, the building is now only partially occupied by the San Francisco Superior Court, which utilizes the 21 courtrooms and two hearing rooms in the building’s East Wing, as well as the Office of the District Attorney, and several San Francisco Police Department agencies. The Hall of Justice is physically linked to the adjoining San Francisco County Jail at 425 7th Street, which was built in 1996. The proposed project would result in

the construction of a new mid-rise courthouse on the adjoining block bounded by 6th Street, Bryant Street, Harriet Street, and Ahern Way. Although the City and County of San Francisco owns five of the seven parcels comprising the project site, it does not own the two corner parcels at 480-84 6th Street and 800-04 Bryant Street. While the existing Hall of Justice is not proposed for demolition at this time, it may be demolished in the future upon the completion of the new Hall of Justice.

CONCISE PROPERTY DESCRIPTION AND HISTORY

As mentioned, the project site consists of seven parcels within the area bounded by 6th Street, Bryant Street, Harriet Street, and Ahern Way. The project site is located in the South of Market Area near the intersection of 6th and Bryant streets. The immediate context is largely post-industrial, with repurposed light industrial buildings, parking lots, one-story commercial buildings, and single-room-occupancy hotels bounding the site to the northeast and southeast. The I-80 skyway bounds the site to the northwest, and the existing Hall of Justice adjoins the project site to the southwest.

Less than fifty percent of the project site is occupied by buildings, with most of it devoted to surface parking lots and driveways, including 814 Bryant (APN 3759012), 820 Bryant

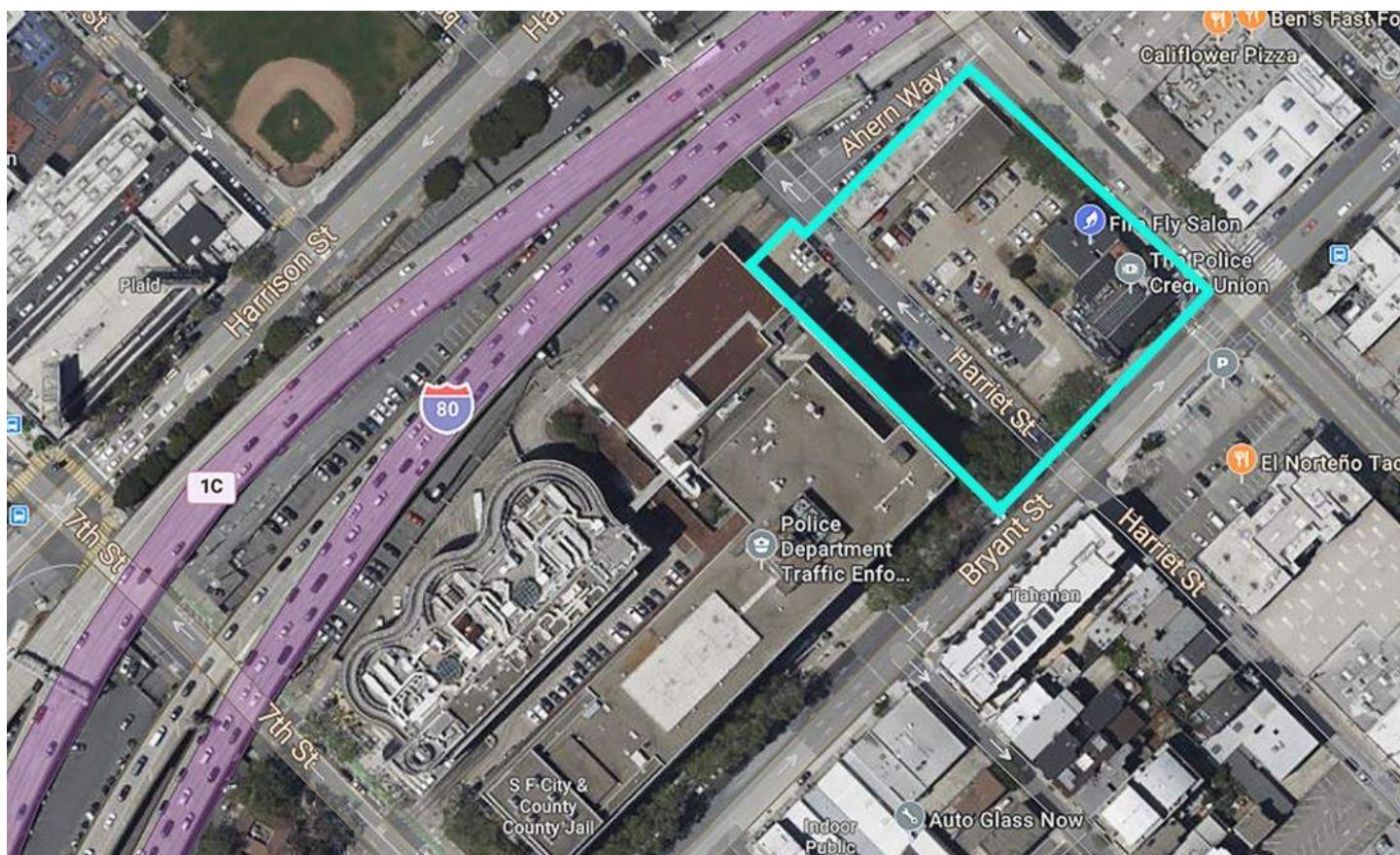


Figure 1. Aerial photograph showing the site of the proposed new Hall of Justice outlined in blue.

Source; Bing.com/maps; annotated by Christopher VerPlanck

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(APN 3759014), and 470 6th Street (APN 3759009) (Figure 2). The remaining four properties each contain one building. At the intersection of 6th Street and Ahern Way is 444 6th Street, a one-story, concrete block warehouse constructed in 1959 (Figure 3). Built as a record company warehouse, the Contractor Modern-style building is presently vacant. The next property at 450 6th Street contains a one-story, concrete block commercial building constructed in 1956 (Figure 4). Constructed as a distribution center for an office machine supplier, 450 6th Street, which is also designed in the Contractor Modern style, now houses a salon product vendor. A parking lot at 470 6th Street separates this building from its neighbor at 480-84 6th Street. This property contains a three-story, wood-frame, mixed-use building known as the Paramount Apartments (Figure 5). Constructed in 1916, the Classical Revival building has a brick façade, two commercial units on the first floor, and a single-room occupancy hotel on the upper floors. The final building on the block is 800-04 Bryant Street, a three-story, wood-frame commercial building

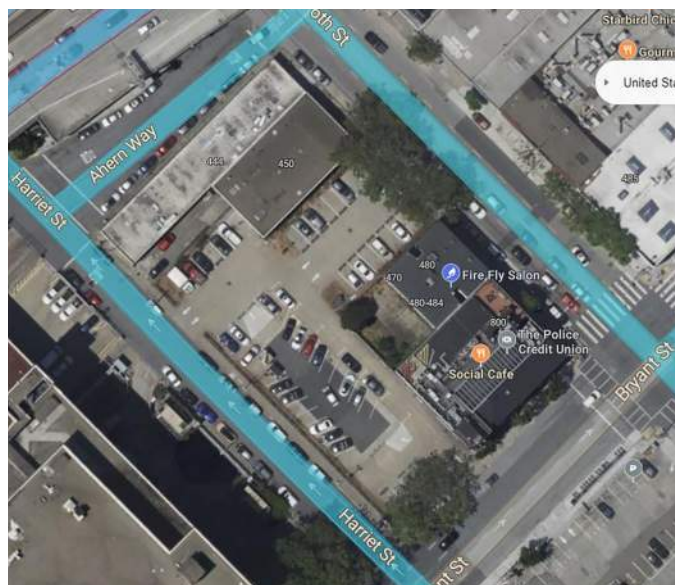


Figure 2. Aerial photograph showing the project site.
Source: Bing.com/maps



Figure 3. 444 6th Street – built 1959.



Figure 4. 450 6th Street – built 1956.



Figure 5. 480-84 6th Street – built 1916.



Figure 6. 800-04 Bryant Street – built 2003.

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(Figure 6). Constructed in 2003 as the SFPD Credit Union, the non-descript building still fulfills this use. All of these properties belong to the City and County of San Francisco apart from 480-84 6th Street and 800-04 Bryant Street, which are both under private ownership.

Of the seven properties that comprise the project, only one – 480-84 6th Street – has any historical status. As mentioned previously, 480-84 6th Street – the Paramount Apartments – was built in 1916 as a single-room-occupancy (SRO) hotel. Although not a very architecturally distinguished building, it was identified by Page & Turnbull in their 2009 South of Market Survey as being eligible for the California Register of Historical Resources (California Register) under Criterion 1 (Events) for its association with a “broad pattern of events,” namely the reconstruction of the South of Market Area after the 1906 Earthquake. At that time the neighborhood was rebuilt as a mixed-use neighborhood consisting of light industry and associated worker housing, including SROs like 480-84 6th Street. According to the San Francisco Planning Information Map, the property is a “Category A – Historic Resource.” Since the survey was completed 15 years ago, the Paramount

Apartments have undergone no substantial exterior alterations.

Although it is not part of the project site, the Hall of Justice borders it to the southwest, with Harriet Street separating the project site from the Hall of Justice at 850 Bryant Street. The Hall of Justice is a seven-story-over-basement, reinforced-concrete civic building with an L-shaped floorplate and a flat roof (Figures 7-8).



Figure 7. Hall of Justice – primary entrance.



Figure 8. Hall of Justice, from 7th and Mission streets.

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Designed by the firm of Weihe Frick & Kruse in an unusual blend of the Beaux Arts and Modernist styles, the building was constructed in 1959 to accommodate a substantial portion of San Francisco's public safety and legal apparatus under one roof, including the San Francisco Superior Court, Traffic Court, the administrative offices of the San Francisco Police Department and the San Francisco Sheriff's Department, the Office of the District Attorney, the San Francisco County Coroner's Office, and a two-level rooftop jail. In addition, the building once housed the SFPD's Southern Division Station. The building is clad in white Sierra Granite and much of the exterior is punctuated by a grid of fixed aluminum-frame windows. Largely devoid of ornament, the exterior is embellished by a 20-ton seal of the City and County of San Francisco carved by sculptor Spero Anargyros in 1960. The Hall of Justice was evaluated by the author of this report in 2014 as being individually eligible for the California Register under Criterion 1 (Events) for its association with many notable events that took place in the building during the latter part of the twentieth century, including the trials of Lenny Bruce in 1961, "Los Siete" in 1970, and Dan White in 1978. SFPD detectives based in the building worked on many of the most famous cases that threw San Francisco into turmoil during the 1960s, 1970s, and early 1980s, including the Zodiac Killer, the Zebra Killers, and the robbery of Hibernia Bank by Patty Hearst and the Symbionese Liberation Army. The building was also a backdrop to several vintage crime television dramas and films, including *Streets of San Francisco* and *Dirty Harry*.

ANALYSIS OF PROJECT-SPECIFIC IMPACTS

A. PROJECT DESCRIPTION

The proposed project entails the construction of a new Hall of Justice on the block bounded by 6th Street, Bryant Street, Harriet Street, and Ahern Way. There are four potential alternatives under consideration: Site Options 1, 2, 3, and 4. Site Option 1 would build a new mid-rise building on the 1.29-acre project site, including the Harriet Street right of way and the two properties that the City and County does not currently own: 480-84 6th Street and 800-04 Bryant Street. The podium would occupy 37,000 sf and both the podium and the tower would be oriented toward 6th Street, with setbacks from the podium along 6th Street and Ahern Way. Option 2 would occupy a 1.19-acre, L-shaped site, with the 32,000-sf podium and tower wrapping around the two existing buildings at 480-84 6th Street and 800-04 Bryant Street. Under this option, the tower would be set back from the podium on 6th Street. Option 3 is similar to Option 1 it would occupy the Harriet Street right-of-way, but the 46,000-sf podium would not occupy the entire

1.67-acre site and the tower would be set back from 6th Street. Similar to Option 2, Option 4 would wrap around the two corner parcels, with its 33,600-sf podium, occupying most of the 1.41-acre site. Under this option, the tower would be set back from 6th Street. Under all four options, the podium will be set back 25' minimum from 6th and Bryant streets and Ahern Way. There will also be a 25' security buffer along the east side of the Harriet Street right-of-way. None of the four options would physically impact the existing Hall of Justice apart from some minor changes to circulation and building services stemming from the vacation of Harriet Street. In addition, a new sallyport would be built for in-custody transport from the County Jail in San Bruno to the new building. This feature may also connect with the adjoining County Jail at 425 7th Street. Under all four options the existing Hall of Justice could remain open during construction.

B. STATUS OF THE PROPERTY AS A HISTORICAL RESOURCE

According to California Environmental Quality Act (CEQA) Guidelines Section 15064.5 (a), a "historical resource" is defined as property or object belonging to at least one of the following three categories:

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.);
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical re-source survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant;
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852),

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including the following:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history.

The project site contains one California Register-eligible property, the Paramount Apartments at 480-84 6th Street. As described above, this property was determined eligible for the California Register under Criterion 1 by the San Francisco Planning Department. As such, it is a historical resource under Section 15064.5 (a) of the California Environmental Quality Act.

C. ANALYSIS OF THE PROJECT FOR COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (the Rehabilitation Standards and the Guidelines, respectively) provide guidance for reviewing work to historic properties. Developed by the National Park Service for reviewing certified rehabilitation tax credit projects, local governmental bodies across the country have adopted the Standards to review work to historic properties. The Rehabilitation Standards provide a useful analytical tool for understanding and describing potential changes to historical resources, including new construction inside or adjoining historic districts.

Conformance with the Rehabilitation Standards does not determine whether a project would cause a substantial adverse change in the significance of a historical resource under CEQA. Rather, projects that comply with the Standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historical resource. Projects that do not comply with the Rehabilitation Standards may or may not cause a substantial adverse change in the significance of an historical resource and would require further analysis by the Planning Department to determine whether the historical resource would be "materially impaired" by the project under CEQA Guidelines 15064.5(b).

Rehabilitation is the only one of the four treatments in the Standards (the others are Preservation, Restoration, and

Reconstruction) that allows for the construction of an addition or other alteration to accommodate a change in use.

The first step in analyzing a project's compliance with the Rehabilitation Standards is to identify the resource's character-defining features, including characteristics such as design, materials, detailing, and spatial relationships. Once the property's character-defining features have been identified, it is essential to devise a project approach that protects and maintains these important materials and features – meaning that the work involves the "least degree of intervention" and that important features and materials are safeguarded throughout the duration of construction. It is critical to ensure that the new work does not result in the permanent removal, destruction, or radical alteration of any significant character-defining features.

D. POTENTIAL MITIGATION FOR DEMOLISHING THE PARAMOUNT APARTMENTS

Absent mitigation, a project that proposes to demolish a historical resource may have a significant adverse effect on the environment under the California Environmental Quality Act (CEQA). Mitigation of significant project impacts can lessen or eliminate the physical impacts of a project to a less than significant level.

Mitigation can take many forms. The first strategy would be to build around the Paramount Apartments. Another strategy would be to relocate the building to another compatible site in the South of Market Area. Given that both of these measures may not meet the project objectives, other mitigation measures may be considered, including one or more of the following:

- **HABS Documentation Package:** Documentation of the building by a qualified professional to Historic American Building Survey (HABS) Level II or Level III standards, including large-format black and white photographs, existing conditions drawings, and a narrative report, could help to mitigate the project's impacts. Other items could include oral histories of previous owners or residents and videographic documentation of the building. All items should be output on archivally stable media and the completed documentation packages would be transmitted to the Northwest Information Center at Sonoma State University and the San Francisco Public Library.
- **On-site Interpretive Display:** A permanent, on-site historical display and/or interpretive plaque that documents the history of the Paramount Apartments could also be of value. The display should be located in a publicly accessible area and it would include – at a minimum – historical photographs and explanatory text.

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- **Deconstruction and Salvage:** Instead of demolishing the building through conventional means and dumping the debris in a landfill, this mitigation measure would entail its careful “deconstruction” by a qualified contractor to ensure that any salvageable materials are salvaged and reused. Notable architectural features and finishes may also be reused on-site as part of the interpretive display or donated to a local historical society or other repository.
- **Historic District Funding:** Funding the documentation and registration of one or more historic districts comprising the most significant remaining concentration(s) of SROs in the South of Market Area may be of value.

Demolition of historic resources cannot be mitigated to a less-than-significant level through implementation of only one of the above mitigation measures. Implementing one or more of the measures may mitigate impacts to the extent feasible, but the demolition of a historical resource is often judged to be a significant and unavoidable impact.

CONCLUSION

The proposed construction of a new Hall of Justice on the portion of Assessor Block 3759 bounded by Bryant, 6th, Ahern, and Harriet Streets would not physically impact the existing California Register-eligible Hall of Justice at this time. However, Options 1 and 3 would both result in the demolition of the California Register-eligible Paramount Apartments at 480-84 6th Street. Options 2 and 4 would not demolish either the Hall of Justice or the Paramount Apartments, but they would result in the construction of a much larger new courthouse right next to the three-story Paramount Apartments. Of the four site options, Options 2 and 4 would have a lesser environmental impact than Options 1 and 3 in that they would not result in the demolition of any historical resources. However, these two options could still have the potential to cause visual impacts to the Paramount Apartments, and possibly the Hall of Justice. It is possible that the Hall of Justice will be demolished after the completion of the new Hall of Justice, but a detailed evaluation of its demolition and associated project impacts are beyond the scope of work of this report. Further environmental review work, including the development of project alternatives and mitigation measures, will be necessary.

3.7 ENVIRONMENTAL CONSIDERATIONS

This section includes a preliminary discussion of environmental factors that may impact the New San Francisco Hall of Justice project based on the CEQA Guidelines Environmental Checklist. The Judicial Council's will conduct additional, comprehensive environmental studies consistent with CEQA once the Judicial Council has selected a proposed project site, and before the final project is approved by the State Public Works Board (SPWB). Prior to seeking project approval for the New San Francisco Hall of Justice, the Judicial Council will engage in an environmental review, and will provide an opportunity for interested parties, local agencies, state agencies, federal agencies, Native American tribes, and others to participate in the preparation, review, and adoption of environmental documents.

The following are potential preliminary environmental factors that the Judicial Council will need to evaluate and will require additional environmental analysis prior to project approval.

AESTHETICS

- Scenic Vista
- Scenic Resources
- Visual Character of the Site
- Nighttime Lighting and Daytime Glare

AGRICULTURE AND FORESTRY RESOURCES

In the event the Judicial Council proposes to locate the New San Francisco Hall of Justice on a different site, the Judicial Council will need to evaluate any potential impact on agricultural or forestry resources.

AIR QUALITY

- Air Quality Plan
- Increased Pollutants
- Increased Emissions

BIOLOGICAL RESOURCES

- Wetlands or Riparian Habitat
- Special Status Species
- Migratory Fish and Wildlife
- Tree Preservation
- Conservation Plan

CULTURAL RESOURCES

- CEQA Guidelines § 15064.5 Resources
- Historic Resources
- Archeological Resources

ENERGY

- Inefficient Consumption during Construction and Operation
- Renewable Energy

GEOLOGY AND SOILS

- Seismic Effects
- Soil Erosion
- Unstable Soils
- Expansive Soils
- Alternate Wastewater Disposal
- Paleontological Resources

GREENHOUSE GAS EMISSIONS

- Greenhouse Gas Emissions and Reductions

HAZARDS AND HAZARDOUS MATERIALS

- Transport, Use, Disposal and Release
- Proximity to Schools
- Hazardous Material Sites
- Emergency Evacuation and Response
- Wildfire Risk

HYDROLOGY AND WATER QUALITY

- Water Quality Standards
- Groundwater Supply
- Existing Drainage and Impervious Surfaces
- Flood Hazards

LAND USE AND PLANNING

- Physical Divisions in Communities
- Land Use Plans

MINERAL RESOURCES

- Loss of Resources

NOISE

- Increase in Temporary or Permanent Ambient Noise
- Vibration

POPULATION AND HOUSING

- Unplanned Population Growth
- Displacement

PUBLIC SERVICES

- Governmental Facilities

RECREATION

- Increase in Use

3.7 ENVIRONMENTAL CONSIDERATIONS

TRANSPORTATION

- Circulation Systems
- CEQA Guidelines § 15064.3(b)
- Increased Hazards
- Emergency Access

TRIBAL CULTURAL RESOURCES

The Judicial Council will need to identify, avoid, preserve in place, or mitigate impacts to tribal cultural resources to the extent feasible. The Judicial Council will also need to timely offer government-to-government consultation to each California Native American Tribe (“Tribe(s)”) traditionally and culturally affiliated with the project area. The Judicial Council will also need to engage in consultation with the Tribes that request it pursuant to AB 52 (Gatto, 2014) and as part of the environmental review process. The consultations will help the Judicial Council identify, avoid, preserve in place, or mitigate impacts to tribal cultural resources to the extent feasible, while taking into consideration the significance of the resource to the Tribe(s).

UTILITIES AND SERVICE SYSTEMS

- Wastewater and Stormwater
- Power
- Natural Gas
- Telecommunications
- Water Supply
- Solid Waste

WILDFIRE

- Emergency Response and Evacuation
- Wildfire Risks and Pollutants
- Infrastructure
- Post-fire Risks

MANDATORY FINDINGS OF SIGNIFICANCE

- Substantial Environmental Impacts
- Cumulatively Considerable Impacts
- Environmental Effects on Human Beings

The Judicial Council is committed to the greatest extent feasible to selecting sites with minimal to no impact to environmental resources. The selected project option will complete a thorough and responsible CEQA process, including analysis of alternatives. The CEQA process may include development of a mitigation plan to lessen the effect of potential environmental impacts, as applicable. The CEQA process will provide opportunity for public review and comment.



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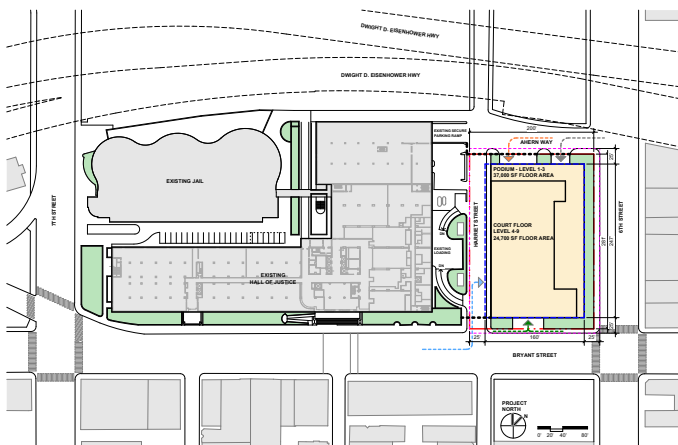
OPTIONS ANALYSIS

4.0 SITE OPTIONS OVERVIEW

OVERVIEW

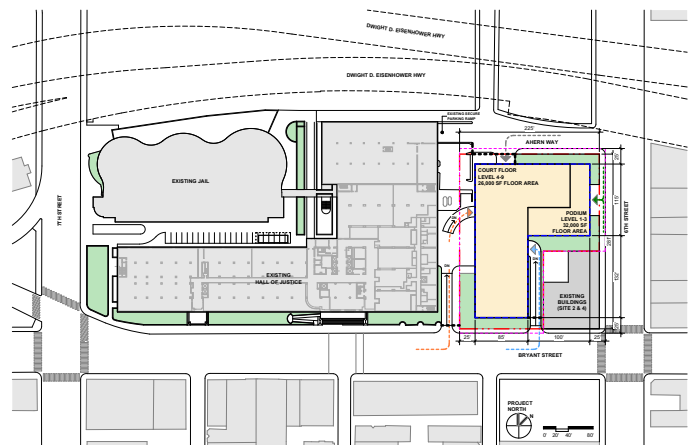
Conceptual test fits, program stacking options, and site access studies were developed to determine the degree of feasibility of each site scenario and to identify constraints and compromises related to each site. Early conceptual test fits indicated that a new courthouse could be built without encroaching on the existing Hall of Justice footprint in each site option based on a typical 40,000 sf podium footprint utilized in similar courthouses. This eliminated the need for costly temporary relocation of the Court during construction.

Site 1 is the least disruptive of all the site options. The new courthouse would be contained within the existing lot, would not encroach on the right of way, and would have the least impact to current Hall of Justice operations. Sites 2, 3 and 4 encroach onto the ROW and are disruptive to the existing utilities and building functions. Sites 2 and 4 are further constrained with an L-shaped footprint that is not conducive to efficient court floor layouts. Several criteria and a comparative Site Feasibility Matrix were developed to evaluate each site to determine the recommended scenario for further development and costing.



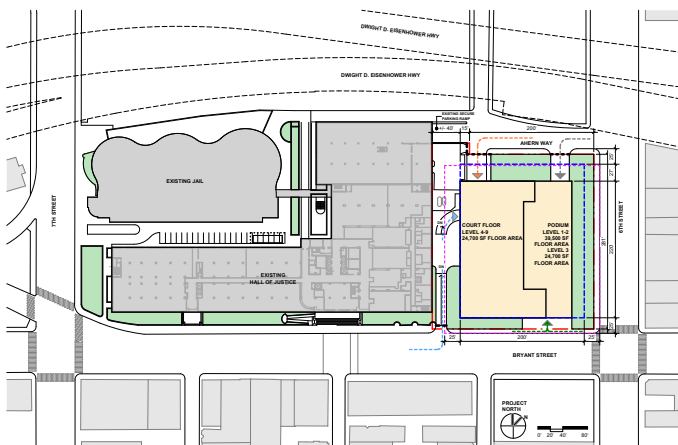
Site Option 1

- Site area = 1.29 acres
- Maximum buildable footprint = 39,065 sf
- 9-Story with Secure Basement Parking Only;
10-Story without Basement



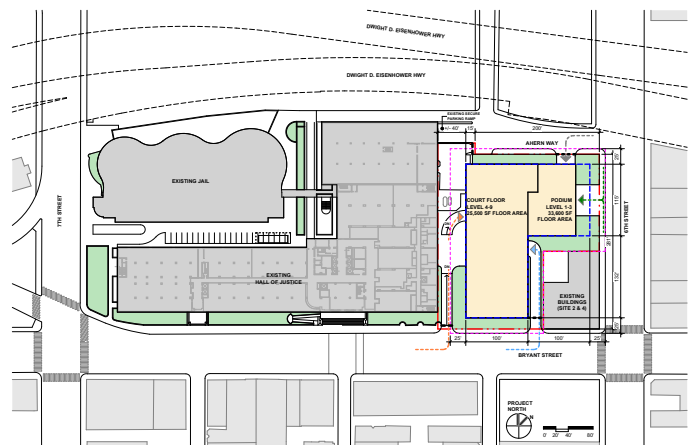
Site Option 2

- Site area = 1.19 acres
- Maximum buildable footprint = 32,000 sf
- 9-Story with Basement



Site Option 3

- Site area = 1.67 acres
- Maximum buildable footprint = 49,000 sf
- 9-Story with Secure Basement Parking Only;
9-Story without Basement



Site Option 4

- Site area = 1.41 acres
- Maximum buildable footprint = 33,600 sf
- 9-Story with Basement

4.0 SITE OPTIONS OVERVIEW

PRIMARY SITE DESIGN DRIVERS

Design considerations include:

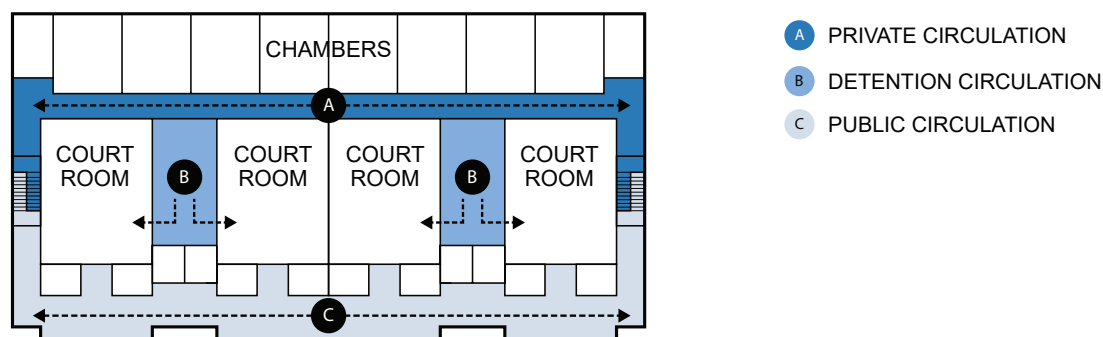
- Provide a civic presence along Bryant Street
- Minimize impact to existing Court and City functions
- Avoid costly temporary relocation and swing space needs
- Provide a secure point of connection at the building for the direct in-custody connection to the jail
- Address flood risk to basement level program
- Locate high trafficked public program on ground level to avoid operational costs for elevators and escalators

KEY PLANNING COMPONENTS

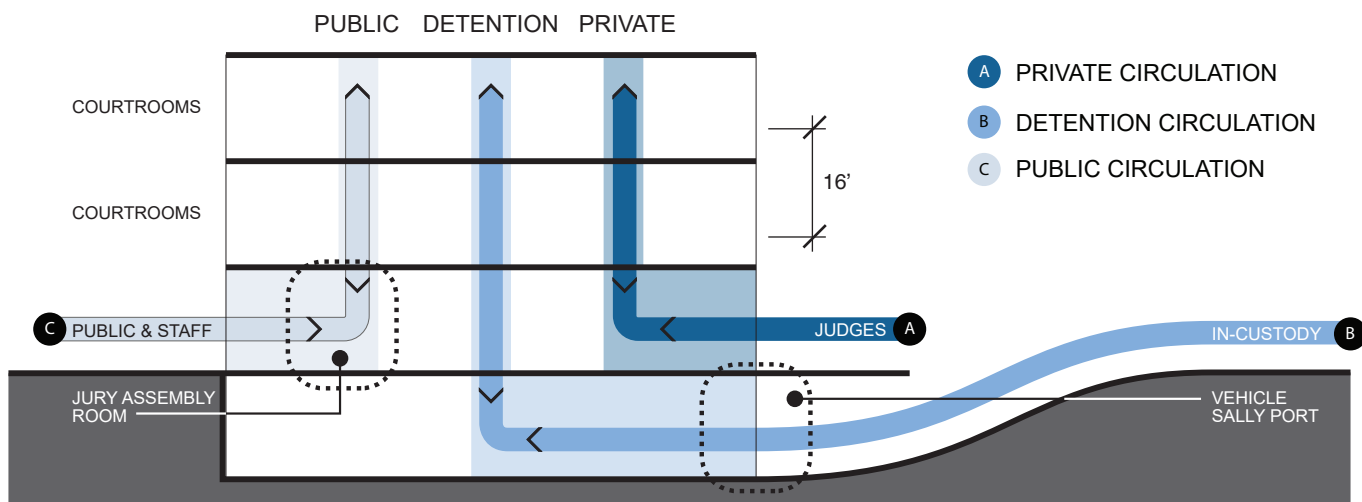
The following planning components are required for each site option to conform to the 2020 CTCFS:

- 25' vehicular setback defines maximum buildable area
- 4-Courtroom floor module (120'x220' min. floor plate)
- Public facing program at lower floors with double height Lobby and communicating stair
- Secure Judicial Officer parking within building
- Secure Sallyport
- In-Custody Holding below Courtrooms
- Separate Public, Private and Detention circulation

TYPICAL CTCFS 4-COURTROOM FLOOR TEMPLATE



TYPICAL CTCFS THREE-PART CIRCULATION DIAGRAM



Diagrams per Section 2.A.1, 2020 CTCFS

4.0 SITE OPTIONS OVERVIEW

SITE FEASIBILITY MATRIX

SITE CRITERIA	SITE 1		SITE 2
	Basement with Secure Parking	No Basement	Basement
	RECOMMENDED	ALTERNATE	
Site Coverage <ul style="list-style-type: none"> Site area - 2.5 acres min. Floor Area Ratio Number of floors 	1.29 acres 4.9 9-story	10-story	1.19 acres 5.3 9-story
Program Functionality	Preferred	Acceptable	Not Preferred
Floor Plate Flexibility <ul style="list-style-type: none"> Court Floor Functionality (standard 4-courtroom template) Program Plan Flexibility 	Allows Flexible		Does not allow Least Flexible
Sea Level Rise Considerations	Above except for secure parking		Below
Existing Use, Ownership and Control	Private, City/County-owned		City/County-owned
Site Make-Ready Work <ul style="list-style-type: none"> Demolition & historic mitigation measures for 1916 SRO building Demolition of two existing 820 Bryant Street buildings Vacate Harriet Street ROW Utility infrastructure availability/capacity/condition ROW utility infrastructure relocation Temporary generator relocation Loading/Trash relocation 	Minimal Yes Yes Yes No No No		Extensive No No Yes Yes Yes Yes
Site Access <ul style="list-style-type: none"> Parking Sallyport Loading/Trash Fire Department 	Basement On grade On grade Compliant	Level 2 On grade On grade Compliant	Basement Basement On grade Compliant
In-Custody Movement Functionality <ul style="list-style-type: none"> Sallyport level Central Holding level Point of connection at new building 	Ground Level 2 Ground	Ground Level 2 Ground	Basement Level 2 Basement or Ground
Image & Visibility to Public <ul style="list-style-type: none"> Building Orientation - Entrance Building Orientation - Court Floor Bar 	Preferred - Bryant St N-S	Preferred - Bryant St N-S	Not preferred - 6th St N-S
Security Requirements <ul style="list-style-type: none"> 25' setback for unscreened vehicle threat Adjacent site structures less than 35' above ground Public utility easements Private easements Judicial chambers orientation to freeway Adjacent street configurations/moving vehicle threat Shared access with existing HOJ within vehicular setback 	Yes No Yes No No Harriet, 6th/Bryant Yes		Yes No No No Yes Harriet St Yes
Operational Costs <ul style="list-style-type: none"> In-custody transport from exterior point of connection Below grade/high water maintenance cost Vertical transportation maintenance (elevators & escalator) 	TBD Low Jury Assembly on L1	TBD Minimal Jury Assembly on L2	TBD Potentially High Jury Assembly on L1

4.0 SITE OPTIONS OVERVIEW

SITE FEASIBILITY MATRIX

SITE CRITERIA	SITE 3		SITE 4
	Basement with Secure Parking	No Basement	Basement
	RECOMMENDED	ALTERNATE	
Site Coverage <ul style="list-style-type: none"> Site area - 2.5 acres min. Floor Area Ratio Number of floors 	1.67 acres 3.7 9-story	9-story	1.41 acres 4.5 9-story
Program Functionality	Preferred	Preferred	Not Preferred
Floor Plate Flexibility <ul style="list-style-type: none"> Court Floor Functionality (standard 4-courtroom template) Program Plan Flexibility 	Allows Most Flexible		Does not allow Least Flexible
Sea Level Rise Considerations	Above except for secure parking		Below
Existing Use, Ownership and Control	Private, City/County-owned		City/County-owned
Site Make-Ready Work <ul style="list-style-type: none"> Demolition & historic mitigation measures for 1916 SRO building Demolition of two existing 820 Bryant Street buildings Vacate Harriet Street ROW Utility infrastructure availability/capacity/condition ROW utility infrastructure relocation Temporary generator relocation Loading/Trash relocation 	Extensive Yes Yes Yes Yes Yes Yes		Extensive No No Yes Yes Yes Yes
Site Access <ul style="list-style-type: none"> Parking Sallyport Loading/Trash Fire Department 	Basement On grade On grade Compliant	Level 2 On grade On grade Compliant	Basement Basement On grade Hose pull extension
In-Custody Movement Functionality <ul style="list-style-type: none"> Sallyport level Central Holding level Point of connection at new building 	Ground Level 2 Ground	Ground Level 3 Ground	Basement Level 2 Basement or Ground
Image & Visibility to Public <ul style="list-style-type: none"> Building Orientation - Entrance Building Orientation - Court Floor Bar 	Preferred - Bryant St N-S	Preferred - Bryant St N-S	Not preferred - 6th St N-S
Security Requirements <ul style="list-style-type: none"> 25' setback for unscreened vehicle threat Adjacent site structures less than 35' above ground Public utility easements Private easements Judicial chambers orientation to freeway Adjacent street configurations/moving vehicle threat Shared access with existing HOJ within vehicular setback 	Yes No No No No Harriet, 6th/Bryant Yes		Yes No No No No Harriet St Yes
Operational Costs <ul style="list-style-type: none"> In-custody transport from exterior point of connection Below grade/high water maintenance cost Vertical transportation maintenance (elevators & escalator) 	TBD Low Jury Assembly on L1	TBD Minimal Jury Assembly on L1	TBD Potentially High Jury Assembly on L1

4.0 SITE OPTIONS OVERVIEW

SITE ASSESSMENT SUMMARY

SITE 1 – BASEMENT WITH SECURE PARKING

- Operations & Program
 - High volume program spaces are located on lower levels. Jury Assembly is located on Ground Level to avoid increased elevator maintenance costs
 - Basement program limited due to Sea Level Rise and flooding concerns. Partial basement for Secure Parking increases operational cost of pumps
 - Court floor conforms to OFSM approved layout; Chambers layout is preferred
- Phasing - Minimal early site preparation/Make-Ready work
- Access
 - Shared controlled access required for Secure Parking and existing Loading & Trash
 - Existing loading & trash vehicles encroach on 25' security setback
 - Compliant fire department access
 - Public entrance provided on Bryant Street
- Civil
 - No impact to existing utilities at Harriet Street
 - Public utility easement required at Harriet Street
- Structure
 - Partial shoring required along Harriet Street and Ahern Way
 - Deep foundations or shallow foundations with ground improvement required
- MEP - Minimal impact to existing services
- Code - No code implications
- Historic - Historic mitigation required for demolition of Paramount Apartments

SITE 2 - BASEMENT

- Operations & Program
 - High volume program spaces are located on lower levels. Jury Assembly is located on Ground Level to avoid increased elevator maintenance costs
 - Basement program does not address Sea Level Rise and flooding concerns. Full basement for Secure Parking increases operational cost of pumps
 - Court floor does not conform to OFSM approved layout; Collegial chambers layout is not preferred
- Phasing - Extensive early site preparation/Make-Ready work is required
- Access
 - Shared controlled access required for Sallyport and existing Loading & Trash
 - Separate access provided for Secure Parking
 - Existing relocated loading & trash vehicles encroach on 25' security setback
 - Compliant fire department access

- Existing non-conforming fire department access at relocated generator
- Civil - Relocation of existing utilities at Harriet Street required
- Structure
 - Shoring required at building perimeter
 - Deep foundations or shallow foundations with ground improvement required
- MEP - Relocation of existing temporary generator required
- Code - Exterior wall and opening ratings required along east property line
- Historic - No historic implications

SITE 3 - BASEMENT WITH SECURE PARKING

- Operations & Program
 - High volume program spaces are located on lower levels. Jury Assembly is located on Ground Level to avoid increased elevator maintenance costs
 - Basement program limited due to Sea Level Rise and flooding concerns. Partial basement for Secure Parking increases operational cost of pumps
 - Court floor conforms to OFSM approved layout; Chambers layout is preferred
- Phasing - Extensive early site preparation/Make-Ready work is required
- Access
 - Shared controlled access required for Secure Parking and existing Loading & Trash
 - Existing loading & trash vehicles encroach on 25' security setback
 - Compliant fire department access
 - Existing non-conforming fire department access at relocated generator
- Civil - Relocation of existing utilities at Harriet Street required
- Structure
 - Partial shoring required along Harriet Street
 - Deep foundations or shallow foundations with ground improvement required
- MEP - Relocation of existing temporary generator required
- Code - No code implications
- Historic - Historic mitigation required for demolition of Paramount Apartments

SITE 4 – BASEMENT

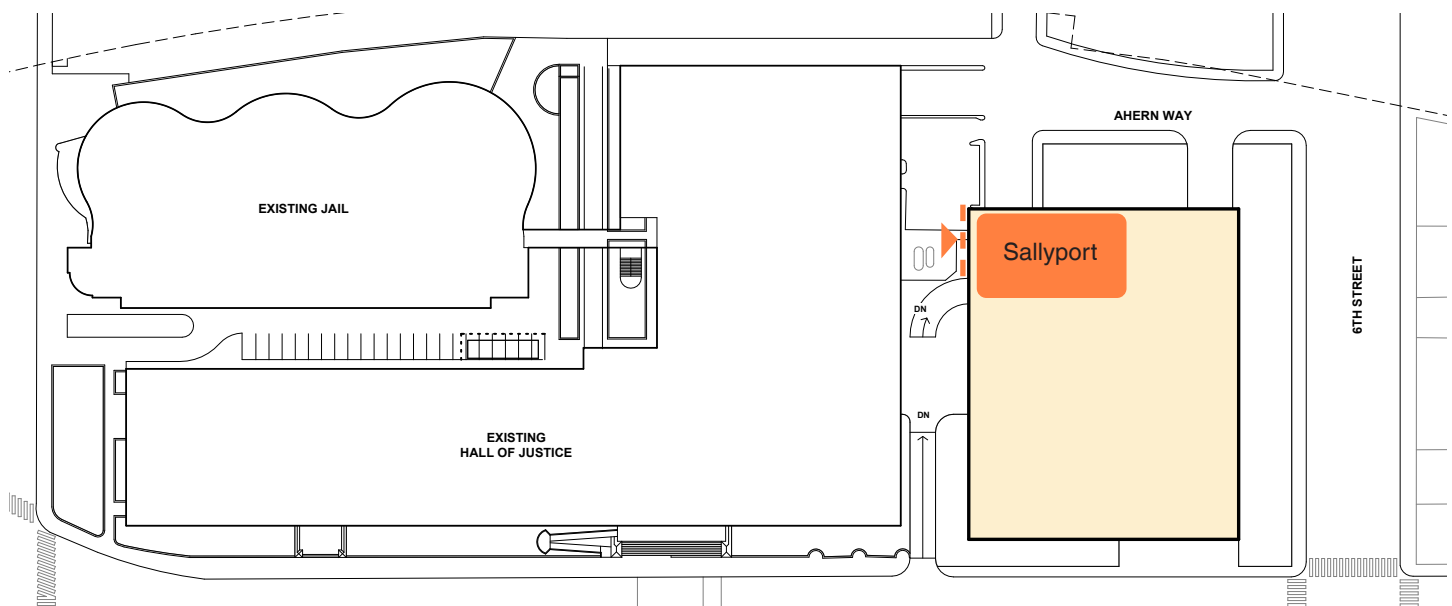
- Operations & Program
 - High volume program spaces are located on lower levels. Jury Assembly is located on Ground Level to avoid increased elevator maintenance costs
 - Basement program does not address Sea Level Rise and flooding concerns. Full basement for Secure

4.0 SITE OPTIONS OVERVIEW

- Parking increases operational cost of pumps
 - Court floor does not conform to OFSM approved layout; Chambers layout is preferred
- Phasing - Extensive early site preparation/Make-Ready work is required
- Access
 - Shared controlled access required for Sallyport and existing Loading & Trash
 - Separate access provided for Secure Parking
 - Existing relocated loading & trash vehicles encroach on 25' security setback
 - Hose pull extension required for fire department access
 - Existing non-conforming fire department access at relocated generator
- Civil - Relocation of existing utilities at Harriet Street required
- Structure
 - Shoring required at building perimeter
 - Deep foundations or shallow foundations with ground improvement required
- MEP - Relocation of existing temporary generator required
- Code - Exterior wall and opening ratings required along east property line
- Historic - No historic implications

SITE GROUND FLOOR ELEVATION ASSUMPTIONS

The ground floor elevation is set at +15', above the groundwater elevation of +11.35' and the projected sea level rise & extreme tide inundation elevation of +13.65' identified in the City & County 2020 Report - [Sea Level Rise Vulnerability and Consequences Assessment](#). Building finish floor and grade elevations are to be further analyzed in the future project.



In-custody point of connection at building

FUTURE IN-CUSTODY POINT OF CONNECTION

The future connection to the new courthouse building from the existing jail at 425 7th Street is outside of the scope of the feasibility study and will be planned and constructed by the City and County of San Francisco. All Site Options have the Sallyport located in the northwest quadrant of the building to allow for a point of connection to a future in-custody route, presumably along the west facade of the Sallyport.

Site 1

- Sallyport located on Ground Level off Ahern Way
- Point of connection at Ground Level possible

Site 2

- Sallyport located on Basement Level off Bryant Street
- Point of connection at Basement Level possible with access to in-custody elevator
- Point of connection at Ground Level possible but requires path to in-custody elevator or additional elevator to Central Holding
- Interim in-custody connection to jail cannot obstruct new or existing loading access

Site 3

- Sallyport located on Ground Level off Ahern Way
- Point of connection at Ground Level possible

Site 4

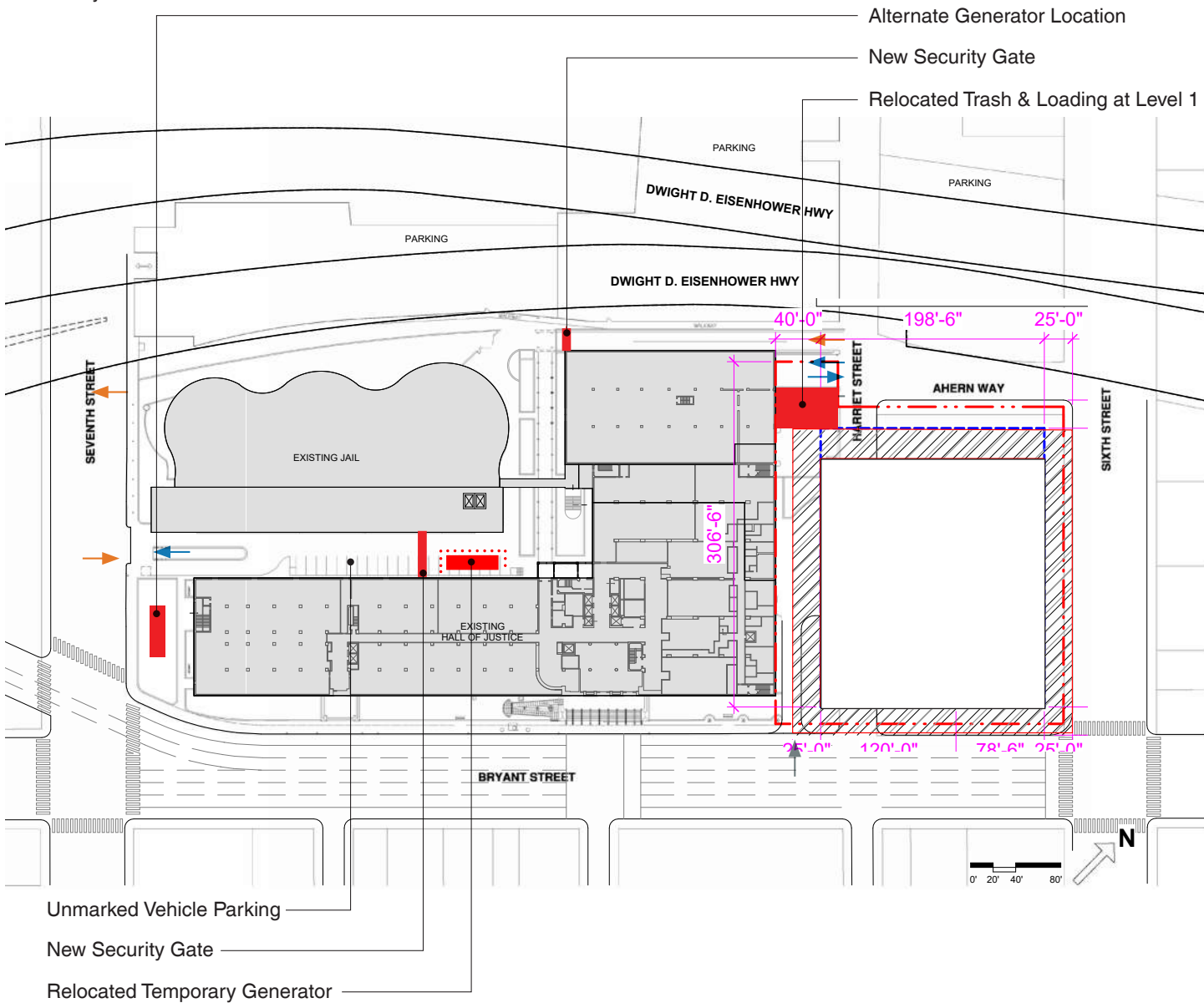
- Sallyport located on Basement Level off Bryant Street
- Point of connection at Basement Level possible with access to in-custody elevator
- Point of connection at Ground Level possible but requires path to in-custody elevator or additional elevator to Central Holding
- Interim in-custody connection to jail cannot obstruct new or existing loading access

4.0 SITE OPTIONS OVERVIEW

LOADING & TEMPORARY GENERATOR RELOCATION

In Site Options 2, 3 and 4, which encroach on the existing loading area at the Hall of Justice, relocation of the loading and trash operations to the Medical Examiner's loading dock is proposed. The relocated loading area would be accessed from Ahern Way and Harriet Street north of the site.

In site options requiring relocation of the temporary generators, it is proposed to replace the four existing generators with one large generator located on the surface parking lot outside the jail. Bollards will be installed around the generator in lieu of an enclosure in order to maintain the drive aisle width and gates are proposed at the parking lot entries to secure the generator.

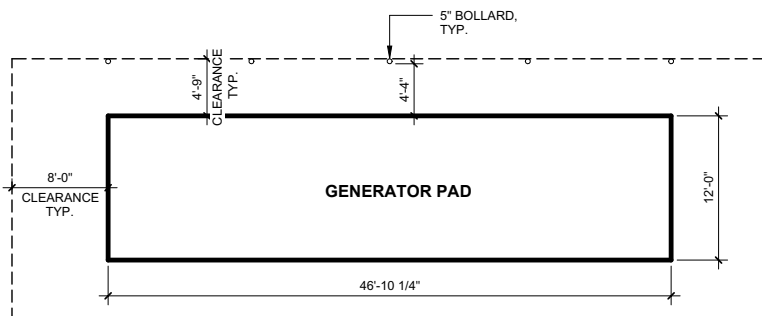


425 7th Street Jail surface parking lot and access

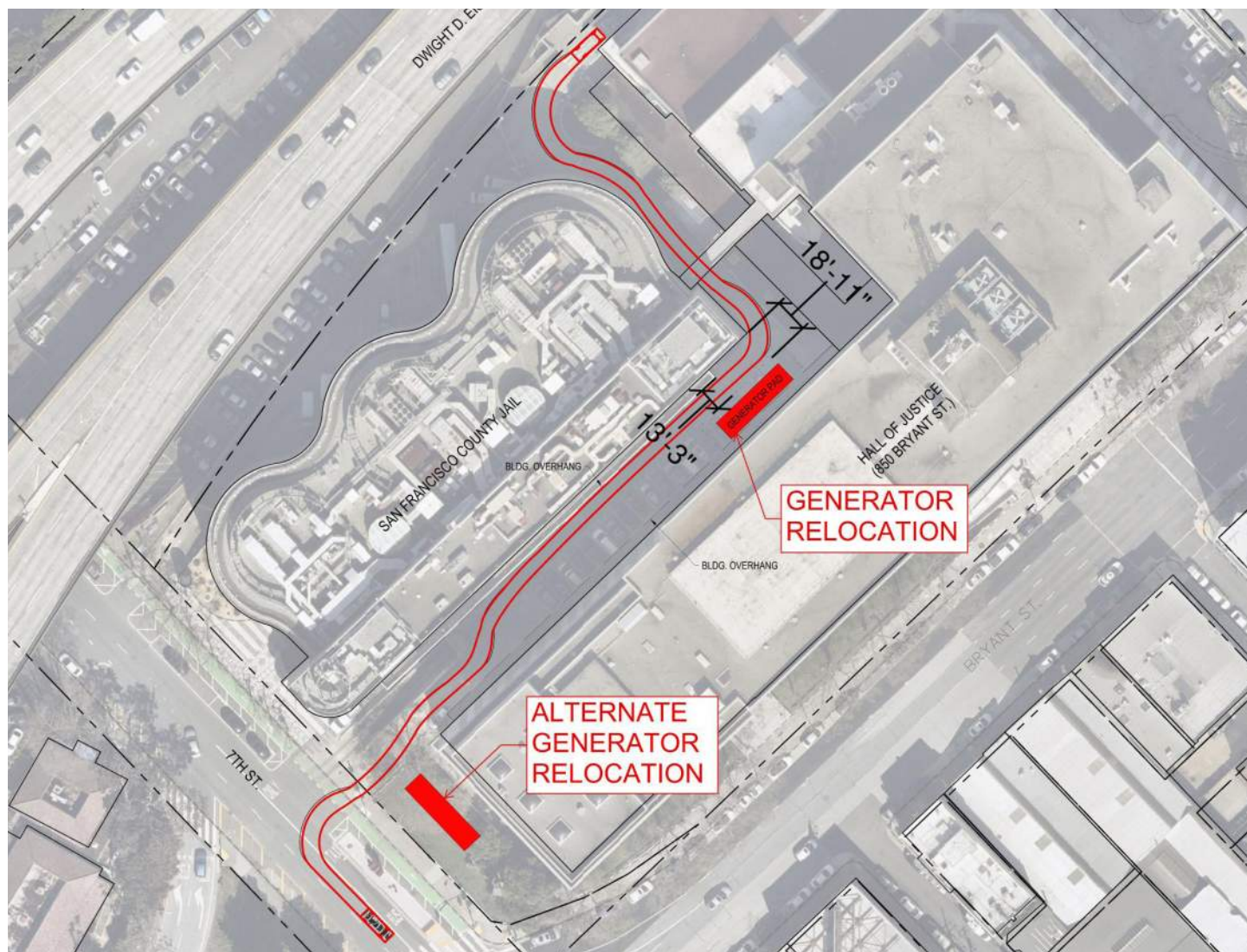
4.0 SITE OPTIONS OVERVIEW

FIRE DEPARTMENT ACCESS AT PROPOSED GENERATOR RELOCATION

The temporary generator serving the existing Hall of Justice is proposed to be relocated to the surface parking lot outside the existing Jail at 425 7th Street in Site Options 2, 3 and 4. The generator is unenclosed and protected by bollards in order to maintain the adjacent drive aisle width. Current fire access requirements call for a width of 24 feet minimum drive aisle and staging requires a minimum of 26 feet width. The drive aisle between the existing Hall of Justice and the existing jail is approximately 15 feet which is insufficient to meet current fire access road requirements, so it is assumed that this drive aisle is not a fire access road in the existing condition or is an existing, non-conforming fire access road. A 12' minimum clear width is required for fire department access per a fire access plan provided by the City. The following vehicle turning study demonstrates fire department access at the proposed generator location. An alternate generator location suggested by the San Francisco fire department is also indicated below.



GENERATOR PAD DETAIL



Fire department access vehicle turning radius study

4.1 SITE OPTION 1

OVERVIEW

Site Option 1 includes the 820 Bryant Street Full Block & Harriet Street (ROW)

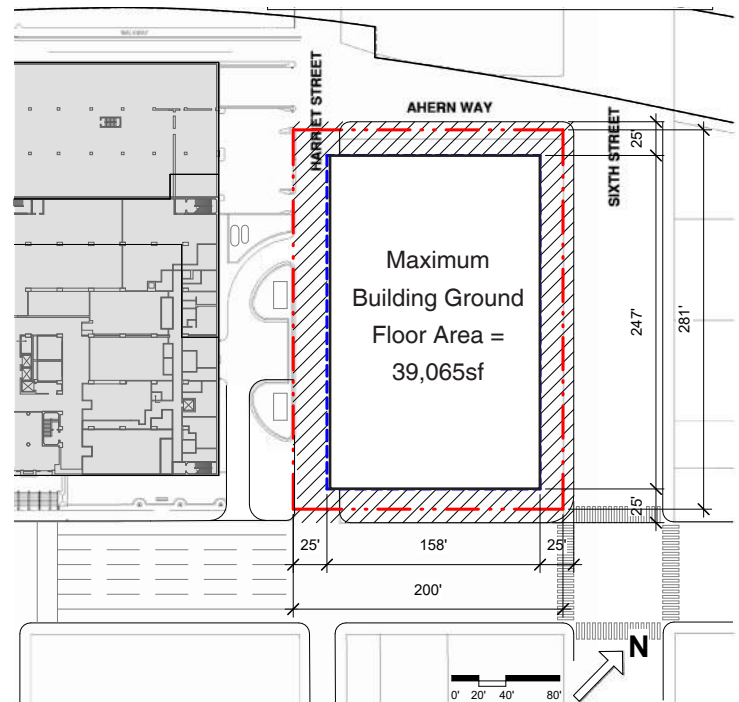
- Site Area: 1.29 acres
- Maximum Buildable Footprint:
 - 39,065sf
 - 37,000sf maintaining ROW
- FAR = 4.9; 2.5 per SF Zoning
- Height = +/- 157' (Basement with Secure Parking), +/- 173' (No Basement), Max. height = 30' per SF Zoning
- No relocation of existing utilities required

Site Option 1 is contained within the full 820 Bryant Street parcel block. The Harriet Street ROW can be maintained as a public utility easement and is designated as part of the required 25' vehicular setback for the new building. However, Harriet Street would be closed to unscreened vehicular traffic with a controlled access perimeter. There is minimal impact to the existing Hall of Justice operations and access because the proposed new courthouse does not encroach onto the ROW or the 850 Bryant parcel, requiring minimal early site make-ready work. The buildable footprint is efficient and can accommodate the typical four-courtroom floor layout. This site option requires the acquisition of two privately owned parcels at the southeast corner of 820 Bryant.

The site boundary for Site Option 1 has not been modified from the original RFP. The maximum buildable area is calculated 25' from the sidewalk curb at the north, east and south boundaries and 25' from the property line at the west boundary. The maximum ground level building footprint is taken beyond the vehicular setback from the edge of Harriet Street ROW to avoid impacting existing utilities.



Site Option 1 Boundary



- - - - Property Line
- - - - Maximum Buildable Area
- Maximum Ground Level Area

4.1 SITE OPTION 1

PROGRAM - FLOOR BY FLOOR STACKING COMPARISON MATRIX

Site Option 1 allows for a more efficient floorplate due to a regular building footprint. The Recommended and Alternate options for this site address sea level change by minimizing the program components located within the basement. Typical program stacking per the 2020 CTCFS generally locates in-custody spaces below grade. In order to mitigate the risk of inundation to in-custody spaces, such as the Sallyport

and Central Holding, the Site 1 stacking options minimize or eliminate basement level uses. The partial basement for Secure Parking potentially increases operational cost of pumps to address flooding. High volume spaces, such as Jury Assembly, are located on the lower floors in order to reduce potential operational costs to maintain elevators. Food service is located on Level 2 in order to serve both the public and courthouse staff.

LEVEL	SITE 1 - BASEMENT WITH SECURE PARKING	SITE 1 - NO BASEMENT
	RECOMMENDED	ALTERNATE
BASEMENT	<ul style="list-style-type: none"> Secure Parking 	
LEVEL 1	<ul style="list-style-type: none"> Sallyport Loading / Trash Lobby Jury Services MEP Spaces Mailroom 	<ul style="list-style-type: none"> Sallyport Loading / Trash Lobby Jury Services Building Support MEP Spaces Mailroom
LEVEL 2	<ul style="list-style-type: none"> Food Service Children's Waiting Clerks (All) IT Building Support 	<ul style="list-style-type: none"> Secure Parking Food Service Children's Waiting IT Building Support
LEVEL 3	<ul style="list-style-type: none"> Court Operations Collaborative Courts Community Justice Partners Court Administration Sheriff / Central Holding 	<ul style="list-style-type: none"> Clerks (All) Central Holding
LEVEL 4	Levels 4-9 <ul style="list-style-type: none"> Courtroom Sets Chambers & Support 	<ul style="list-style-type: none"> Court Administration Court Operations Collaborative Courts Community Justice Partners Sheriff
COURT FLOORS		Levels 5-10 <ul style="list-style-type: none"> Courtroom Sets Chambers & Support
PROGRAM FUNCTIONALITY	Preferred	Acceptable
COURT FLOOR FUNCTIONALITY	Typical courtroom floor template	Typical courtroom floor template
SEA LEVEL RISE	Impact to parking only	Minimal Impact
SITE MAKE-READY WORK	Minimal	Minimal
SITE ACCESS	Preferred	Preferred

4.1 SITE OPTION 1

SITE 1 PROGRAM STACKING - BASEMENT WITH SECURE PARKING (RECOMMENDED)

Space Program Summary		CURRENT NEED			Basement	Ground	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	9th Floor/Roof	Total
Division / Functional Area	Ctrms	Staff	Total												Total
		f	CGSF												CGSF ³
1.0 Public Area - Lobby, Security	-	6	5,436	5,436											5,436
2.0 Court Sets	24	48	91,434						15,239	15,239	15,239	15,239	15,239	15,239	91,434
3.0 Chambers & Courtroom Support	-	24	14,456						2,409	2,409	2,409	2,409	2,409	2,409	14,456
4.0 Court Operations	-	73	5,023				5,023								5,023
5.0 Clerk's Office	-	66	13,038			13,038									13,038
6.0 Collaborative Courts	-	6	2,695				2,695								2,695
7.0 Collaborative Justice Programs (Hoteling)	-	-	1,864				1,864								1,864
8.0 Administration	-	10	3,058					3,058							3,058
9.0 Information Technology	-	12	2,816			2,816									2,816
10.0 Jury Services	-	8	9,059		9,059										9,059
11.0 Sheriff	-	4	3,822				3,822								3,822
12.0 Central In-Custody Holding/Sallyport	-	-	11,475		6,975	4,500									11,475
13.0 Building Support	-	2	18,415		4,725	5,730	3,835	500	500	500	500	500	500	1625	18,415
14.0 Secured Parking	-	-	13,500	13,500											13,500
Subtotal	24	259	196,091	13,500	26,195	26,084	20,297	18,148	18,148	18,148	18,148	18,148	18,148	19,273	196,091
Information Only (Does Not Include every Building Support Line Item)															
Children's Waiting Area (All)						855									
Staff Break Rooms (3)						1250	625								
Other Staff Support (Training, Staff Lactions & Staff Shower/RR)					275	750									
Multipurpose Room Court Floor Hoteling)								125	125	125	125	125	125		
Mailroom					250										
Loading/Receive (Receiving, Weapons Detection & Trash/Recycling Spaces)					1938										
Court Facilities(Storage, Manager's Office, Technician WS)							1460								
Building Electrical/IT (UPS, Electrical, MDF/Computer Rooms)					1375										
IDF (9 Rooms)					375	375	375	375	375	375	375	375	375	375	
Custodial (Staff Area & Storage Room)						1000									
JCC Support (Workshop/Office & Building Storage Rooms)						1500									
Public Lactation & Media Rooms					263										
Food Services & Seating							1375								
Fire Control Room (Ground by Code)					250										
Elevator Rooms (9)														1125	
Grossing Factor¹ = 40%															1.40
Total Gross Square Feet (GSF)				18,900	36,673	36,518	28,416	25,408	25,408	25,408	25,408	25,408	25,408	26,983	274,527

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

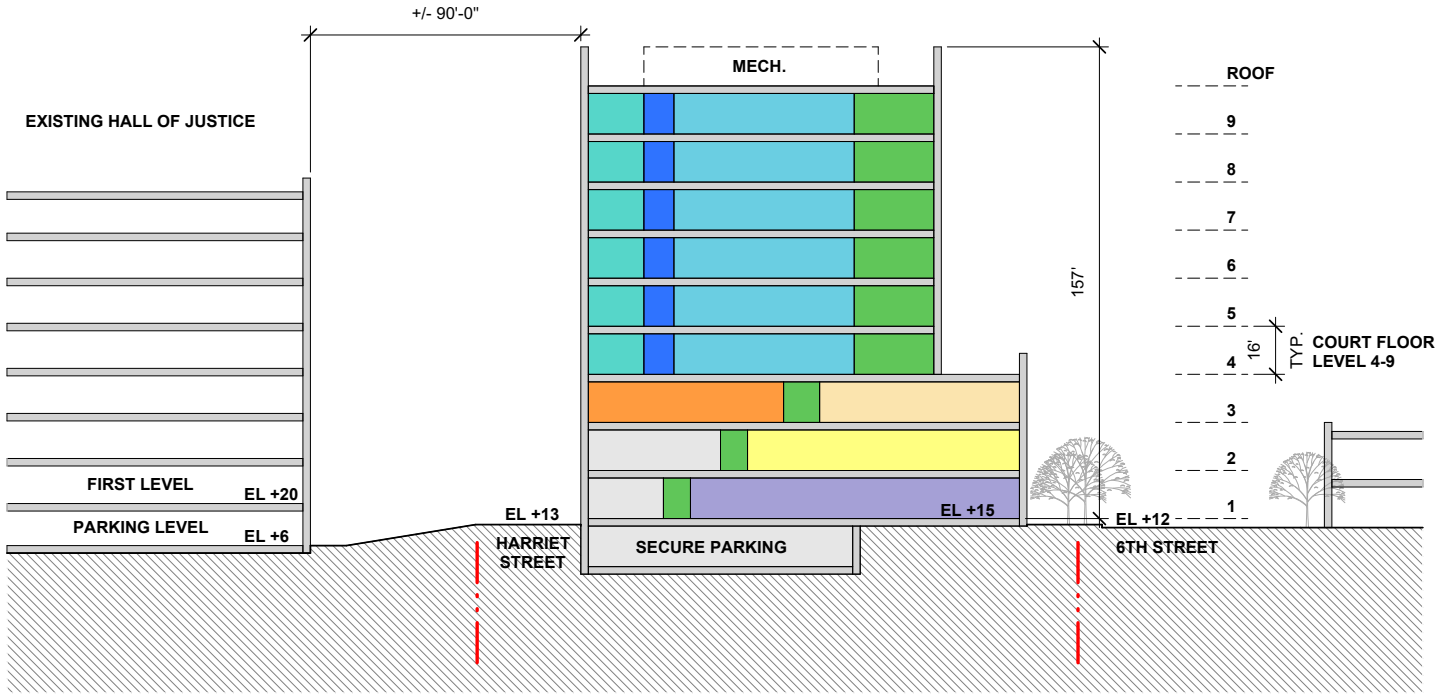
SITE 1 PROGRAM STACKING - NO BASEMENT (ALTERNATE)

Space Program Summary		CURRENT NEED			Ground	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	9th Floor	10th Floor	Total
Division / Functional Area	Ctrms	Staff	Total												Total
		f	CGSF												CGSF ³
1.0 Public Area - Lobby, Security	-	6	5,436	5,436											5,436
2.0 Court Sets	24	48	91,434						15,239	15,239	15,239	15,239	15,239	15,239	91,434
3.0 Chambers & Courtroom Support	-	24	14,456						2,409	2,409	2,409	2,409	2,409	2,409	14,456
4.0 Court Operations	-	73	5,023				5,023								5,023
5.0 Clerk's Office	-	66	13,038			13,038									13,038
6.0 Collaborative Courts	-	6	2,695				2,695								2,695
7.0 Collaborative Justice Programs (Hoteling)	-	-	1,864				1,864								1,864
8.0 Administration	-	10	3,058				3,058								3,058
9.0 Information Technology	-	12	2,816			2,816									2,816
10.0 Jury Services	-	8	9,059		9,059										9,059
11.0 Sheriff	-	4	3,822				3,822								3,822
12.0 Central In-Custody Holding/Sallyport	-	-	11,475		6,975	4,500									11,475
13.0 Building Support	-	2	18,415		4,688	3,750	5,228	1,750	500	500	500	500	500	500	18,415
14.0 Secured Parking	-	-	13,500	13,500											13,500
Subtotal	24	259	196,091	26,157	24,566	18,266	18,212	18,148	18,148	18,148	18,148	18,148	18,148	18,148	196,091
Information Only (Does Not Include every Building Support Line Item)															
Children's Waiting Area (All)						855									
Staff Break Rooms (3)						625	625	625							
Other Staff Support (Training, Staff Lactions & Staff Shower/RR)						275	750								
Multipurpose Room Court Floor Hoteling)								125	125	125	125	125	125		
Mailroom					250										
Loading/Receive (Receiving, Weapons Detection & Trash/Recycling Spaces)					1938										
Court Facilities(Storage, Manager's Office, Technician WS)							1460								
Building Electrical/IT (UPS, Electrical, MDF/Computer Rooms)					1125	250									
IDF (9 Rooms)					375	375	375	375	375	375	375	375	375	375	
Custodial (Staff Area & Storage Room)						1000									
JCC Support (Workshop/Office & Building Storage Rooms)						1500									
Public Lactation & Media Rooms							263								
Food Services & Seating							1375								
Fire Control Room (Ground by Code)					250										
Elevator Rooms (9)														1125	
Grossing Factor¹ = 40%															1.40
Total Gross Square Feet (GSF)				36,620	34,392	25,572	25,497	25,408	25,408	25,408	25,408	25,408	25,408	25,408	274,527

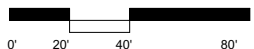
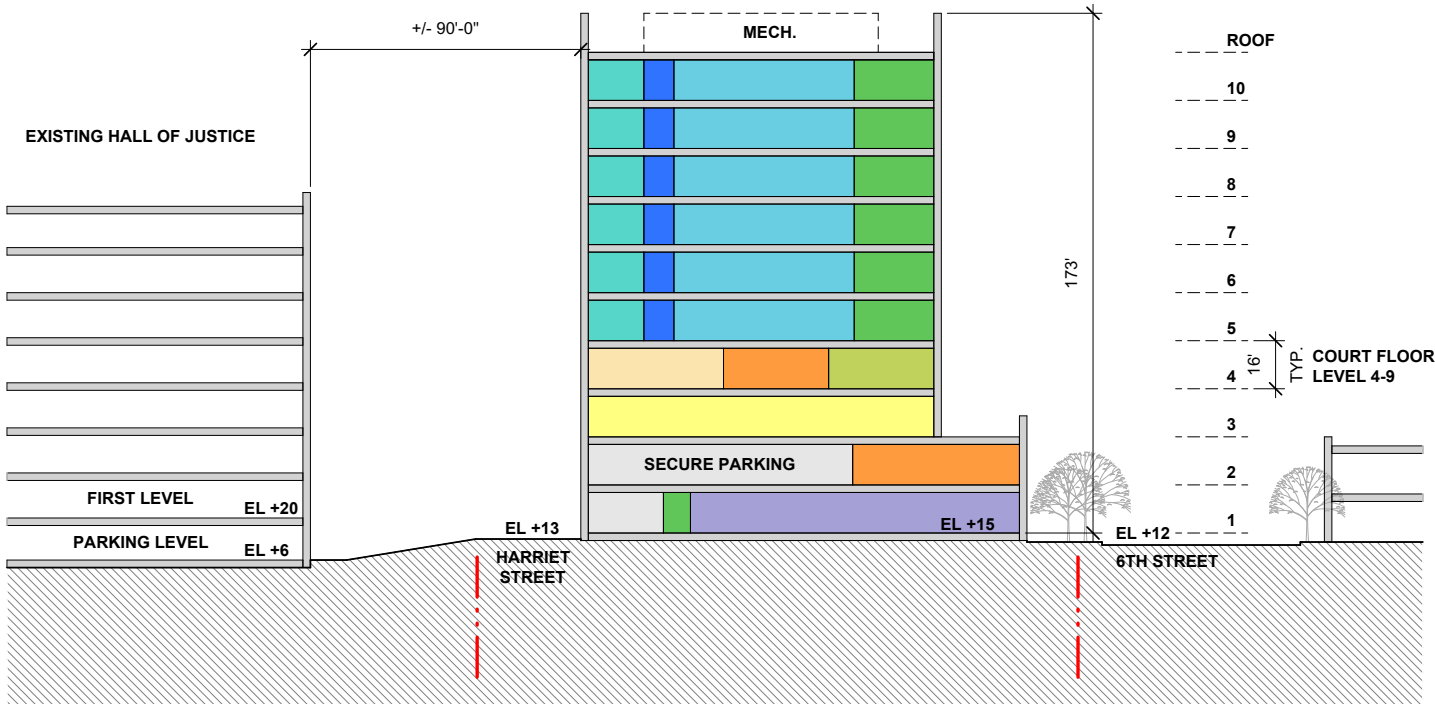
Table Footnotes:
 1. The Grossing Factor includes space for staff and public restrooms, janitor's closets, electrical closets, mechanical shafts, circulation, etc.
 2. NSF = Net Square Feet.
 3. CGSF = Component Gross Square Feet.

4.1 SITE OPTION 1

PROGRAM STACKING SECTION - BASEMENT WITH SECURE PARKING (RECOMMENDED)



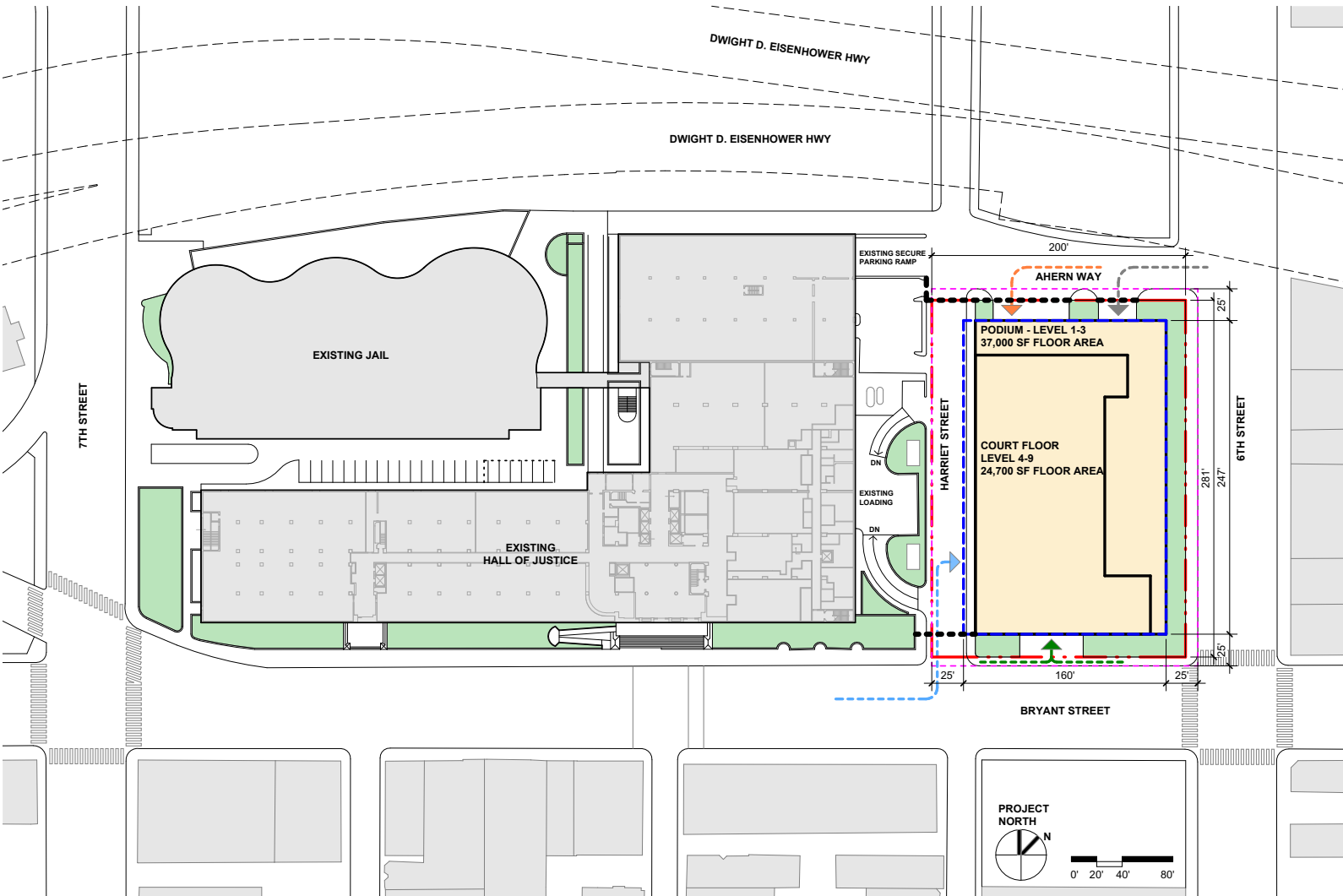
PROGRAM STACKING SECTION - NO BASEMENT (ALTERNATE)



NOTE: SITE/BUILDING ELEVATION (EL) IS BASED ON NEW SAN FRANCISCO CITY DATUM

4.1 SITE OPTION 1 - RECOMMENDED

SITE CONCEPTUAL TEST FIT - BASEMENT WITH SECURE PARKING



SITE OPTION 1 TEST FIT

- 9-story with Secure Parking in basement
- 6 Court floors - 24 Courtrooms total
- Public Entry at Bryant Street
- Parking spaces: 26 Judicial Officer & 4 Court Officer

PROS

- Only site option that avoids impacting existing utilities and generators in ROW
- Minimal impact to existing HOJ loading / trash operations
- Entrance at Bryant Street
- Locates program spaces (except Secure Parking) above Sea Level Rise and high ground water elevations
- Building footprint accommodates standard courtroom floor template
- Chambers oriented away from freeway towards existing Hall of Justice building
- Less costly than Site Options 2, 3 Basement with Secure Parking & 4

CONS

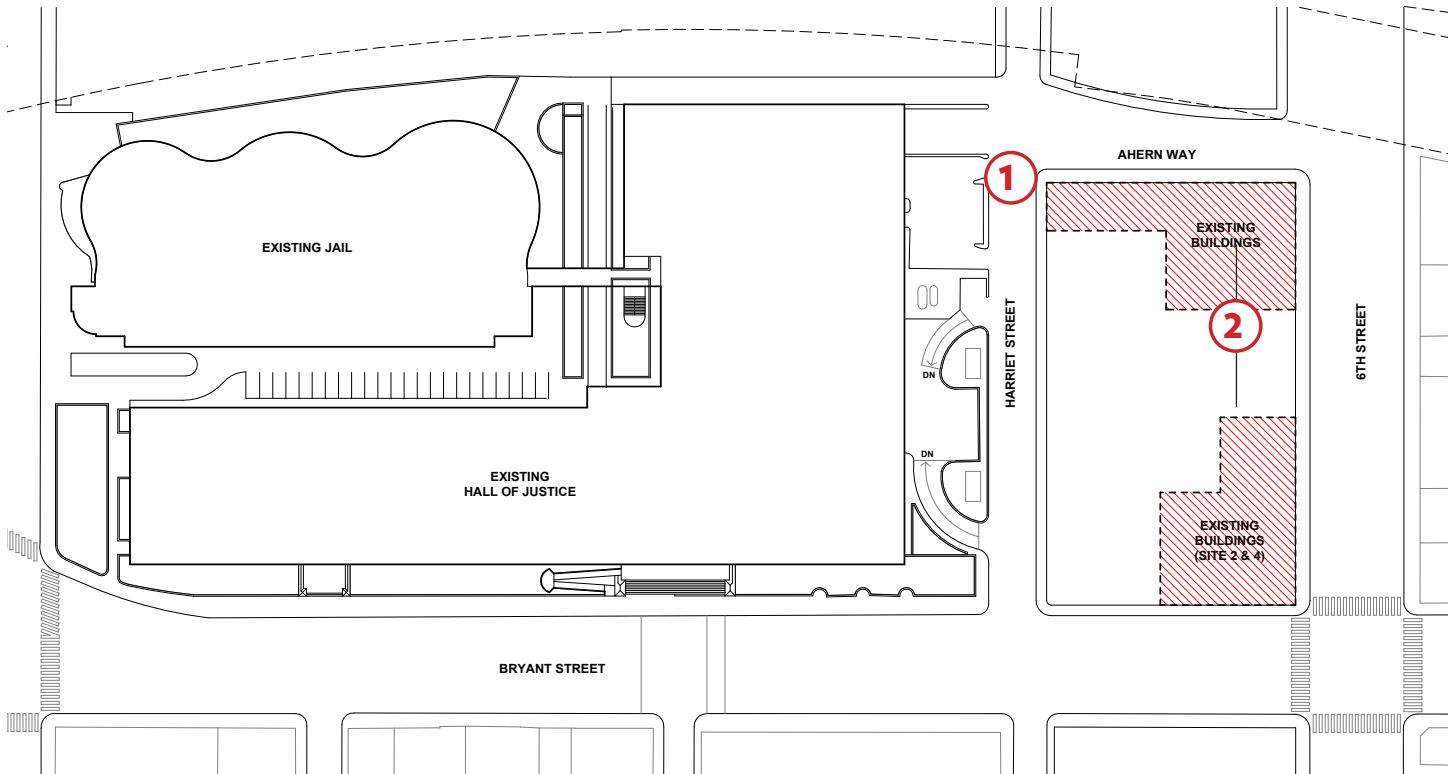
- Contingent on acquiring 2 existing 820 Bryant Street parcels
- Requires Harriet Street to be vacated
- Constrained building site at only 1.29 Acres
- Requires demolition of Police and 1916 SRO buildings. Demolition of 1916 SRO will need to address steps for approved mitigations measures prior to demolition.
- Building oriented along 6th Street

4.1 SITE OPTION 1 - RECOMMENDED

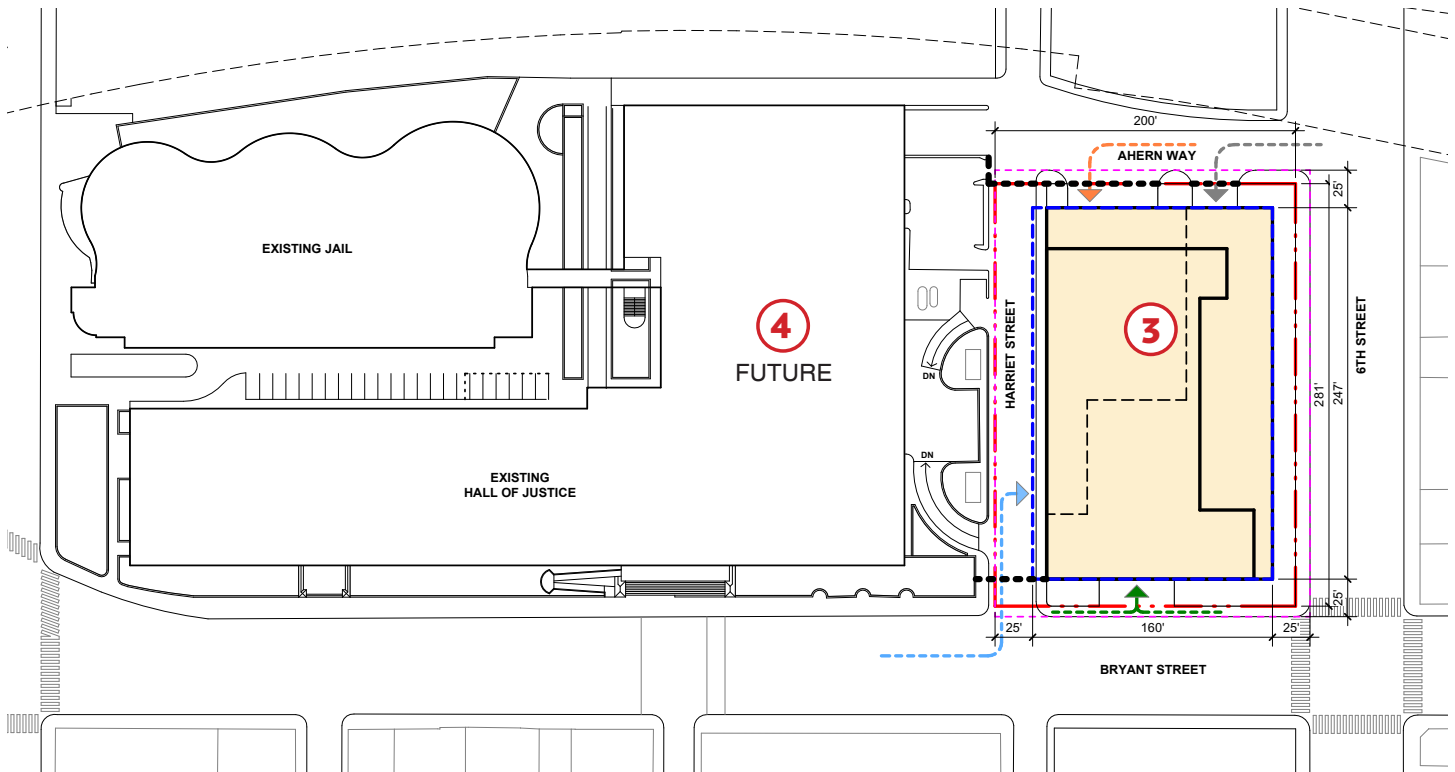
PHASING

- 1** Phase 1 - Early Site Make-Ready
 - o Partial Closure of ROW for Construction Perimeter
- 2** Phase 2 - Demolish 820 Bryant
 - o Existing Buildings
 - o Existing Paving
- 3** Phase 3 - Building Construction
 - o Point of connection at building to in-custody route to jail
- 4** Phase 4 - Future demolition of HOJ and future jail connection to be determined by City

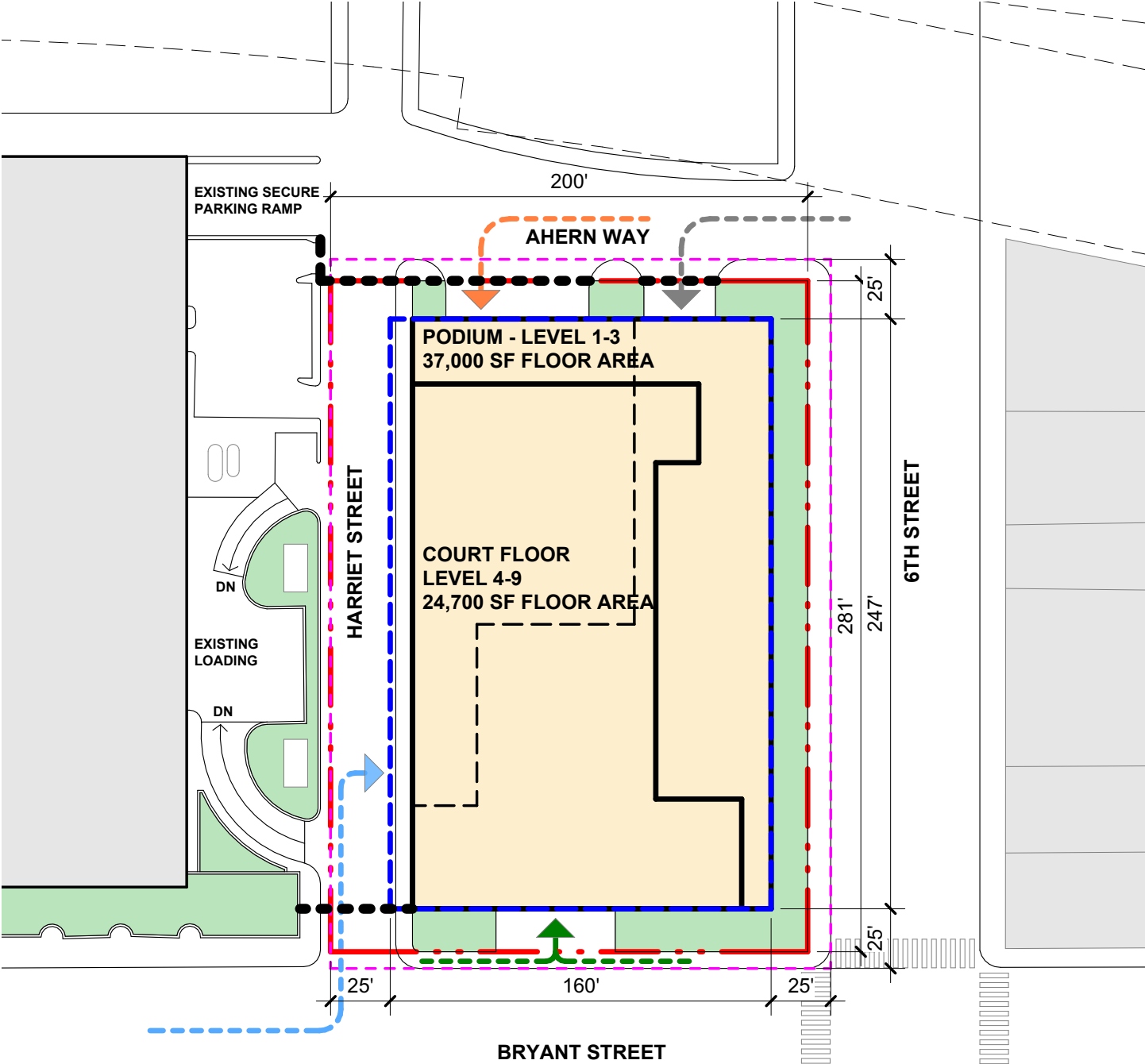
PHASE 1 & 2



PHASE 3 & 4

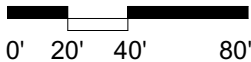
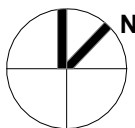


4.1 SITE OPTION 1 - RECOMMENDED



Note: Site dimensions and contextual building locations are approximate and require verification/survey

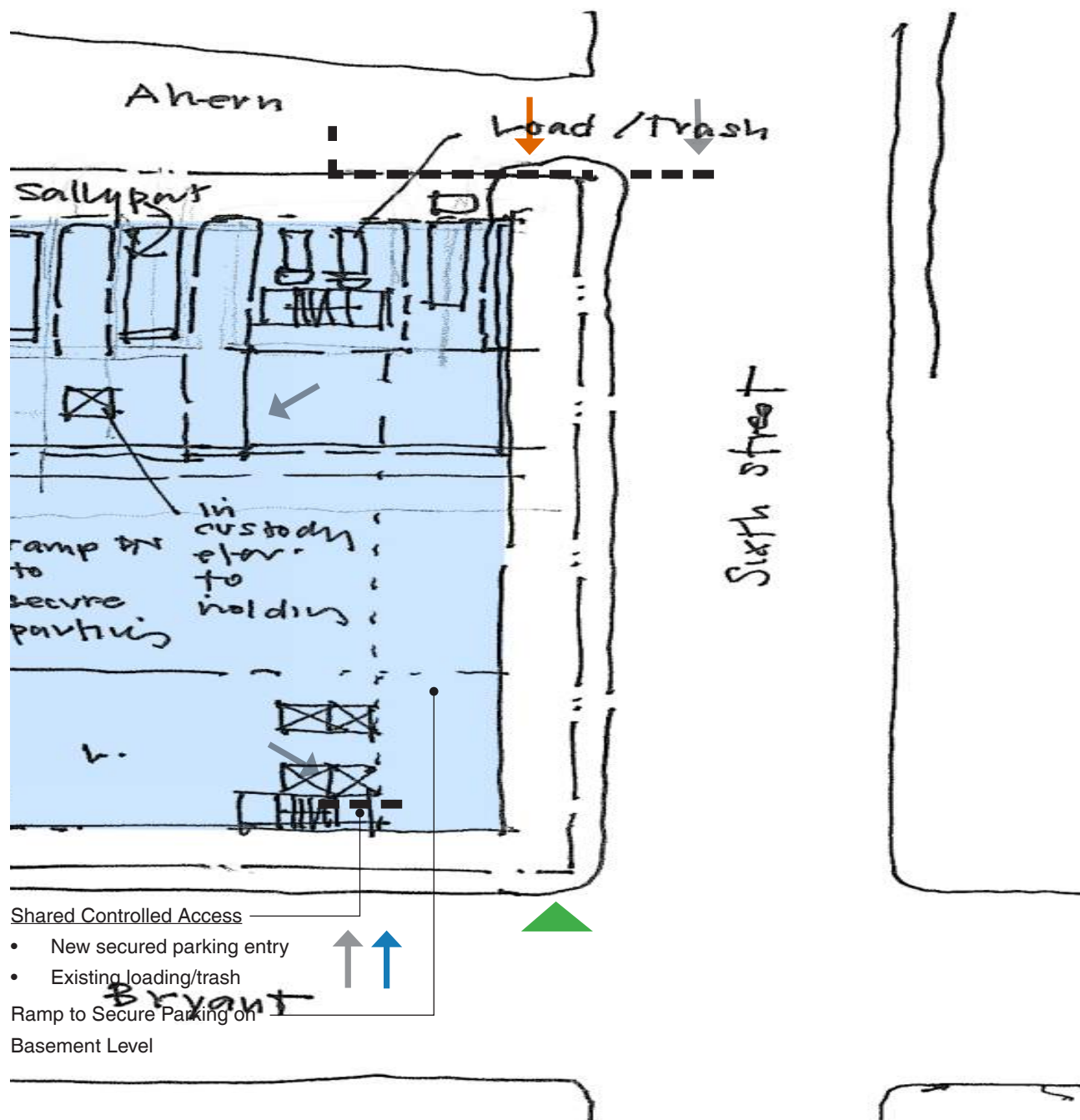
PROJECT NORTH



— PROPERTY LINE	PUBLIC ENTRY
- - - BUILDABLE AREA LINE	SECURE PARKING
- - - SECURITY SETBACK	SALLY PORT
- · - · - SECURE ACCESS	LOADING

4.1 SITE OPTION 1 - RECOMMENDED

SITE ACCESS DIAGRAM - GROUND LEVEL



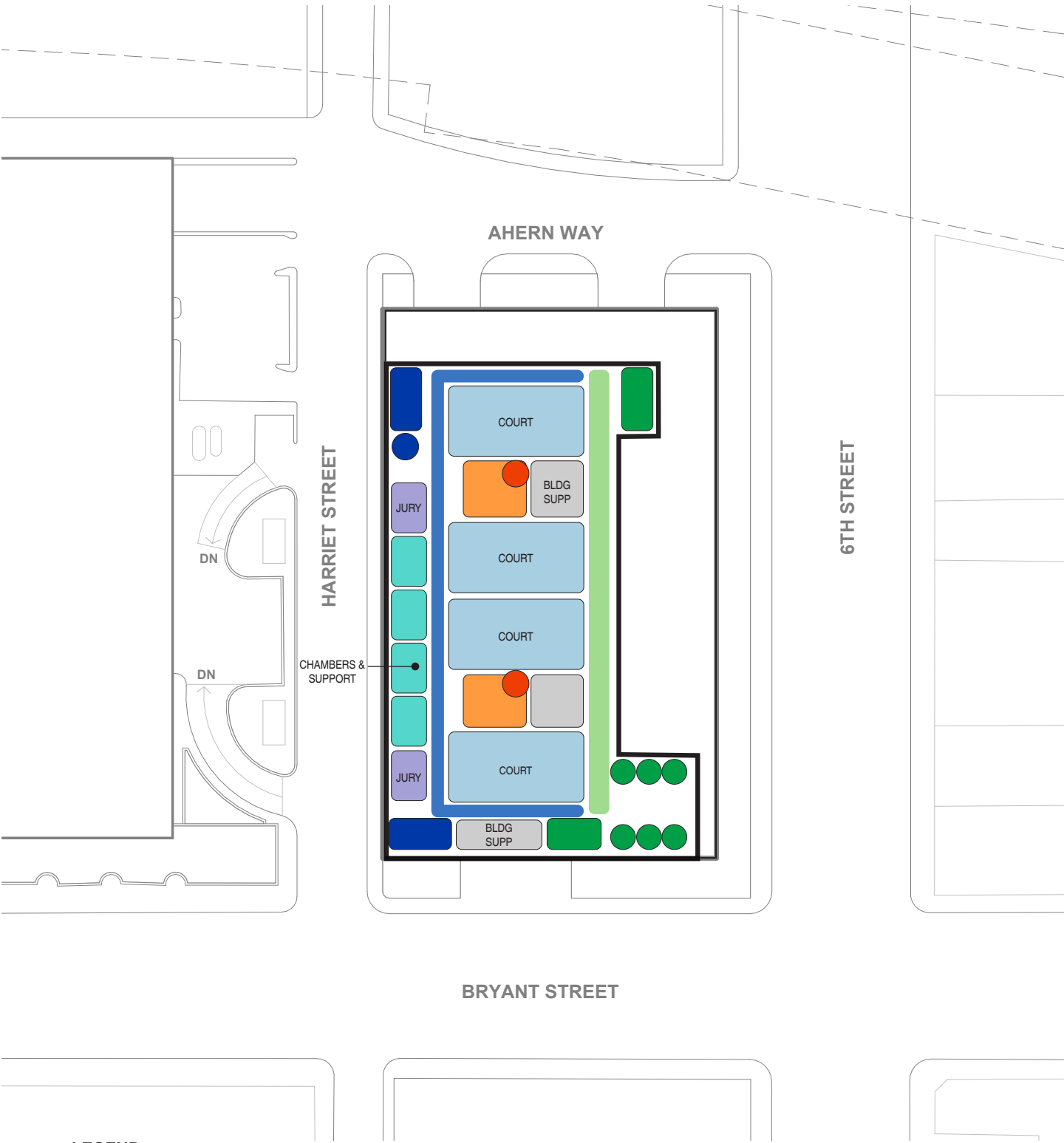
SITE ACCESS

The existing loading & trash operations at the existing Hall of Justice are to remain. The existing generators and underground fuel tank are to remain in place. Access from Harriet Way is to remain closed to unscreened vehicles within the 25' vehicular setback at the new courthouse. Shared, controlled access at Harriet Street for Secure Parking, trash

and delivery trucks to access the new parking ramp down to basement level and the existing ramps down to the loading area may be provided while the existing Hall of Justice is operational. In a preliminary review with JCC Security, shared, controlled access for loading & trash operations was deemed acceptable given the site's urban context. A security assessment will be required in the future project.

4.1 SITE OPTION 1 - RECOMMENDED

PROGRAM TEST FIT DIAGRAM - TYPICAL COURT FLOORS LEVEL 4-9

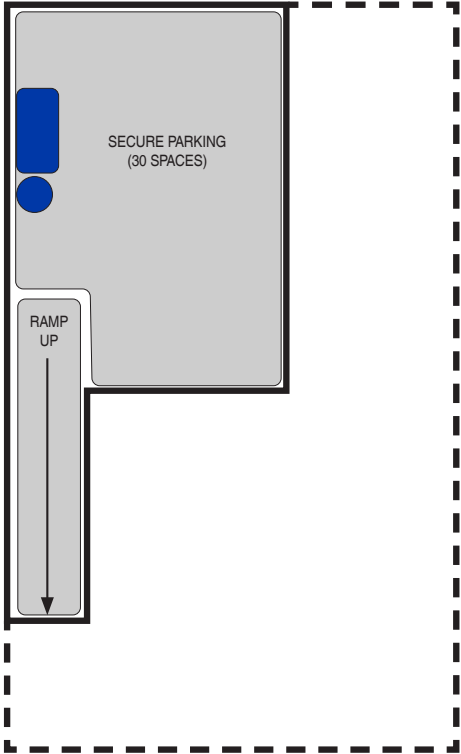


LEGEND

- PUBLIC CIRCULATION
- PRIVATE VERTICAL CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- DETENTION CIRCULATION
- PRIVATE CIRCULATION
- DETENTION VERTICAL CIRCULATION

4.1 SITE OPTION 1 - RECOMMENDED

PROGRAM TEST FIT DIAGRAM - BASEMENT SECURE PARKING

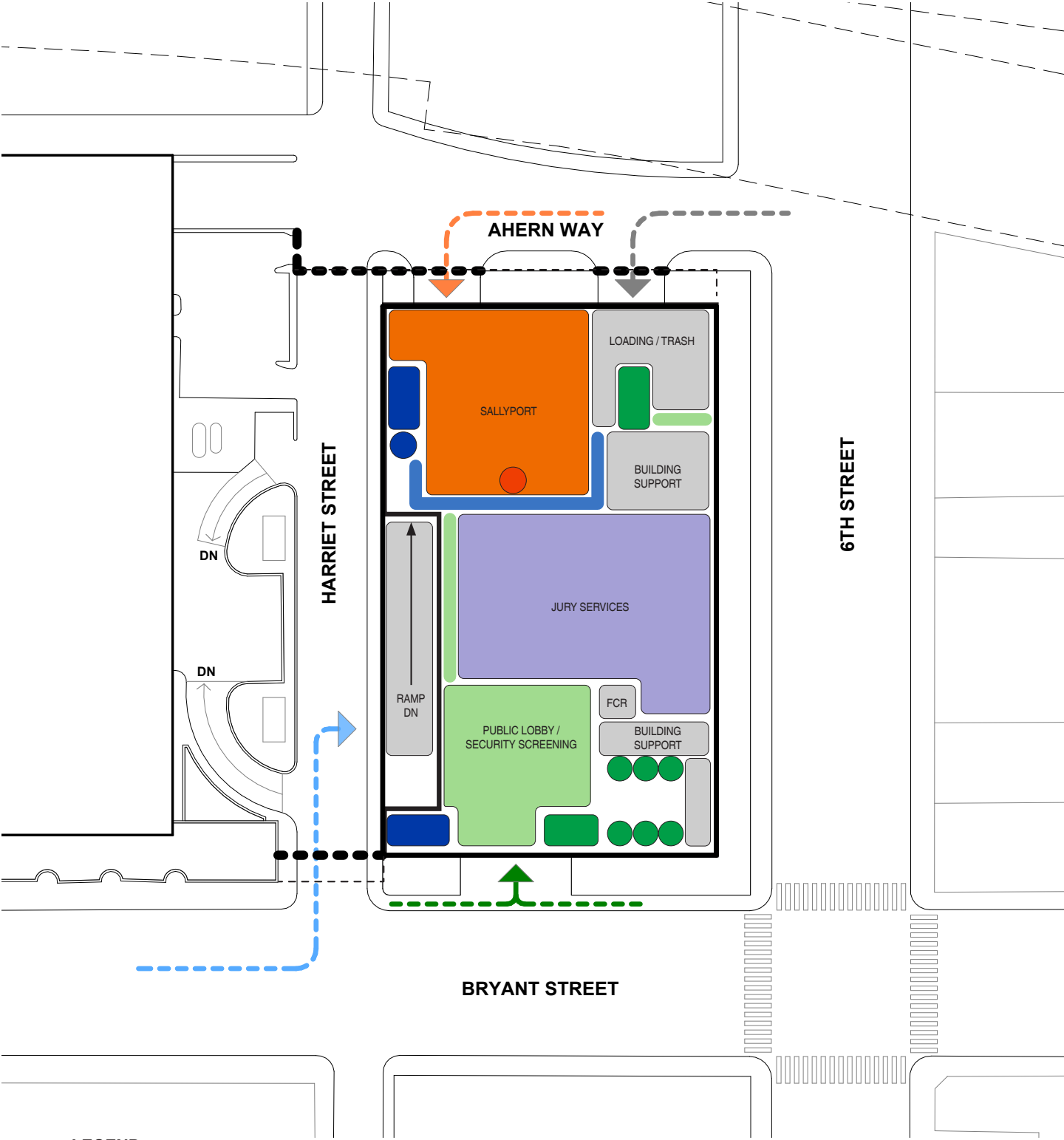


LEGEND

- PUBLIC CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- PRIVATE CIRCULATION
- PRIVATE VERTICAL CIRCULATION
- DETENTION CIRCULATION
- DETENTION VERTICAL CIRCULATION

4.1 SITE OPTION 1 - RECOMMENDED

PROGRAM TEST FIT DIAGRAM - GROUND LEVEL

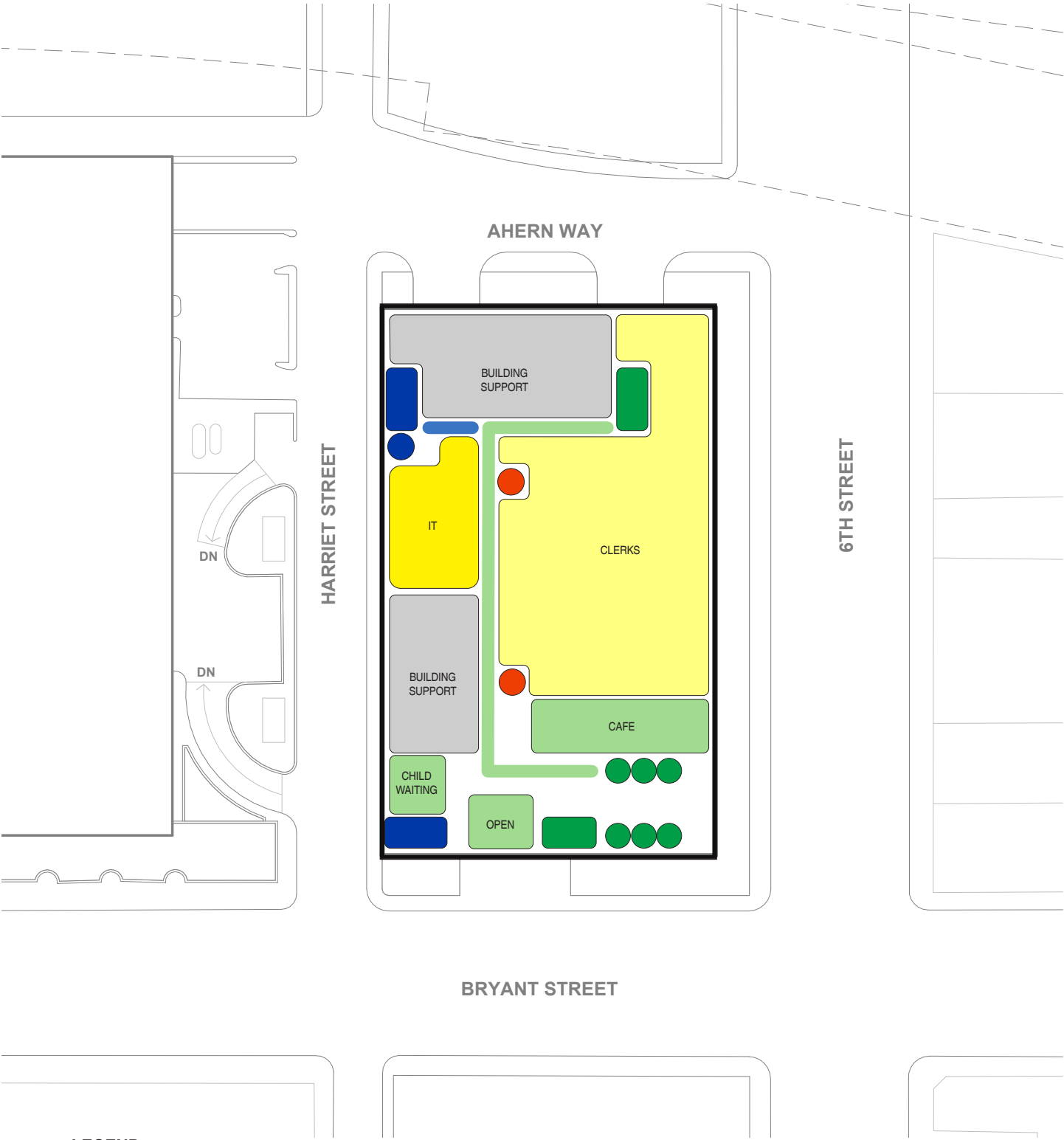


LEGEND

- PUBLIC CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- PRIVATE CIRCULATION
- PRIVATE VERTICAL CIRCULATION
- DETENTION CIRCULATION
- DETENTION VERTICAL CIRCULATION
- SECURE ACCESS

4.1 SITE OPTION 1 - RECOMMENDED

PROGRAM TEST FIT DIAGRAM - LEVEL 2

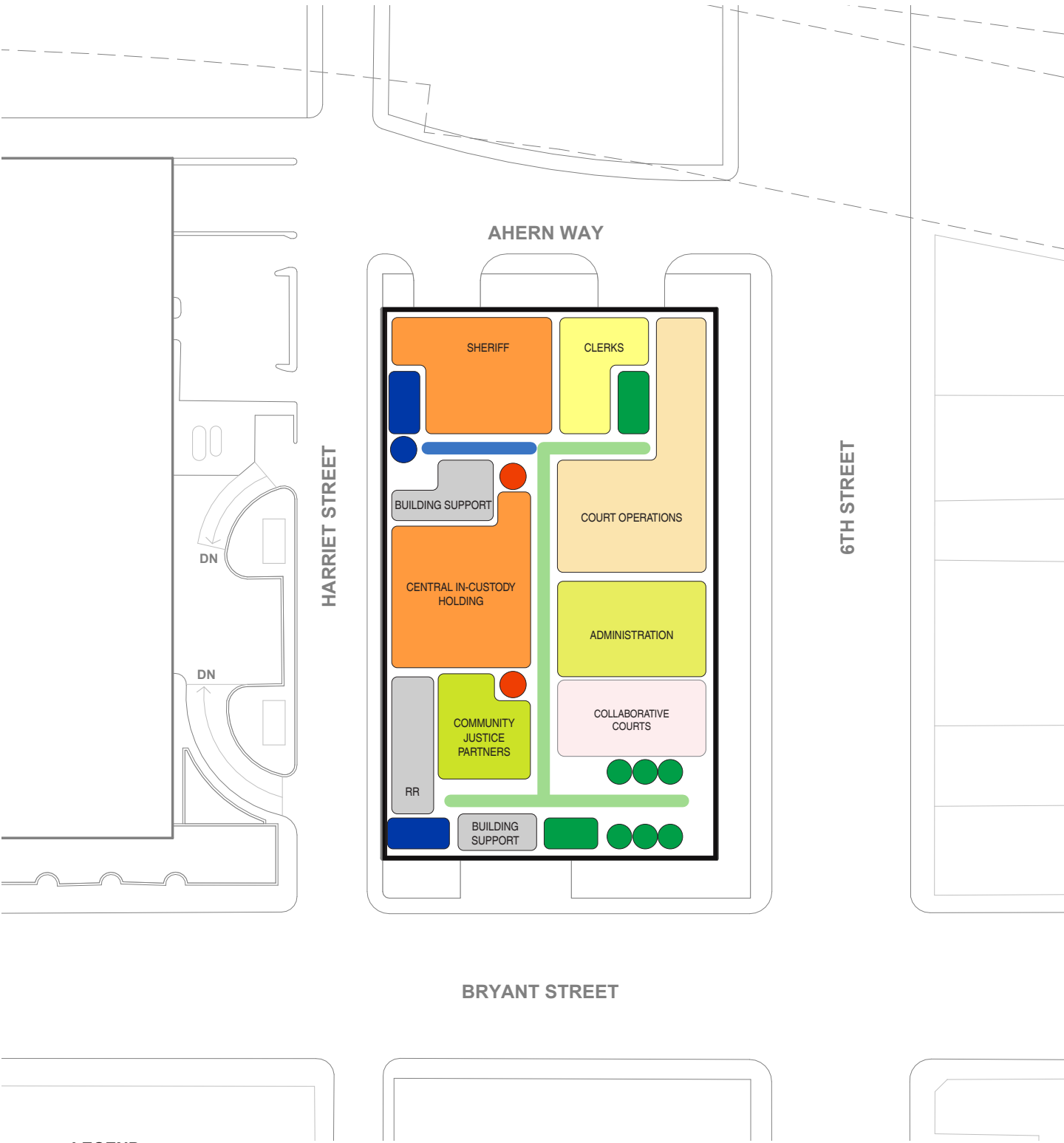


LEGEND

- PUBLIC CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- PRIVATE CIRCULATION
- PRIVATE VERTICAL CIRCULATION
- DETENTION CIRCULATION
- DETENTION VERTICAL CIRCULATION

4.1 SITE OPTION 1 - RECOMMENDED

PROGRAM TEST FIT DIAGRAM - LEVEL 3

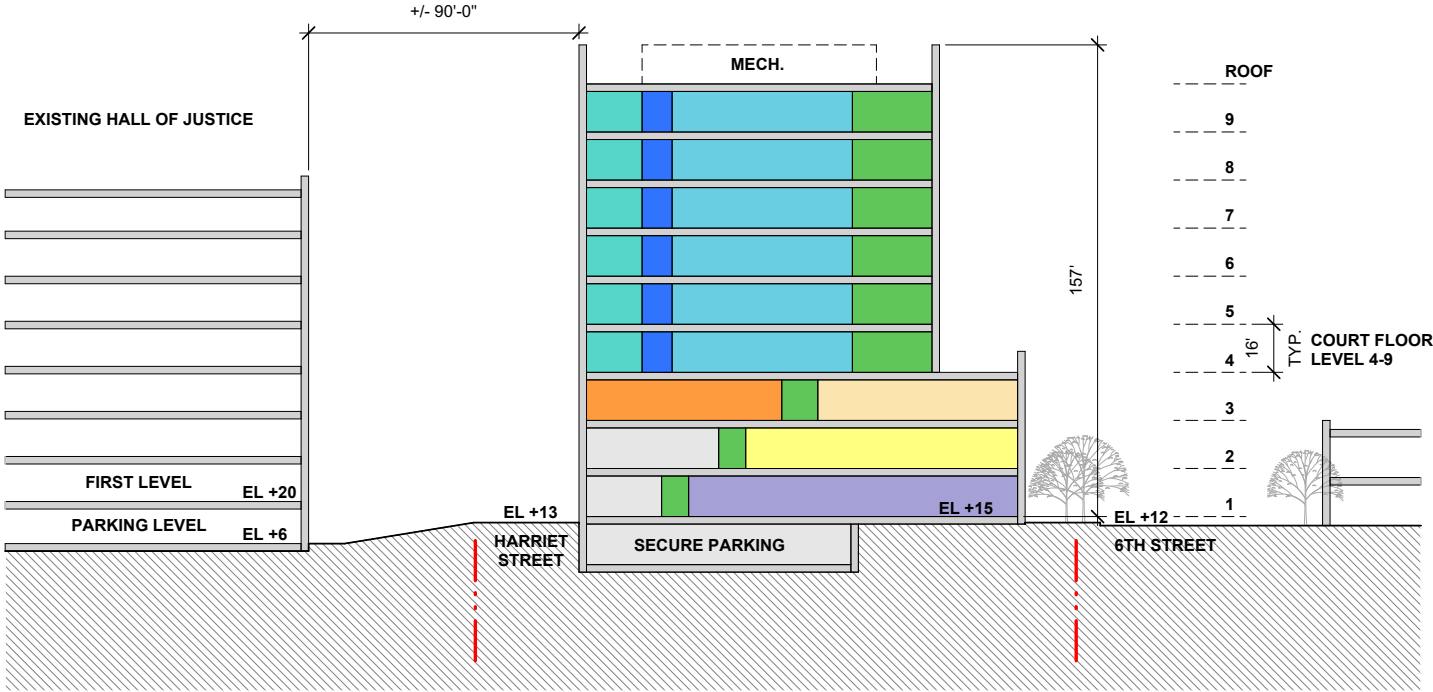


LEGEND

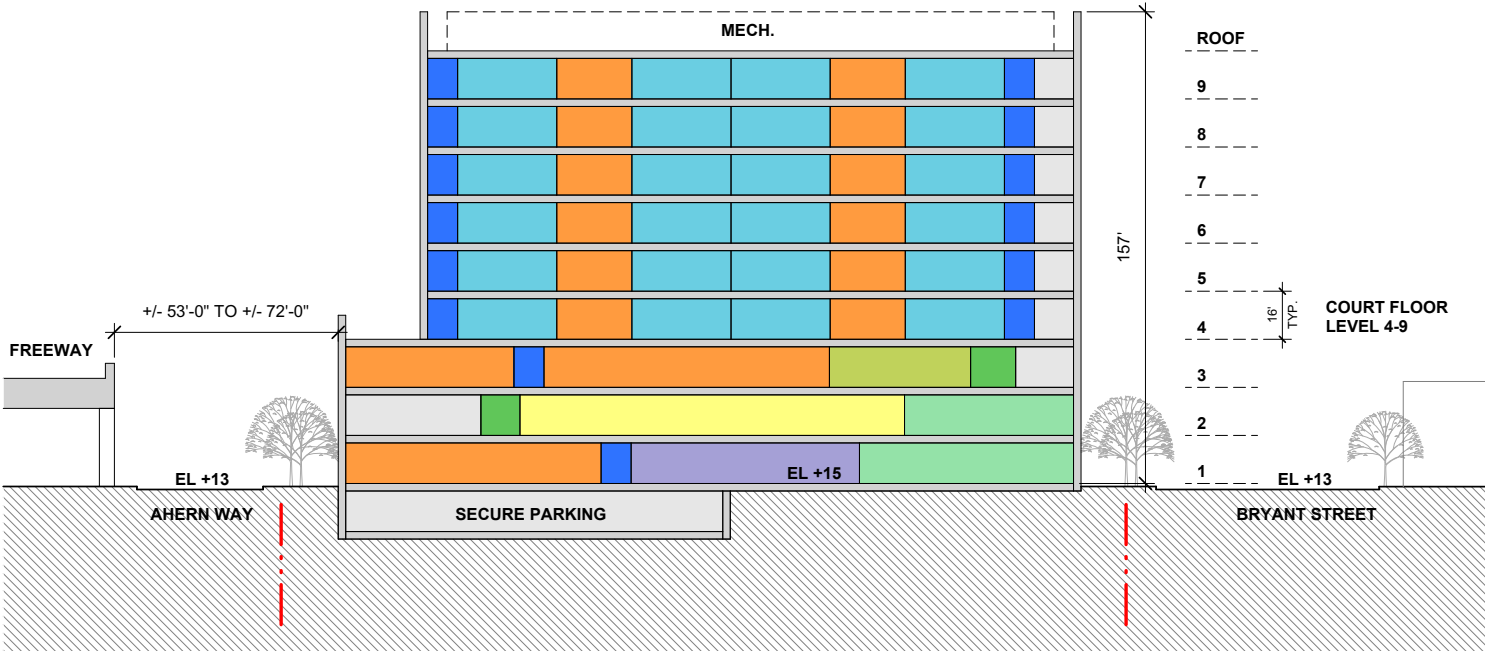
- PUBLIC CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- PRIVATE CIRCULATION
- PRIVATE VERTICAL CIRCULATION
- DETENTION CIRCULATION
- DETENTION VERTICAL CIRCULATION

4.1 SITE OPTION 1 - RECOMMENDED

SITE SECTIONS - BASEMENT WITH SECURE PARKING



E/W SECTION THROUGH (N) COURTHOUSE & (E) HALL OF JUSTICE

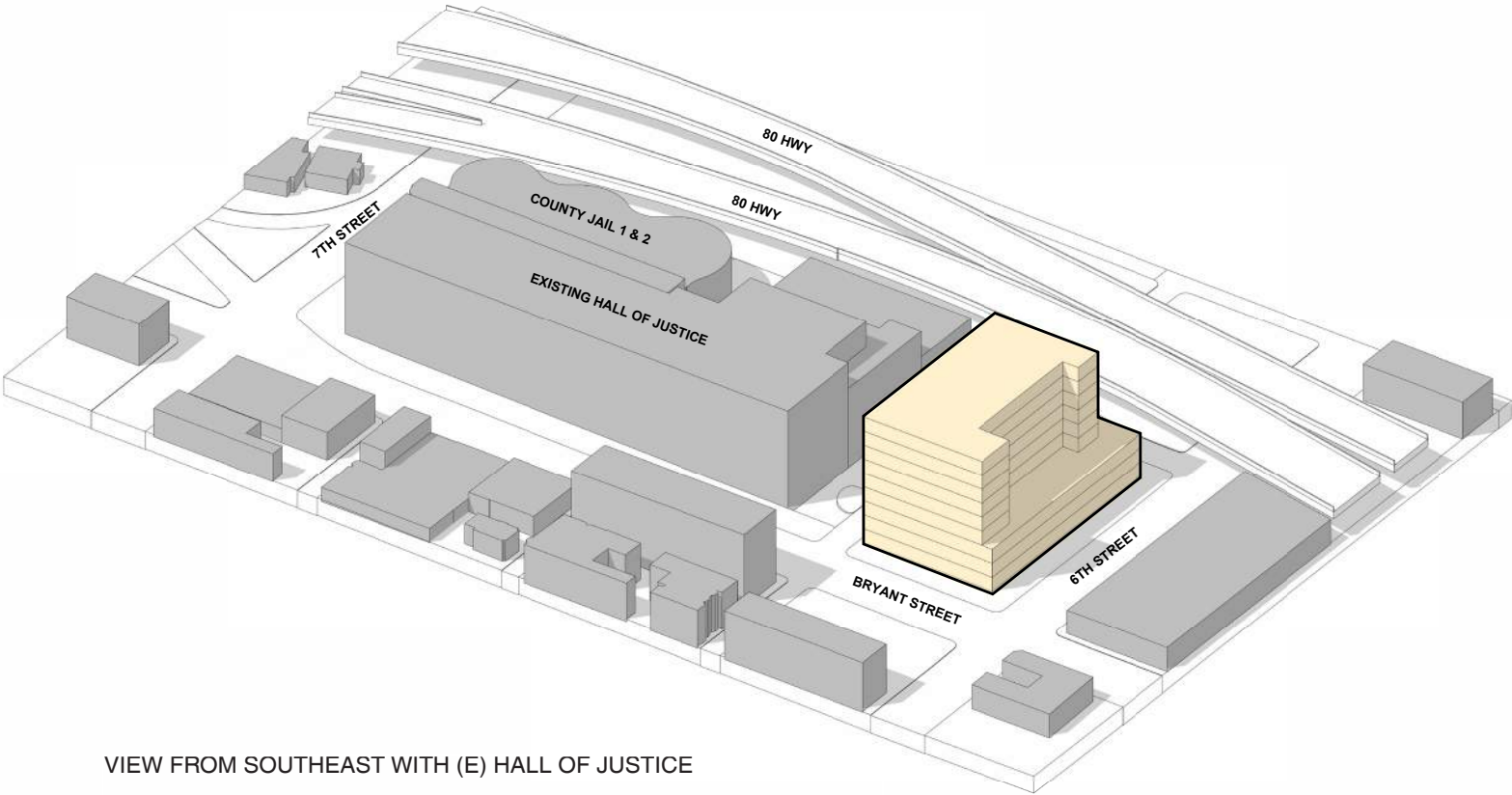


N/S SECTION THROUGH (N) COURTHOUSE SITE

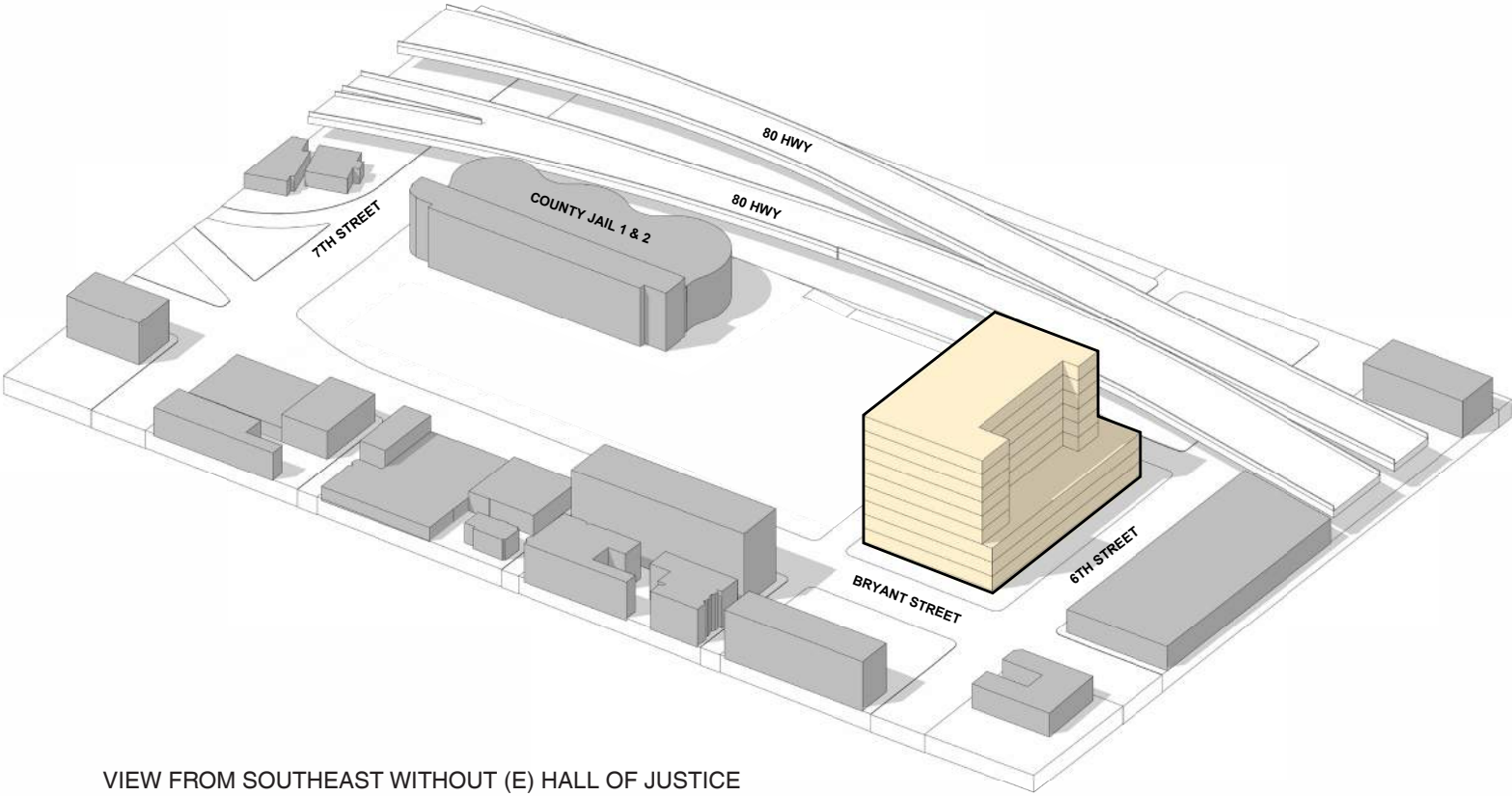
NOTE: SITE/BUILDING ELEVATION (EL) IS BASED ON NEW SAN FRANCISCO CITY DATUM

4.1 SITE OPTION 1 - RECOMMENDED

SITE MASSING - BASEMENT WITH SECURE PARKING



VIEW FROM SOUTHEAST WITH (E) HALL OF JUSTICE



VIEW FROM SOUTHEAST WITHOUT (E) HALL OF JUSTICE

4.1 SITE OPTION 1



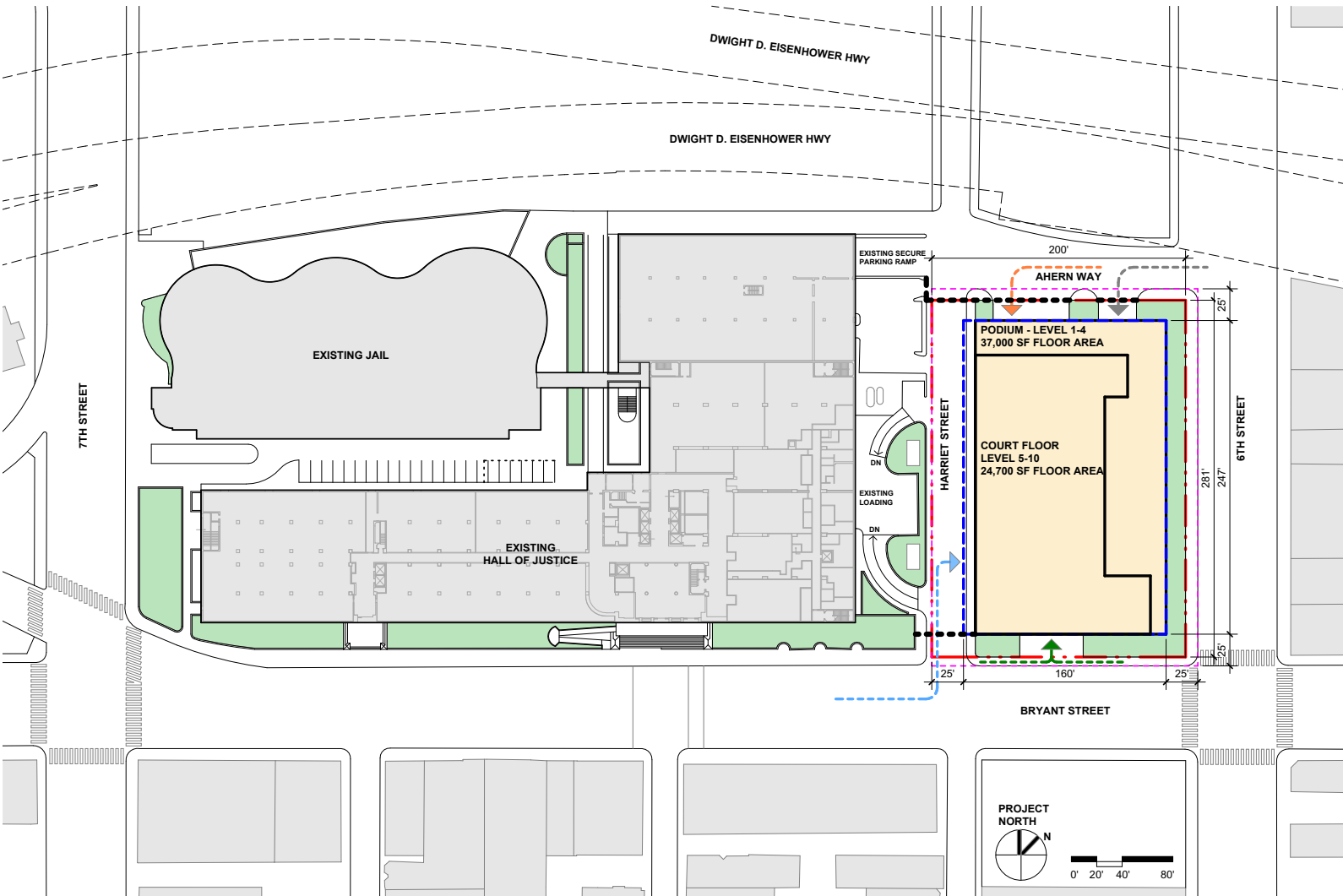
VIEW FROM INTERSECTION OF BRYANT STREET AND 6TH STREET WITH (E) HALL OF JUSTICE



VIEW FROM INTERSECTION OF BRYANT STREET AND 6TH STREET WITHOUT (E) HALL OF JUSTICE

4.1 SITE OPTION 1 - ALTERNATE

SITE CONCEPTUAL TEST FIT - NO BASEMENT



SITE OPTION 1 TEST FIT

- 10-story - no basement
- 6 Court floors - 24 Courtrooms total
- Public Entry at Bryant Street
- Parking spaces: 26 Judicial Officer & 4 Court Officer

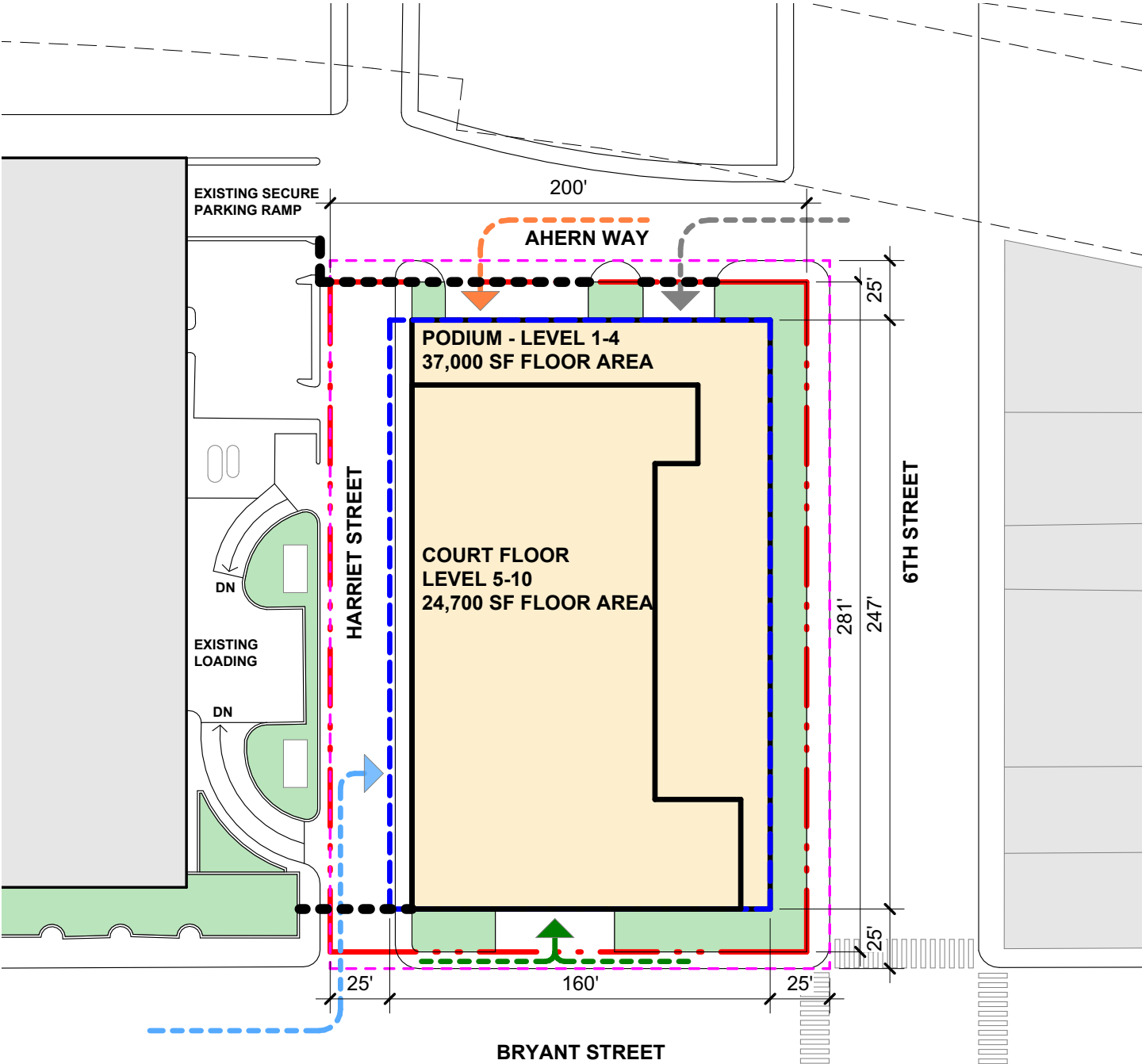
PROS

- Only site option that avoids impacting existing utilities and generators in ROW
- Minimal impact to existing HOJ loading / trash operations
- Entrance at Bryant Street
- Locates all program spaces above Sea Level Rise and high ground water elevations
- Building footprint accommodates standard courtroom floor template
- Chambers oriented away from freeway towards existing Hall of Justice building
- Least costly option

CONS

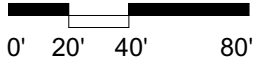
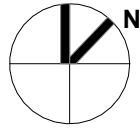
- Contingent on acquiring 2 existing 820 Bryant Street parcels
- Requires Harriet Street to be vacated
- Constrained building site at only 1.29 Acres
- Requires demolition of Police and 1916 SRO buildings. Demolition of 1916 SRO will need to address steps for approved mitigations measures prior to demolition.
- Building oriented along 6th Street

4.1 SITE OPTION 1 - ALTERNATE



Note: Site dimensions and contextual building locations are approximate and require verification/survey

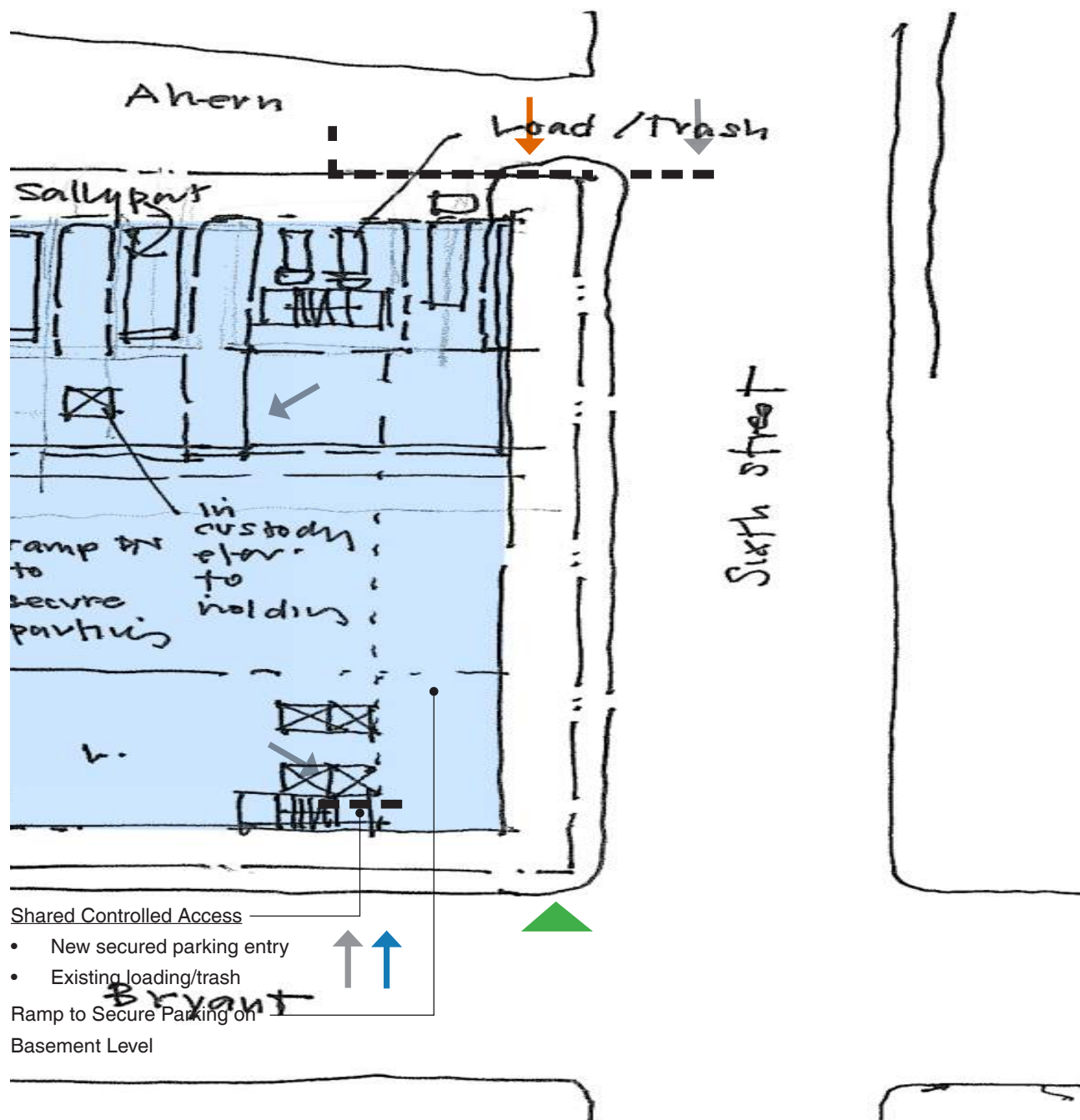
PROJECT NORTH



— PROPERTY LINE	PUBLIC ENTRY
- - - BUILDABLE AREA LINE	SECURE PARKING
- - - SECURITY SETBACK	SALLY PORT
- - - - SECURE ACCESS	LOADING

4.1 SITE OPTION 1

SITE ACCESS DIAGRAM - GROUND LEVEL



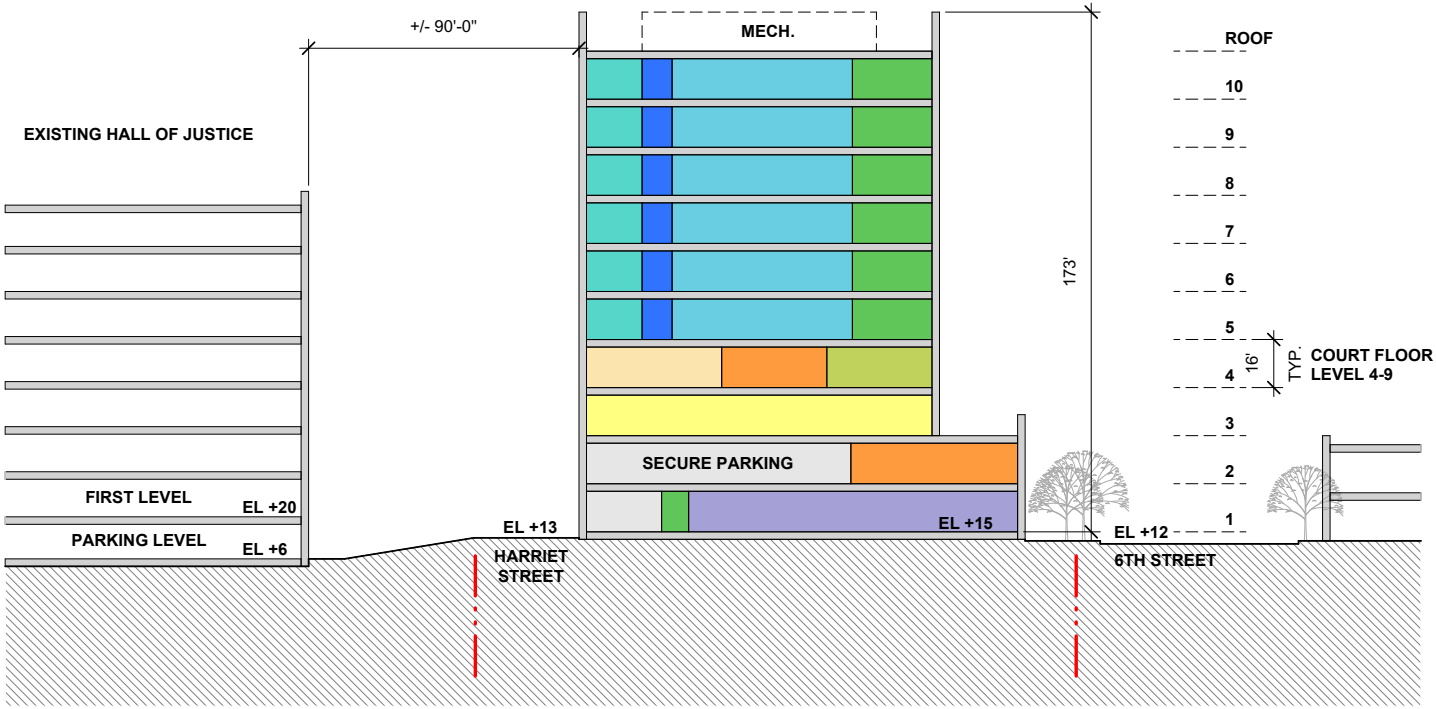
SITE ACCESS

The existing loading & trash operations at the existing Hall of Justice are to remain. The existing generators and underground fuel tank are to remain in place. Access from Harriet Way is to remain closed to unscreened vehicles within the 25' vehicular setback at the new courthouse. Shared, controlled access at Harriet Street for Secure Parking, trash

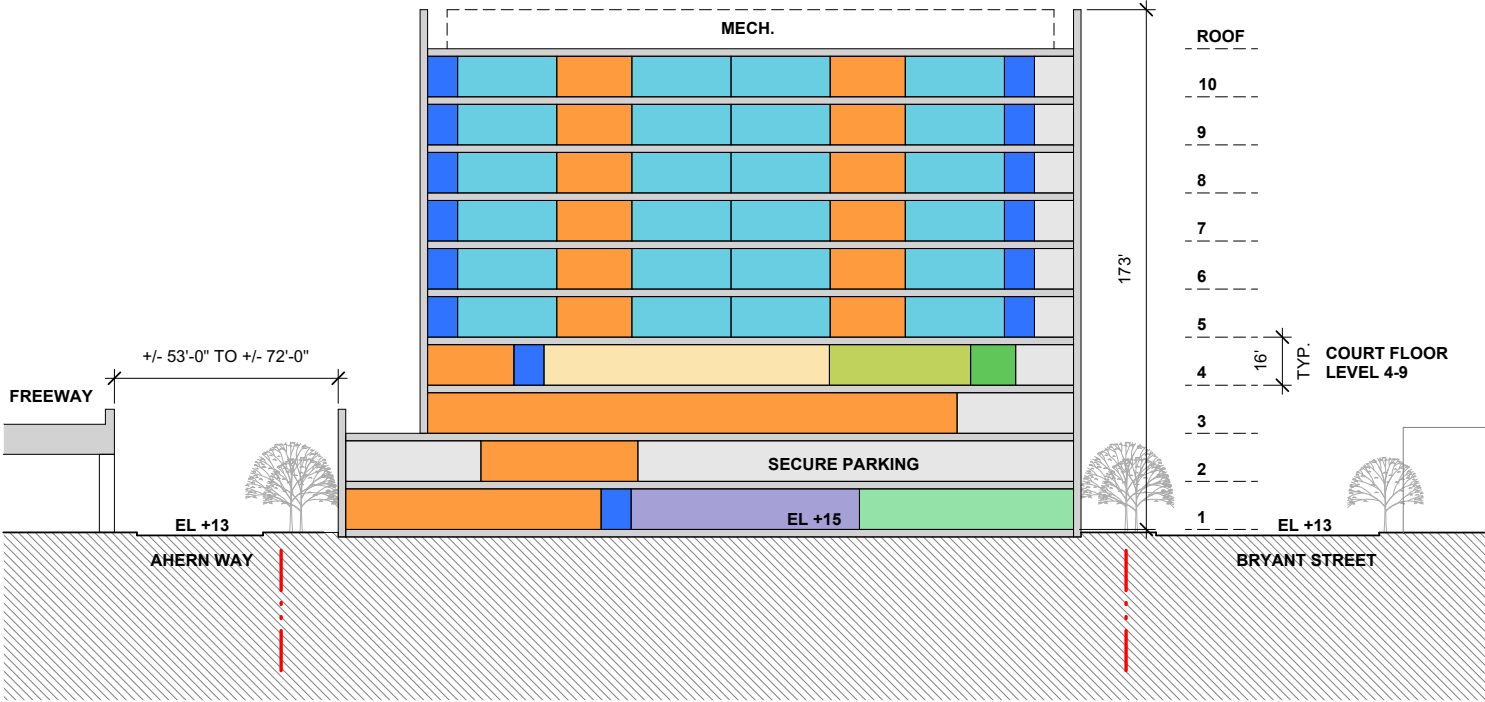
and delivery trucks to access the new parking ramp up to Level 2 and the existing ramps down to the loading area may be provided while the existing Hall of Justice is operational. In a preliminary review with JCC Security, shared, controlled access for loading & trash operations was deemed acceptable given the site's urban context. A security assessment will be required in the future project.

4.1 SITE OPTION 1 - ALTERNATE

SITE SECTIONS - NO BASEMENT



E/W SECTION THROUGH (N) COURTHOUSE & (E) HALL OF JUSTICE



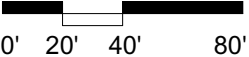
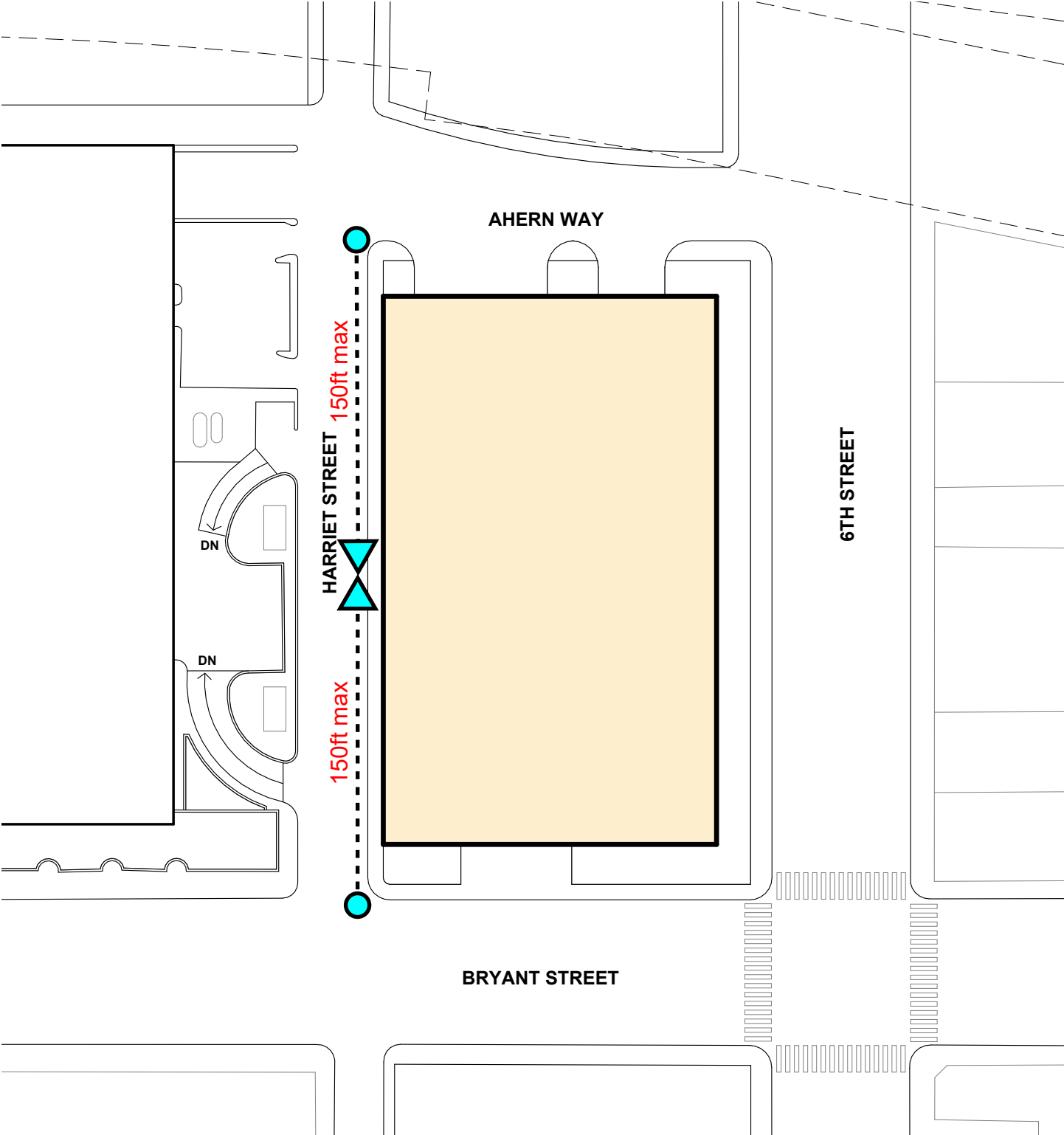
N/S SECTION THROUGH (N) COURTHOUSE SITE

NOTE: SITE/BUILDING ELEVATION (EL) IS BASED ON NEW SAN FRANCISCO CITY DATUM

4.1 SITE OPTION 1

FIRE DEPARTMENT ACCESS

Fire department access is to remain on Bryant Street, Sixth Street, and Ahern Way. Harriet Way will be secured as part of the vehicular setback for the new building but will remain accessible for fire department access.



4.1 SITE OPTION 1

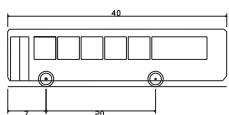
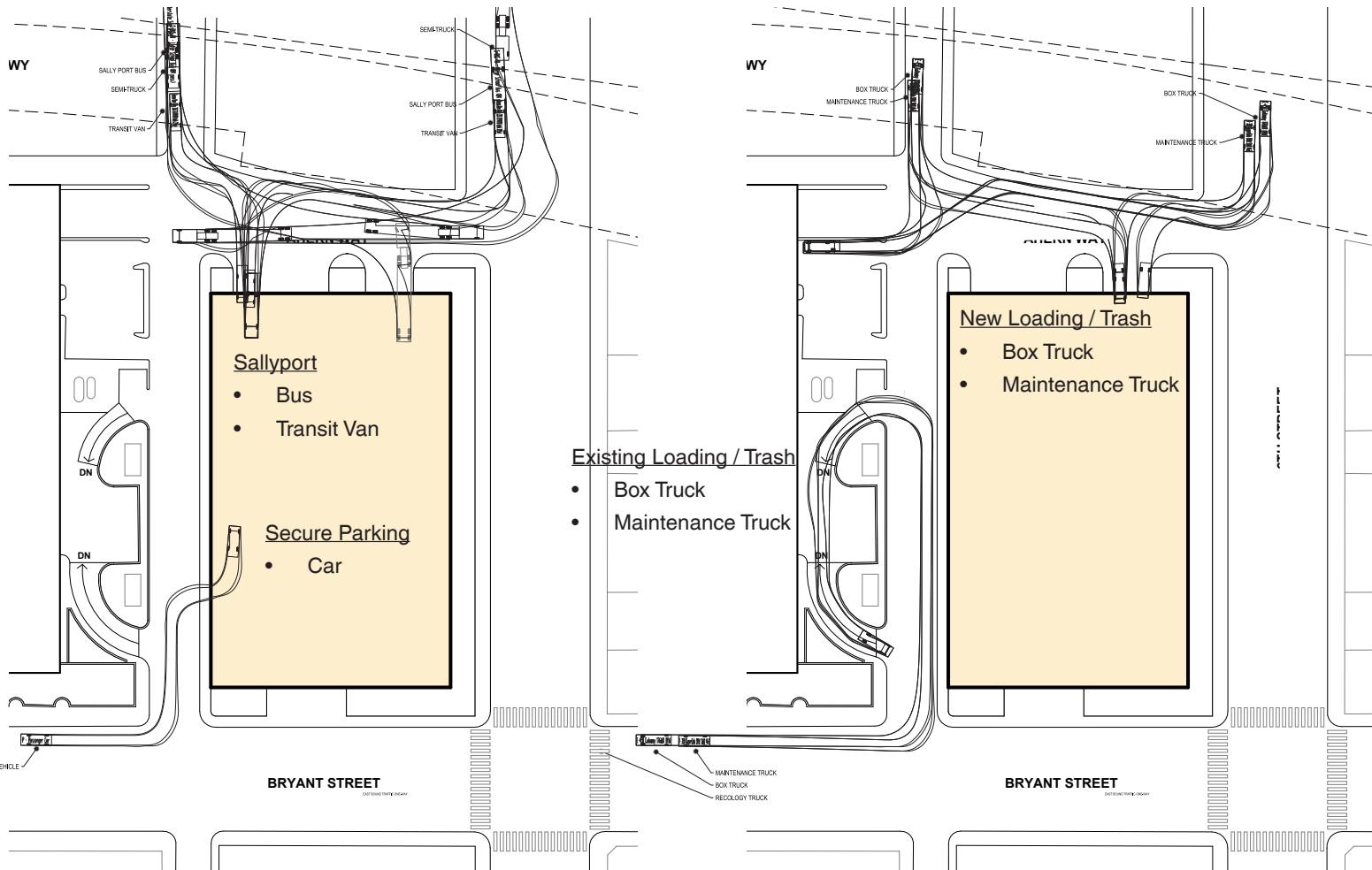
CIVIL / SITE

Option 1 requires the demolition of existing buildings, site elements (curb, walls, concrete, asphalt pavement, etc.), and existing trees as well as the merging of lots 9 through 12, 14, 43, and 45 into one parcel (Addresses for these lots can be found in the Property Boundary & Easement section of this report). It creates the least overall site impact as it does not encroach into Harriet Street. It is not anticipated that utility relocation within Harriet Street is required for this option, but

further analysis and coordination with SFPUC is required to confirm access requirements are met. In addition, operation of the existing trash and loading area is maintained.

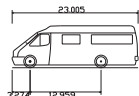
Option 1 has a building footprint of 37,000 SF and an assumed site improvement area of 6,181 SF. Based on the combination of these two numbers we apply the 4% rule for stormwater treatment area and arrive at a stormwater treatment size of 1,629SF.

VEHICLE TURNING RADIUS STUDY



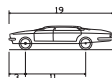
S-BUS-40 - Large School Bus (84 pass)
 Overall Length 40.000ft
 Overall Width 8.000ft
 Overall Body Height 10.500ft
 Min Body Ground Clearance 1.070ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 34.40°

SALLY PORT BUS



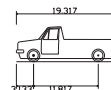
Iveco Van Daily 35S 12/14/18 (w/b 3.95m)
 Overall Length 23.005ft
 Overall Width 6.549ft
 Overall Body Height 7.561ft
 Min Body Ground Clearance 0.505ft
 Track Width 6.549ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 21.490ft

TRANSIT VAN



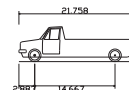
P - Passenger Car
 Overall Length 19.000ft
 Overall Width 7.000ft
 Overall Body Height 4.300ft
 Min Body Ground Clearance 1.115ft
 Track Width 6.000ft
 Lock-to-lock time 4.00s
 Max Steering Angle (Virtual) 31.50°

PASSENGER VEHICLE



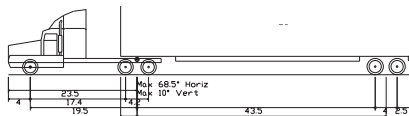
F-350 SuperCab SRW SWB 4x2
 Overall Length 19.000ft
 Overall Width 7.000ft
 Overall Body Height 4.300ft
 Min Body Ground Clearance 1.115ft
 Track Width 6.000ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 31.50°

MAINTENANCE TRUCK



E-450 Cutaway 176WB DRW
 Overall Length 21.758ft
 Overall Width 7.000ft
 Overall Body Height 4.300ft
 Min Body Ground Clearance 1.115ft
 Track Width 6.000ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 31.50°

BOX TRUCK

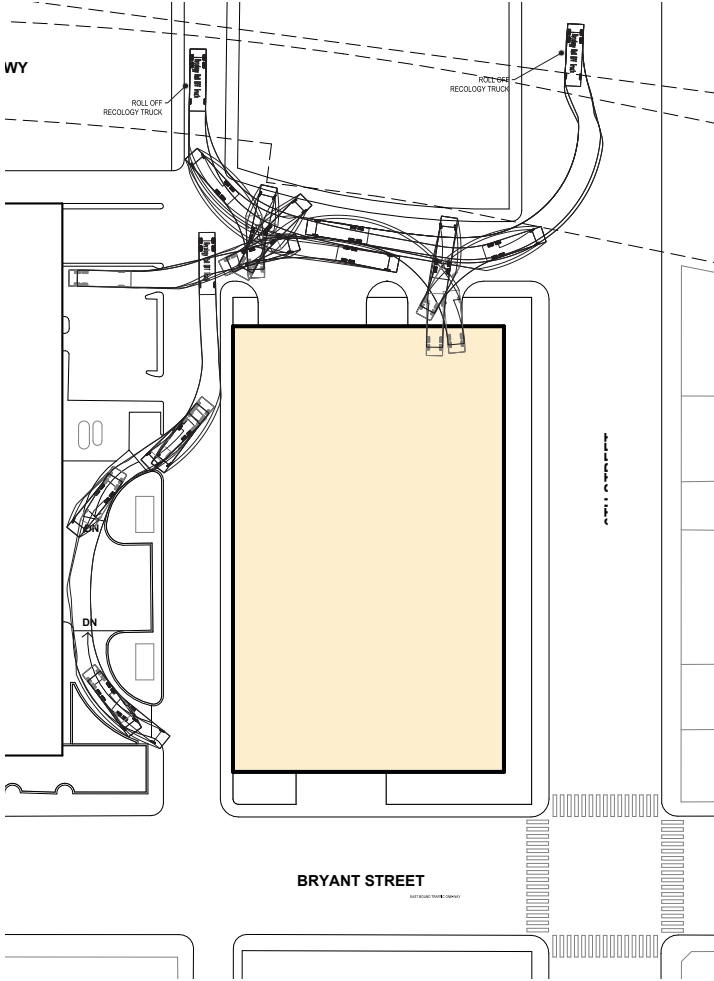
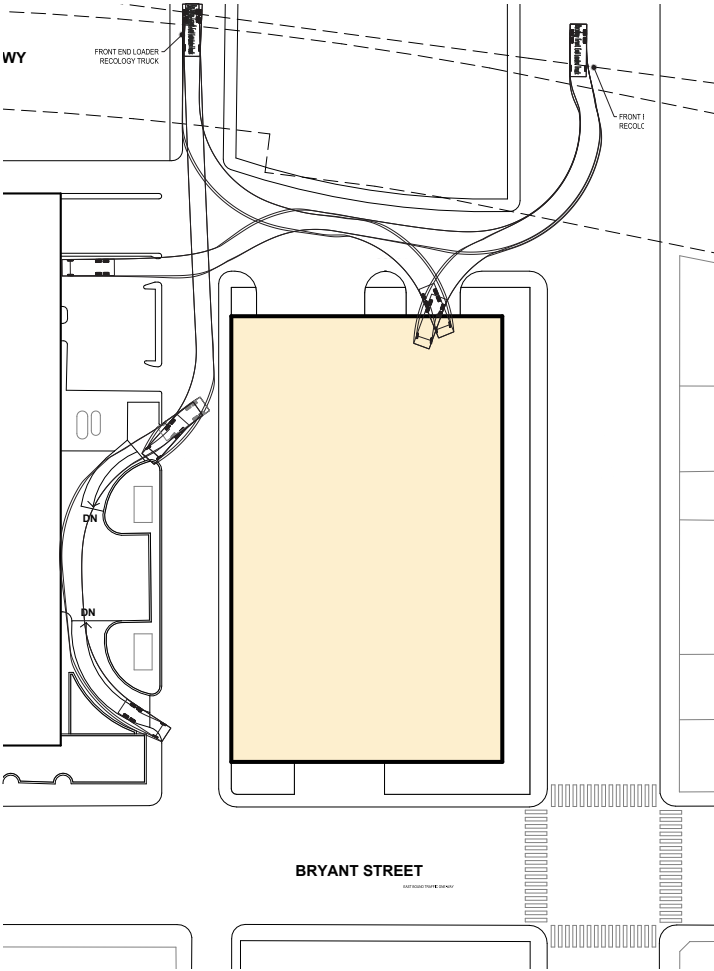


WB-67 - Interstate Semi-Trailer
 Overall Length 73.501ft
 Overall Width 8.500ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.344ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°

SEM-TRUCK

4.1 SITE OPTION 1

RECOLOGY TRUCK TURNING RADIUS STUDY

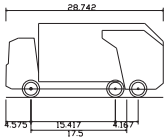


NOTES:

- NEW TRASH AREA IS ACCESSIBLE BY FRONT END LOADER RECOLOGY TRUCK WITH NO CONSTRAINTS.
- NEW TRASH AREA AT EXISTING HOJ IS ACCESSIBLE BY FRONT END LOADER RECOLOGY TRUCK FROM 6TH STREET WITH NO CONSTRAINTS.
- EXISTING TRASH AREA IS ACCESSIBLE BY FRONT END LOADER RECOLOGY TRUCK WITH MINOR CONSTRAINTS

CONSTRAINTS:

- FRONT END LOADER RECOLOGY TRUCK IS UNABLE TO ACCESS NEW TRASH AREA AT EXISTING HOJ FROM HARRIET ST.
- FRONT END LOADER RECOLOGY TRUCK MUST ACCESS EXISTING TRASH AREA FROM AHERN WAY OR NORTH SIDE OF HARRIET ST. ROUTE CONFIRMED WITH WASTE ZERO.



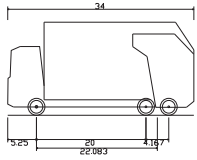
Recology Front End Loader Truck
 Overall Length 28.742ft
 Overall Width 9.000ft
 Overall Body Height 13.499ft
 Min Body Ground Clearance 1.486ft
 Track Width 9.000ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 71.000ft
 FRONT END LOADER RECOLOGY TRUCK

NOTES:

- NEW TRASH AREA AT EXISTING HOJ AND NEW TRASH AREA IS ACCESSIBLE BY ROLL OFF RECOLOGY TRUCK WITH NO CONSTRAINTS.
- EXISTING TRASH AREA IS ACCESSIBLE BY ROLL OFF RECOLOGY TRUCK WITH MINOR CONSTRAINTS.

CONSTRAINTS:

- ROLL OFF RECOLOGY TRUCK MUST ACCESS EXISTING TRASH AREA FROM AHERN WAY OR NORTH SIDE OF HARRIET ST. ROUTE CONFIRMED WITH WASTE ZERO.



Recology Roll Off Truck
 Overall Length 34.000ft
 Overall Width 8.830ft
 Overall Body Height 16.999ft
 Min Body Ground Clearance 1.456ft
 Track Width 8.830ft
 Lock-to-lock time 3.00s
 Curb to Curb Turning Radius 73.000ft
 ROLL OFF RECOLOGY TRUCK

4.1 SITE OPTION 1

STRUCTURAL

Site Option 1 includes a recommended option with secure basement parking and an alternate with no basement. In the alternate option, secure parking is at Level 2.

Structural viability: The two variations of Site Option 1 are structurally viable. Structural issues and how to address them are described below. From a structural standpoint, the option without a basement is the more straightforward.

High water table: Due to the high water table, a high end “bathtub” waterproofing membrane, subdrain, and pumping system will be needed for the option with a basement. Dewatering will be needed during construction as well.

Poor soil conditions: Due to the poor soil conditions, ground improvement with shallow foundations, a deep foundation, or a deep foundation with ground improvement will be needed. This is described in more detail in Section 3.3.

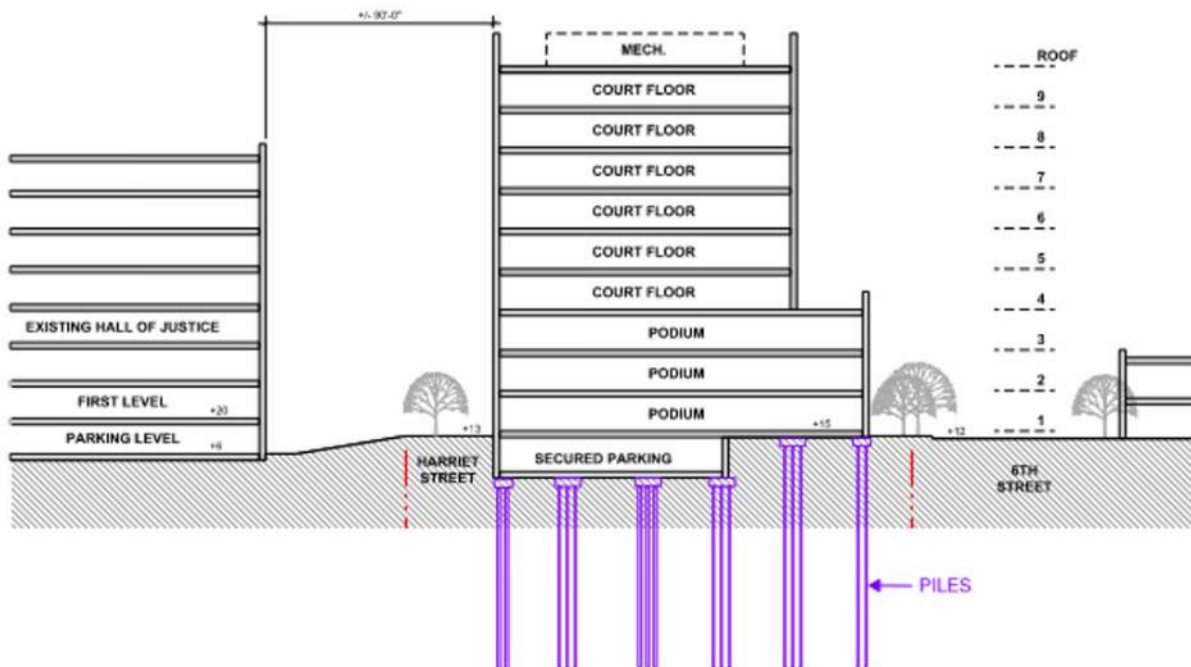


Figure 4-1. Site Option 1 with Basement Using Deep Foundation with Piles

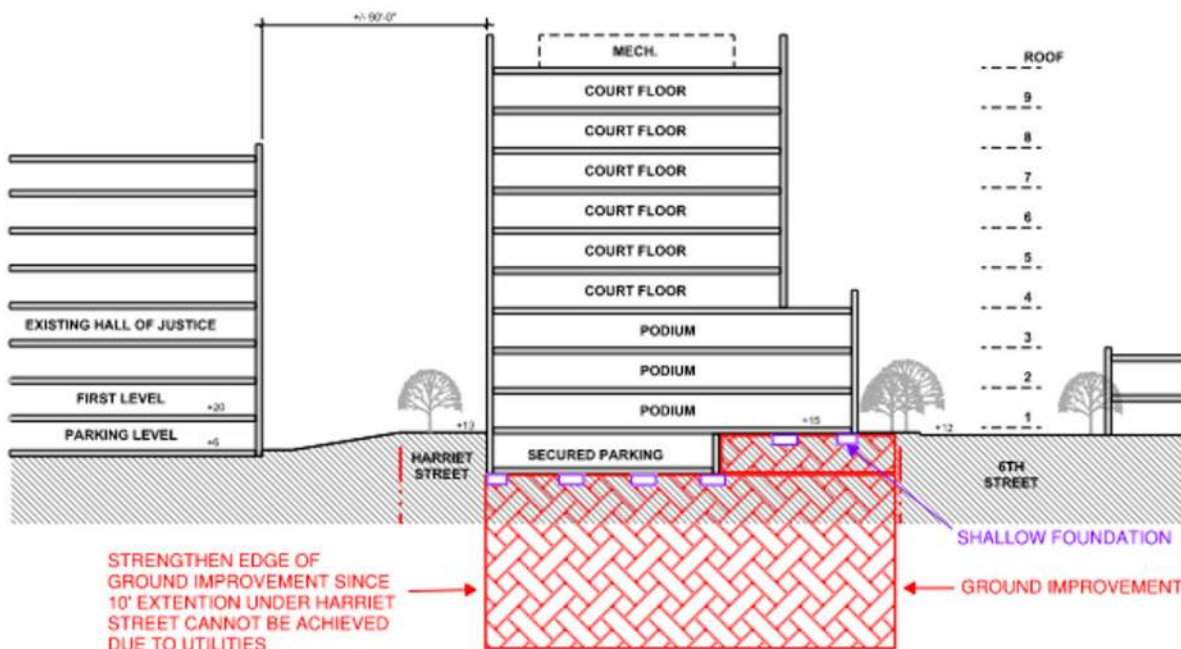


Figure 4-2. Site Option 1 with Basement Using Ground Improvement and Shallow Foundation

4.1 SITE OPTION 1

STRUCTURAL

Site Option 1 includes a recommended option with secure basement parking and an alternate with no basement. In the alternate option, secure parking is at Level 2.

Structural viability: The two variations of Site Option 1 are structurally viable. Structural issues and how to address them are described below. From a structural standpoint, the option without a basement is the more straightforward.

High water table: Due to the high water table, a high end “bathtub” waterproofing membrane, subdrain, and pumping system will be needed for the option with a basement. Dewatering will be needed during construction as well.

Poor soil conditions: Due to the poor soil conditions, ground improvement with shallow foundations, a deep foundation, or a deep foundation with ground improvement will be needed. This is described in more detail in Section 3.3.

Adjacencies: Excavation for a basement and for foundations will need to address adjacent streets and the utilities in them on all four sides of the site. In the option with a basement, the basement is on the west side of the site and abuts Harriet Street. A traditional soldier beam and tieback wall or soil nailed wall will likely not be appropriate due to the utilities that could be impacted on the Harriet Street side to the west or the Ahern Way side to the north. Instead, shoring will either need to be cantilever soldier piles or internally braced soldier piles. These approaches are more expensive. On the south side towards Bryant Street and the east side towards 6th Street, open cut excavation is likely viable as there is a substantial setback available. It is assumed that the existing crescent-shaped ramps from Harriet Street down to the loading dock area of the existing HOJ will remain and will not be impacted by Site Option 1.

Stacking: The building includes three different programs on different levels: parking, the podium levels, and the upper court levels. They each have different column constraints. For example, columns in the parking levels need to miss the parking stalls and drive aisles. The courtrooms have long span conditions to keep the space free of columns. It will be difficult to align the grids for each occupancy such that the columns all stack, and thus transfer girders are likely to be located at the transition levels. They will be deeper members and may impact story heights. Lateral elements like walls, braced frames, and moments, however, should stack and will need careful coordination to align up through the different programs. Since the basement is only over a portion of the footprint, the foundation will step with it located below the basement on

the west side and below grade on the east side. Care will be needed to account for the difference in the seismic base during design. Figure 4-1 shows a section through the building with a pile supported foundation including the step. Figure 4-2 shows a section with ground improvement and a shallow foundation.

Blast: The structural design will need to meet blast requirements including progressive collapse requirements. If the building is a steel moment-framed structure, this is likely to lead to locating the moment frames at the perimeter.

MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION

Existing MEPF Utility Impacts: Site Option 1 does not impact the MEPF utilities to the existing Hall of Justice.

New Building Support Program: Buro Happold have reviewed the Building Support Program and recommend the following for inclusion in the future building provisions:

- PG&E Transformer
9x9 adjacent to MER (Site / Level 1)
- Main Elec Room
450 SF (Level 1)
- Emergency Elec Rm
450 SF (Level 1) h
- Generator Room
500 SF (Level 1)
- Floor Electrical Riser Closet
150SF (1x Level 1, 2x typical floors)
- Fire Pump Room
200 SF (level 1)
- MDF Room
250 SF (level1)
- MPOE
100 SF (level1)
- IDF Riser Closets
150 SF (1x Level 1, 2x typical floors)
- Fire Control Room
200 SF (local requirement)

Assumptions:

- Other MEP Equipment (AHUs, Chiller Room, Heat Pumps, Cooling Towers, Roof Electrical Rooms) within roof penthouse and will likely require entire roof w/ screen wall + large, enclosed equipment penthouse.
- Air + Pipe shafts included in Gross Building Area, not explicitly calculated at this stage.
- Optional provisions for floor by floor fan rooms – 750 SF/ floor.

4.1 SITE OPTION 1

CODE

Site Option 1 has been evaluated for feasibility of code compliance. Site Option 1 is determined to be favorable for compliance without additional measure taken on the following code requirements: Allowable Height and Area, Exterior wall ratings and allowable openings, Exit Discharge, and Fire Department Site Access. View Table 4.1.7.1 for evaluation criteria:

Table 4.1.7.1 – Option 1 Site Evaluation

Design Criteria	Provided	Code Requirement	Assessment
CBC Chapter 5 – Allowable Height and Area			
Maximum Height	105'	Unlimited	Compliant
Maximum Area per Floor	39,065 SF	Unlimited	Compliant
CBC Chapter 7 – Exterior Wall Ratings and Unprotected Openings (705.5)			
Fire Separation Distance	Min. 25' FSD provided on all 4 sides of the building (to imaginary lot lines and centerline of streets)	FSD > 20' allows for no rating of exterior walls	Favorable – no rating required of non-bearing exterior walls
		FSD > 20' allows for unlimited unprotected openings	Favorable – unlimited openings allowed; unprotected
	Existing building FSD > 20' to imaginary lot line	Imaginary lot line placement cannot make existing buildings non-compliant with 705.5	Favorable – No impact to existing building
CBC Chapter 10 – Exit Discharge (1028)			
Exit Discharge	Exit Discharge has adequate width and path to grade, and direct access to the public way	Discharge to building exterior at grade or path to grade; Direct access to public way; adequate width for OL	Favorable – no site constraints
CFC Chapter 5 – FD Site Access			
Hose Pull	The entire Perimeter is within 150' of a fire lane	Entire perimeter within 150' of fire lane	Compliant
Fire Lane	3 existing fire access roads, each exceeding 26' in width	Min. 20' clear width fire access roads	Compliant
Unique Code Impacts – Site Option 1			
N/A			

4.1 SITE OPTION 1

HISTORIC

The following section evaluates Option 1 for compliance with the Secretary of the Interior's Standards. This option proposes to demolish 480-84 6th Street to make way for the new building. Because Option 1 would demolish the Paramount Apartments, several of the individual rehabilitation standards do not apply, and these are noted below.

Rehabilitation Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Option 1 does not comply with Rehabilitation Standard 1 because it would demolish the Paramount Apartments.

Rehabilitation Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

Option 1 does not comply with Rehabilitation Standard 2 because it would eliminate the historic character of the Paramount Apartments by demolishing the building.

Rehabilitation Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Rehabilitation Standard 3 does not apply to Option 1 because no conjectural features would be added to the Paramount Apartments.

Rehabilitation Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Rehabilitation Standard 4 does not apply to Option 1 because no later changes to the Paramount Apartments would be preserved.

Rehabilitation Standard 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Option 1 does not comply with Rehabilitation Standard 5 because it would eliminate the materials, finishes, construction techniques, and examples of craftsmanship of the Paramount Apartments by demolishing the building.

Rehabilitation Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Rehabilitation Standard 6 does not apply to Option 1 because no repair or replacement work is proposed for the Paramount Apartments.

Rehabilitation Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Rehabilitation Standard 7 does not apply to Option 1 because no chemical or physical treatments are proposed for the Paramount Apartments.

Rehabilitation Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Option 1 would likely comply with Rehabilitation Standard 8. Although still in the programmatic design phase, this option would result in the excavation of most of the project site. However, the Planning Department's standard protocols for construction monitoring and the protection of archeological resources would likely be put into place.

Rehabilitation Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Rehabilitation Standard 9 does not apply to Option 1 because the Paramount Apartments would be demolished.

4.1 SITE OPTION 1

Rehabilitation Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation Standard 10 does not apply to Option 1 because the Paramount Apartments would be demolished.

Altogether, Option 1 complies with Rehabilitation Standard 8. It does not comply with Rehabilitation Standards 1, 2, or 5. The remaining Rehabilitation Standards: 3, 4, 6, 7, 9, and 10 do not apply to Option 1.

4.2 SITE OPTION 2

OVERVIEW

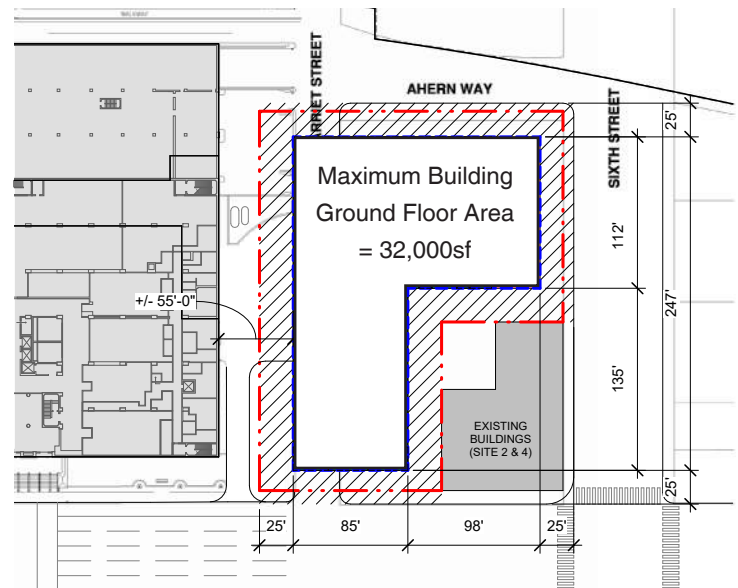
Site Option 2 includes the 820 Bryant Street Partial Block & Harriet Street (ROW)

- Site Area: 1.19 acres
- Maximum Buildable Footprint: 32,000 sf
- FAR = 5.3; 2.5 per SF Zoning
- Height = 157', Max. height = 30' per SF Zoning
- Relocation of existing utilities required
- Relocation of loading area functions required

Site Option 2 is a constrained, L-shaped site on 820 Bryant that encroaches on the Harriet Street ROW. The site boundary was extended from the original boundary in the RFP due to the infeasibility of fitting a standard courtroom onto the narrow site. The required 25' vehicular setback along the site perimeter significantly reduces the developable area available on the site. The proposed new courthouse encroaches into the ROW, requiring extensive early site make-ready work and relocation of utilities and loading operations at the existing Hall of Justice. The buildable footprint is inefficient and can accommodate a modified four courtroom layout requiring collegial chambers.



Site Option 2 Boundary



- Property Line
- Maximum Buildable Area
- Maximum Ground Level Area

4.2 SITE OPTION 2

PROGRAM - FLOOR BY FLOOR STACKING MATRIX

Due to a constrained building footprint, the Recommended stacking option for Site 2 does not address Sea Level Rise concerns and follow the typical courthouse stacking with a full basement level. The in-custody Sallyport and Secure Parking are located below-grade at basement level. The full basement increases operational cost of pumps to address flooding. Due to the constrained basement footprint, Central Holding is located on Level 3. High volume spaces, such as Jury Assembly, are located on the lower floors in order to reduce potential operational costs to maintain elevators.

LEVEL	SITE 2 - BASEMENT
BASEMENT	<ul style="list-style-type: none"> Secure Parking Sallyport
LEVEL 1	<ul style="list-style-type: none"> Loading / Trash Lobby / Children's Waiting Jury Services Food Service MEP Spaces Mailroom
LEVEL 2	<ul style="list-style-type: none"> Clerks (All) IT Building Support Central Holding
LEVEL 3	<ul style="list-style-type: none"> Court Operations Collaborative Courts Community Justice Partners Court Administration Sheriff Building Support
LEVEL 4	Levels 4-9 <ul style="list-style-type: none"> Courtroom Sets Chambers & Support
COURT FLOORS	
PROGRAM FUNCTIONALITY	Not preferred
COURT FLOOR FUNCTIONALITY	Not preferred - collegial chambers
SEA LEVEL RISE	Impact to building functions
SITE MAKE-READY WORK	Extensive
SITE ACCESS	Not preferred

4.2 SITE OPTION 2

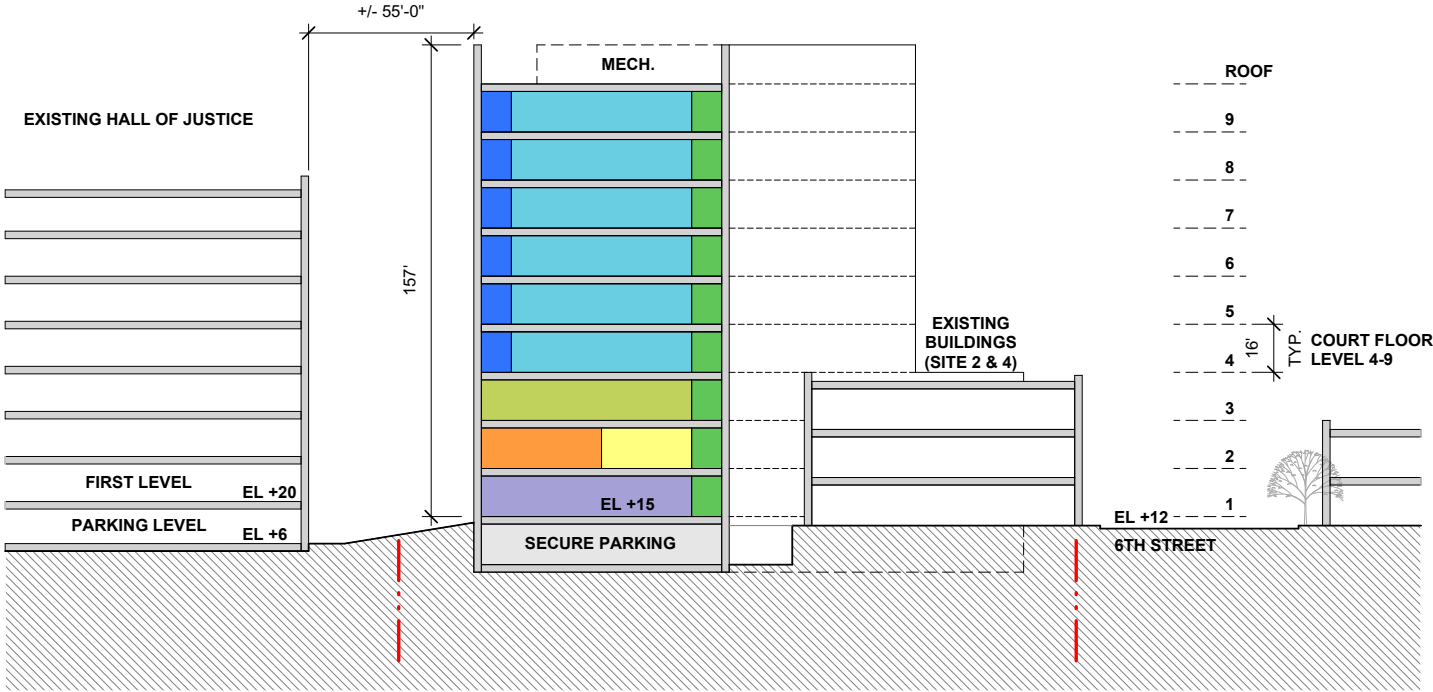
SITE 2 PROGRAM STACKING - BASEMENT

Space Program Summary		CURRENT NEED		Basement	Ground	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	9th Floor	Total
Division / Functional Area	Ctrms	Staf Total												Total
		f	CGSF											CGSF ³
1.0	Public Area - Lobby, Security	-	6	5,436										5,436
2.0	Court Sets	24	48	91,434				15,239	15,239	15,239	15,239	15,239	15,239	91,434
3.0	Chambers & Courtroom Support	-	24	14,456				2,409	2,409	2,409	2,409	2,409	2,409	14,456
4.0	Court Operations	-	73	5,023			5,023							5,023
5.0	Clerk's Office	-	66	13,038		13,038								13,038
6.0	Collaborative Courts	-	6	2,695			2,695							2,695
7.0	Collaborative Justice Programs (Hoteling)	-	-	1,864			1,864							1,864
8.0	Administration	-	10	3,058			3,058							3,058
9.0	Information Technology	-	12	2,816		2,816								2,816
10.0	Jury Services	-	8	9,059		9,059								9,059
11.0	Sheriff	-	4	3,822			3,822							3,822
12.0	Central In-Custody Holding/Sallyport	-	-	11,475	6,975	4,500								11,475
13.0	Building Support	-	2	18,415	1,125	7,955	1,625	4,710	500	500	500	500	500	18,415
14.0	Secured Parking	-	-	13,500	13,500									13,500
Subtotal		24	259	196,091	21,600	22,450	21,979	21,172	18,148	18,148	18,148	18,148	18,148	196,091
Information Only (Does Not Include every Building Support Line Item)														
Children's Waiting Area (All)					855									
Staff Break Rooms (3)						1,250	625							
Other Staff Support (Training, Staff Lactions & Staff Shower/RR)					275		750							
Multipurpose Room Court Floor Hoteling)								125	125	125	125	125	125	
Mailroom					250									
Loading/Receive (Receiving, Weapons Detection & Trash/Recycling Spaces)					1,938									
Court Facilities(Storage, Manager's Office, Technician WS)							1,460							
Building Electrical/IT (UPS, Electrical, MDF/Computer Rooms)					1,375									
IDF (9 Rooms)					375	375	375	375	375	375	375	375	375	
Custodial (Staff Area & Storage Room)					1,000									
JCC Support (Workshop/Office & Building Storage Rooms)							1,500							
Public Lactation & Media Rooms					263									
Food Services & Seating					1,375									
Fire Control Room (Ground by Code)					250									
Elevator Rooms (9)					1,125									
Grossing Factor¹ = 40%														1.40
Total Gross Square Feet (GSF)				30,240	31,430	30,771	29,641	25,408	25,408	25,408	25,408	25,408	25,408	274,527

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

4.2 SITE OPTION 2

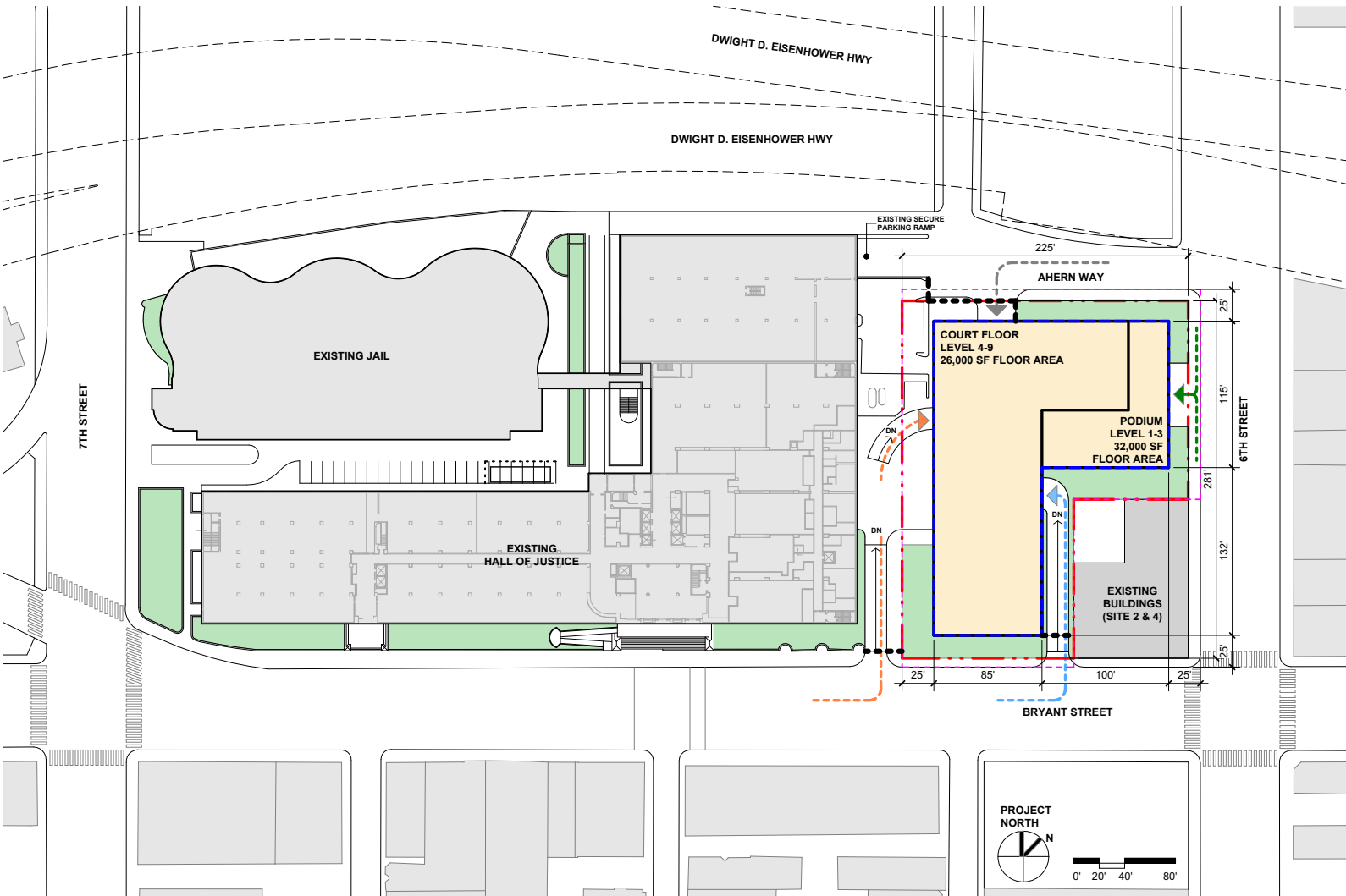
PROGRAM STACKING SECTION - BASEMENT



NOTE: SITE/BUILDING ELEVATION (EL) IS BASED ON NEW SAN FRANCISCO CITY DATUM

4.2 SITE OPTION 2

SITE CONCEPTUAL TEST FIT - BASEMENT



SITE OPTION 2 TEST FIT

- 9-story with basement
- 6 Court floors - 24 Courtrooms total
- Public Entry at Sixth Street
- Parking spaces: 26 Judicial Officer & 4 Court Officer

PROS

- Does not require acquisition of two existing 820 Bryant Street parcels
- Does not require demolition of the 1916 California historic-eligible SRO building

CONS

- Smallest site at 1.19 Acres with inefficient L-shaped footprint
- Requires Harriet Street to be vacated
- Constrained site requires occupied basement level for courthouse functionality—risk for flooding due to Sea Level Rise and high water table

- Building oriented along Sixth Street with entrance likely along Sixth Street
- Site width does not accommodate standard 4 courtroom template—likely collegial chambers will be required
- Chambers likely facing freeway will require additional security mitigation
- Need to prevent undermining existing foundations in building adjacent to existing Police and 1916 SRO buildings
- Need for exterior wall ratings & limited openings facing existing Police & 1916 SRO buildings
- Constrained site may require tandem parking
- To maintain operations in the Existing Hall of Justice
 - Relocation of existing utilities in ROW
 - Relocation of existing loading / trash operations
 - Relocation of existing generators
 - Removal of (e) tree at Bryant for (n) loading ramp
- Costly full basement shoring and dewatering
- More costly than Site Options 1 & 3

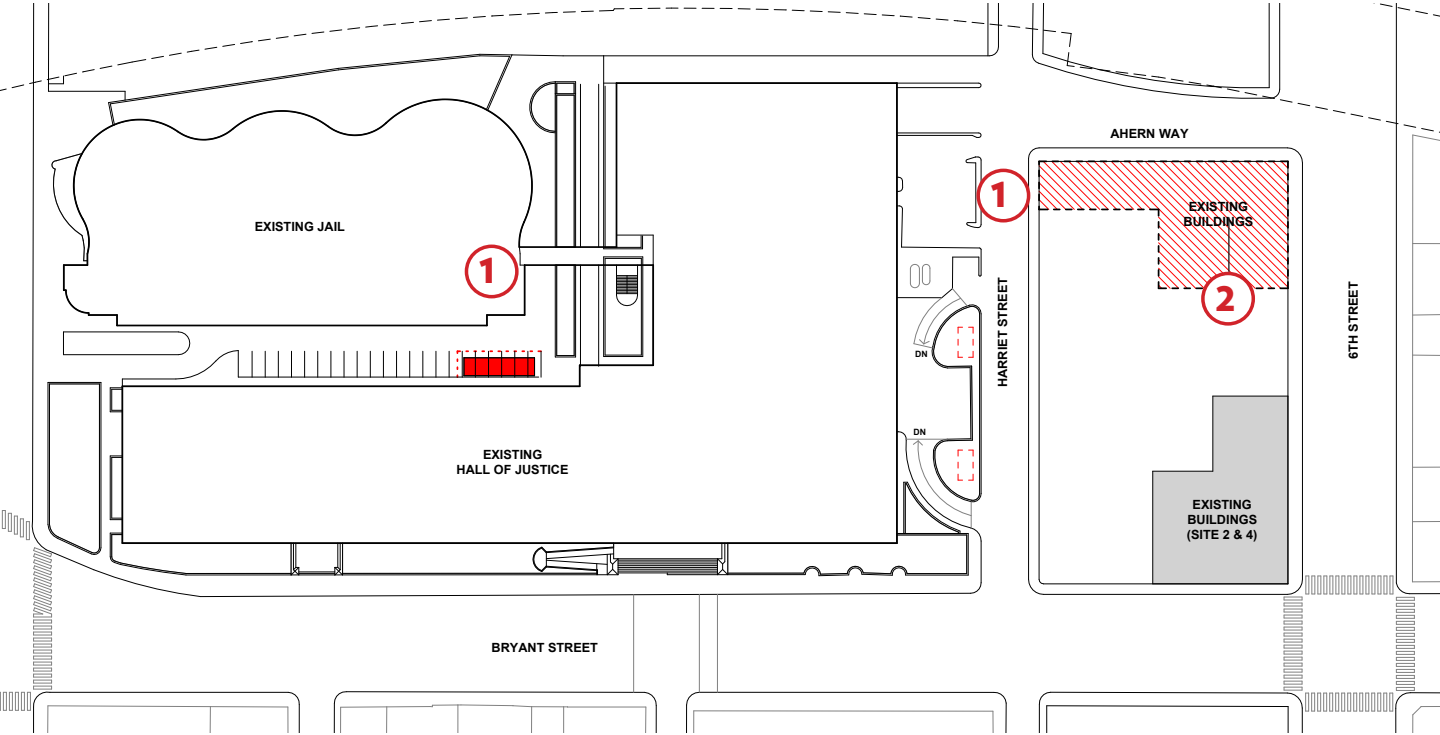
4.2 SITE OPTION 2

PHASING

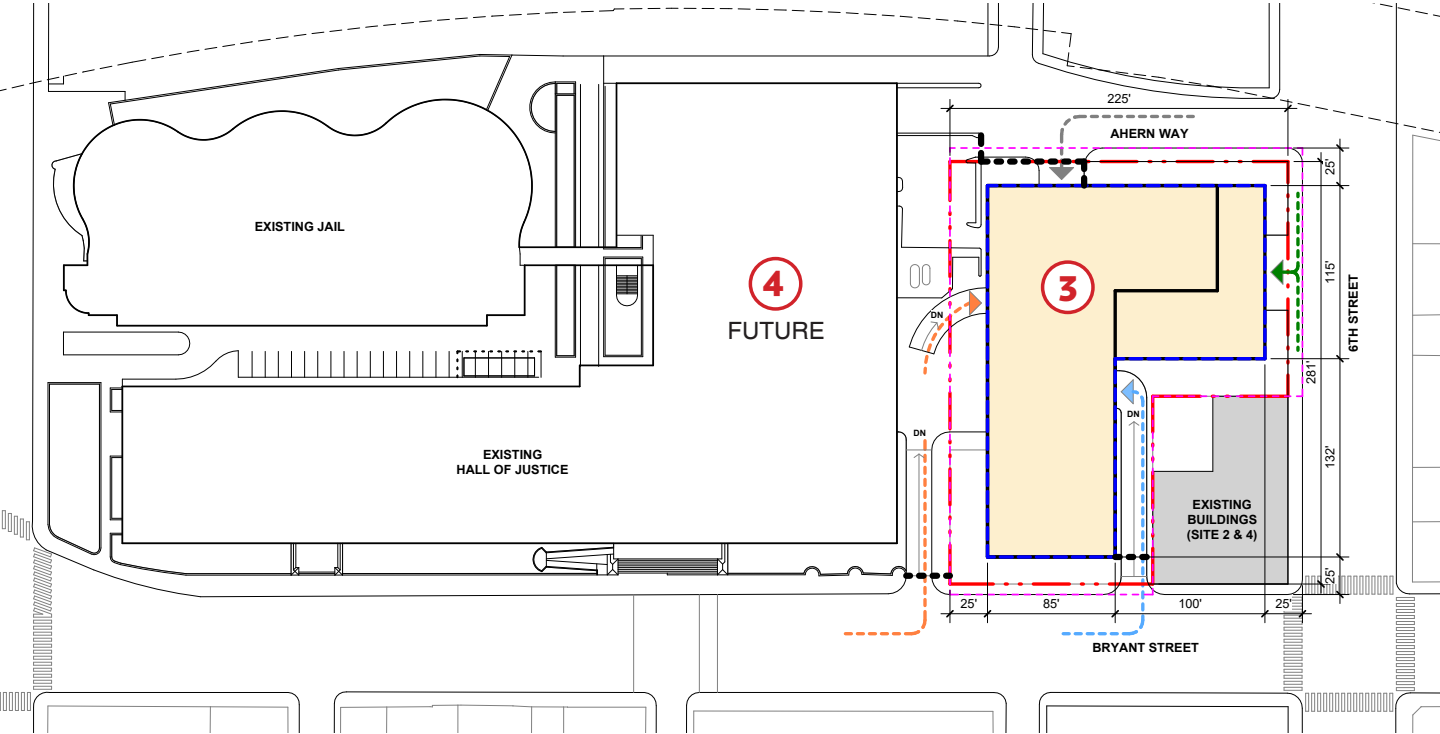
- 1** Phase 1 - Early Site Make-Ready
 - o New Loading Access Ramp
 - o Relocate Generators
 - o Realign Utilities at ROW
 - o Reconnect Utilities to Existing HOJ
 - o Partial Closure of ROW for Construction Perimeter
 - o Maintain Basement Path of Egress

- 2** Phase 2 - Demolish 820 Bryant
 - o Existing Buildings
 - o Existing Paving
- 3** Phase 3 - Building Construction
 - o Point of connection at building to in-custody route to jail
- 4** Phase 4 - Possible demolition of HOJ and future jail connection to be determined by City

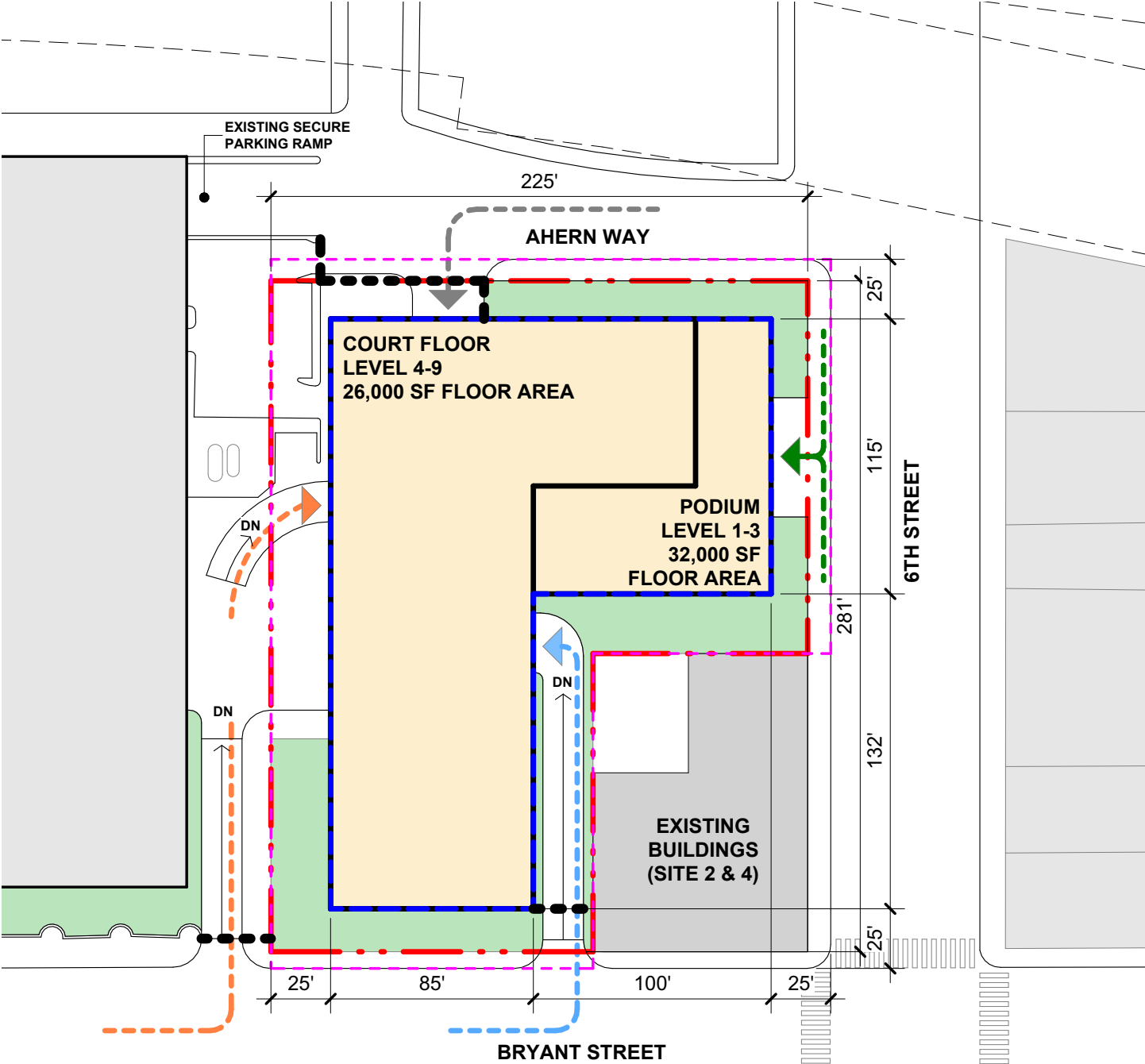
PHASE 1 & 2



PHASE 3 & 4

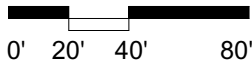
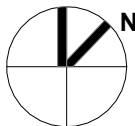


4.2 SITE OPTION 2



Note: Site dimensions and contextual building locations are approximate and require verification/survey

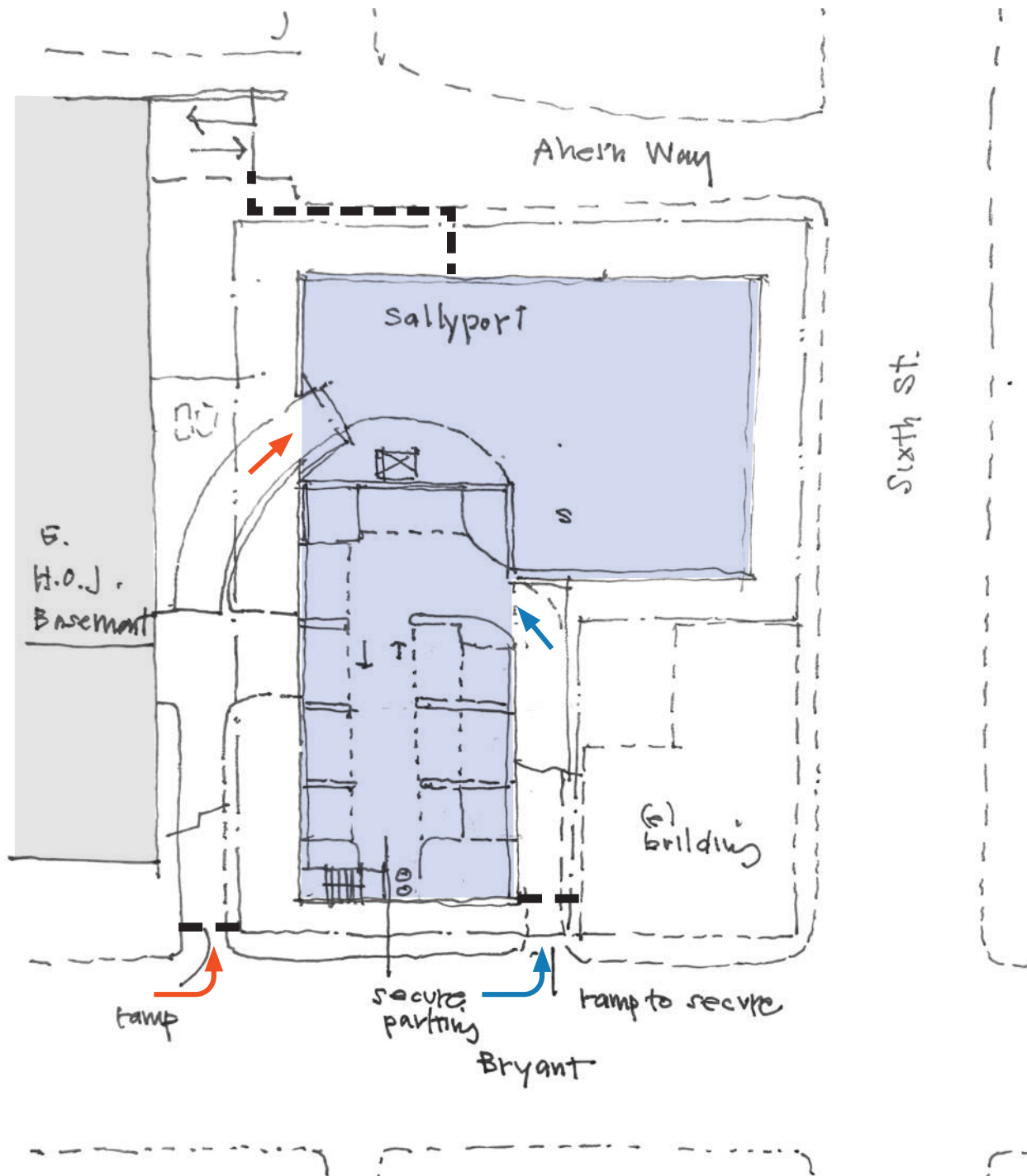
PROJECT NORTH



	PROPERTY LINE		PUBLIC ENTRY
	BUILDABLE AREA LINE		SECURE PARKING
	SECURITY SETBACK		SALLY PORT
	SECURE ACCESS		LOADING

4.2 SITE OPTION 2

SITE ACCESS DIAGRAM - BASEMENT LEVEL



SITE ACCESS

The existing loading & trash operations at the existing Hall of Justice are proposed to be relocated to the Medical Examiner's loading dock. A new ramp down to the existing loading area is proposed from Bryant Street for maintenance, fuel truck and basement Sallyport access. Basement Secure Parking is accessed from a separate ramp off Bryant Street. The

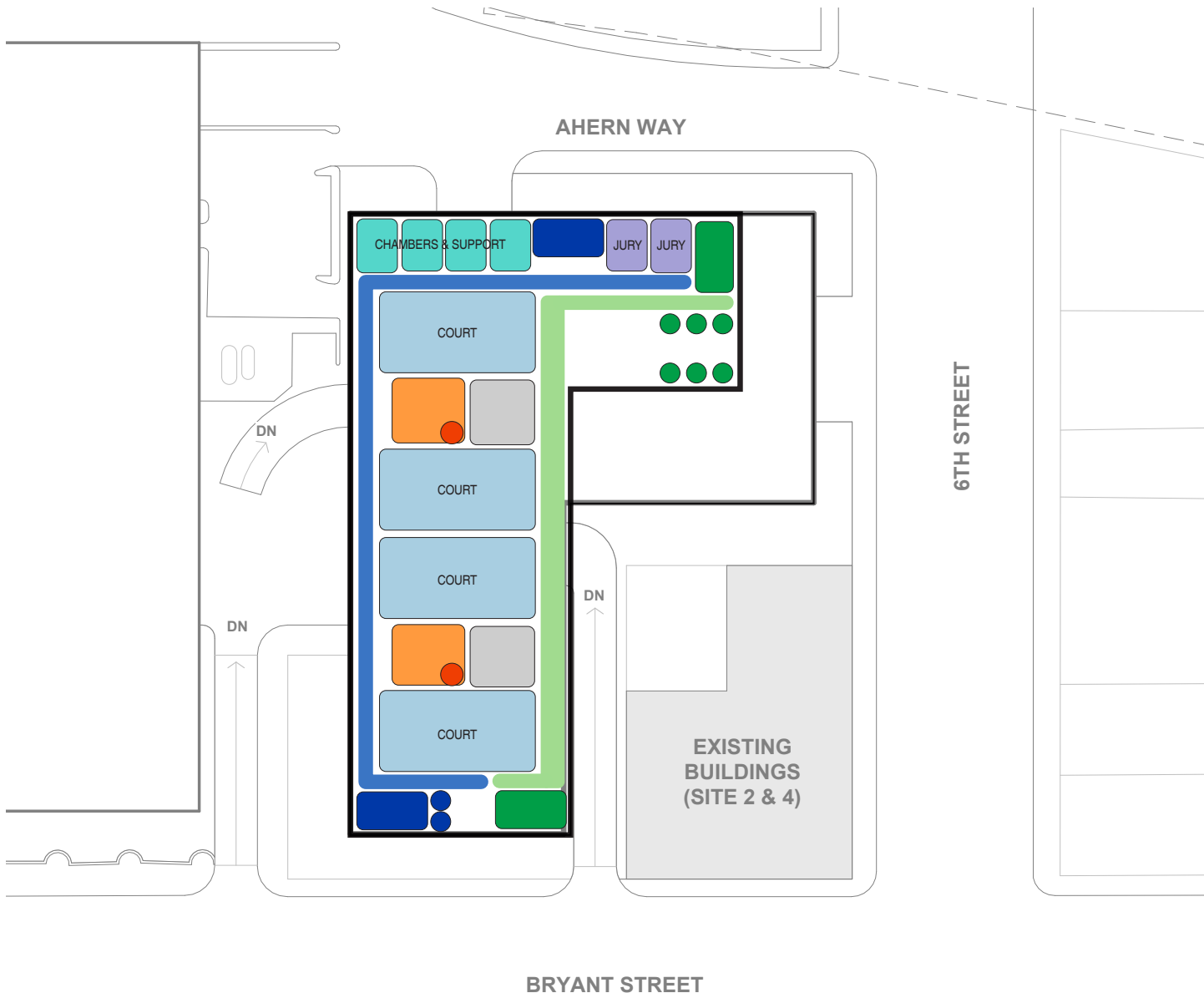
relocated loading area falls within the vehicular setback at the new building that is typically closed to unscreened vehicles. Shared, controlled, interim access to this area has been deemed acceptable by JCC Security. The existing underground fuel tank is to remain in place. The generator is proposed to be relocated to the surface parking lot outside of the jail. Gates with controlled access will be installed to secure the generator. Refer to Section 4.0 for more information.

4.2 SITE OPTION 2

COURTROOM FLOOR TEST FIT DIAGRAM

Site Option 2 is the most constrained of the four site configurations. The L-shaped buildable footprint remaining within the security siteback cannot accommodate the width required for a typical four-courtroom floor module.

The courtroom floor layout was tested to determine the feasibility of providing four courtrooms per floor. The site boundary was modified to accommodate the courtrooms at a minimum. The typical court floor layout for Site Option 2 deviates from the standard approved by the Office of the State Fire Marshal and operationally requires collegial chambers.

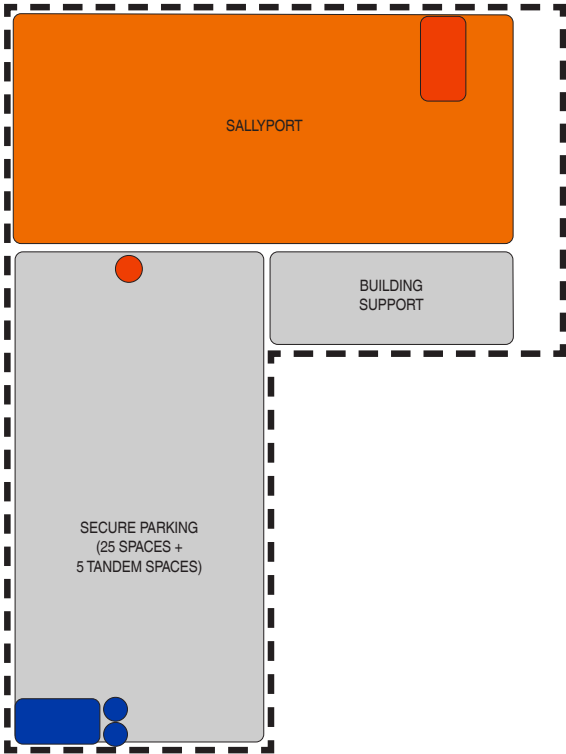


LEGEND

- | | | | |
|---|-----------------------------|---|--------------------------------|
|  | PUBLIC CIRCULATION |  | PRIVATE VERTICAL CIRCULATION |
|  | PUBLIC VERTICAL CIRCULATION |  | DETENTION CIRCULATION |
|  | PRIVATE CIRCULATION |  | DETENTION VERTICAL CIRCULATION |

4.2 SITE OPTION 2

PROGRAM TEST FIT DIAGRAM - BASEMENT LEVEL

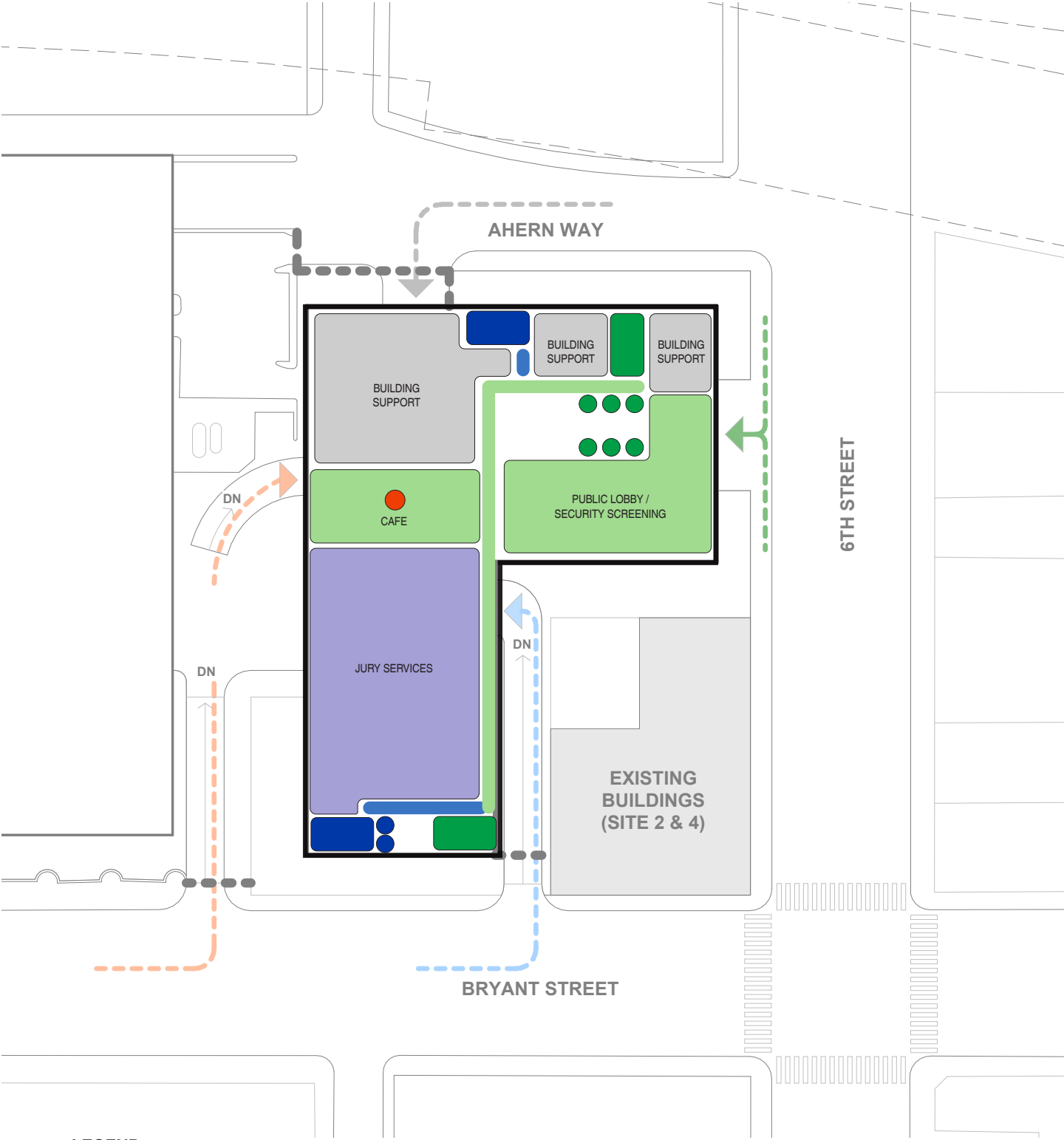


LEGEND

- PUBLIC CIRCULATION
 - PUBLIC VERTICAL CIRCULATION
 - PRIVATE CIRCULATION
- PRIVATE VERTICAL CIRCULATION
 - DETENTION CIRCULATION
 - DETENTION VERTICAL CIRCULATION

4.2 SITE OPTION 2

PROGRAM TEST FIT DIAGRAM - GROUND LEVEL

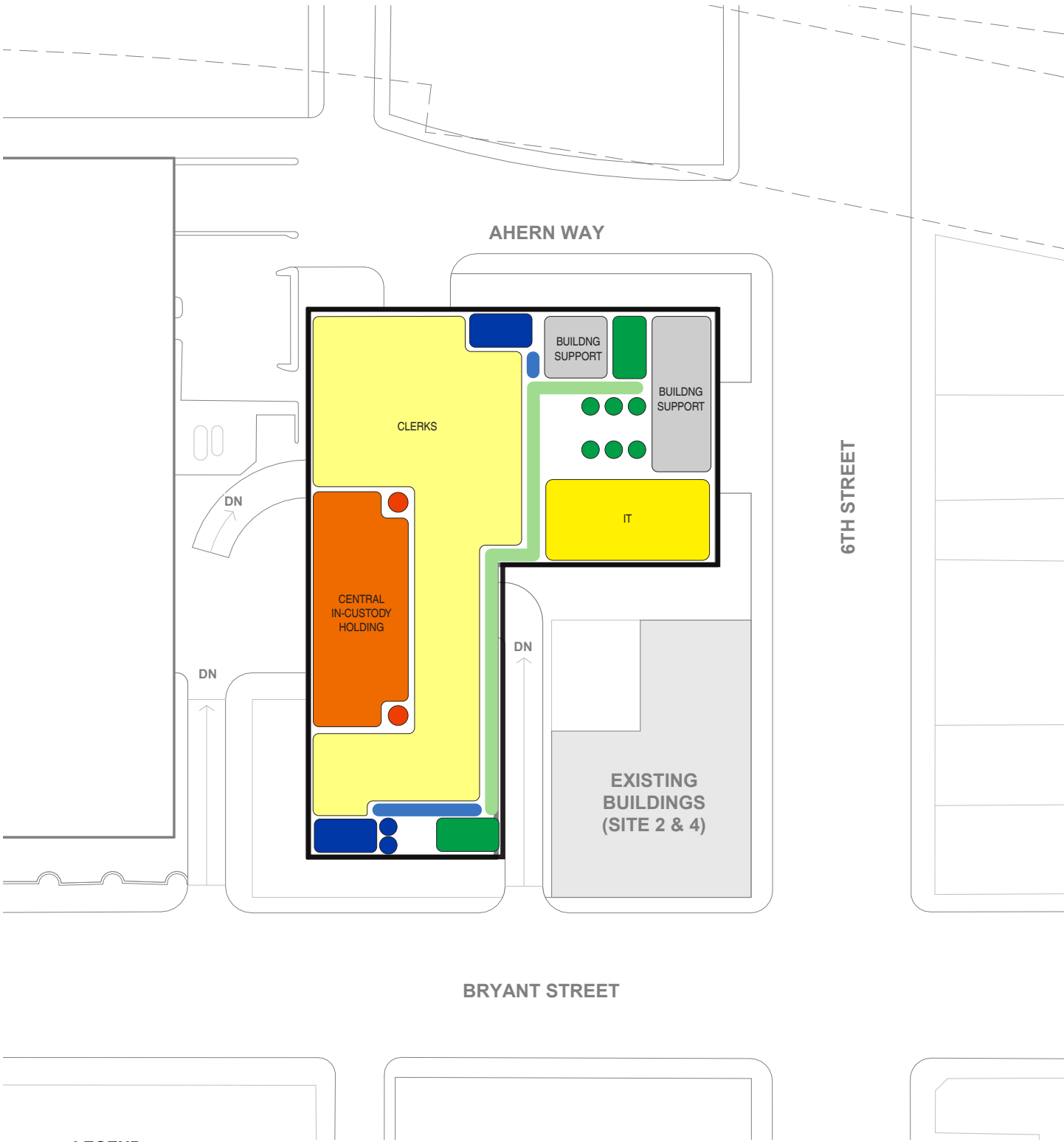


LEGEND

- PUBLIC CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- PRIVATE CIRCULATION
- PRIVATE VERTICAL CIRCULATION
- DETENTION CIRCULATION
- DETENTION VERTICAL CIRCULATION
- SECURE ACCESS

4.2 SITE OPTION 2

PROGRAM TEST FIT DIAGRAM - LEVEL 2

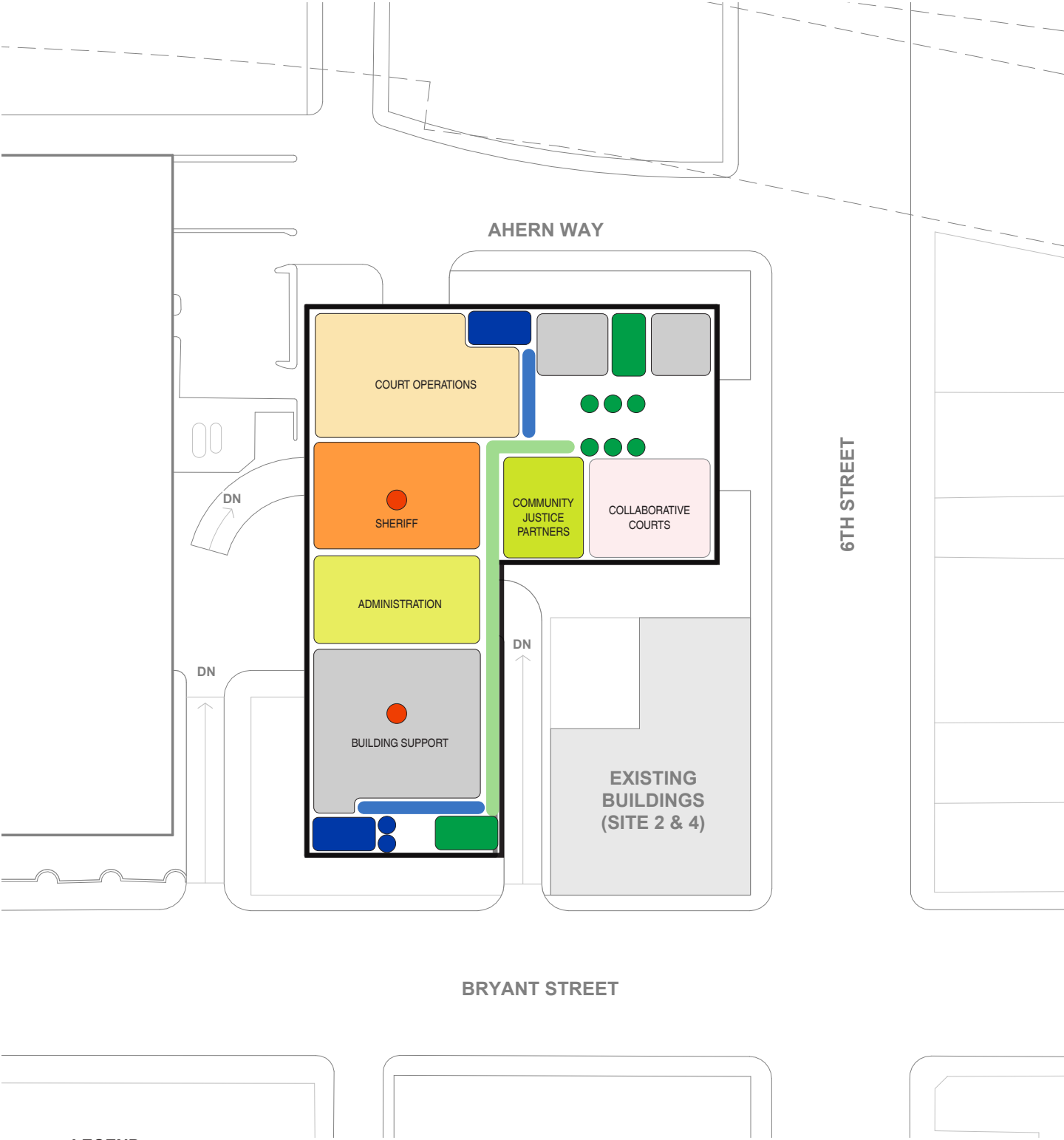


LEGEND







- PUBLIC CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- PRIVATE CIRCULATION
- PRIVATE VERTICAL CIRCULATION
- DETENTION CIRCULATION
- DETENTION VERTICAL CIRCULATION

4.2 SITE OPTION 2

PROGRAM TEST FIT DIAGRAM - LEVEL 3

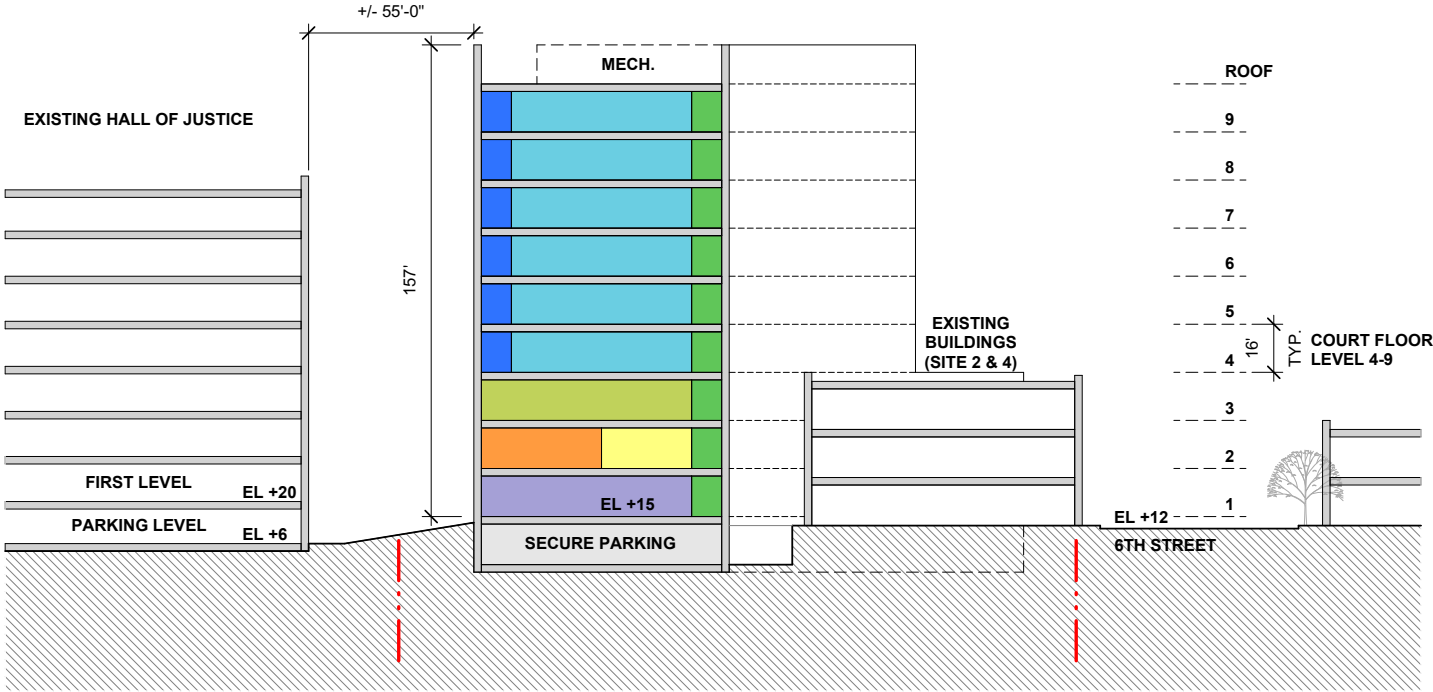


LEGEND

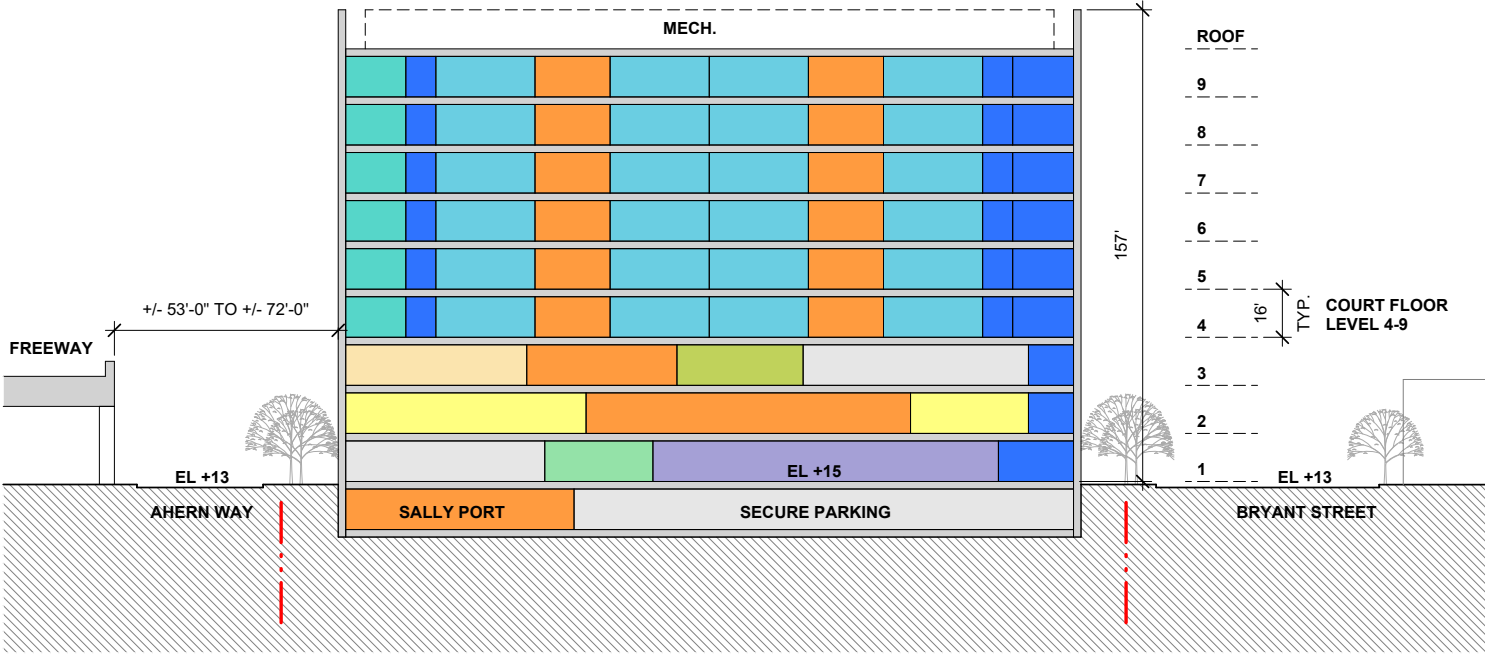
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-  PRIVATE VERTICAL CIRCULATION
-  PUBLIC VERTICAL CIRCULATION
-  DETENTION CIRCULATION
-  PRIVATE CIRCULATION
-  DETENTION VERTICAL CIRCULATION

4.2 SITE OPTION 2

SITE SECTIONS - SITE 2 BASEMENT



E/W SECTION THROUGH (N) COURTHOUSE & (E) HALL OF JUSTICE

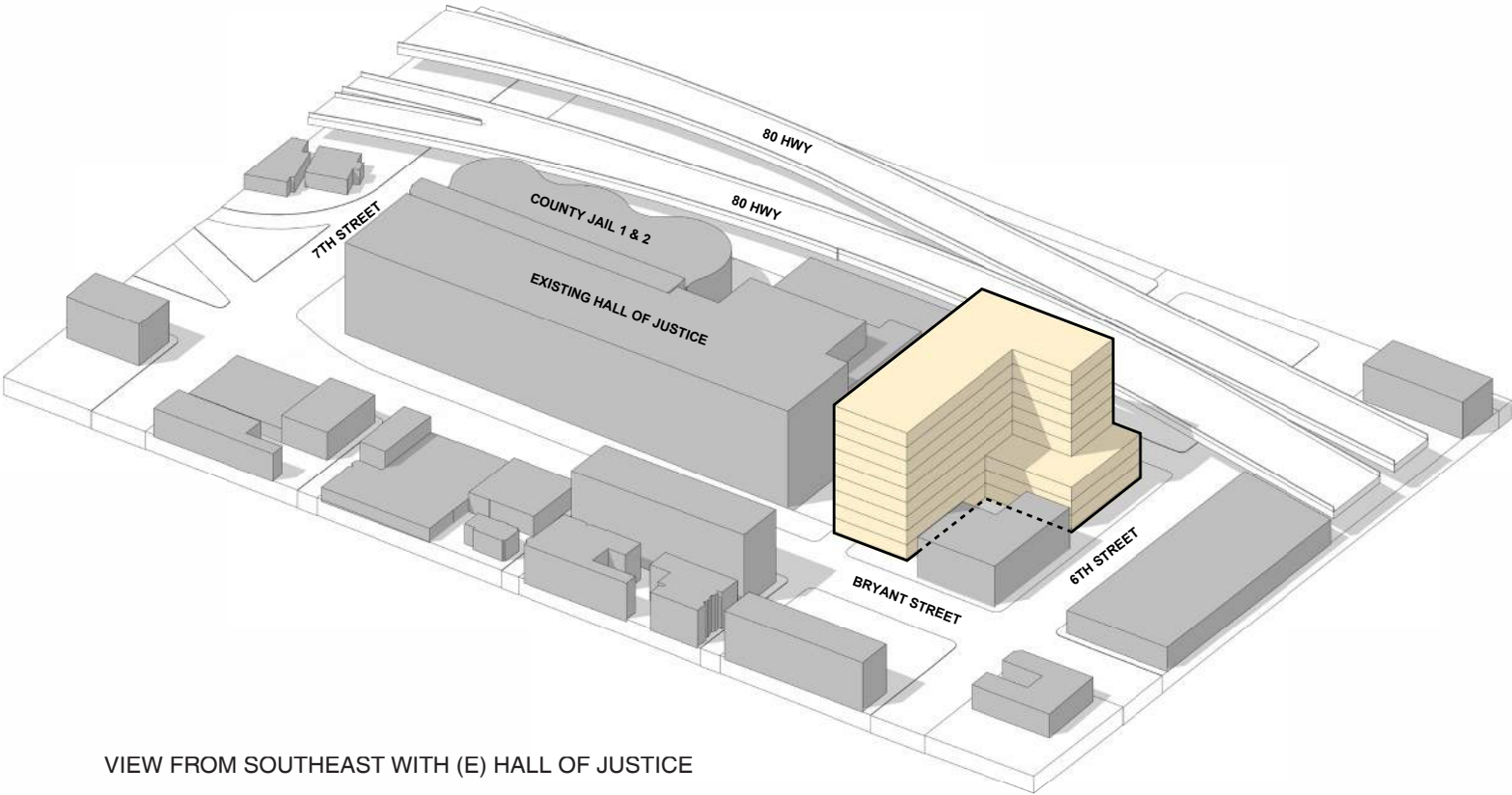


N/S SECTION THROUGH (N) COURTHOUSE SITE

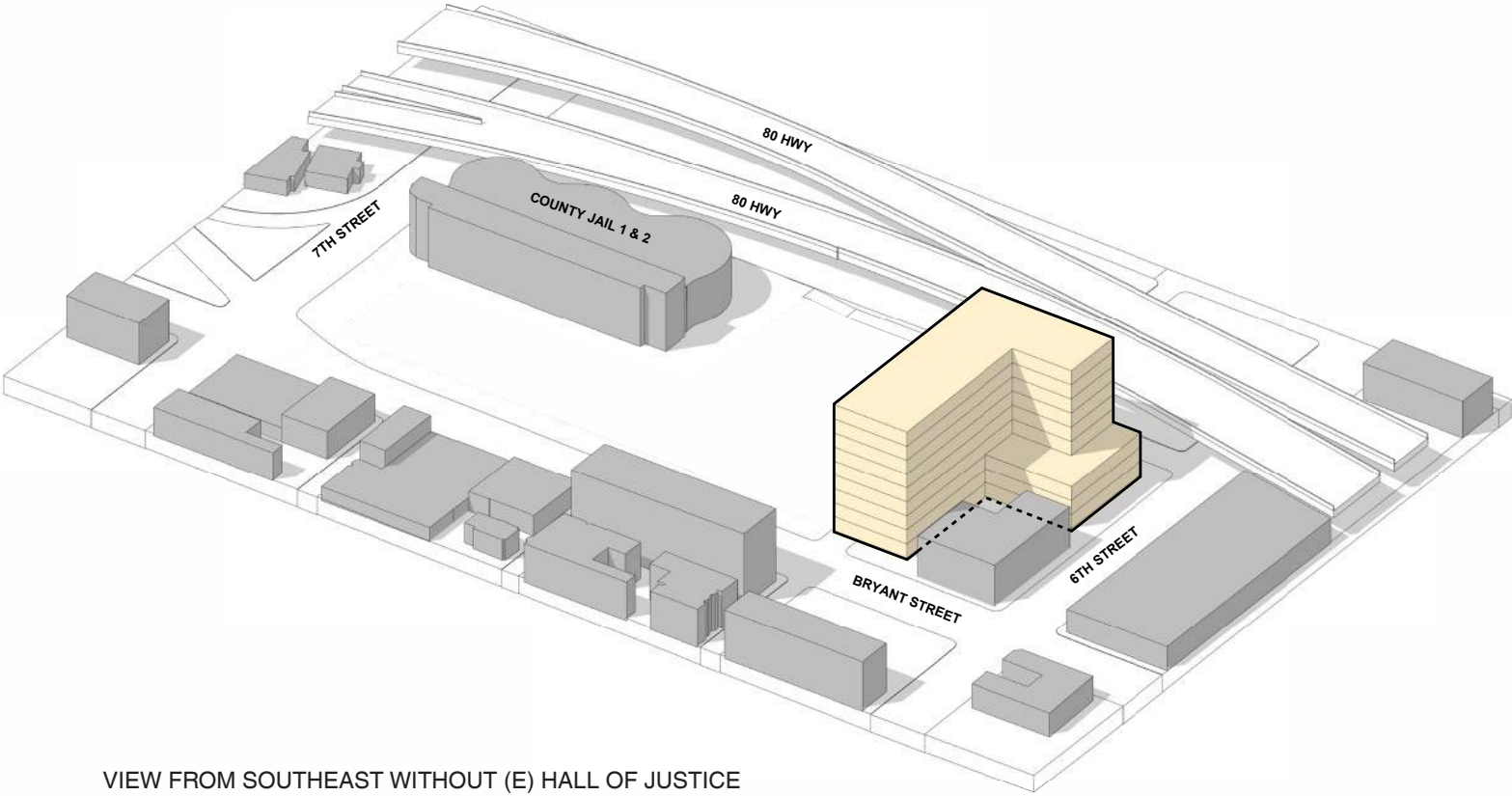
NOTE: SITE/BUILDING ELEVATION (EL) IS BASED ON NEW SAN FRANCISCO CITY DATUM

4.2 SITE OPTION 2

SITE MASSING - BASEMENT



VIEW FROM SOUTHEAST WITH (E) HALL OF JUSTICE



VIEW FROM SOUTHEAST WITHOUT (E) HALL OF JUSTICE

4.2 SITE OPTION 2



VIEW FROM INTERSECTION OF BRYANT STREET AND 6TH STREET WITH (E) HALL OF JUSTICE



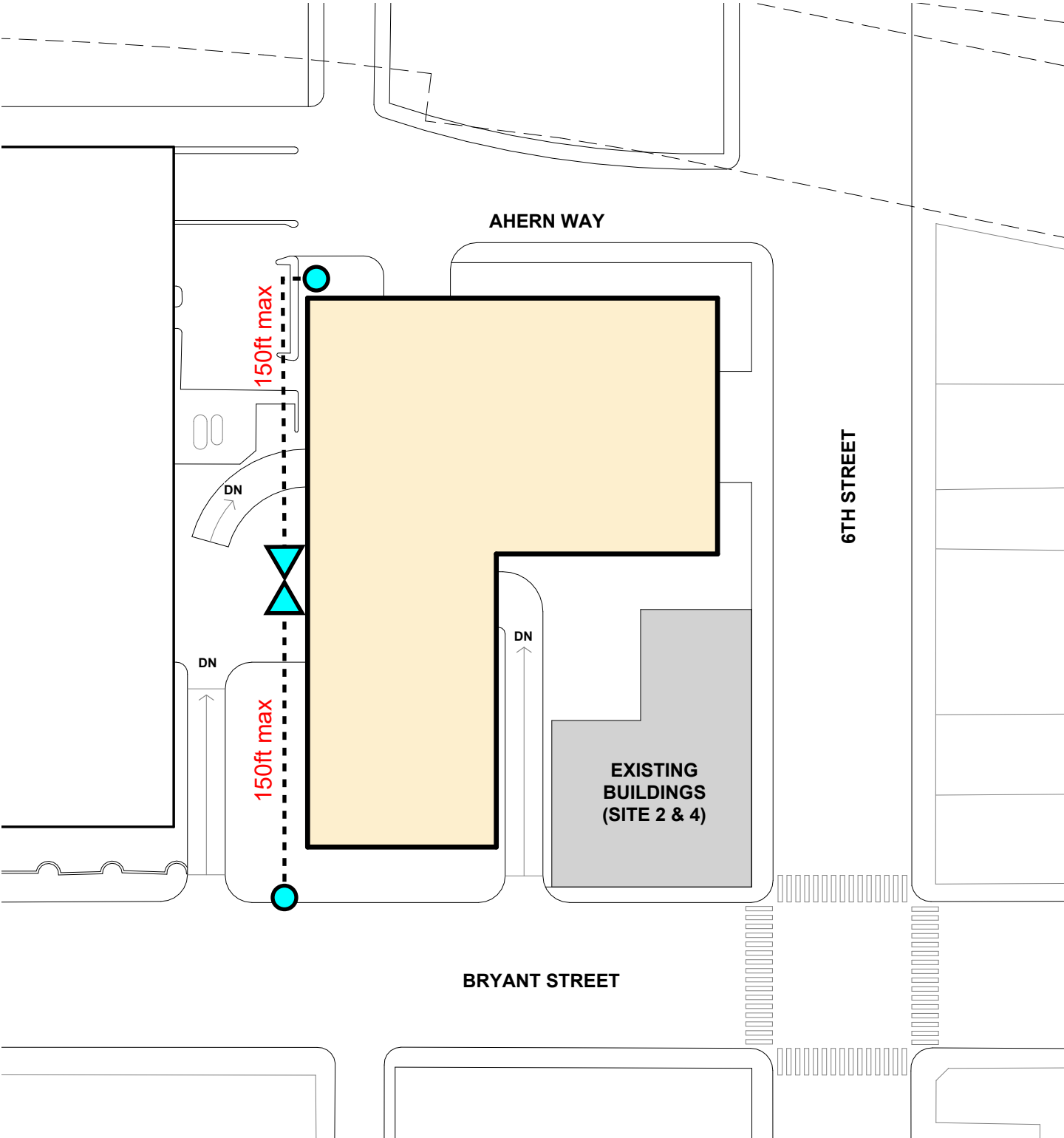
VIEW FROM INTERSECTION OF BRYANT STREET AND 6TH STREET WITHOUT (E) HALL OF JUSTICE

4.2 SITE OPTION 2

FIRE DEPARTMENT ACCESS

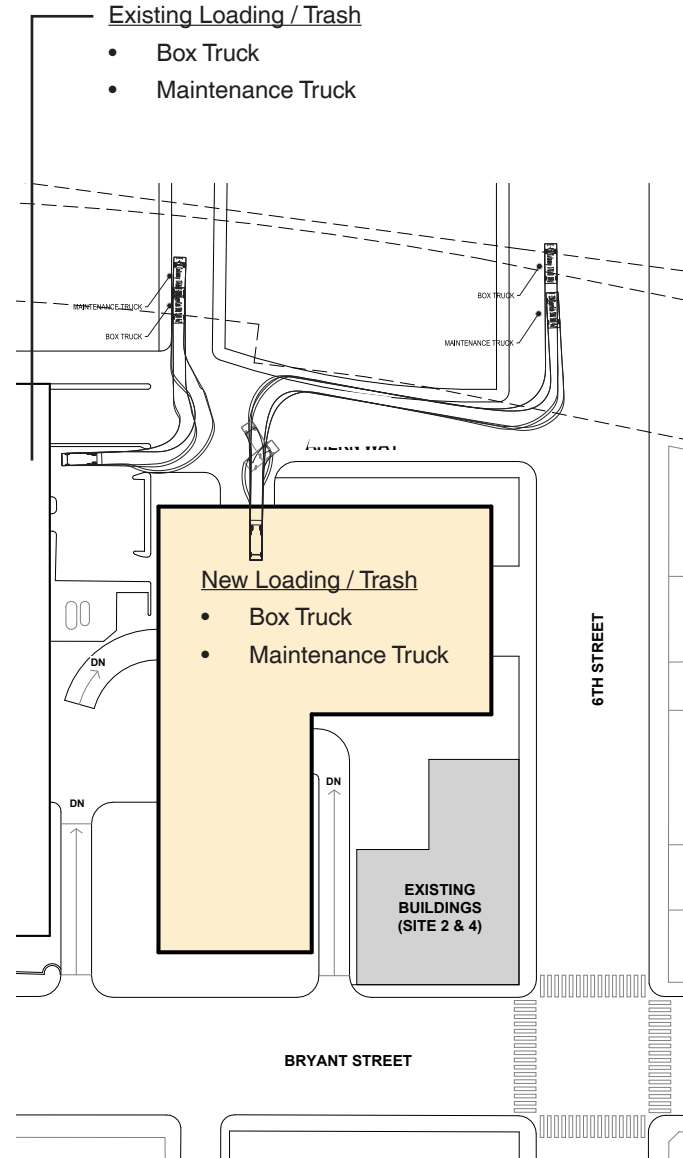
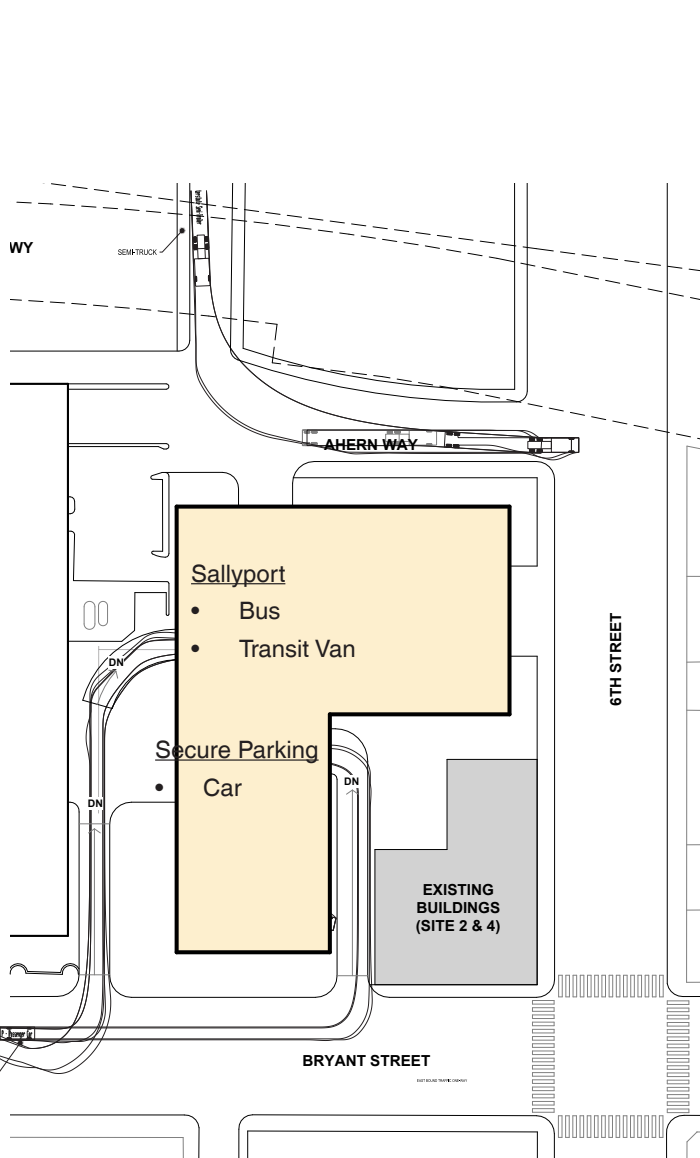
Fire department access is to remain on Bryant Street, Sixth Street, and Ahern Way. The building will be constructed over Harriet Way. In order to maintain fire department access to the existing Hall of Justice and new courthouse, a new fire

department access stair will be required where the grade drops between the existing Medical Examiner's loading dock and the existing loading area. The hose pull distances from the fire truck locations on Ahern Way and Bryant Street are compliant and within 150' max.



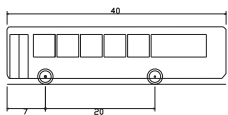
4.2 SITE OPTION 2

VEHICLE TURNING RADIUS STUDY

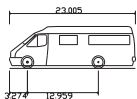


- NOTES:**
- SALLYPORT IS ACCESSIBLE BY BUS AND TRANSIT VAN WITH NO CONSTRAINTS
 - PASSENGER CAR CAN ACCESS SECURE PARKING WITH NO CONSTRAINTS
- CONSTRAINTS:**
- SEMI-TRUCK MUST DOUBLE PARK PARALLEL TO CURB TO ACCESS NEW PROPOSED LOADING AREA.
 - SEMI-TRUCK IS UNABLE TO ACCESS LOADING AREA AT OLD MORGUE.

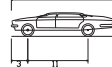
- NOTES:**
- NEW LOADING/TRASH AREA IS ACCESSIBLE BY THE FOLLOWING VEHICLES: BOX TRUCK AND MAINTENANCE TRUCK.
 - EXISTING LOADING/TRASH AREA IS ACCESSIBLE BY THE FOLLOWING VEHICLES: BOX TRUCK AND MAINTENANCE TRUCK.



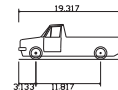
S-BUS-40 - Large School Bus (84 pass.)
 Overall Length 40.00ft
 Overall Width 8.00ft
 Overall Body Height 10.50ft
 Min Body Ground Clearance 1.07ft
 Track Width 8.00ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 34.4°
 SALLYPORT BUS



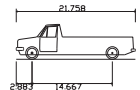
Iveco Van Daily 35S 12/14/18 (w/b 3.95m)
 Overall Length 23.005ft
 Overall Width 6.549ft
 Overall Body Height 7.56ft
 Min Body Ground Clearance 0.505ft
 Track Width 6.549ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 21.490ft
 TRANSIT VAN



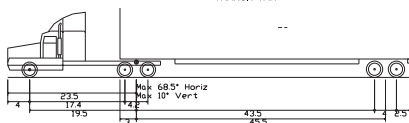
P - Passenger Car
 Overall Length 19.00ft
 Overall Width 6.50ft
 Overall Body Height 7.50ft
 Min Body Ground Clearance 0.50ft
 Track Width 6.00ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 31.6°
 PASSENGER VEHICLE



F-350 SuperCab SRW SWB 4x2
 Overall Length 19.00ft
 Overall Width 7.00ft
 Overall Body Height 4.30ft
 Min Body Ground Clearance 1.115ft
 Track Width 6.00ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 31.6°
 MAINTENANCE TRUCK



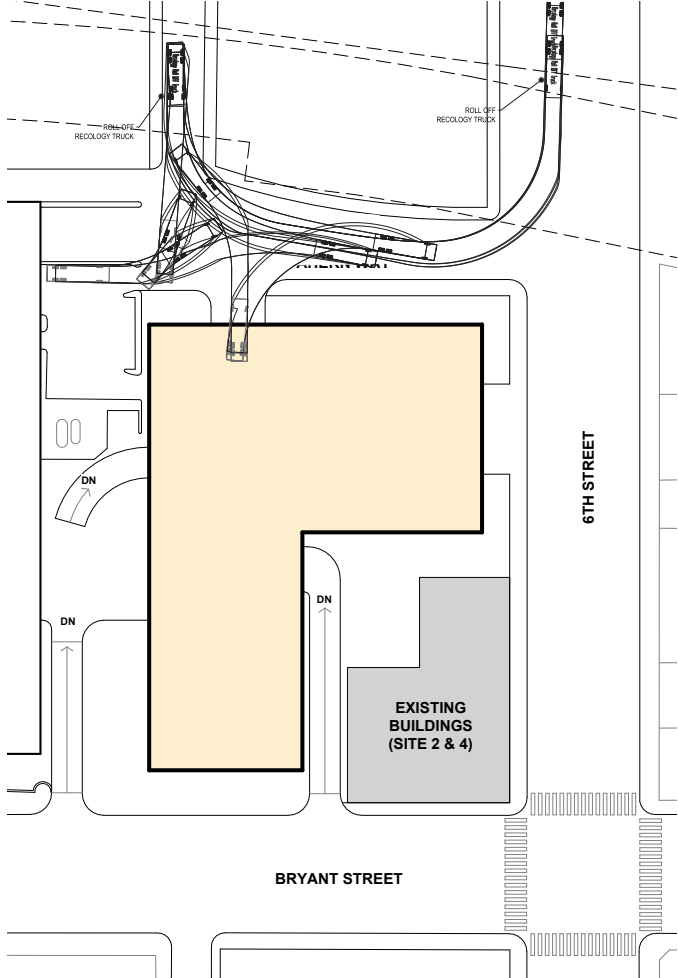
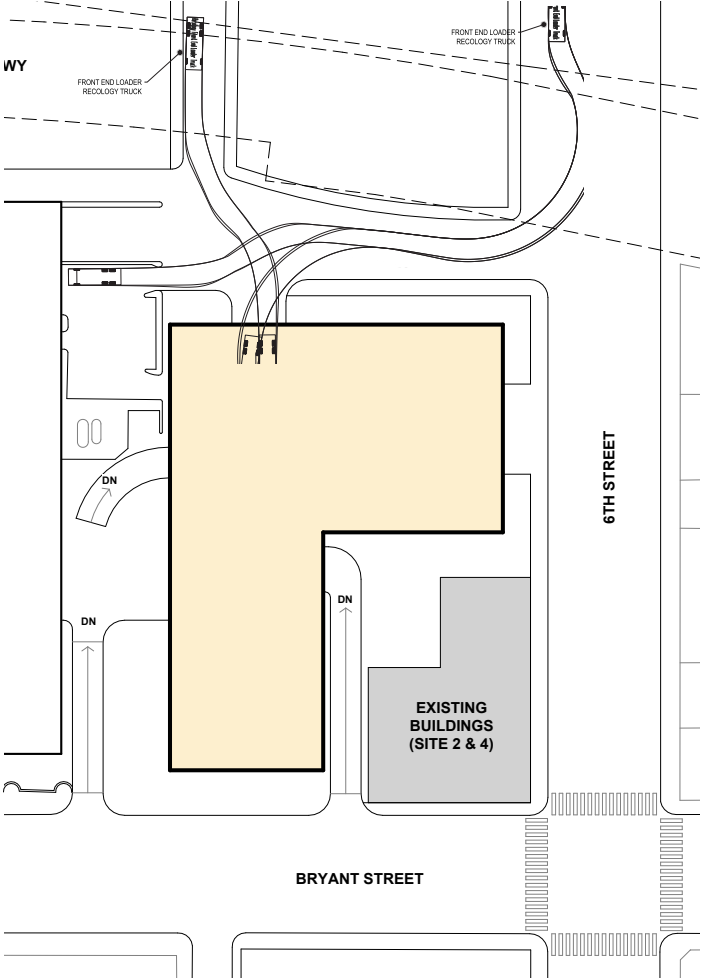
E-450 Cutaway 176WB DRW
 Overall Length 21.258ft
 Overall Width 7.00ft
 Overall Body Height 4.30ft
 Min Body Ground Clearance 1.115ft
 Track Width 6.00ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 31.6°
 BOX TRUCK



WB-67 - Interstate Semi-Trailer
 Overall Length 73.501ft
 Overall Width 8.50ft
 Overall Body Height 13.50ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.50ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.4°
 SEMI-TRUCK

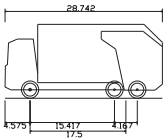
4.2 SITE OPTION 2

RECOLOGY TRUCK TURNING RADIUS STUDY

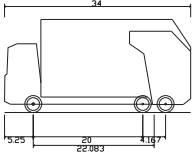


- NOTES:**
- NEW TRASH AREA IS ACCESSIBLE BY FRONT END LOADER RECOLOGY TRUCK WITH NO CONSTRAINTS.
 - NEW TRASH AREA AT EXISTING HOJ IS ACCESSIBLE BY FRONT END LOADER RECOLOGY TRUCK FROM 6TH STREET WITH NO CONSTRAINTS.
- CONSTRAINTS:**
- FRONT END LOADER RECOLOGY TRUCK IS UNABLE TO ACCESS NEW TRASH AREA AT EXISTING HOJ.

- NOTES:**
- NEW TRASH AREA AT EXISTING HOJ AND NEW TRASH AREA IS ACCESSIBLE BY ROLL OFF RECOLOGY TRUCK WITH NO CONSTRAINTS.



Recology Front End Loader Truck	
Overall Length	28.742ft
Overall Width	9.000ft
Overall Body Height	13.499ft
Min Body Ground Clearance	1.486ft
Track Width	9.000ft
Lock-to-lock time	9.00s
Curb to Curb Turning Radius	71.000ft



Recology Roll Off Truck	
Overall Length	34.000ft
Overall Width	8.830ft
Overall Body Height	16.999ft
Min Body Ground Clearance	1.455ft
Track Width	8.830ft
Lock-to-lock time	3.00s
Curb to Curb Turning Radius	73.000ft

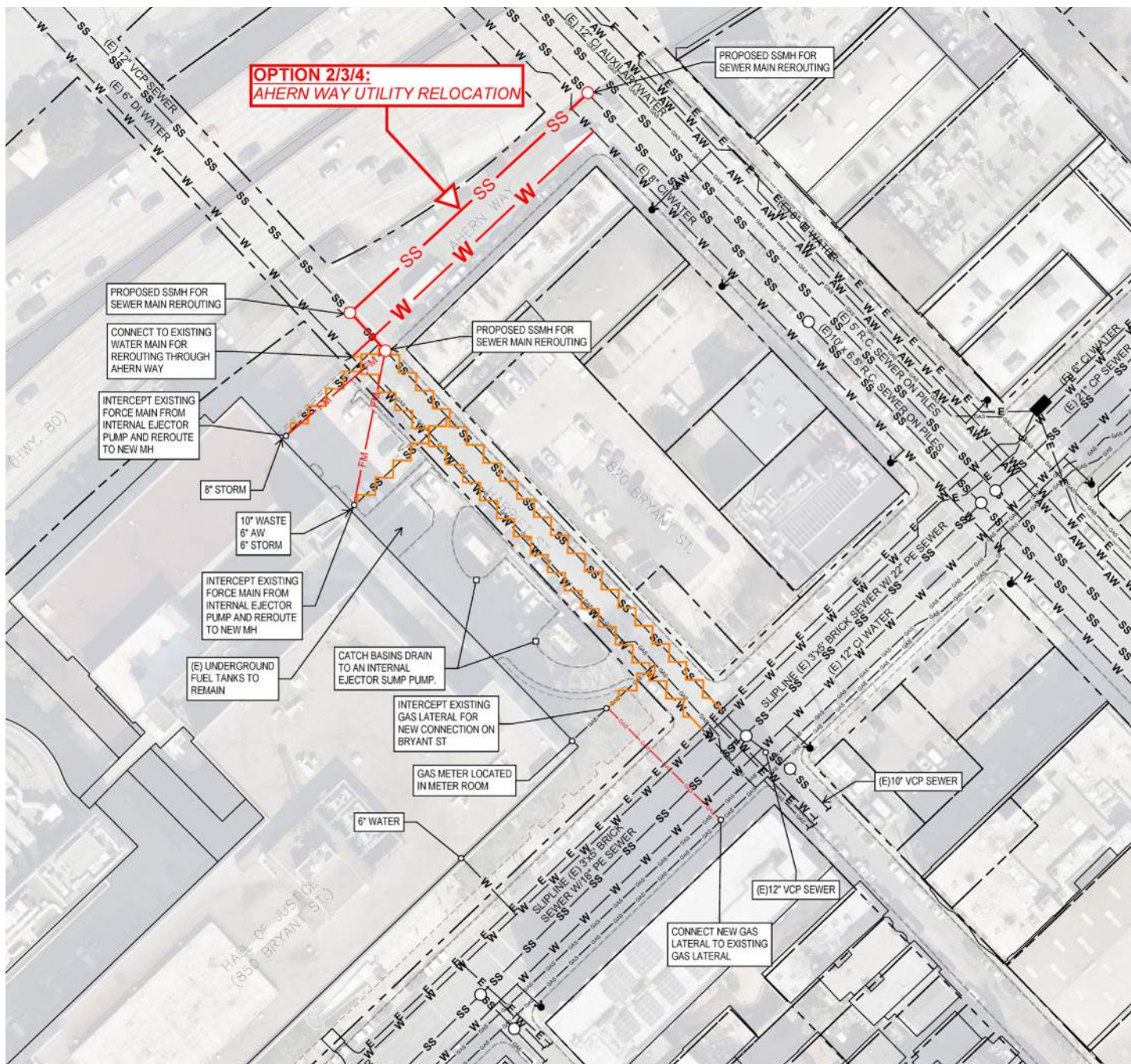
4.2 SITE OPTION 2

CIVIL / SITE

Option 2 requires the demolition of existing buildings, site elements (curb, walls, concrete, asphalt pavement, etc.), and existing trees as well as the merging of lots 9, 10, 12, 14, 43, and 45 into one parcel (Addresses for these lots can be found in the Property Boundary & Easement section of this report). This option encroaches across Harriett Street creating approximately 55'± of space between the existing HOJ and the new programming. Due to the encroachment across Harriett Street, the relocation of existing utilities will have to be rerouted through Ahern Way to connect to 6th Street mains,

or between the existing and new Hall of Justice to connect to Bryant St. Further feasibility analysis will be required to ensure these options will work. In addition, the new programming of this option blocks the trash/loading dock operation and conflicts with two existing gas generators which will need to be relocated.

Option 2 currently has a buildable area of 32,000 SF and an assumed site improvement area of 6,182 SF. Based on the combination of these two numbers we apply the 4% rule for stormwater treatment area and arrive at a stormwater treatment size of 1,527SF.



Utility Relocation at Harriett Street ROW

4.2 SITE OPTION 2

STRUCTURAL

Structural viability: Site Option 2 is structurally viable. It contains a full basement. Structural issues and how to address them are described below.

Poor soil conditions: Due to the poor soil conditions, ground improvement with shallow foundations, a deep foundation, or a deep foundation with ground improvement will be needed. It is likely to be needed, such as driven piles.

Adjacencies: Excavation and construction of the new building will need to address adjacent streets and the utilities in them and take care to avoid undermining or surcharging the existing buildings to northwest of the corner of Bryant Street and Sixth Street. A traditional soldier beam and tieback wall or soil nailed wall will likely not be appropriate due to the utilities that could be impacted at the Hall of Justice to the west, at the Ahern Way side to the north, and 6th Street to the East. Instead, shoring will either need to be cantilever soldier piles or internally braced soldier piles. These approaches are more expensive. At the south side of the north wing, open cutting might be possible or underpinning of the buildings will be used. At the east side of the south wing, there is a ramp down from Bryant Street to the basement level that this is adjacent to the west side of the existing buildings to remain. Underpinning of the existing buildings under their foundation will likely be needed. The existing crescent-shaped ramps from Harriet Street down to the loading dock area of the existing HOJ will remain and will be removed in Site Option 2. A new ramp down from Bryant Street to the existing loading dock will be created and then

another ramp will continue down into the west side of the south wing to the parking in the basement.

Figure 4-3 shows a section through the building with a pile-supported foundation including the step. Figure 4-4 shows a section with ground improvement and a shallow foundation. These figures are cut at the south end of the site and show the south wing of the new building, the ramp from Bryant Street down to the basement, and the existing buildings that will remain. The underpinning approach for the existing buildings uses slant-drilled piles. The piles are drilled at a steep angle next to the existing building in an enlarged hole, then tilted to vertical, and grouted at the base. A small gap is left at the top of the pile; jacking is done to transfer load from the existing building to the pile; the gap is drypacked; the jacks are removed; and the final concrete encasement of the top of the pile is made. Lateral loads in the pile from the existing building can be taken in cantilever action, or a row of tiebacks might be added under the existing building. The tieback option is not shown in the figure. The high water table at the site can lead to caving of the enlarged hole and the need to clean and redrill it.

Structural shape: The site geometry leads to an L-shaped building which thus has a plan irregularity. This will trigger some additional effort in the design and the need for careful balancing the layout of the vertical elements of the lateral force-resisting system, such as walls, braced frames, or moment frames. The L-shape will also be less structurally efficient than the rectangle in Site Option 1.

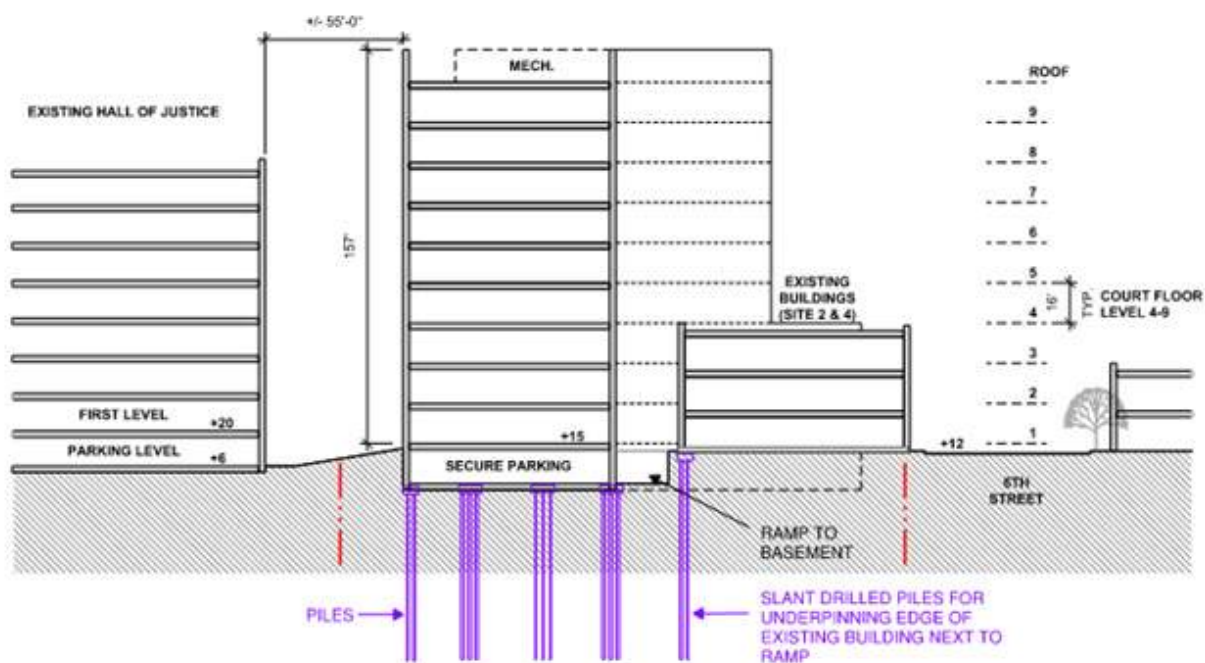


Figure 4-3. Site Option 2 with Basement Using Deep Foundation with Piles

4.2 SITE OPTION 2

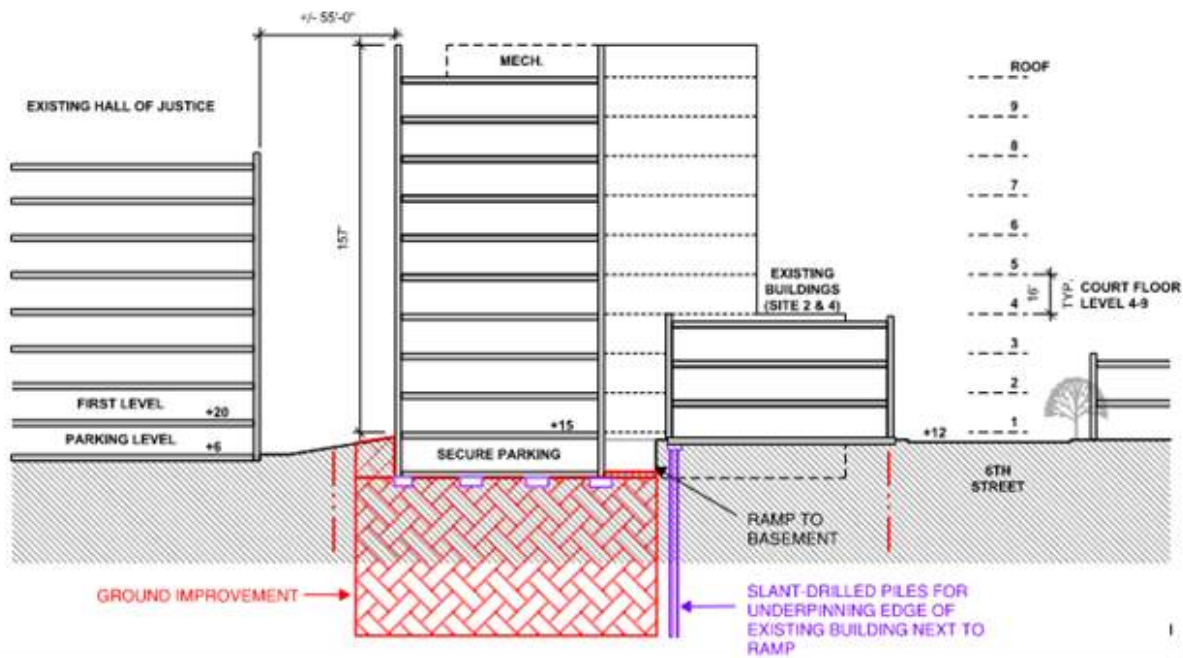


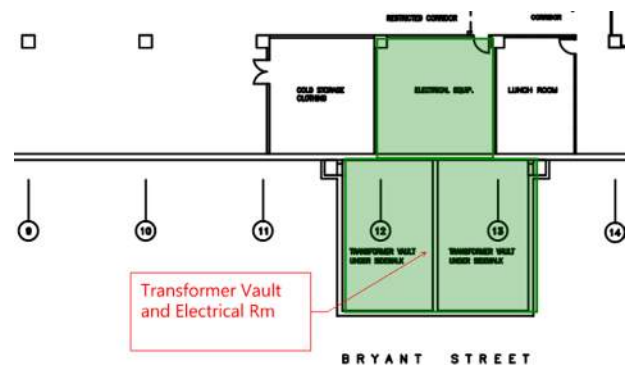
Figure 4-4. Site Option 2 with Basement Using Ground Improvement and Shallow Foundation

Stacking: The building includes three different programs on different levels: parking, the podium levels, and the upper court levels. They each have different column constraints. For example, columns in the parking levels need to miss the parking stalls and drive aisles. The courtrooms have long span conditions to keep the space free of columns. It will be difficult to align the grids such that the columns all stack, and thus transfer girders are likely to be located at the transition levels. They will be deeper members and may impact story heights. Lateral elements like walls, braced frames, and moments, however, should stack and will need careful coordination to align up through the different programs.

Blast: The structural design will need to meet blast requirements including progressive collapse requirements. If the building is a steel moment-framed structure, this is likely to lead to locating the moment frames at the perimeter.

MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION

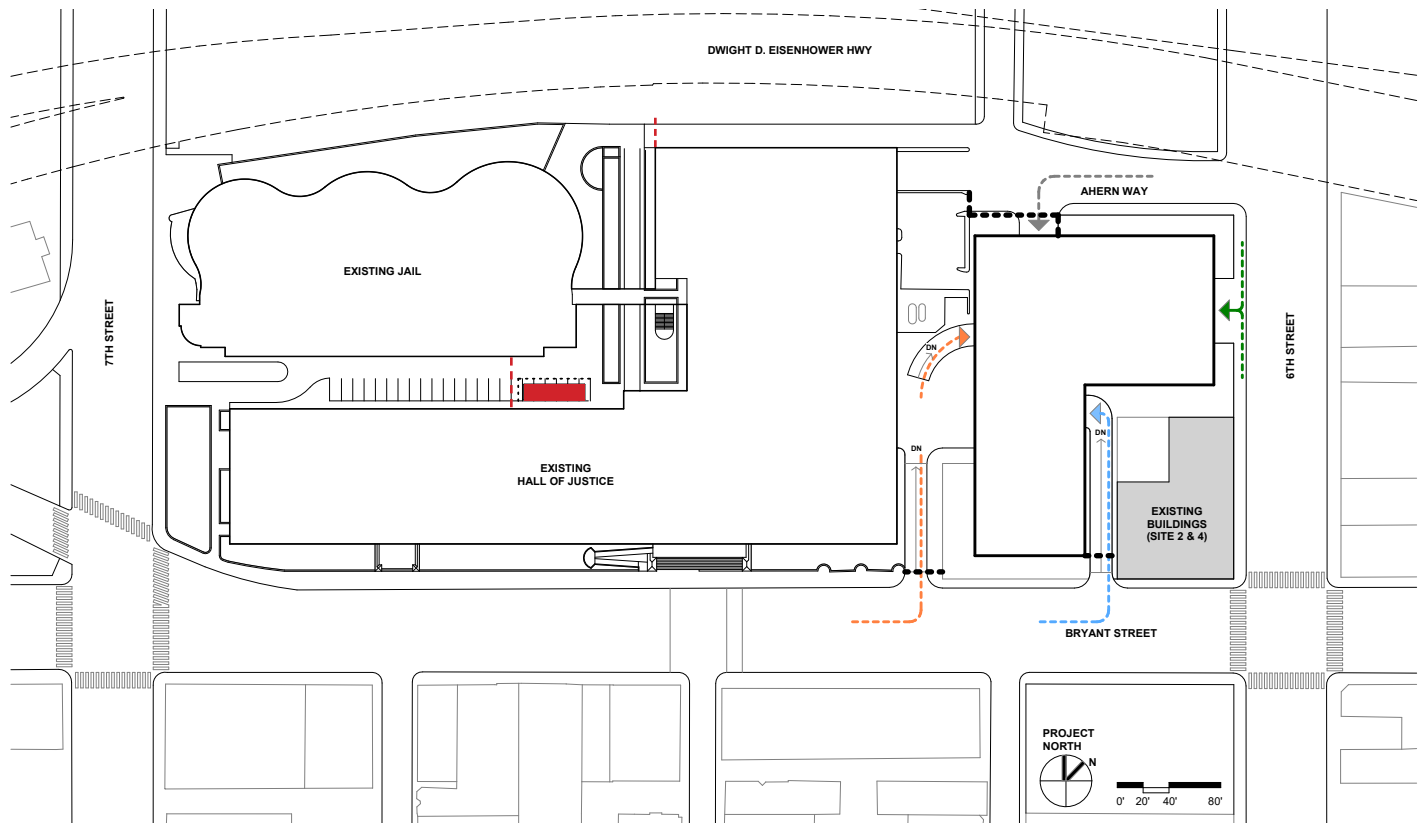
Existing MEPF Utility Impacts: The existing incoming electrical service enters from the middle of the existing Hall of Justice on the Bryant St side. Most of the gear serving the existing building, for normal power, is located to the left of grid line 17 as shown in the following sketch:



(4) stacked 500kW Emergency Power generators and (2) fuel oil storage tanks are located at the edge of Harriet St on the east side of the site and provide backup power to the existing Hall of Justice. As-built drawings of the existing building suggest that the entire building's electrical load is backed up by the generators, so emergency loads like egress lighting and fire pumps are not circuited in a way that those loads can be isolated from normal power without extensive electrical rework. To maintain compliance with life safety codes, which are required for occupancy, the building will need a replacement source of standby power with an equivalent power output rating as the existing system (2MW).

The project team has reviewed the existing site conditions and recommends one (1), new, pad-mounted 2MW Generator with Tier-4 Exhaust and integral 660-gallon belly tank to serve the existing Hall of Justice. The new generator shall be located within a secure area, and be accessible for direct fill by a refueling truck. It is anticipated that the generator will have 4 hours of run-time at full load with the integral belly tank without an additional external fuel reserve.

4.2 SITE OPTION 2



Generator Relocation

It is the design team's primary recommendation that the new generator be located near the existing in-ground fuel tanks to reuse them. This will provide more than 72 hours of fuel while eliminating the cost of a new tank or on-call refueling trucks. It also allows for the existing electrical connections and pathways to the main electrical room to be reused. If the generators cannot be located near the existing tanks, provide an on-call fuel tanker delivery service with a minimum of 72 hours of fuel. New on-site storage is not a practical or cost-effective option, and would require extensive environmental review, potentially delaying make-ready work and overall project schedule.

Air intakes and relief serving the boiler and chiller plant are also located on the east façade, below grade. A minimum of 20'0" will need to be maintained from the face of the new building encroaching these louvers.

The main gas line, and 10" sanitary sewer line, among other utilities (to be identified by the civil engineer) are located within Harriet Street. Make ready work would need to take place to relocate all utilities, including storm and sanitary pipe discharges from the Hall of Justice and out of Harriet Street and along the east side of the building between the existing Hall of Justice and any new Building encroaching the existing site. These utilities would need to be relocated and reconnected to mains on Bryant street in a make-ready phase prior to demolition of

Harriet Street Utilities and construction of the new building on this site.

New Building support Program: Buro Happold have reviewed the Building Support Program and recommend the following for inclusion in the future building provisions:

- PG&E Transformer
9x9 adjacent to MER (Site / Level 1)
- Main Elec Room
450 SF (Level 1)
- Emergency Elec Rm
450 SF (Level 1)
- Generator Room
500 SF (Level 1)
- Floor Electrical Riser Closet
150SF (1x Level 1, 2x typical floors)
- Fire Pump Room
200 SF (level 1)
- MDF Room
250 SF (level1)
- MPOE
100 SF (level1)
- IDF Riser Closets
150 SF (1x Level 1, 2x typical floors)
- Fire Control Room
200 SF (local requirement)

4.2 SITE OPTION 2

Assumptions:

- Other MEP Equipment (AHUs, Chiller Room, Heat Pumps, Cooling Towers, Roof Electrical Rooms) within roof penthouse and will likely require entire roof w/ screen wall + large, enclosed equipment penthouse.
- Air + Pipe shafts included in Gross Building Area, not explicitly calculated at this stage.
- Optional provisions for floor by floor fan rooms – 750 SF/ floor.

Site Option 2 is determined to have some code impacts that will require additional design consideration for compliance, as it relates to the following code requirements: Exterior wall ratings and allowable openings.

Site Option 2 is favorable as it relates to allowable height and area, exit discharge, and fire department site access. View Table 4.2.7.1 for evaluation criteria:

Table 4.2.7.1 – Option 2 Site Evaluation

CODE

Design Criteria	Provided	Code Requirement	Assessment
CBC Chapter 5 – Allowable Height and Area			
Maximum Height	105'	Unlimited	Compliant
Maximum Area per Floor	26,400 SF	Unlimited	Compliant
CBC Chapter 7 – Exterior Wall Ratings and Unprotected Openings (705.5)			
Fire Separation Distance	Min. 25' FSD provided around 75% of the building perimeter (to imaginary lot lines and centerline of streets)	FSD > 20' allows for no rating of exterior walls	Favorable – no rating required of non-bearing exterior walls
		FSD > 20' allows for unlimited unprotected openings	Favorable – unlimited openings allowed; unprotected
	FSD between new building and Lots 9 and 10 are less than 20'	FSD < 20' requires 1-hr fire rated exterior wall	Design Impact – Exterior wall ratings required at perimeter opposite Lots 9 and 10
		FSD < 20' limits allowable unprotected openings to 75% or less (per FSD)	Design Impact – Limited openings allowed at perimeter opposite lots 9 and 10
	Existing Courthouse FSD > 20' to imaginary lot line	Imaginary lot line placement cannot make existing buildings non-compliant with 705.5	Favorable – No impact to existing building
	FSD and Lots 9 and 10	The imaginary lot line cannot make existing buildings non-compliant with 705.5	Design impact – Lot line will need to be placed as per existing % of openings in existing buildings in lots 9 and 10
CBC Chapter 10 – Exit Discharge (1028)			
Exit Discharge	Exit Discharge has adequate width and path to grade, and direct access to the public way	Discharge to building exterior at grade or path to grade; Direct access to public way; adequate width for OL	Favorable – no site constraints
CFC Chapter 5 – FD Site Access			
Hose Pull	The entire Perimeter is within 150' of a fire lane	Entire perimeter within 150' of fire lane	Compliant
Fire Lane	Retain existing fire access roads around all 4 sides of the building, each exceeding 20' in width	Min. 20' clear width fire access roads	Compliant
Unique Code Impacts – Site Option 2			
N/A			

4.2 SITE OPTION 2

HISTORIC

The following section evaluates Option 2 for compliance with the Secretary of the Interior's Standards. Although this option would not demolish the Paramount Apartments, it is likely that it would have a significant visual impact on the building, as well as the existing Hall of Justice. However, not enough is known about the design to state how it would impact the much larger Hall of Justice at this time.

Rehabilitation Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Rehabilitation Standard 1 does not apply to Option 2 because it would not demolish the Paramount Apartments.

Rehabilitation Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

Rehabilitation Standard 2 does not apply to Option 2 because it would not demolish or otherwise physically impact the Paramount Apartments.

Rehabilitation Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Rehabilitation Standard 3 does not apply to Option 2 because it would not add any conjectural features to the Paramount Apartments.

Rehabilitation Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Rehabilitation Standard 4 does not apply to Option 2 because it would not remove later changes from the Paramount Apartments.

Rehabilitation Standard 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Rehabilitation Standard 5 does not apply to Option 2 because it would not demolish or physically impact the Paramount Apartments.

Rehabilitation Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Rehabilitation Standard 6 does not apply to Option 2 because it would not repair or replace any part of the Paramount Apartments.

Rehabilitation Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Rehabilitation Standard 7 does not apply to Option 2 because it does not propose any chemical or physical treatments for the Paramount Apartments.

Rehabilitation Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Option 2 would likely comply with Rehabilitation Standard 8. Although still in the programmatic design phase, this option would result in the excavation of a portion of the project site. However, the Planning Department's standard protocols for construction monitoring and the protection of archeological resources would likely be put into place.

4.2 SITE OPTION 2

Rehabilitation Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Although still in the programmatic design phase, it is unlikely that Option 2 would comply with Rehabilitation Standard 9 because the Paramount Apartments would be physically dwarfed by the new Hall of Justice, which would rise nine or ten stories above and immediately behind the building.

Rehabilitation Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Option 2 would comply with Rehabilitation Standard 10 because the new Hall of Justice could be demolished in the future, leaving the Paramount Apartments as it is today.

Altogether, Option 2 complies with Rehabilitation Standards 8 and 10. It does not comply with Rehabilitation Standard 9. All of the remaining Rehabilitation Standards: 1, 2, 3, 4, 5, 6, and 7 do not apply to Option 2.

4.3 SITE OPTION 3

OVERVIEW

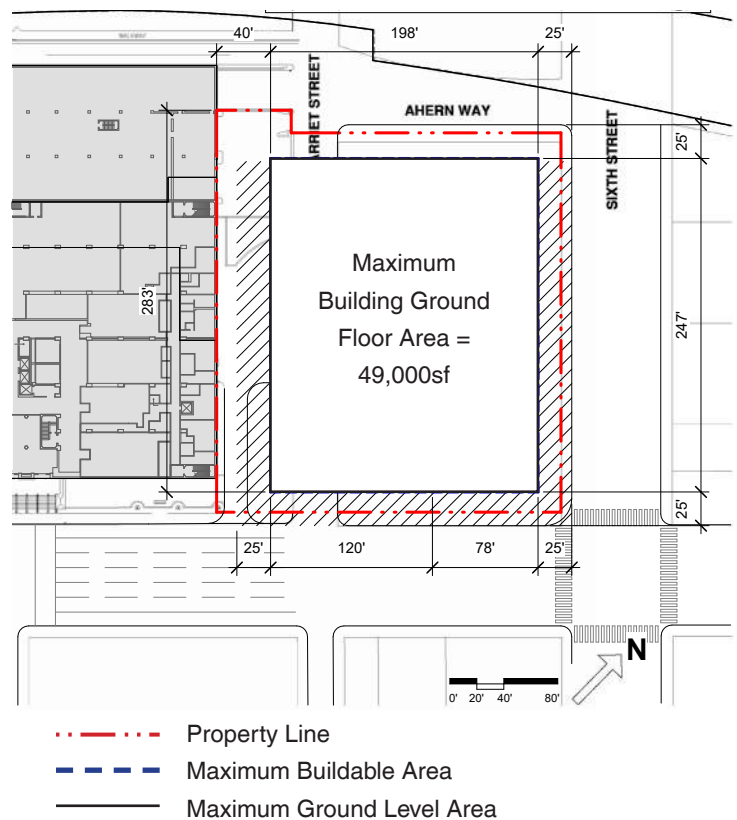
Site Option 3 includes the 820 Bryant Street Full Block, Harriet Street (ROW) & 850 Bryant Street Partial Block

- Site Area: 1.67 acres
- Maximum Buildable Footprint: 49,000 sf
- FAR = 3.7; 2.5 per SF Zoning
- Height = 157', Max. height = 105' per SF Zoning
- Relocation of existing utilities required
- Relocation of loading area functions required

Site Option 3 is the largest, most flexible of all the site options. The site boundary was reduced from the original site boundary in the RFP due to the ability to accommodate the new courthouse without encroaching on the existing Hall of Justice and requiring its partial demolition due to logistical, cost, programmatic, and seismic considerations. The proposed new courthouse encroaches into the ROW and the Hall of Justice loading area, requiring extensive early site make-ready work and relocation of utilities and loading operations at the existing building. The buildable footprint is efficient and can accommodate the typical four-courtroom floor layout. This site option requires the acquisition of two privately owned parcels at the southeast corner of 820 Bryant.



Site Option 3 Boundary



4.3 SITE OPTION 3

PROGRAM - FLOOR BY FLOOR STACKING COMPARISON MATRIX

Site Option 3 allows for a more efficient floorplate due to a regular building footprint. The Recommended and Alternate options for this site address sea level change by minimizing the program components located within the basement. Typical program stacking per the 2020 CTCFS generally locates in-custody spaces below grade. In order to mitigate the risk

of inundation to in-custody spaces, such as the Sallyport and Central Holding, the Site 1 stacking options minimize or eliminate basement level uses. The partial basement for Secure Parking potentially increases operational cost of pumps to address flooding. High volume spaces, such as Jury Assembly, are located on the lower floors in order to reduce potential operational costs to maintain elevators. Food service is located on Level 2 in order to serve both the public and courthouse staff.

LEVEL	SITE 3 - BASEMENT WITH SECURE PARKING	SITE 3 - NO BASEMENT
	RECOMMENDED	ALTERNATE
BASEMENT	<ul style="list-style-type: none"> Secure Parking 	
LEVEL 1	<ul style="list-style-type: none"> Sallyport Loading / Trash Lobby / Children's Waiting Jury Services MEP Spaces Mailroom 	<ul style="list-style-type: none"> Sallyport Loading / Trash Lobby / Children's Waiting Jury Services Food Service Building Support MEP Spaces Mailroom
LEVEL 2	<ul style="list-style-type: none"> Clerks (All) Food Service IT Building Support Central Holding 	<ul style="list-style-type: none"> Secure Parking Clerks (All) Building Support
LEVEL 3	<ul style="list-style-type: none"> Court Operations Collaborative Courts Community Justice Partners Court Administration Sheriff 	<ul style="list-style-type: none"> Clerks Court Administration Court Operations IT Collaborative Courts Community Justice Partners Sheriff / Central Holding
COURT FLOORS	Levels 4-9 <ul style="list-style-type: none"> Courtroom Sets Chambers & Support 	Levels 4-9 <ul style="list-style-type: none"> Courtroom Sets Chambers & support
PROGRAM FUNCTIONALITY	Preferred	Acceptable
COURT FLOOR FUNCTIONALITY	Typical court floor template	Typical court floor template
SEA LEVEL RISE	Impact to parking only	Minimal impact
SITE MAKE-READY WORK	Extensive	Extensive
SITE ACCESS	Preferred	Preferred

4.3 SITE OPTION 3

SITE 3 PROGRAM STACKING - BASEMENT WITH SECURE PARKING (RECOMMENDED)

Space Program Summary		CURRENT NEED			Basement	Ground	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	9th Floor/Roof	Total	
Division / Functional Area	Ctrms	f	CGSF												CGSF ³	
1.0 Public Area - Lobby, Security	-	6	5,436												5,436	
2.0 Court Sets	24	48	91,434												91,434	
3.0 Chambers & Courtroom Support	-	24	14,456												14,456	
4.0 Court Operations	-	73	5,023												5,023	
5.0 Clerk's Office	-	66	13,038												13,038	
6.0 Collaborative Courts	-	6	2,695												2,695	
7.0 Collaborative Justice Programs (Hoteling)	-	-	1,864												1,864	
8.0 Administration	-	10	3,058												3,058	
9.0 Information Technology	-	12	2,816												2,816	
10.0 Jury Services	-	8	9,059												9,059	
11.0 Sheriff	-	4	3,822												3,822	
12.0 Central In-Custody Holding/Sallyport	-	-	11,475												11,475	
13.0 Building Support	2	18,415	6,543												18,415	
14.0 Secured Parking	-	-	13,500												13,500	
Subtotal	24	259	196,091	13,500	28,012	26,352	18,212	18,148	18,148	18,148	18,148	18,148	18,148	19,273	196,091	
Information Only (Does Not Include every Building Support Line Item)																
Children's Waiting Area (All)																
Staff Break Rooms (3)																
Other Staff Support (Training, Staff Lactations & Staff Shower/RR)																
Multipurpose Room Court Floor Hoteling																
Mailroom																
Loading/Receive (Receiving, Weapons Detection & Trash/Recycling Spaces)																
Court Facilities(Storage, Manager's Office, Technician WS)																
Building Electrical/IT (UPS, Electrical, MDF/Computer Rooms)																
IDF (9 Rooms)																
Custodial (Staff Area & Storage Room)																
JCC Support (Workshop/Office & Building Storage Rooms)																
Public Lactation & Media Rooms																
Food Services & Seating																
Fire Control Room (Ground by Code)																
Elevator Rooms (9)																
Grossing Factor¹ = 40%																
Total Gross Square Feet (GSF)				18,900	39,217	36,892	25,497	25,408	25,408	25,408	25,408	25,408	25,408	26,983	1.40	274,527

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

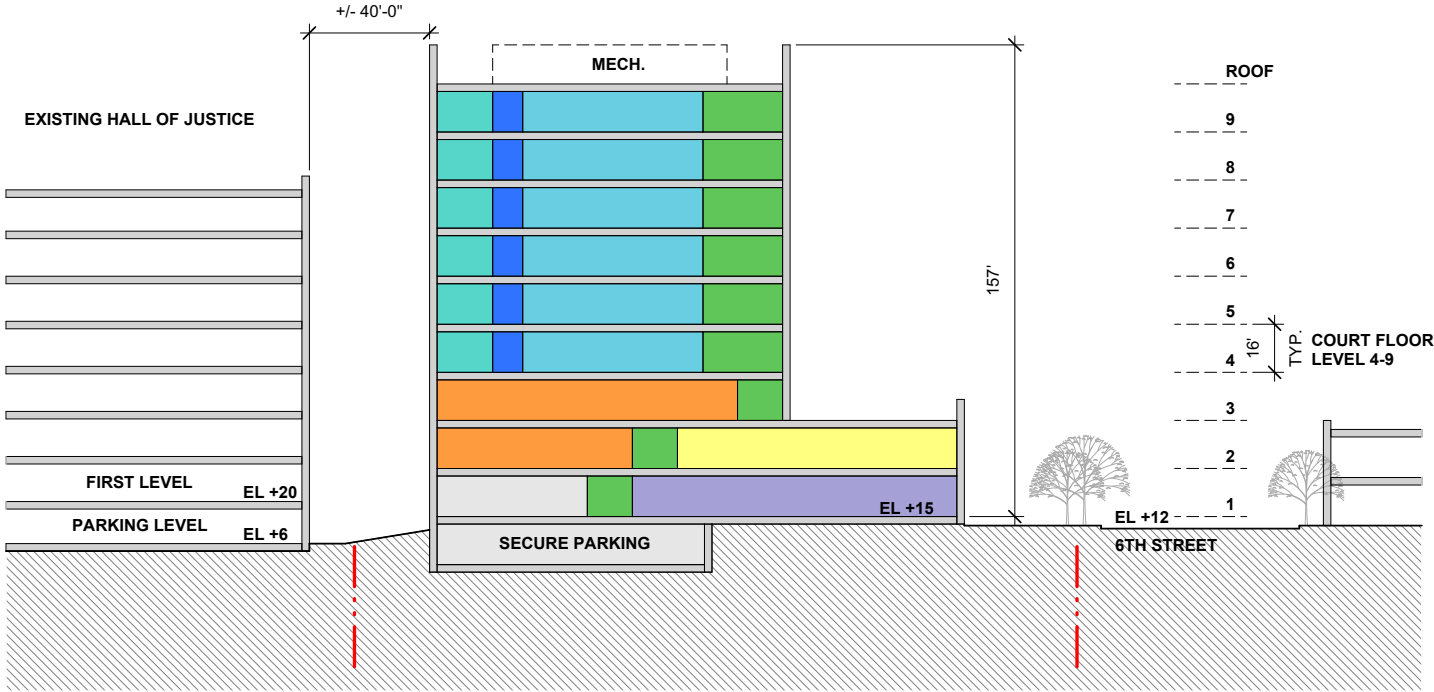
SITE 3 PROGRAM STACKING - NO BASEMENT (ALTERNATE)

Space Program Summary		CURRENT NEED			Ground	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	9th Floor/Roof	Total	
Division / Functional Area	Ctrms	f	CGSF												CGSF ³
1.0 Public Area - Lobby, Security	-	6	5,436												5,436
2.0 Court Sets	24	48	91,434												91,434
3.0 Chambers & Courtroom Support	-	24	14,456												14,456
4.0 Court Operations	-	73	5,023												5,023
5.0 Clerk's Office	-	66	13,038												13,038
6.0 Collaborative Courts	-	6	2,695												2,695
7.0 Collaborative Justice Programs (Hoteling)	-	-	1,864												1,864
8.0 Administration	-	10	3,058												3,058
9.0 Information Technology	-	12	2,816												2,816
10.0 Jury Services	-	8	9,059												9,059
11.0 Sheriff	-	4	3,822												3,822
12.0 Central In-Custody Holding/Sallyport	-	-	11,475												11,475
13.0 Building Support	2	18,415	12,028												18,415
14.0 Secured Parking	-	-	13,500												13,500
Subtotal	24	259	196,091	33,497	27,801	24,778	18,148	18,148	18,148	18,148	18,148	18,148	19,273	196,091	
Information Only (Does Not Include every Building Support Line Item)															
Children's Waiting Area (All)															
Staff Break Rooms (3)															
Other Staff Support (Training, Staff Lactations & Staff Shower/RR)															
Multipurpose Room Court Floor Hoteling															
Mailroom (Ground)															
Loading/Receive (Receiving, Weapons Detection & Trash/Recycling Spaces)															
Court Facilities(Storage, Manager's Office, Technician WS)															
Building Electrical/IT (UPS, Electrical, MDF/Computer Rooms)															
IDF (9 Rooms)															
Custodial (Staff Area & Storage Room)															
JCC Support (Workshop/Office & Building Storage Rooms)															
Public Lactation & Media Rooms															
Food Services & Seating															
Fire Control Room (Ground by Code)															
Elevator Rooms (9)															
Grossing Factor¹ = 40%															
Total Gross Square Feet (GSF)				46,896	38,921	34,689	25,408	25,408	25,408	25,408	25,408	25,408	26,983	1.40	274,527

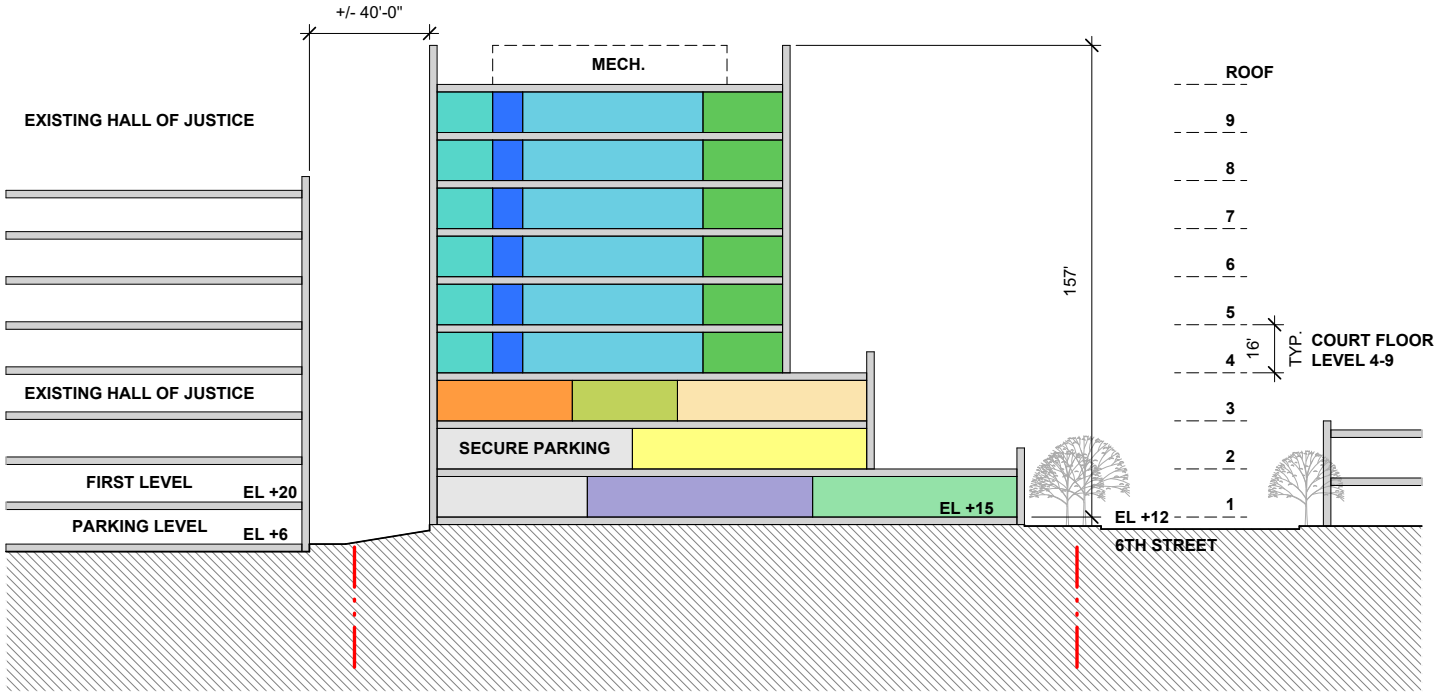
Table Footnotes:
 1. The Grossing Factor includes space for staff and public restrooms, janitor's closets, electrical closets, mechanical shafts, circulation, etc.
 2. NSF = Net Square Feet.
 3. CGSF = Component Gross Square Feet.

4.3 SITE OPTION 3

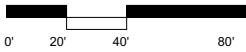
SITE 3 PROGRAM STACKING SECTION - BASEMENT WITH SECURE PARKING (RECOMMENDED)



SITE 3 PROGRAM STACKING SECTION - NO BASEMENT (ALTERNATE)

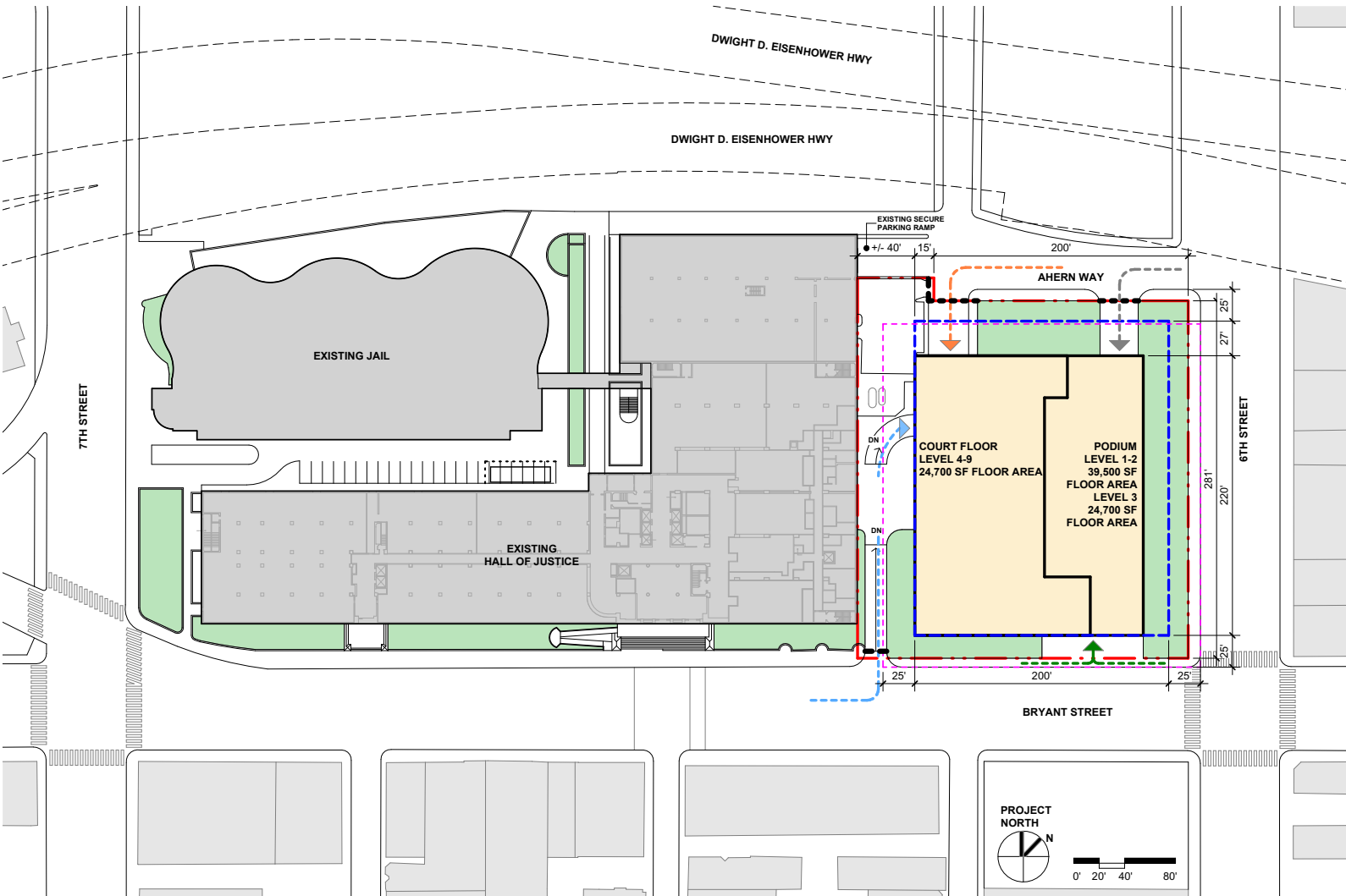


NOTE: SITE/BUILDING ELEVATION (EL) IS BASED ON NEW SAN FRANCISCO CITY DATUM



4.3 SITE OPTION 3 - RECOMMENDED

SITE CONCEPTUAL TEST FIT - BASEMENT WITH SECURE PARKING



SITE OPTION 3 TEST FIT

- 9-story with Secure Parking in basement
- 6 Court floors - 24 Courtrooms total
- Public Entry at Bryant Street
- Parking spaces: 26 Judicial Officer & 4 Court Officer

PROS

- Largest site at 1.67 Acres provides largest buildable footprint and greater flexibility to address Courthouse functionality and operations
- Entrance at Bryant Street
- Locates program spaces (except Secured Parking) above Sea Level Rise and high ground water elevations
- Building footprint accommodates standard courtroom floor template
- Chambers oriented away from freeway towards existing Hall of Justice
- Less costly than Site Options 2 & 4

CONS

- Contingent on acquiring 2 existing 820 Bryant Street parcels
- Requires Harriet Street to be vacated
- Requires demolition of Police & 1916 SRO buildings. Demolition of 1916 SRO will need to address steps for approved mitigations measures prior to demolition.
- Building oriented along 6th Street
- To maintain operations in the Existing Hall of Justice
 - Relocation of existing utilities in ROW
 - Relocation of existing loading / trash operations
 - Relocation of existing generators
 - Removal of (e) tree at Bryant for (n) loading ramp

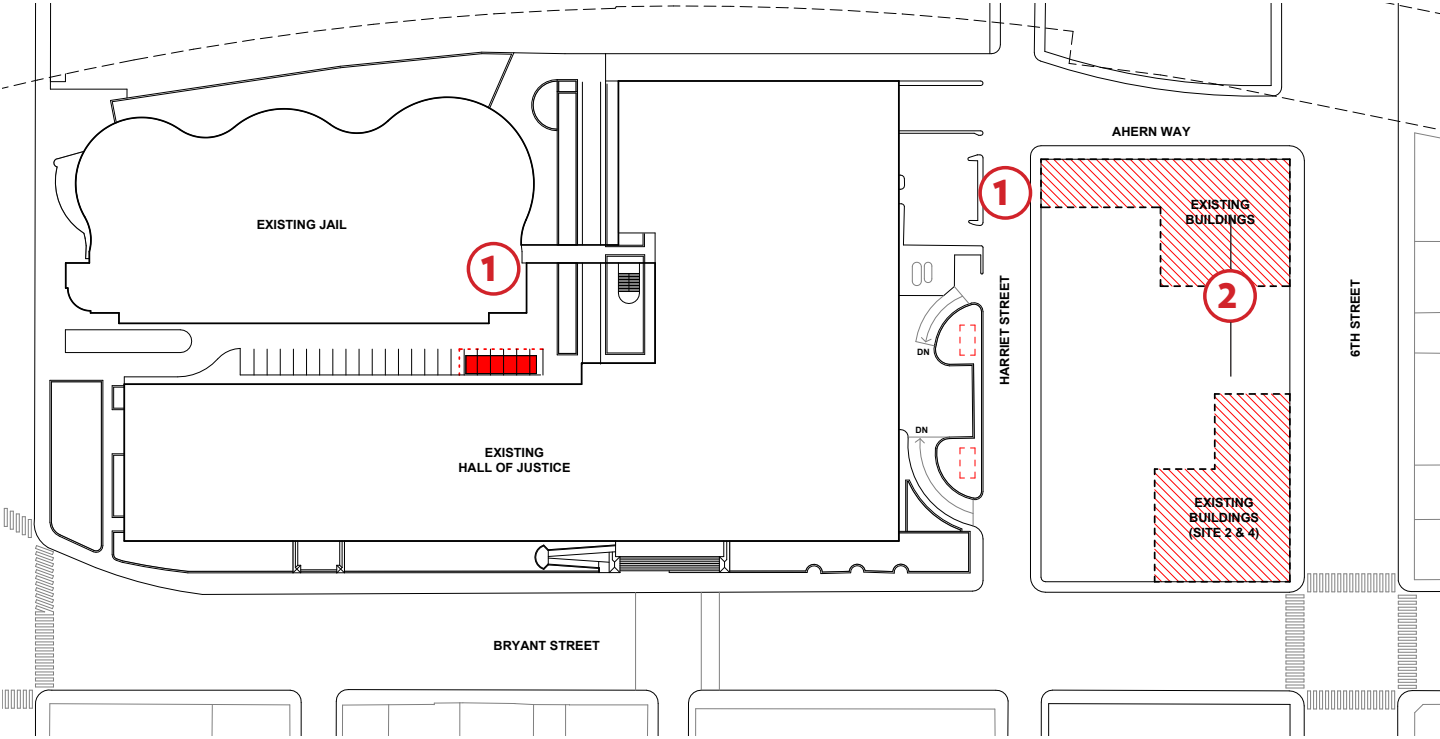
4.3 SITE OPTION 3

PHASING

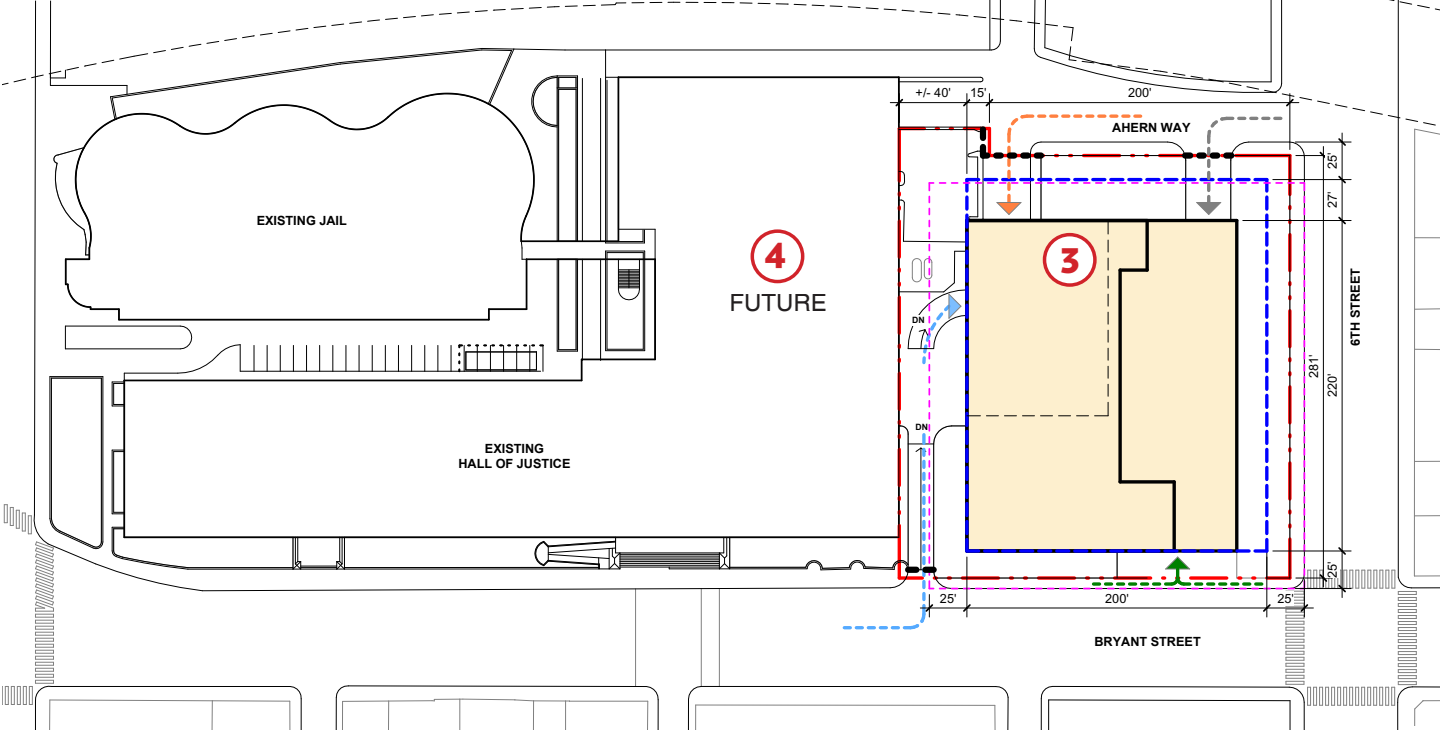
- 1** Phase 1 - Early Site Make-Ready
 - o New Loading Access Ramp
 - o Relocate Generators
 - o Realign Utilities at ROW
 - o Reconnect Utilities to Existing HOJ
 - o Partial Closure of ROW for Construction Perimeter
 - o Maintain Basement Path of Egress

- 2** Phase 2 - Demolish 820 Bryant
 - o Existing Buildings
 - o Existing Paving
- 3** Phase 3 - Building Construction
 - o Point of connection at building to in-custody route to jail
- 4** Phase 4 - Possible demolition of HOJ and future jail connection to be determined by City

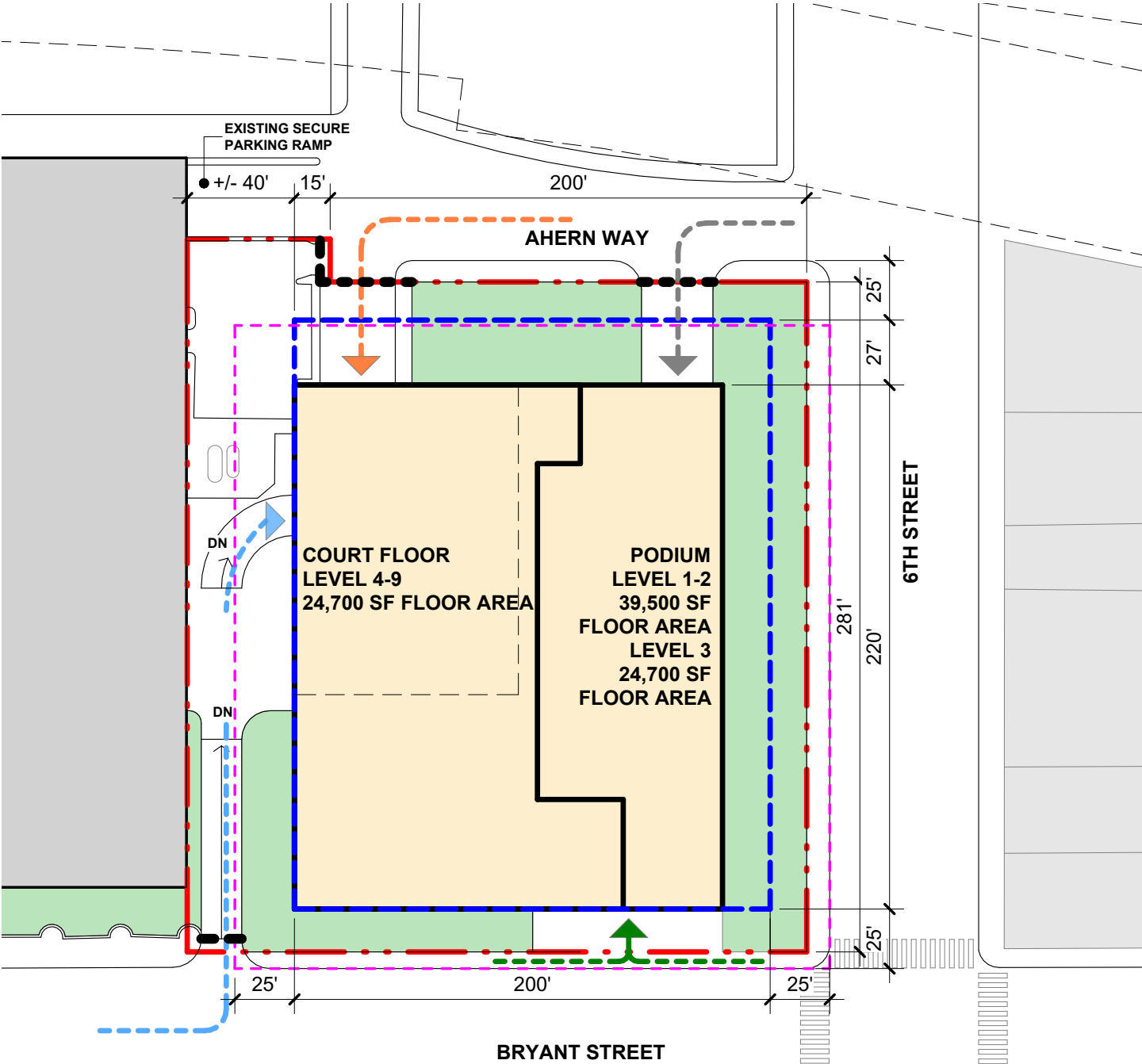
PHASE 1 & 2



PHASE 3 & 4

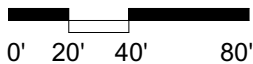
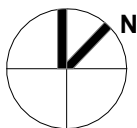


4.3 SITE OPTION 3 - RECOMMENDED



Note: Site dimensions and contextual building locations are approximate and require verification/survey

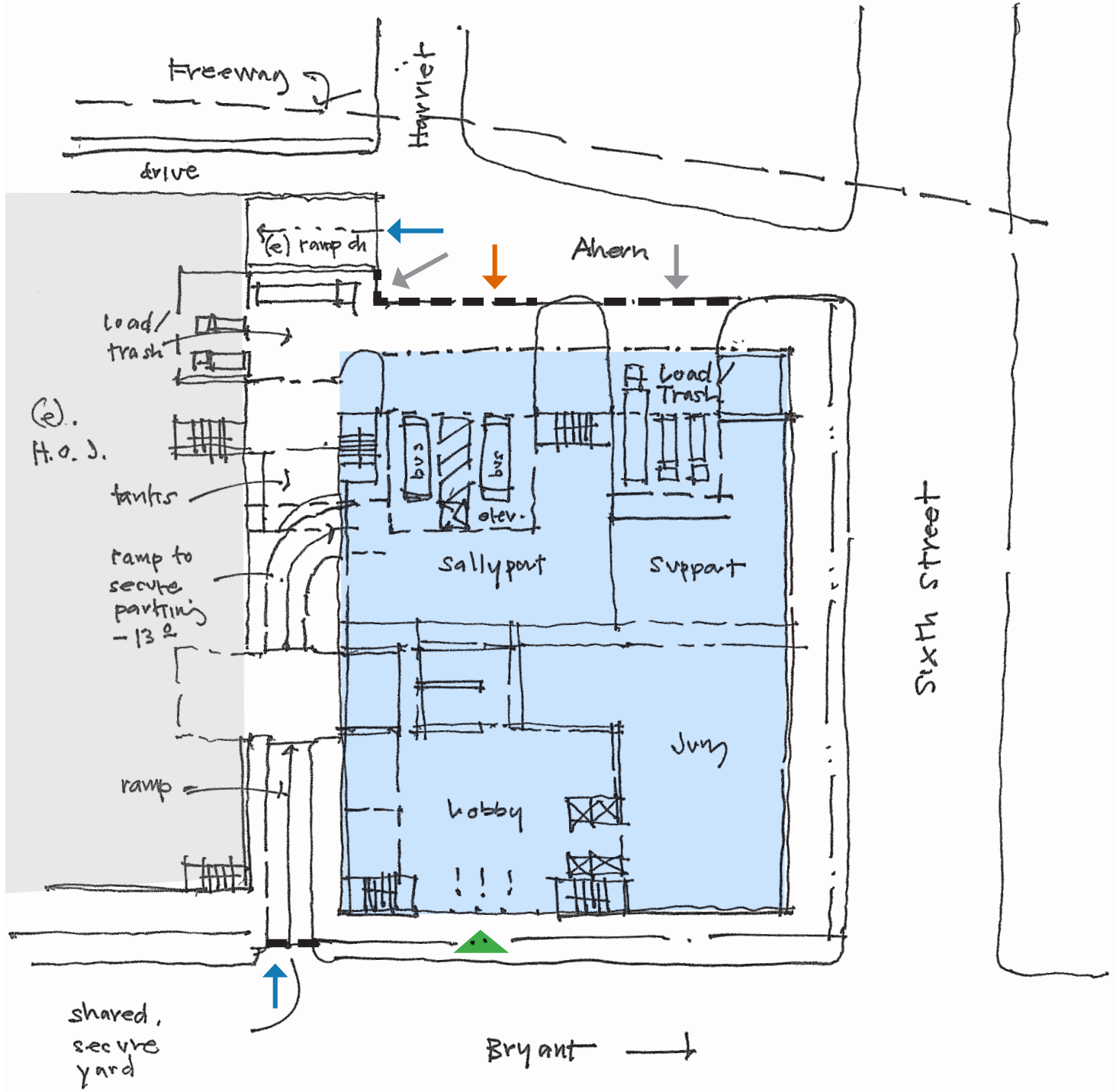
PROJECT NORTH



— PROPERTY LINE	▶ PUBLIC ENTRY
- - - BUILDABLE AREA LINE	▶ SECURE PARKING
- - - SECURITY SETBACK	▶ SALLY PORT
- · - · - SECURE ACCESS	▶ LOADING

4.3 SITE OPTION 3

SITE ACCESS DIAGRAM - GROUND LEVEL



SITE ACCESS - BASEMENT WITH SECURE PARKING (RECOMMENDED)

The existing loading & trash operations at the existing Hall of Justice are proposed to be relocated to the Medical Examiner's loading dock. A new ramp down to the existing loading area is proposed from Bryant Street for maintenance and fuel truck access. A continuation of this ramp provides access down to Basement Secure Parking. The relocated loading area falls

within the vehicular setback at the new building that is typically closed to unscreened vehicles. Shared, controlled, interim access to this area has been deemed acceptable by JCC Security. The existing underground fuel tank is to remain in place. The generator is proposed to be relocated to the surface parking lot outside of the jail. Gates with controlled access will be installed to secure the generator. Refer to Section 4.0 for more information.

4.3 SITE OPTION 3 - RECOMMENDED

PROGRAM TEST FIT DIAGRAM - TYPICAL COURT FLOORS 4-9

Site Option 3 is the largest of the four site configurations being evaluated in the study, offering the most flexibility for program. The large, regular building footprint can accommodate a typical four-courtroom floor module.

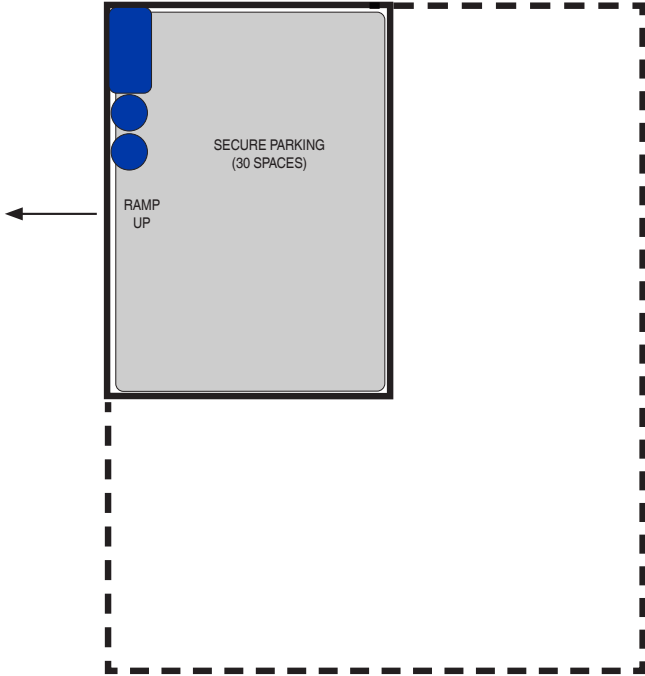


LEGEND

- PUBLIC CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- PRIVATE CIRCULATION
- PRIVATE VERTICAL CIRCULATION
- DETENTION CIRCULATION
- DETENTION VERTICAL CIRCULATION

4.3 SITE OPTION 3 - RECOMMENDED

PROGRAM TEST FIT DIAGRAM - BASEMENT SECURE PARKING

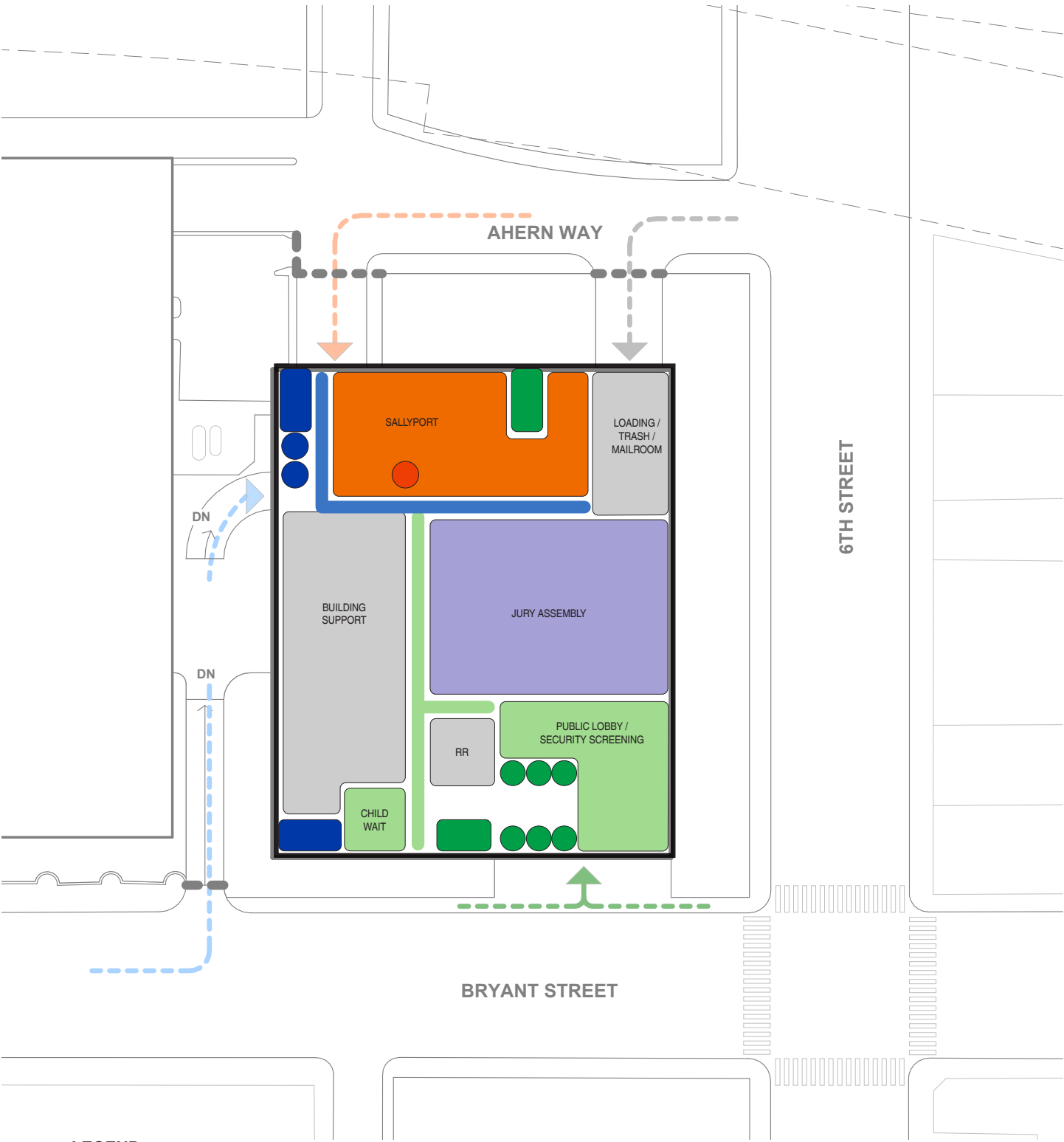


LEGEND

- PUBLIC CIRCULATION
 - PUBLIC VERTICAL CIRCULATION
 - PRIVATE CIRCULATION
- PRIVATE VERTICAL CIRCULATION
 - DETENTION CIRCULATION
 - DETENTION VERTICAL CIRCULATION

4.3 SITE OPTION 3 - RECOMMENDED

PROGRAM TEST FIT DIAGRAM - GROUND LEVEL

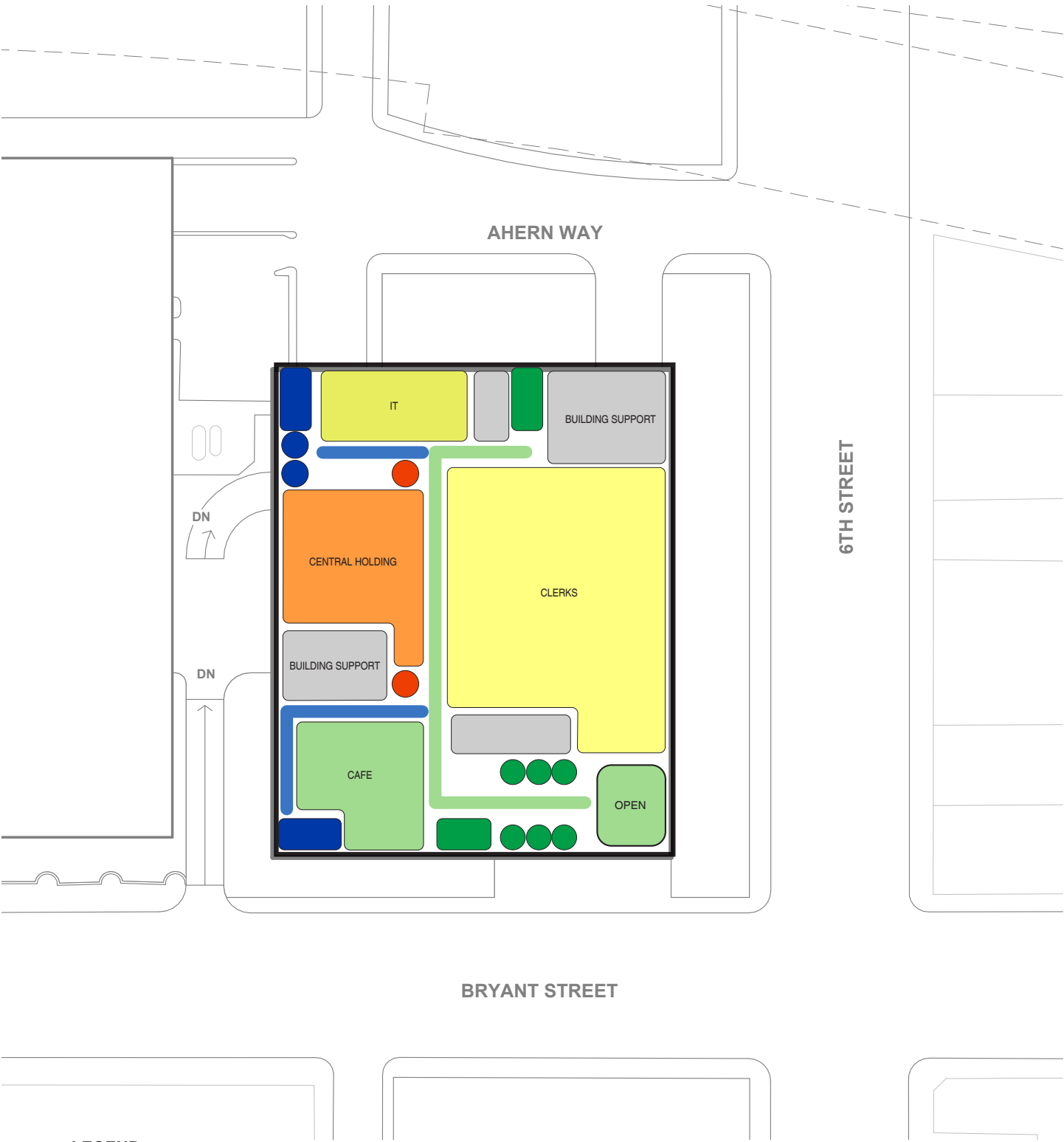


LEGEND

- PUBLIC CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- PRIVATE CIRCULATION
- PRIVATE VERTICAL CIRCULATION
- DETENTION CIRCULATION
- DETENTION VERTICAL CIRCULATION
- SECURE ACCESS

4.3 SITE OPTION 3 - RECOMMENDED

PROGRAM TEST FIT DIAGRAM - LEVEL 2

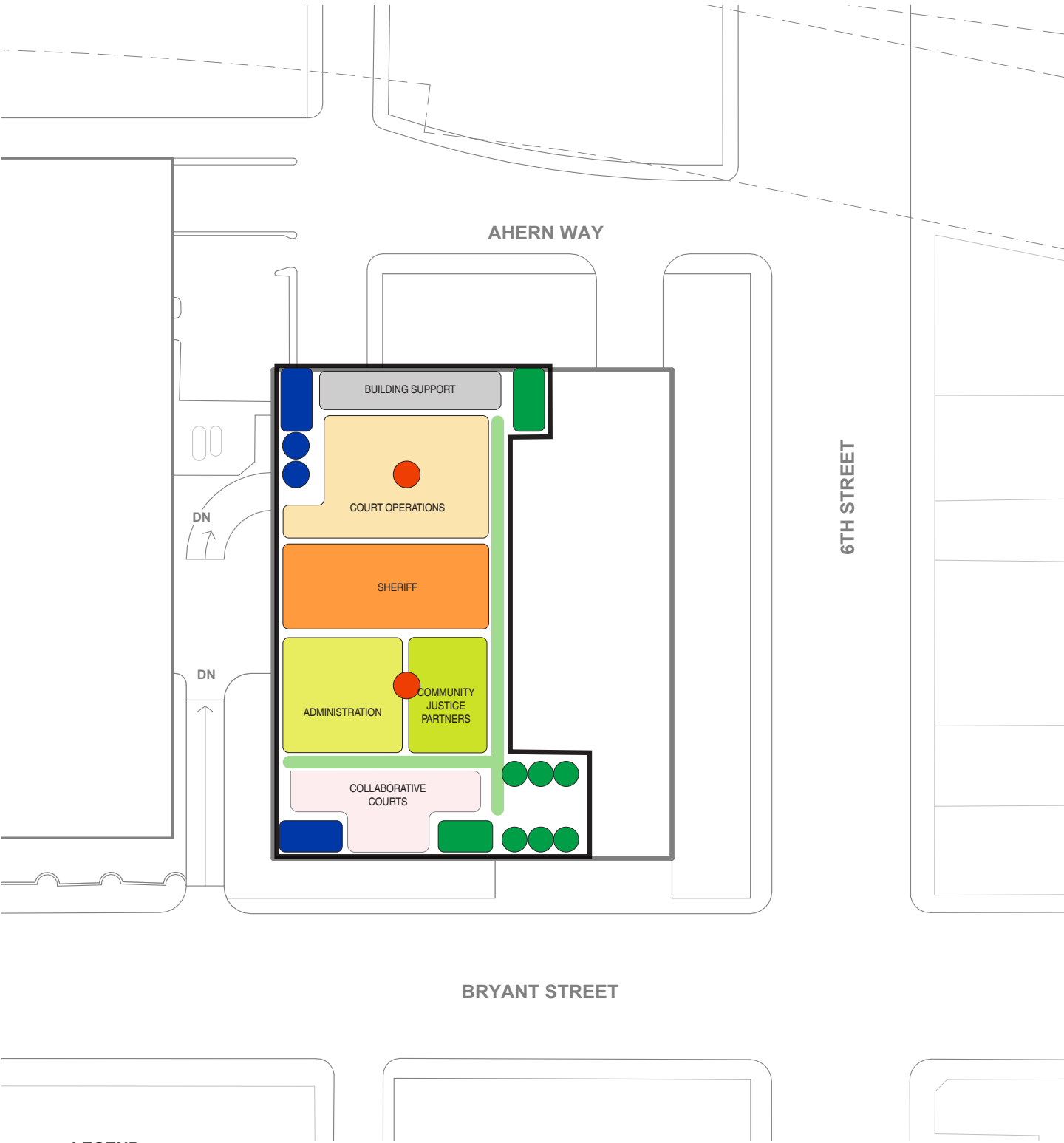


LEGEND

- PUBLIC CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- PRIVATE CIRCULATION
- PRIVATE VERTICAL CIRCULATION
- DETENTION CIRCULATION
- DETENTION VERTICAL CIRCULATION

4.3 SITE OPTION 3 - RECOMMENDED

PROGRAM TEST FIT DIAGRAM - LEVEL 3

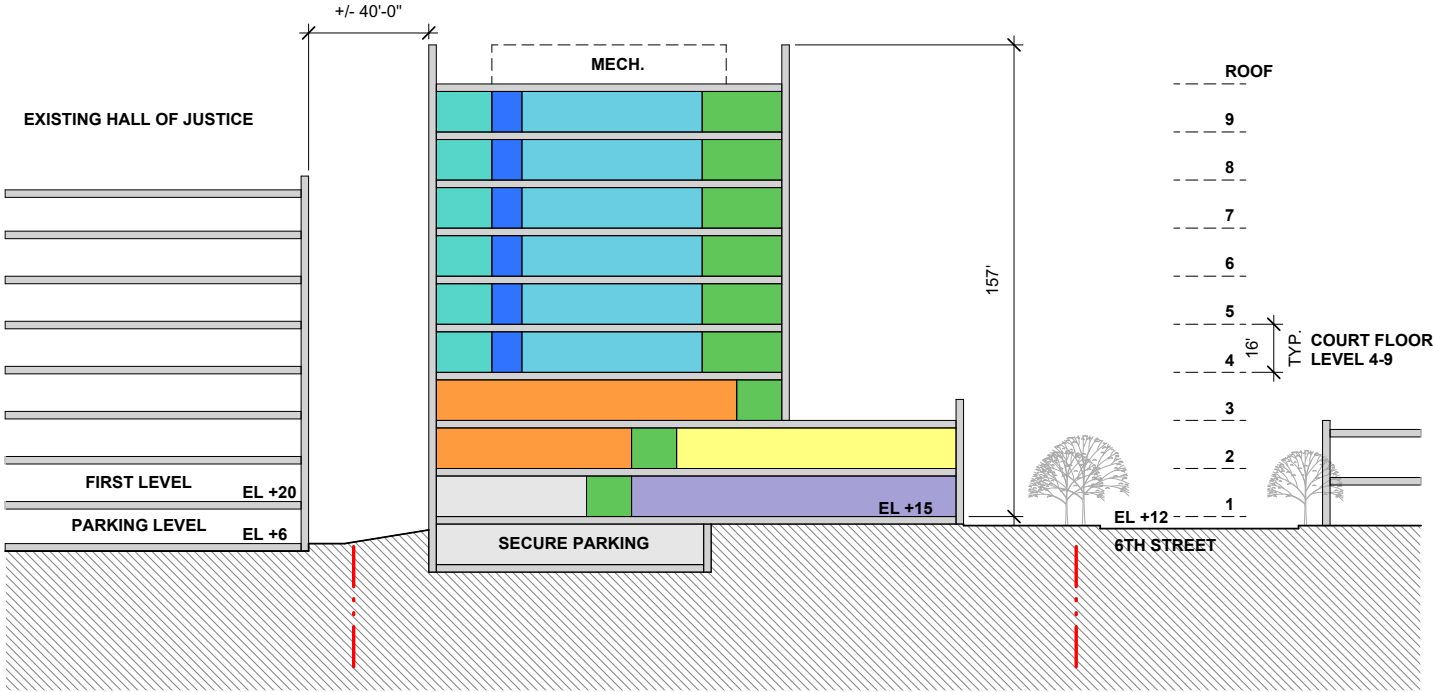


LEGEND

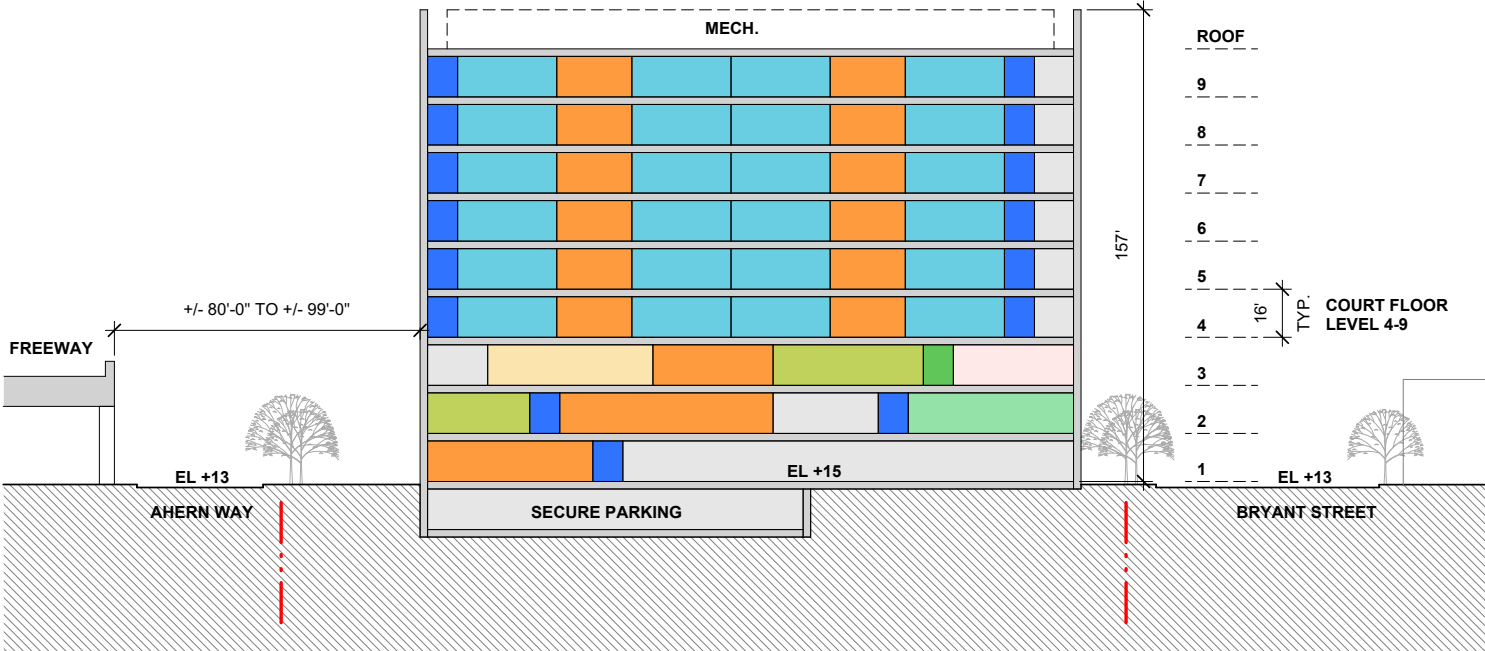
- PUBLIC CIRCULATION
- PRIVATE VERTICAL CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- DETENTION CIRCULATION
- PRIVATE CIRCULATION
- DETENTION VERTICAL CIRCULATION

4.3 SITE OPTION 3

SITE SECTIONS - BASEMENT WITH SECURE PARKING

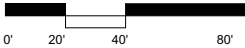


E/W SECTION THROUGH (N) COURTHOUSE & (E) HALL OF JUSTICE



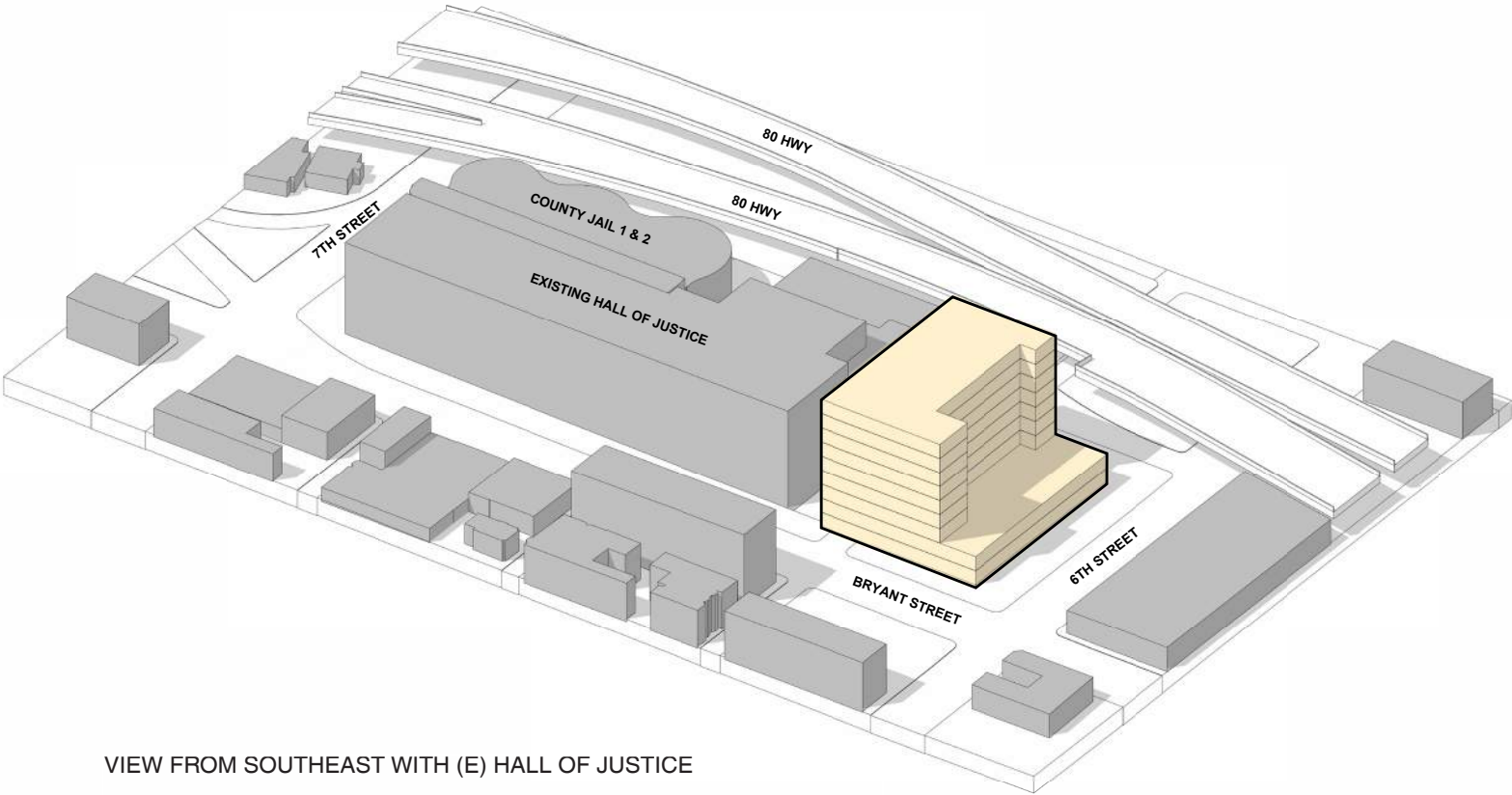
N/S SECTION THROUGH (N) COURTHOUSE SITE

NOTE: SITE/BUILDING ELEVATION (EL) IS BASED ON NEW SAN FRANCISCO CITY DATUM

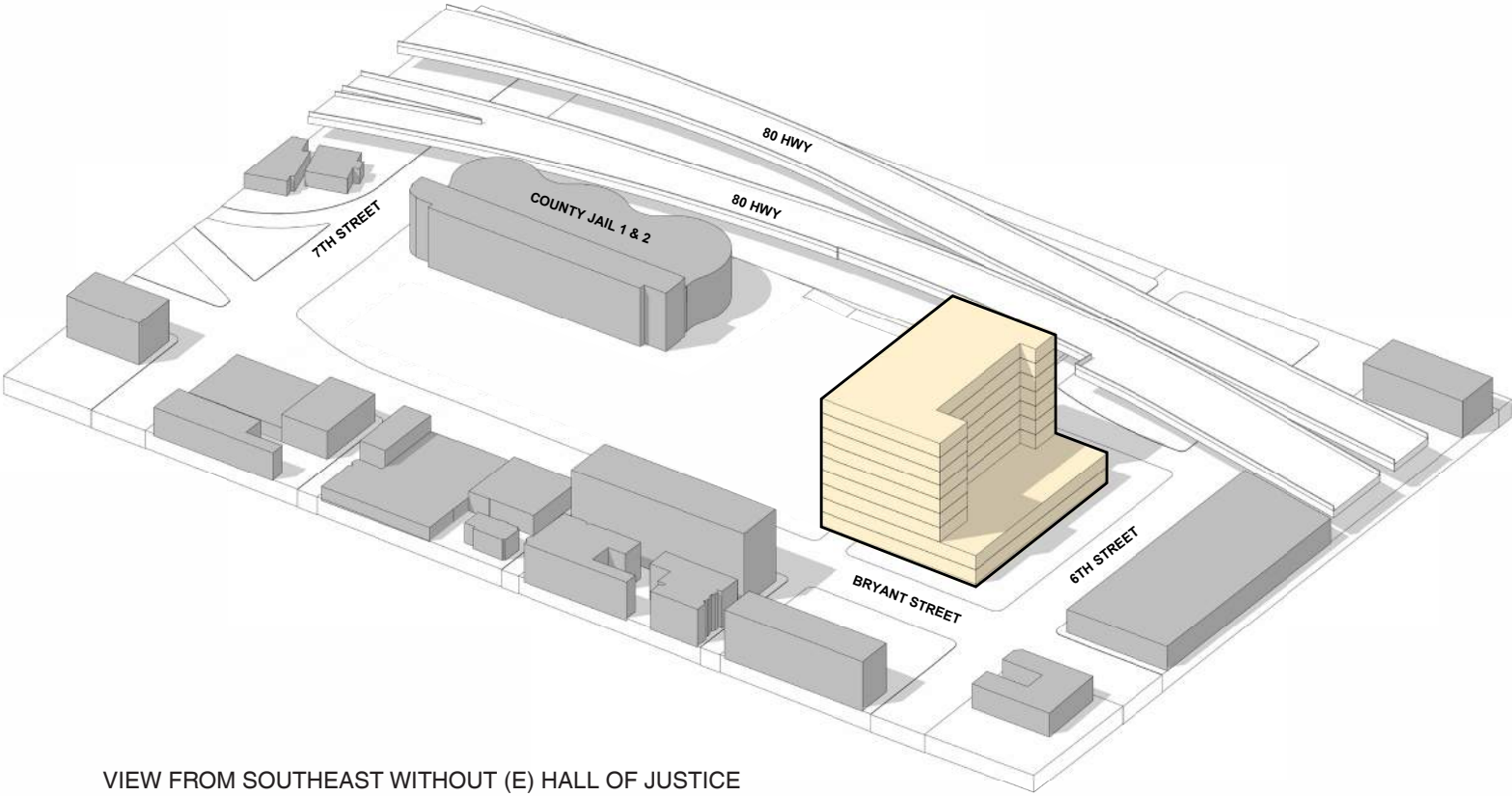


4.3 SITE OPTION 3 - RECOMMENDED

SITE MASSING - BASEMENT WITH SECURE PARKING



VIEW FROM SOUTHEAST WITH (E) HALL OF JUSTICE



VIEW FROM SOUTHEAST WITHOUT (E) HALL OF JUSTICE

4.3 SITE OPTION 3



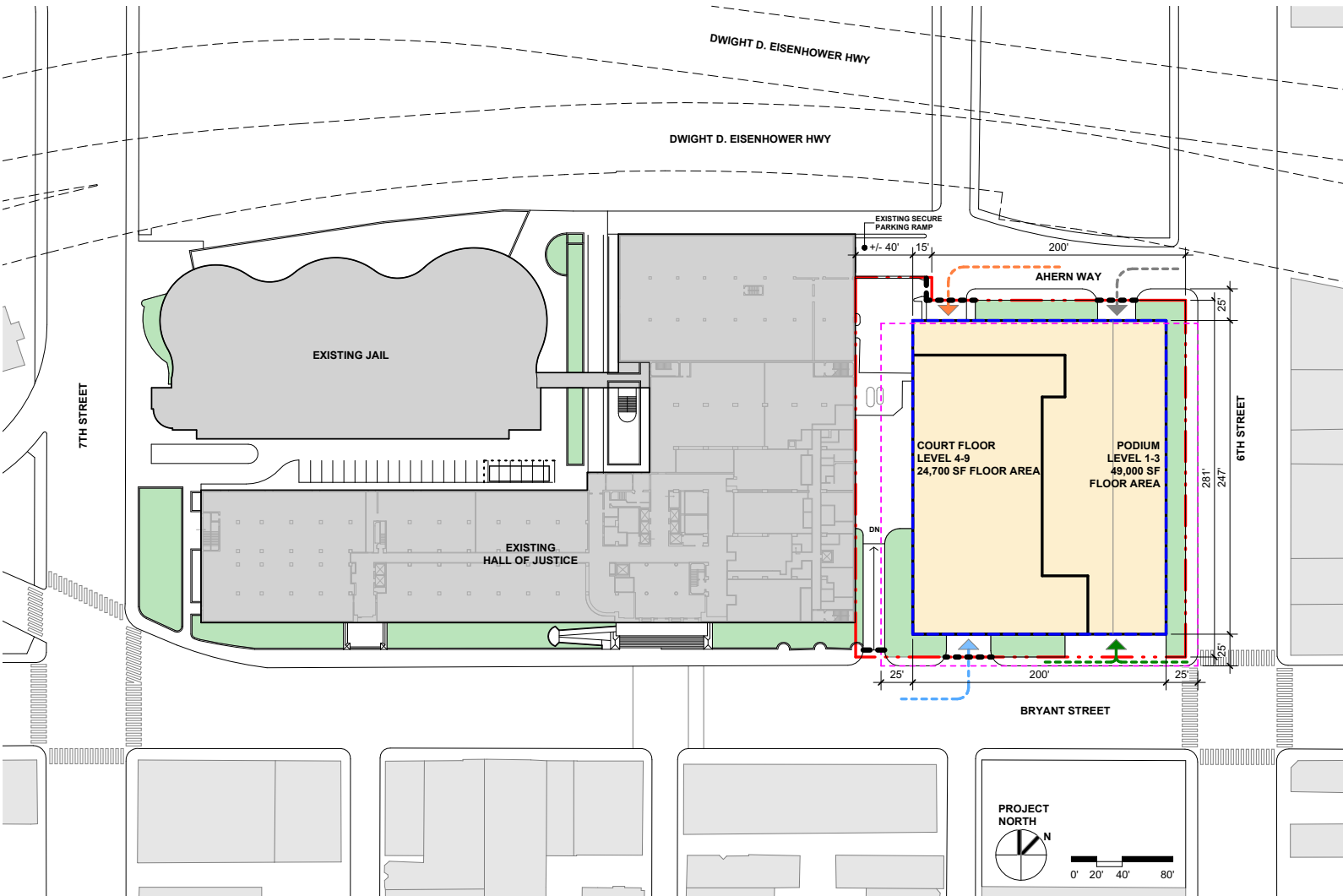
VIEW FROM INTERSECTION OF BRYANT STREET AND 6TH STREET WITH (E) HALL OF JUSTICE



VIEW FROM INTERSECTION OF BRYANT STREET AND 6TH STREET WITHOUT (E) HALL OF JUSTICE

4.3 SITE OPTION 3 - ALTERNATE

SITE CONCEPTUAL TEST FIT



SITE OPTION 3 TEST FIT

- 9-story with Secure Parking in basement
- 6 Court floors - 24 Courtrooms total
- Public Entry at Bryant Street
- Parking spaces: 26 Judicial Officer & 4 Court Officer

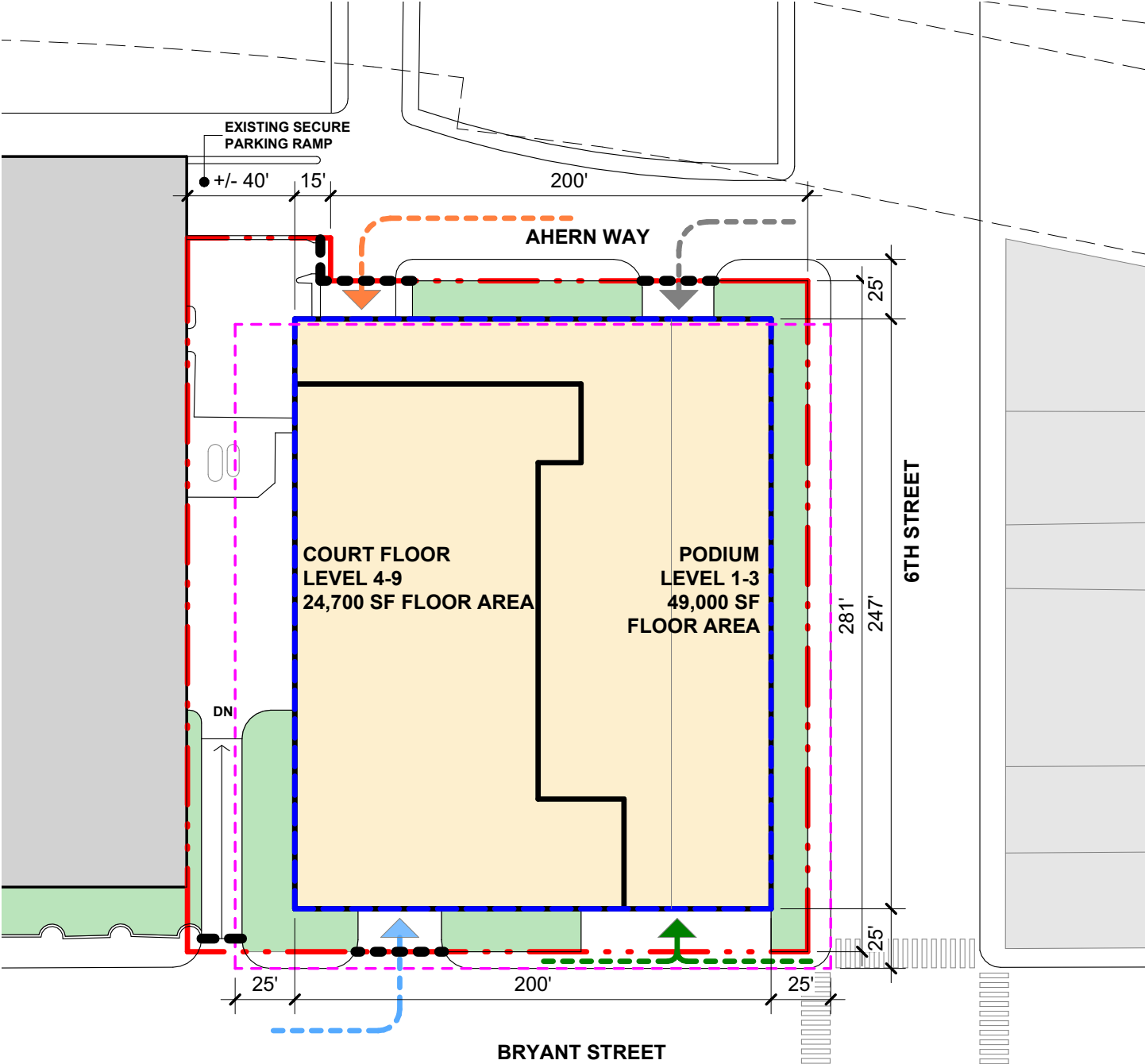
PROS

- Largest site at 1.67 Acres provides largest buildable footprint and greater flexibility to address Courthouse functionality and operations
- Entrance at Bryant Street
- Locates program spaces above Sea Level Rise and high ground water elevations
- Building footprint accommodates standard courtroom floor template
- Chambers oriented away from freeway towards existing Hall of Justice
- Less costly than Site Option 1 Basement with Secure Parking, 2 & 4

CONS

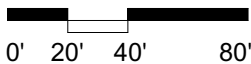
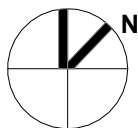
- Contingent on acquiring 2 existing 820 Bryant Street parcels
- Requires Harriet Street to be vacated
- Requires demolition of Police & 1916 SRO buildings. Demolition of 1916 SRO will need to address steps for approved mitigations measures prior to demolition.
- Building oriented along 6th Street
- To maintain operations in the Existing Hall of Justice
 - Relocation of existing utilities in ROW
 - Relocation of existing loading / trash operations
 - Relocation of existing generators
 - Removal of (e) tree at Bryant for (n) loading ramp

4.3 SITE OPTION 3 - ALTERNATE



Note: Site dimensions and contextual building locations are approximate and require verification/survey

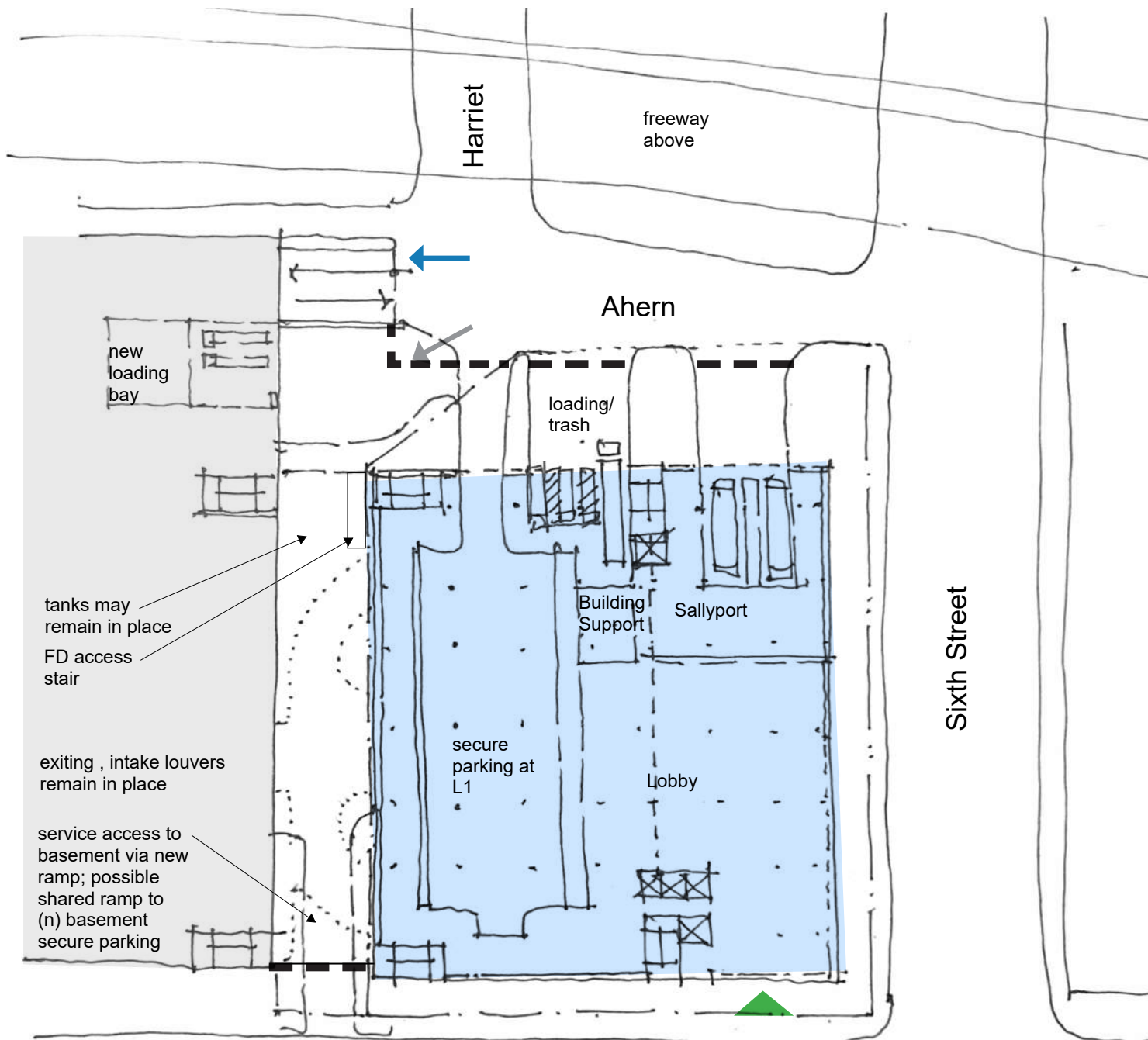
PROJECT NORTH



	PROPERTY LINE		PUBLIC ENTRY
	BUILDABLE AREA LINE		SECURE PARKING
	SECURITY SETBACK		SALLY PORT
	SECURE ACCESS		LOADING

4.3 SITE OPTION 3 - ALTERNATE

SITE ACCESS DIAGRAM - GROUND LEVEL



SITE ACCESS

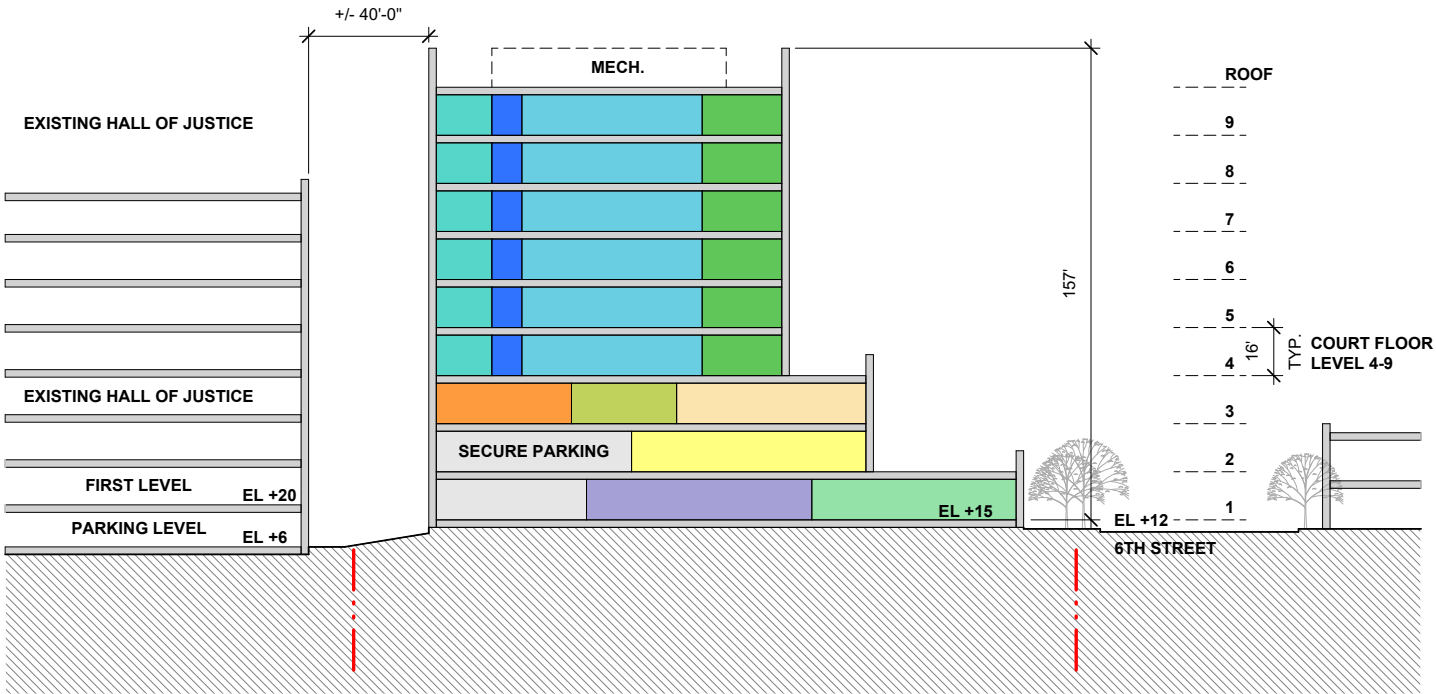
The existing loading & trash operations at the existing Hall of Justice are proposed to be relocated to the Medical Examiner's loading dock. A new ramp down to the existing loading area is proposed from Bryant Street for maintenance and fuel truck access. The relocated loading area falls within the vehicular setback at the new building that is typically closed to unscreened vehicles. Shared, controlled, interim access

to this area has been deemed acceptable by JCC Security. The existing underground fuel tank is to remain in place. The generator is proposed to be relocated to the surface parking lot outside of the jail. Gates with controlled access will be installed to secure the generator. Refer to Section 4.0 for more information.

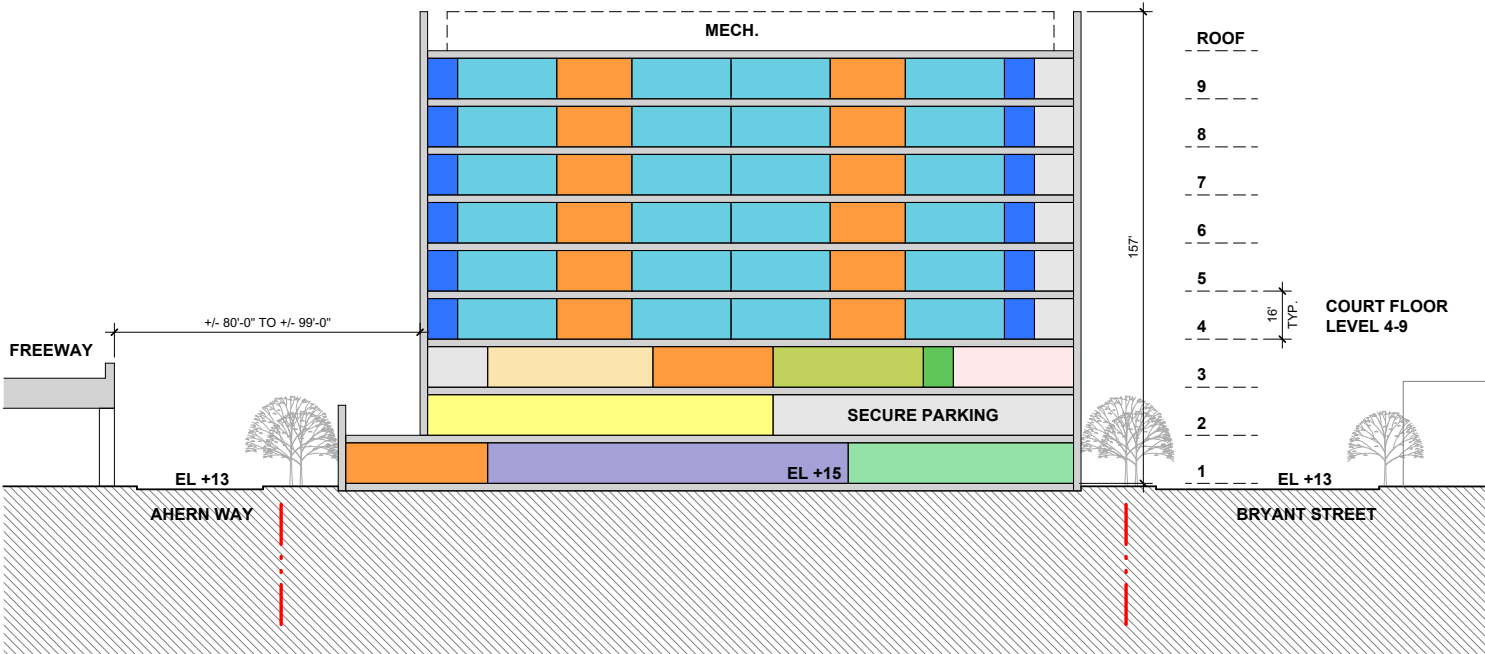
A separate Secure Parking ramp up to Level 2 can be accessed from Ahern Way.

4.3 SITE OPTION 3 - ALTERNATE

SITE SECTIONS - SITE 3 NO BASEMENT



E/W SECTION THROUGH (N) COURTHOUSE & (E) HALL OF JUSTICE



N/S SECTION THROUGH (N) COURTHOUSE SITE

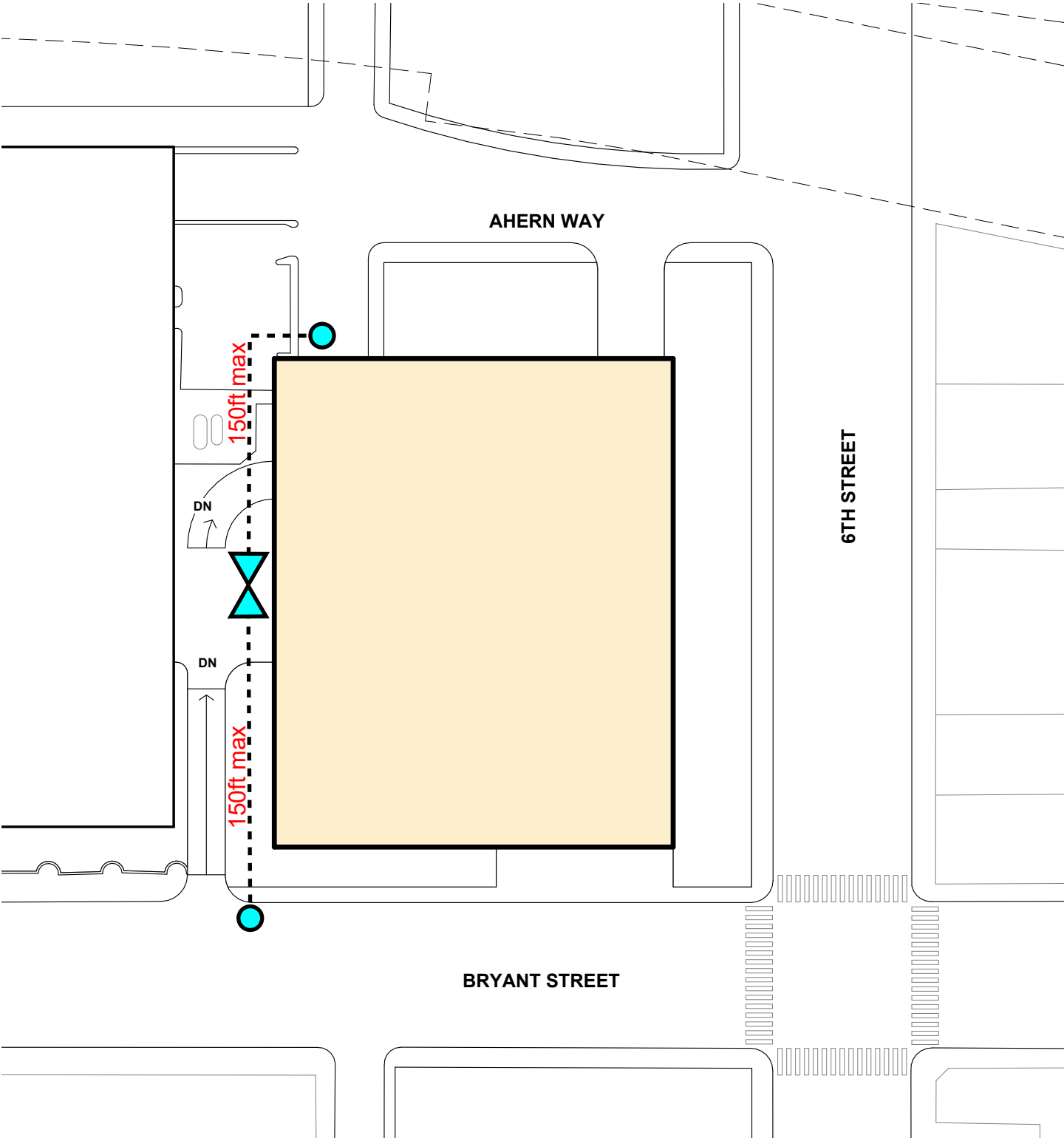
NOTE: SITE/BUILDING ELEVATION (EL) IS BASED ON NEW SAN FRANCISCO CITY DATUM

4.3 SITE OPTION 3

FIRE DEPARTMENT ACCESS

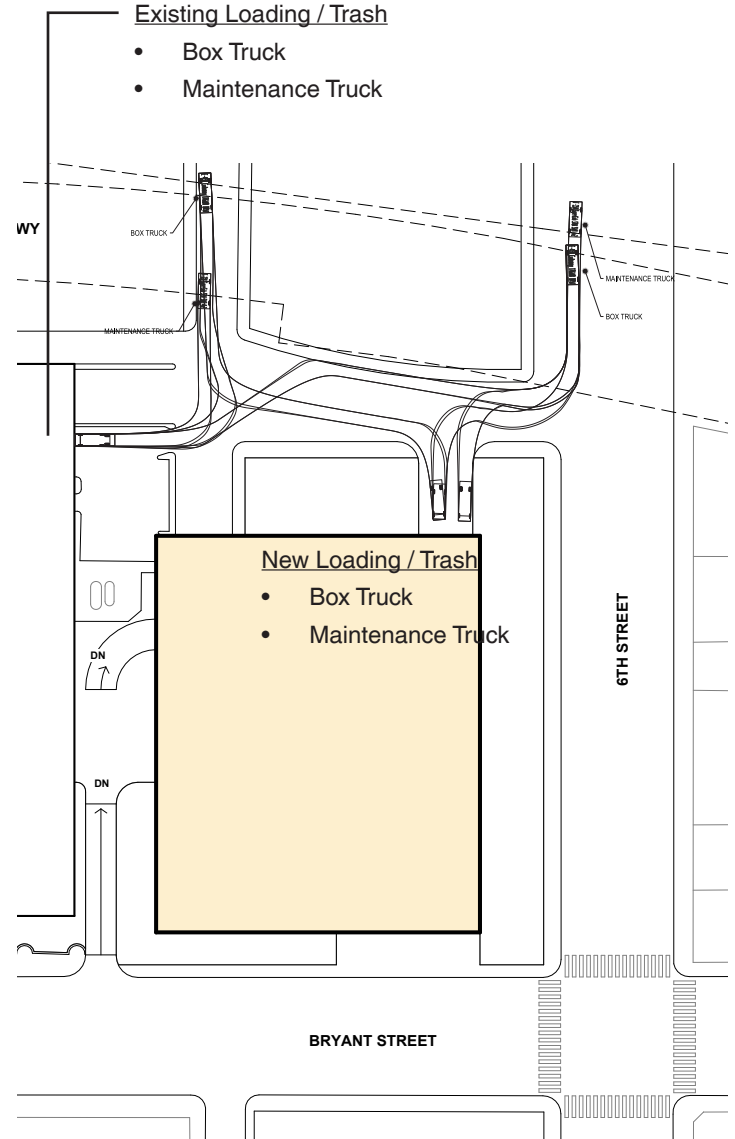
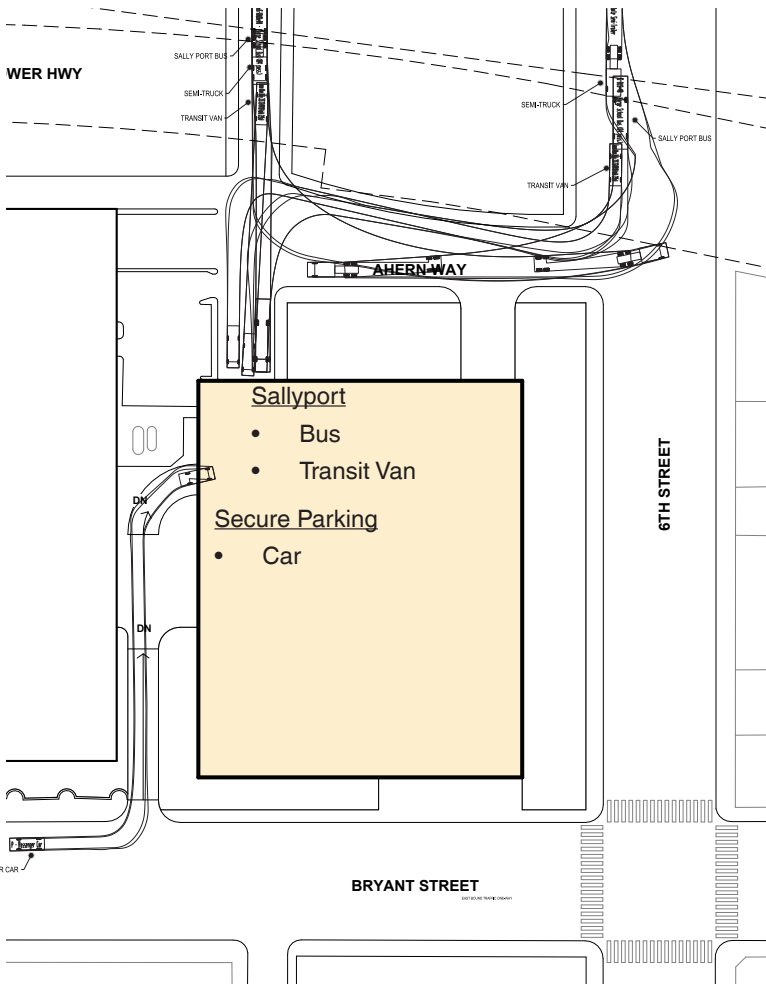
Fire department access is to remain on Bryant Street, Sixth Street, and Ahern Way. The building will be constructed over Harriet Way. In order to maintain fire department access to the existing Hall of Justice and new courthouse, a new fire

department access stair will be required where the grade drops between the existing Medical Examiner's loading dock and the existing loading area. The hose pull distances from the fire truck locations on Ahern Way and Bryant Street are compliant and within 150' max.



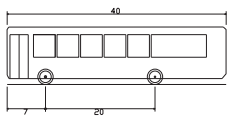
4.3 SITE OPTION 3

VEHICLE TURNING RADIUS STUDY



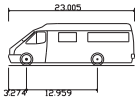
- NOTES:**
- SALLYPORT IS ACCESSIBLE BY BUS AND TRANSIT VAN WITH NO CONSTRAINTS.
 - SECURE PARKING IS ACCESSIBLE BY PASSENGER CAR WITH NO CONSTRAINTS.
- CONSTRAINTS:**
- SEMI-TRUCK MUST DOUBLE PARK PARALLEL TO THE CURBS TO ACCESS THE NEW PROPOSED LOADING AREA.
 - SEMI-TRUCK IS UNABLE TO ACCESS LOADING AREA AT OLD MORGUE.

- NOTES:**
- PROPOSED NEW LOADING/TRASH AREA IS ACCESSIBLE BY THE FOLLOWING VEHICLES WITH NO CONSTRAINTS: BOX TRUCK AND MAINTENANCE TRUCK
 - PROPOSED LOADING/TRASH AREA AT EXISTING HOJ (OLD MORGUE) IS ACCESSIBLE BY THE FOLLOWING VEHICLES: BOX TRUCK AND MAINTENANCE TRUCK



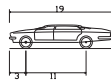
S-BUS-40 - Large School Bus (84 pass)
 Overall Length 40.000ft
 Overall Width 8.000ft
 Overall Body Height 10.500ft
 Min Body Ground Clearance 1.070ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 34.40°

SALLYPORT BUS



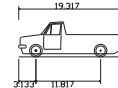
Iveco Van Daily 35S 12/14/18 (w/b 3.95m)
 Overall Length 23.005ft
 Overall Width 7.561ft
 Overall Body Height 6.549ft
 Min Body Ground Clearance 0.505ft
 Track Width 6.549ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 21.490ft

TRANSIT VAN



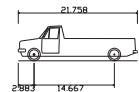
P - Passenger Car
 Overall Length 19.000ft
 Overall Width 7.000ft
 Overall Body Height 4.300ft
 Min Body Ground Clearance 1.115ft
 Track Width 6.000ft
 Lock-to-lock time 4.00s
 Max Steering Angle (Virtual) 31.60°

PASSENGER CAR



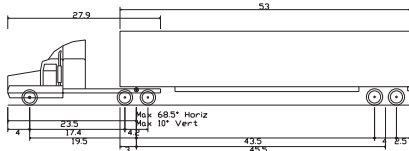
F-350 SuperCab SRW SWB 4x2
 Overall Length 19.000ft
 Overall Width 7.000ft
 Overall Body Height 4.300ft
 Min Body Ground Clearance 1.115ft
 Track Width 6.000ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 31.60°

MAINTENANCE TRUCK



F-450 Cutaway 176WB DRW
 Overall Length 21.758ft
 Overall Width 2.883ft
 Overall Body Height 14.667ft
 Min Body Ground Clearance 1.115ft
 Track Width 6.000ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 31.60°

BOX TRUCK

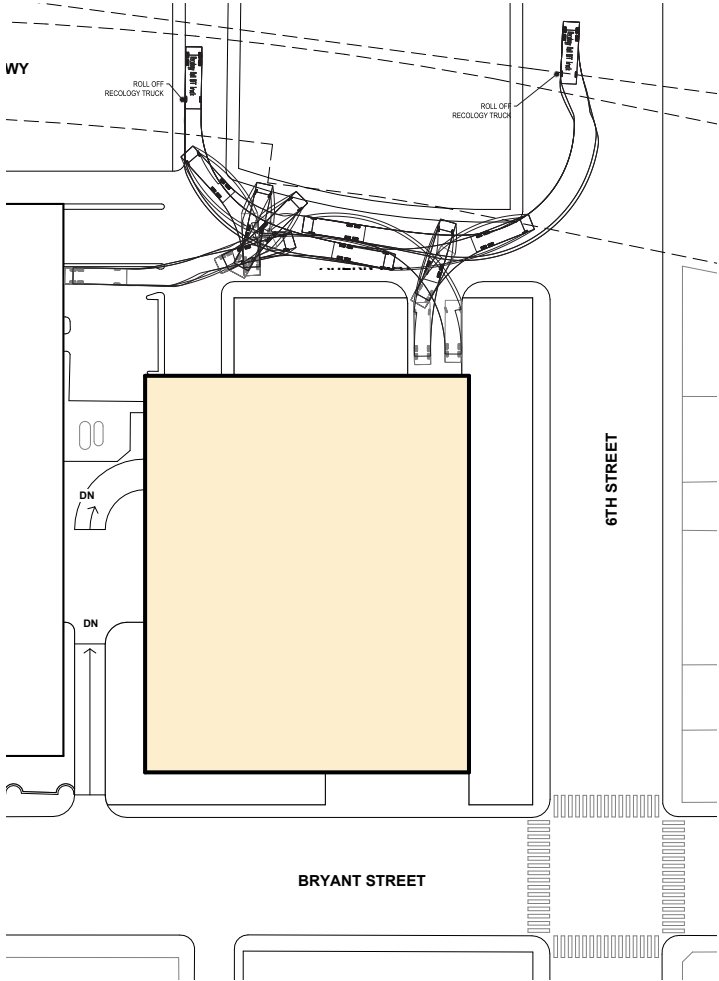
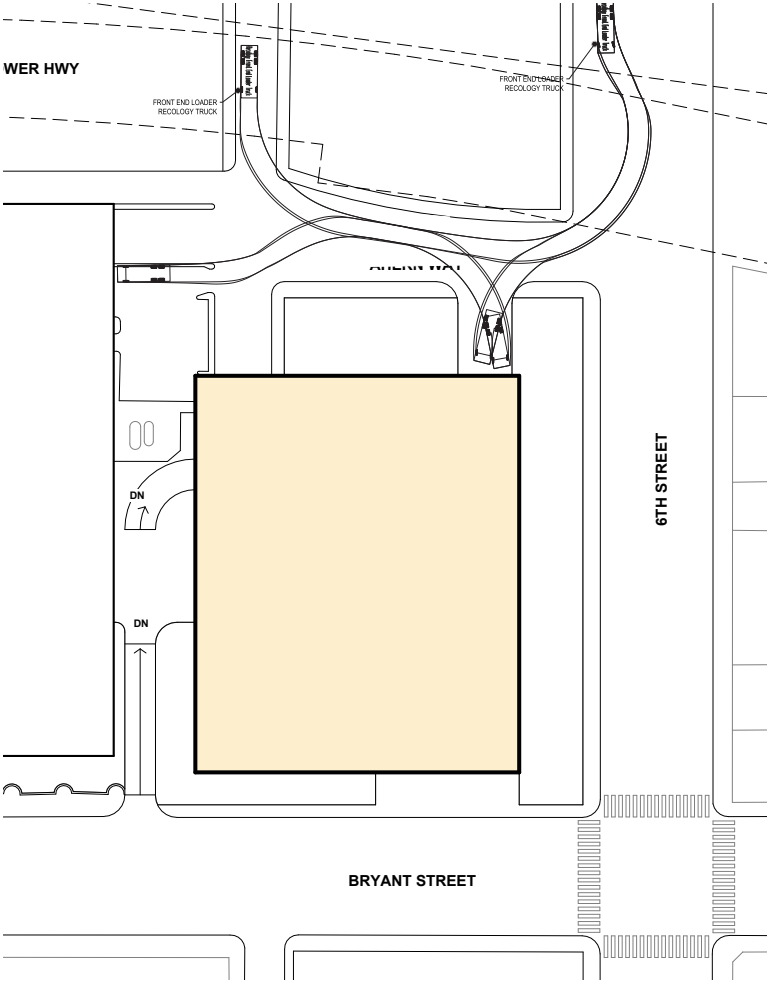


WB-67 - Interstate Semi-Trailer
 Overall Length 73.501ft
 Overall Width 8.500ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.344ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°

SEMI-TRUCK

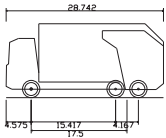
4.3 SITE OPTION 3

RECOLOGY TRUCK TURNING RADIUS STUDY

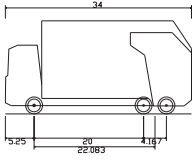


- NOTES:**
- NEW TRASH AREA IS ACCESSIBLE BY FRONT END LOADER RECOLOGY TRUCK WITH NO CONSTRAINTS.
 - NEW TRASH AREA AT EXISTING HOJ IS ACCESSIBLE BY FRONT END LOADER RECOLOGY TRUCK FROM 6TH STREET WITH NO CONSTRAINTS.
- CONSTRAINTS:**
- FRONT END LOADER RECOLOGY TRUCK IS UNABLE TO ACCESS NEW TRASH AREA AT EXISTING HOJ.

- NOTES:**
- NEW TRASH AREA AT EXISTING HOJ AND NEW TRASH AREA IS ACCESSIBLE BY ROLL OFF RECOLOGY TRUCK WITH NO CONSTRAINTS.



Recology Front End Loader Truck	
Overall Length	28.742ft
Overall Width	9.000ft
Overall Body Height	13.499ft
Min Body Ground Clearance	1.486ft
Track Width	9.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	71.000ft
FRONT END LOADER RECOLOGY TRUCK	



Recology Roll Off Truck	
Overall Length	34.000ft
Overall Width	8.830ft
Overall Body Height	16.999ft
Min Body Ground Clearance	1.456ft
Track Width	8.830ft
Lock-to-lock time	3.00s
Curb to Curb Turning Radius	73.000ft
ROLL OFF RECOLOGY TRUCK	

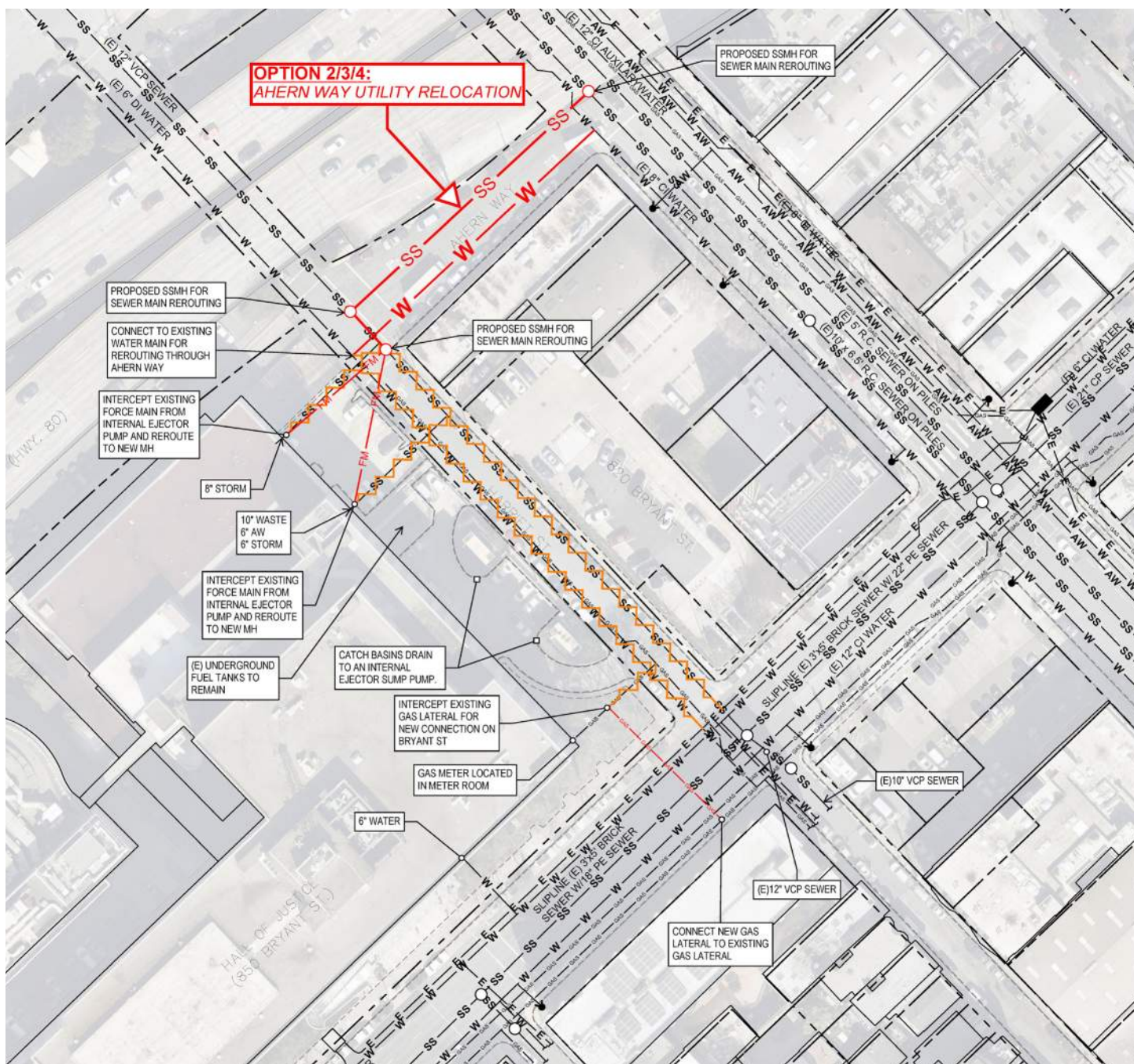
4.3 SITE OPTION 3

CIVIL / SITE

Option 3 requires the demolition of existing buildings, site elements (curb, walls, concrete, asphalt pavement, etc.), and existing trees as well as merging of lots 9, 10, 12, 14, 43, and 45 into one parcel (Addresses for these lots can be found in the Property Boundary & Easement section of this report). This option encroaches over Harriett Street and into the existing trash/loading operation leaving approximately 40'± between the existing HOJ and the new programming. Relocation of the existing water and sewer lines in Harriett Street will reroute

through Ahern Way pending additional feasibility study. The existing gas lateral servicing the existing Hall of Justice will also need to be rerouted to connect to the main line in Bryant St. It should be noted the existing gas meter is inside the building and will not require relocation.

Option 3 currently has a buildable area of 49,000 SF and an assumed site improvement area of 6,200 SF. Based on the combination of these two numbers we apply the 4% rule for stormwater treatment area and arrive at a stormwater treatment size of 2,208SF.



Utility Relocation at Harriett Street ROW

4.3 SITE OPTION 3

STRUCTURAL

Site Option 3 includes a recommended option with secure basement parking and an alternate with no basement. In the alternate option, secure parking is at Level 2.

Structural viability: Site Option 3 is structurally viable. Structural issues and how to address them are described below.

High water table: Due to the high water table, a high end “bathtub” waterproofing membrane, subdrain, and pumping system will be needed for the option with a basement.

Dewatering will be needed during construction as well.

Poor soil conditions: Due to the poor soil conditions, ground improvement with shallow foundations, a deep foundation, or a deep foundation with ground improvement will be needed.

Adjacencies: Excavation for a basement and for foundations will need to address adjacent streets and the utilities in them. In the option with a basement, the basement is on the northwest side of the site and abuts the existing HOJ. A traditional soldier beam and tieback wall or soil nailed wall will likely not be appropriate due to the utilities that could be impacted entering the existing HOJ. Instead, shoring will either need to be cantilever soldier piles or internally braced soldier piles. These approaches are more expensive. This may not be necessary on the north side at Ahern Way due to the set back of the building wall from the street. On the 6th Street side to the east and the Bryant Street side to the south, open cut excavation is likely viable as there is a substantial setback

available. The existing crescent-shaped ramps from Harriet Street down to the loading dock area of the existing HOJ will be removed in Site Option 3. A new ramp down from Bryan Street to the existing loading dock will be created. In the option with a basement, another ramp will continue down in the west side of the new HOJ to the parking in the basement. In the option without a basement, a ramp inside the new HOJ will be needed to reach parking at Level 2. Figure 4-5 shows a section through the building with a pile-supported foundation including the step. Figure 4-6 shows a section with ground improvement and a shallow foundation.

Structural shape: The preliminary stacking has the upper court levels on the western half of the podium. As a result, there will be a substantial offset between the center of mass of the upper levels compared to the center of rigidity of the podium levels. This mass offset will require balancing in the layout of the lateral force-resisting elements, particularly in the podium, to minimize undesirable torsional irregularities.

Stacking: The building includes three different programs on different levels: parking, the podium levels, and the upper court levels. They each have different column constraints. For example, columns in the parking levels need to miss the parking stalls and drive aisles. The courtrooms have long span conditions to keep the space free of columns. It will be difficult to align the grids for each occupancy such that the columns all stack, and thus transfer girders are likely to be located at the transition levels. They will be deeper members and may impact story heights. Lateral elements like walls, braced

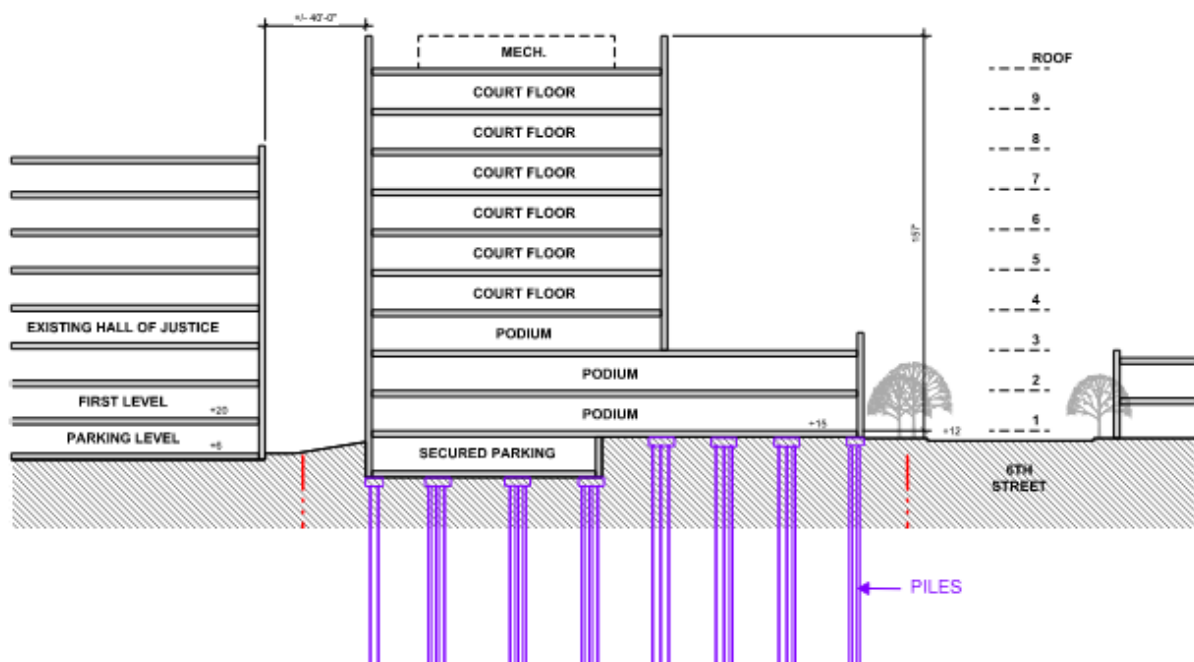


Figure 4-5. Site Option 3 with Basement Using Deep Foundation with Piles

4.3 SITE OPTION 3

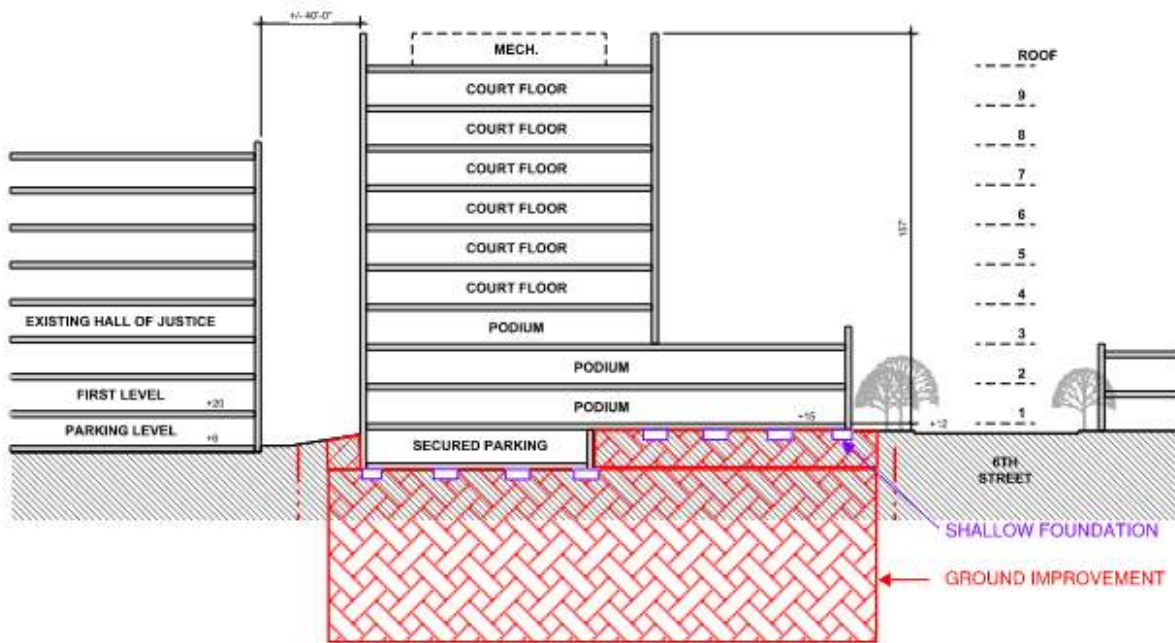


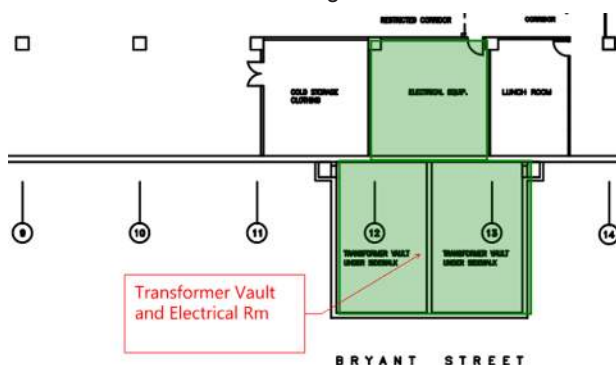
Figure 4-6. Site Option 3 with Basement Using Ground Improvement and Shallow Foundation

frames, and moments, however, should stack and will need careful coordination to align up through the different programs. Since the basement is only over a portion of the footprint, the foundation will step with it located below the basement on the west side and below grade on the east side. Care will be needed to account for the difference in the seismic base during design.

Blast: The structural design will need to meet blast requirements including progressive collapse requirements. If the building is a steel moment-framed structure, this is likely to lead to locating the moment frames at the perimeter.

MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION

Existing MEPF Utility Impacts: The existing incoming electrical service enters from the middle of the existing Hall of Justice on the Bryant St side. Most of the gear serving the existing building, for normal power, is located to the left of grid line 17 as shown in the following sketch:

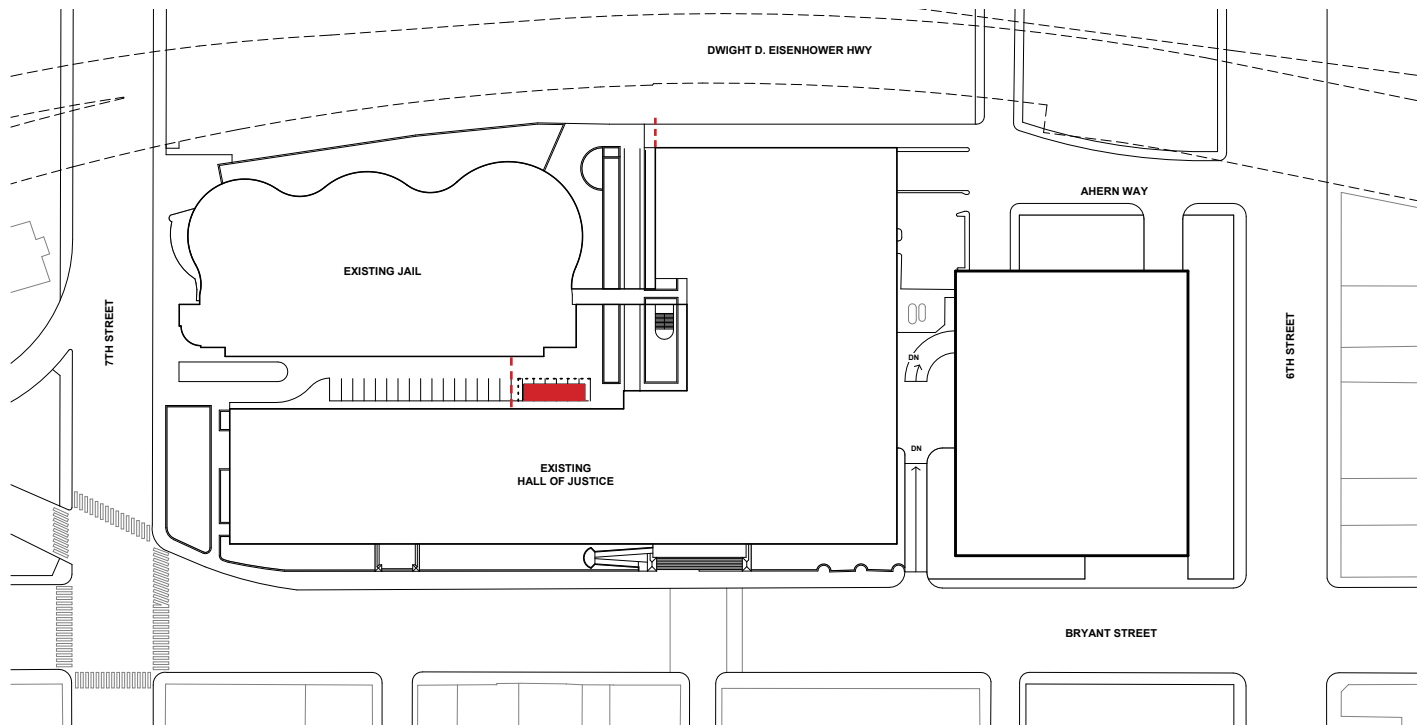


(4) stacked 500kW Emergency Power generators and (2) fuel oil storage tanks are located at the edge of Harriet St on the east side of the site and provide backup power to the existing Hall of Justice. As-built drawings of the existing building suggest that the entire building's electrical load is backed up by the generators, so emergency loads like egress lighting and fire pumps are not circuited in a way that those loads can be isolated from normal power without extensive electrical rework. To maintain compliance with life safety codes, which are required for occupancy, the building will need a replacement source of standby power with an equivalent power output rating as the existing system (2MW).

The project team has reviewed the existing site conditions and recommends one (1), new, pad-mounted 2MW Generator with Tier-4 Exhaust and integral 660-gallon belly tank to serve the existing Hall of Justice. The new generator shall be located within a secure area, and be accessible for direct fill by a refueling truck. It is anticipated that the generator will have 4 hours of run-time at full load with the integral belly tank without an additional external fuel reserve.

It is the design team's primary recommendation that the new generator be located near the existing in-ground fuel tanks to reuse them. This will provide more than 72 hours of fuel while eliminating the cost of a new tank or on-call refueling trucks. It also allows for the existing electrical connections and pathways to the main electrical room to be reused. If the generators cannot be located near the existing tanks, provide an on-call

4.3 SITE OPTION 3



Generator Relocation

fuel tanker delivery service with a minimum of 72 hours of fuel. New on-site storage is not a practical or cost-effective option, and would require extensive environmental review, potentially delaying make-ready work and overall project schedule.

Air intakes and relief serving the boiler and chiller plant are also located on the east façade, below grade. A minimum of 20'0" will need to be maintained from the face of the new building encroaching these louvers.

The main gas line, and 10" sanitary sewer line, among other utilities (to be identified by the civil engineer) are located within Harriet Street. Make ready work would need to take place to relocate all utilities, including storm and sanitary pipe discharges from the Hall of Justice and out of Harriet Street and along the east side of the building between the existing Hall of Justice and any new Building encroaching the existing site. These utilities would need to be relocated and reconnected to mains on Bryant street in a make-ready phase prior to demolition of Harriet Street Utilities and construction of the new building on this site.

New Building Program: Buro Happold have reviewed the Building Support Program and recommend the following for inclusion in the future building provisions:

- PG&E Transformer
9x9 adjacent to MER (Site / Level 1)

- Main Elec Room
450 SF (Level 1)
- Emergency Elec Rm
450 SF (Level 1)
- Generator Room
500 SF (Level 1)
- Floor Electrical Riser Closet
150SF (1x Level 1, 2x typical floors)
- Fire Pump Room
200 SF (level 1)
- MDF Room
250 SF (level1)
- MPOE
100 SF (level1)
- IDF Riser Closets
150 SF (1x Level 1, 2x typical floors)
- Fire Control Room
200 SF (local requirement)

Assumptions:

- Other MEP Equipment (AHUs, Chiller Room, Heat Pumps, Cooling Towers, Roof Electrical Rooms) within roof penthouse and will likely require entire roof w/ screen wall + large, enclosed equipment penthouse.
- Air + Pipe shafts included in Gross Building Area, not explicitly calculated at this stage.
- Optional provisions for floor by floor fan rooms – 750 SF/ floor.

4.3 SITE OPTION 3

CODE

Site Option 3 is determined to have some code impacts that will require additional design consideration for compliance, as it relates to the following code requirements: Fire Department Site Access.

Site Option 3 is favorable as it relates to allowable height and area, exit discharge, and exterior wall ratings and allowable openings. View Table 4.3.7.1 for evaluation criteria:

Table 4.3.7.1 – Option 3 Site Evaluation

Design Criteria	Provided	Code Requirement	Assessment
CBC Chapter 5 – Allowable Height and Area			
Maximum Height	105'	Unlimited	Compliant
Maximum Area per Floor	79,553 SF	Unlimited	Compliant
CBC Chapter 7 – Exterior Wall Ratings and Unprotected Openings (705.5)			
Fire Separation Distance	Min. 20' FSD provided around 100% of the building perimeter (to imaginary lot lines and centerline of streets)	FSD > 20' allows for no rating of exterior walls	Favorable – no rating required of non-bearing exterior walls
		FSD > 20' allows for unlimited unprotected openings	Favorable – unlimited openings allowed; unprotected
	Existing Courthouse FSD <20'	705.3 Exception 1: regulate as a single building on the same lot (Type 1A construction)	Favorable – No impact to existing building
CBC Chapter 10 – Exit Discharge (1028)			
Exit Discharge	Exit Discharge has adequate width and path to grade, and direct access to the public way	Discharge to building exterior at grade or path to grade; Direct access to public way; adequate width for OL	Favorable – no site constraints
CFC Chapter 5 – FD Site Access			
Hose Pull	Approximately 152' of building perimeter are beyond 150' hose pull	Entire perimeter within 150' of fire lane	Need to evaluate design options to achieve compliance (hose pull extension, access to more existing fire lane)
Fire Lane	Retain 3 existing fire access roads, each exceeding 20' in width	Min. 20' clear width fire access roads	Compliant (existing)
Unique Code Impacts – Site Option 3			
Buildings on the Same Lot	Regulate existing HOJ and New HOJ as a single Type IA building on the same lot	503.1.2: Where the aggregation of buildings complies with Chapter 5 allowable height, area, and # stories, buildings on the same lot can be regulated as a single building 705.3 Exception 1: eliminates exterior wall ratings where qualifies as a single building on the same lot per Chapter 5 allowable area	Type IA building meets the provisions to be regulated as a single building

4.3 SITE OPTION 3

HISTORIC

The following section evaluates Option 3 for compliance with the Secretary of the Interior's Standards. This option proposes to demolish 480-84 6th Street to make way for the new building. Because Option 3 would demolish the Paramount Apartments, several of the individual rehabilitation standards do not apply, and these are noted below.

Rehabilitation Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Option 3 does not comply with Rehabilitation Standard 1 because it would demolish the Paramount Apartments.

Rehabilitation Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

Option 3 does not comply with Rehabilitation Standard 2 because it would eliminate the historic character of the Paramount Apartments by demolishing the building.

Rehabilitation Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Rehabilitation Standard 3 does not apply to Option 3 because no conjectural features would be added to the Paramount Apartments.

Rehabilitation Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Rehabilitation Standard 4 does not apply to Option 3 because no later changes to the Paramount Apartments would be preserved.

Rehabilitation Standard 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Option 3 does not comply with Rehabilitation Standard 5 because it would eliminate the materials, finishes, construction techniques, and examples of craftsmanship of the Paramount Apartments by demolishing the building.

Rehabilitation Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Rehabilitation Standard 6 does not apply to Option 3 because no repair or replacement work is proposed for the Paramount Apartments.

Rehabilitation Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Rehabilitation Standard 7 does not apply to Option 3 because no chemical or physical treatments are proposed for the Paramount Apartments.

Rehabilitation Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Option 3 would likely comply with Rehabilitation Standard 8. Although still in the programmatic design phase, this option would result in the excavation of most of the project site. However, the Planning Department's standard protocols for construction monitoring and the protection of archeological resources would likely be put into place.

4.3 SITE OPTION 3

Rehabilitation Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Rehabilitation Standard 9 does not apply to Option 3 because the Paramount Apartments would be demolished.

Rehabilitation Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation Standard 10 does not apply to Option 3 because the Paramount Apartments would be demolished.

Altogether, Option 3 complies with Rehabilitation Standard 8. It does not comply with Rehabilitation Standards 1, 2, or 5. The remaining Rehabilitation Standards: 3, 4, 6, 7, 9, and 10 do not apply to Option 1.

4.4 SITE OPTION 4

OVERVIEW

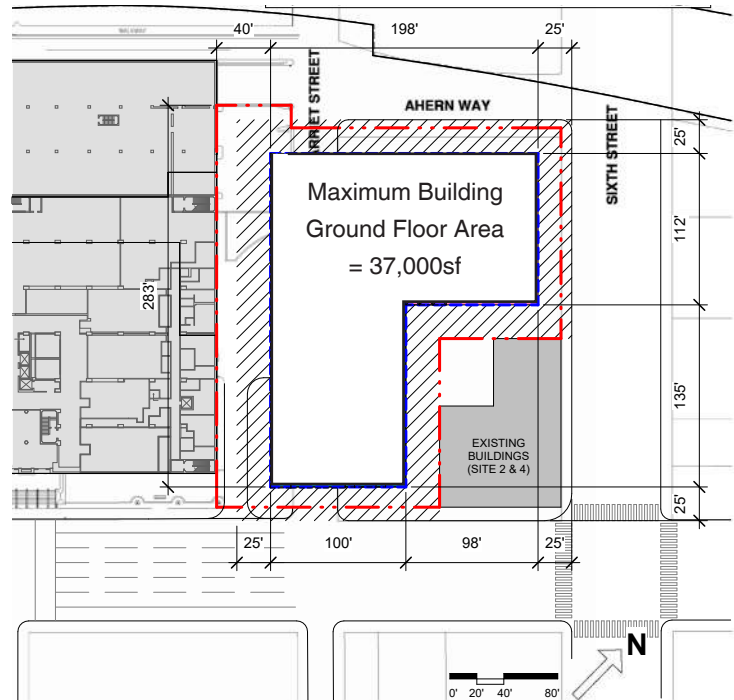
Site Option 4 includes the 820 Bryant Street Partial Block, Harriet Street (ROW) & 850 Bryant Street Partial Block

- Site Area: 1.41 acres
- Maximum Buildable Footprint: 37,000 sf
- FAR = 4.5; 2.5 per SF Zoning
- Height = 157', Max. height = 105' per SF Zoning
- Relocation of existing utilities required
- Relocation of loading area functions required

Site Option 4 is a constrained, L-shaped site on 820 Bryant to the face of the existing Hall of Justice. The site boundary was reduced from the original site boundary in the RFP due to the ability to accommodate the new courthouse without encroaching on the existing Hall of Justice and requiring its partial demolition due to logistical, cost, programmatic, and seismic considerations. The required 25' vehicular setback along the site perimeter significantly reduces the developable area available on the site around the existing Police Credit Union and SRO buildings. The proposed new courthouse encroaches into the ROW and the Hall of Justice loading area, requiring extensive early site make-ready work and relocation of utilities and loading operations at the existing building. The buildable footprint is inefficient and can accommodate a modified four courtroom layout reducing the public waiting area.



Site Option 4 Boundary



- Property Line
- Maximum Buildable Area
- Maximum Ground Level Area

4.4 SITE OPTION 4

PROGRAM - FLOOR BY FLOOR STACKING MATRIX

Due to a constrained building footprint, the Recommended stacking option for Site 2 does not address Sea Level Rise concerns and follow the typical courthouse stacking with a full basement level. The in-custody Sallyport and Secure Parking are located below-grade at basement level. The full basement increases operational cost of pumps to address flooding. Due to the constrained basement footprint, Central Holding is located on Level 3. High volume spaces, such as Jury Assembly, are located on the lower floors in order to reduce potential operational costs to maintain elevators.

LEVEL	SITE 4 - BASEMENT
BASEMENT	<ul style="list-style-type: none"> Secure Parking Sallyport Building Support
LEVEL 1	<ul style="list-style-type: none"> Loading / Trash Lobby / Children's Waiting Jury Services Food Service Mailroom MEP Spaces
LEVEL 2	<ul style="list-style-type: none"> Clerks (All) IT Central Holding Building Support
LEVEL 3	<ul style="list-style-type: none"> Court Operations Collaborative Courts Community Justice Partners Court Administration Sheriff Building Support
LEVEL 4	Levels 4-9 <ul style="list-style-type: none"> Courtroom Sets Chambers & Support
COURT FLOORS	
PROGRAM FUNCTIONALITY	Not preferred
COURT FLOOR FUNCTIONALITY	Not preferred
SEA LEVEL RISE	Impact to building functions
SITE MAKE-READY WORK	Extensive
SITE ACCESS	Not preferred

4.4 SITE OPTION 4

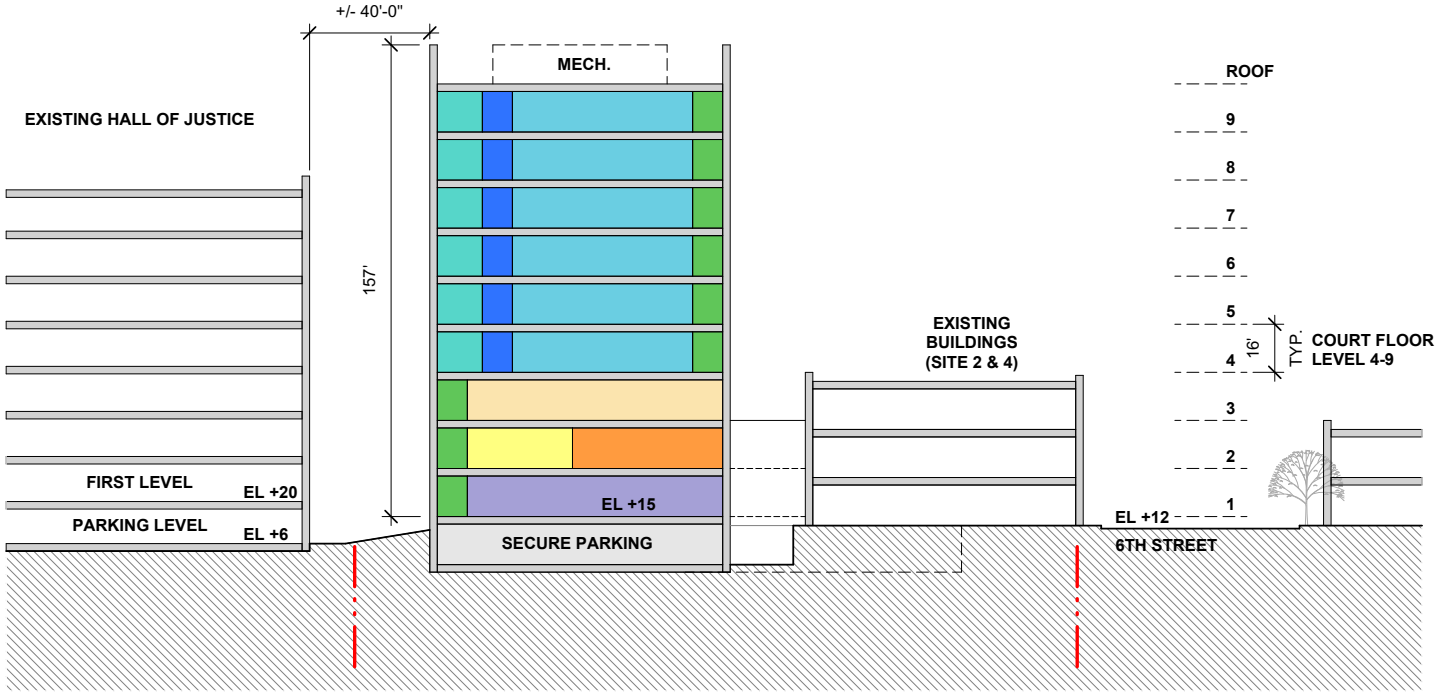
SITE 4 PROGRAM STACKING - BASEMENT

Space Program Summary			CURRENT NEED	Basement	Ground	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	9th Floor	Total
Division / Functional Area	Ctrms	f	CGSF											CGSF ³
1.0 Public Area - Lobby, Security	-	6	5,436		5,436									5,436
2.0 Court Sets	24	48	91,434					15,239	15,239	15,239	15,239	15,239	15,239	91,434
3.0 Chambers & Courtroom Support	-	24	14,456					2,409	2,409	2,409	2,409	2,409	2,409	14,456
4.0 Court Operations	-	73	5,023				5,023							5,023
5.0 Clerk's Office	-	66	13,038			13,038								13,038
6.0 Collaborative Courts	-	6	2,695				2,695							2,695
7.0 Collaborative Justice Programs (Hoteling)	-	-	1,864				1,864							1,864
8.0 Administration	-	10	3,058				3,058							3,058
9.0 Information Technology	-	12	2,816			2,816								2,816
10.0 Jury Services	-	8	9,059		9,059									9,059
11.0 Sheriff	-	4	3,822				3,822							3,822
12.0 Central In-Custody Holding/Sallyport	-	-	11,475	6,975		4,500								11,475
13.0 Building Support	2	-	18,415	1,125	9,455	3,085	1,750	500	500	500	500	500	500	18,415
14.0 Secured Parking	-	-	13,500	13,500										13,500
Subtotal	24	259	196,091	21,600	23,950	23,439	18,212	18,148	18,148	18,148	18,148	18,148	18,148	196,091
Information Only (Does Not Include every Building Support Line Item)														
Children's Waiting Area (All)					855									
Staff Break Rooms (3)						1,250	625							
Other Staff Support (Training, Staff Lactions & Staff Shower/RR)					275		750							
Multipurpose Room Court Floor Hoteling)								125	125	125	125	125	125	
Mailroom					250									
Loading/Receive (Receiving, Weapons Detection & Trash/Recycling Spaces)					1,938									
Court Facilities(Storage, Manager's Office, Technician WS)						1,460								
Building Electrical/IT (UPS, Electrical, MDF/Computer Rooms)					1,375									
IDF (9 Rooms)					375	375	375	375	375	375	375	375	375	
Custodial (Staff Area & Storage Room)					1,000									
JCC Support (Workshop/Office & Building Storage Rooms)					1,500									
Public Lactation & Media Rooms					263									
Food Services & Seating					1,375									
Fire Control Room (Ground by Code)					250									
Elevator Rooms (9)				1,125										
Grossing Factor¹ = 40%														1.40
Total Gross Square Feet (GSF)				30,240	33,530	32,815	25,497	25,408	25,408	25,408	25,408	25,408	25,408	274,527

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

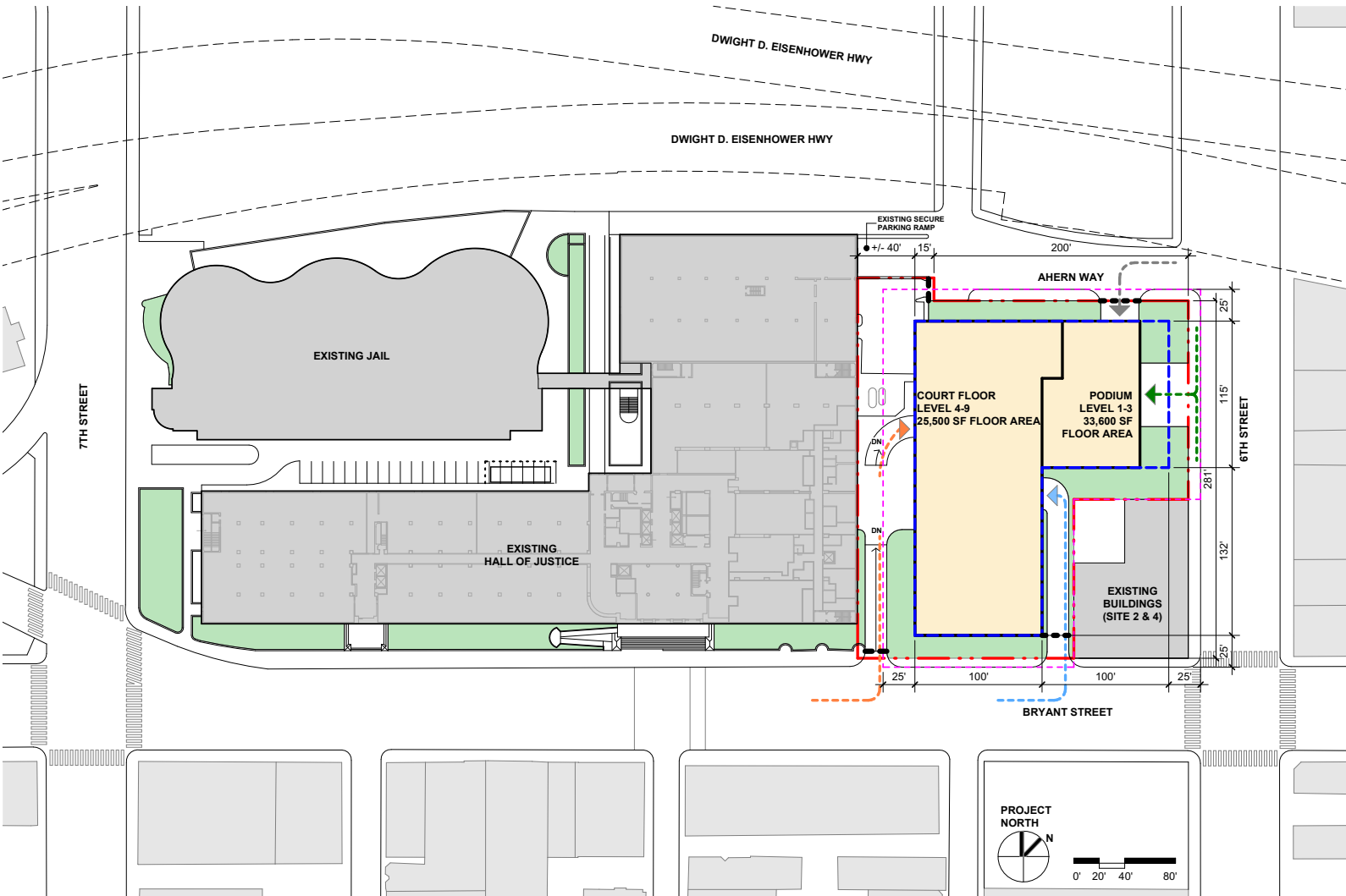
4.4 SITE OPTION 4

PROGRAM STACKING SECTION - BASEMENT



NOTE: SITE/BUILDING ELEVATION (EL) IS BASED ON NEW SAN FRANCISCO CITY DATUM

4.4 SITE OPTION 4



SITE OPTION 4 TEST FIT

- 9-story with basement
- 6 Court floors - 24 Courtrooms total
- Public Entry at Sixth Street
- Parking spaces: 26 Judicial Officer & 4 Court Officer

PROS

- Does not require acquisition of two existing 820 Bryant Street parcels
- Does not require demolition of the 1916 California historic-eligible SRO building

CONS

- Inefficient L-shaped footprint at 1.41 Acres
- Requires Harriet Street to be vacated
- Constrained site requires occupied basement level for courthouse functionality—risk for flooding due to Sea Level Rise and high water table

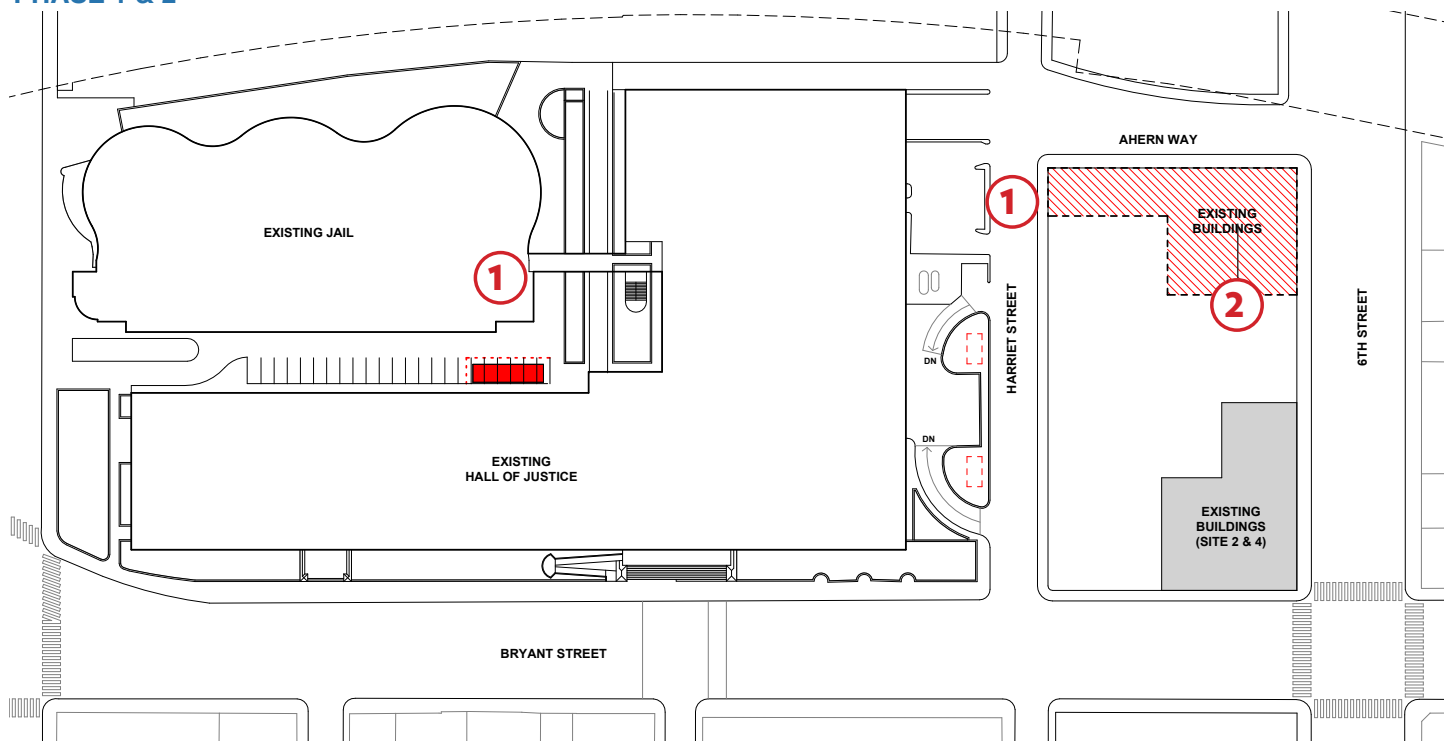
- Building oriented along Sixth Street with entrance likely along Sixth Street
- Site width does not accommodate standard 4 courtroom template
- Need to prevent undermining existing foundations in building adjacent to existing Police and 1916 SRO buildings
- Need for exterior wall ratings & limited openings facing existing Police & 1916 SRO buildings
- To maintain operations in the Existing Hall of Justice
 - Relocation of existing utilities in ROW
 - Relocation of existing loading / trash operations
 - Relocation of existing generators
 - Removal of (e) tree at Bryant for (n) loading ramp
- Costly full basement shoring and dewatering
- Most costly option
- Need for hose pull extension for Fire Department access

4.4 SITE OPTION 4

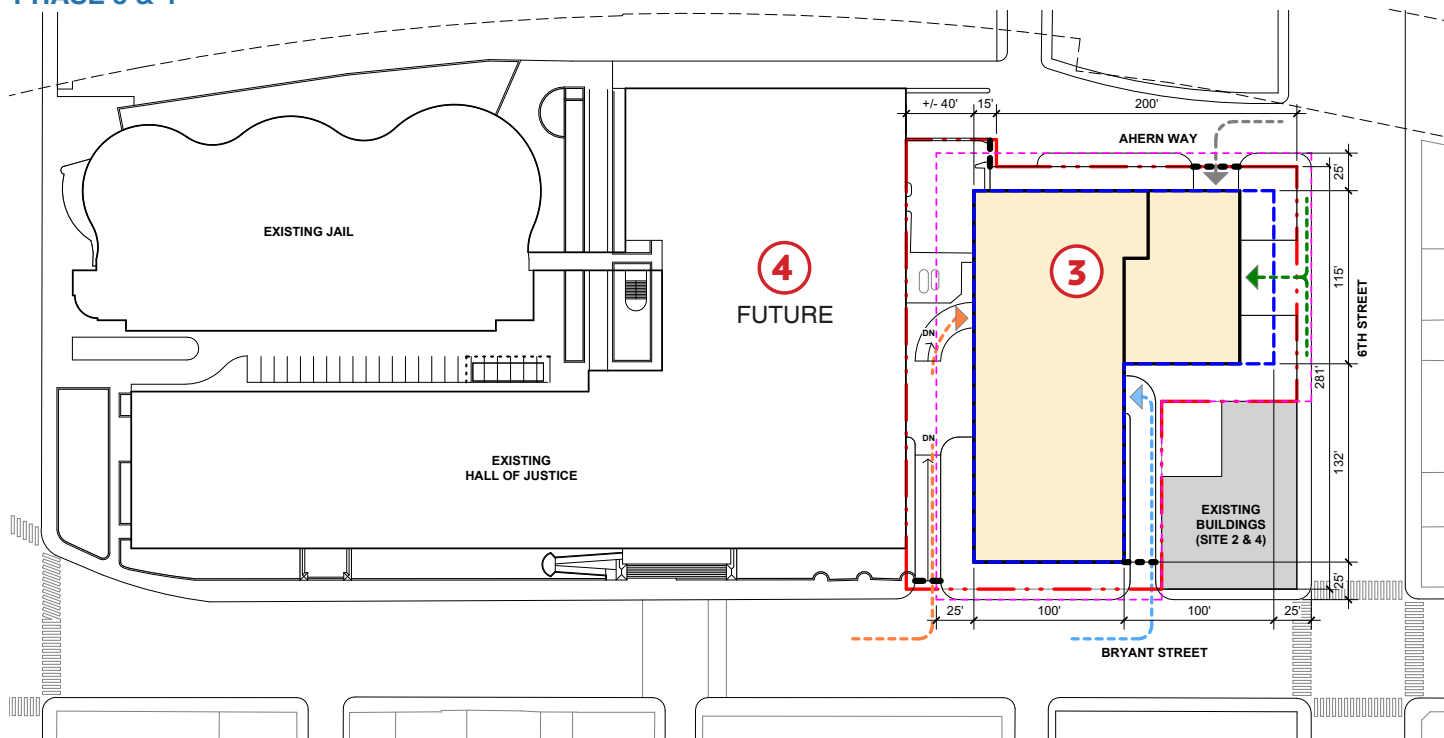
PHASING

- ① Phase 1 - Early Site Make-Ready
 - o New Loading Access Ramp
 - o Relocate Generators
 - o Realign Utilities at ROW
 - o Reconnect Utilities to Existing HOJ
 - o Partial Closure of ROW for Construction Perimeter
 - o Maintain Basement Path of Egress
- ② Phase 2 - Demolish 820 Bryant
 - o Existing Buildings
 - o Existing Paving
- ③ Phase 3 - Building Construction
 - o Point of connection at building to in-custody route to jail
- ④ Phase 4 - Possible demolition of HOJ and future jail connection to be determined by City

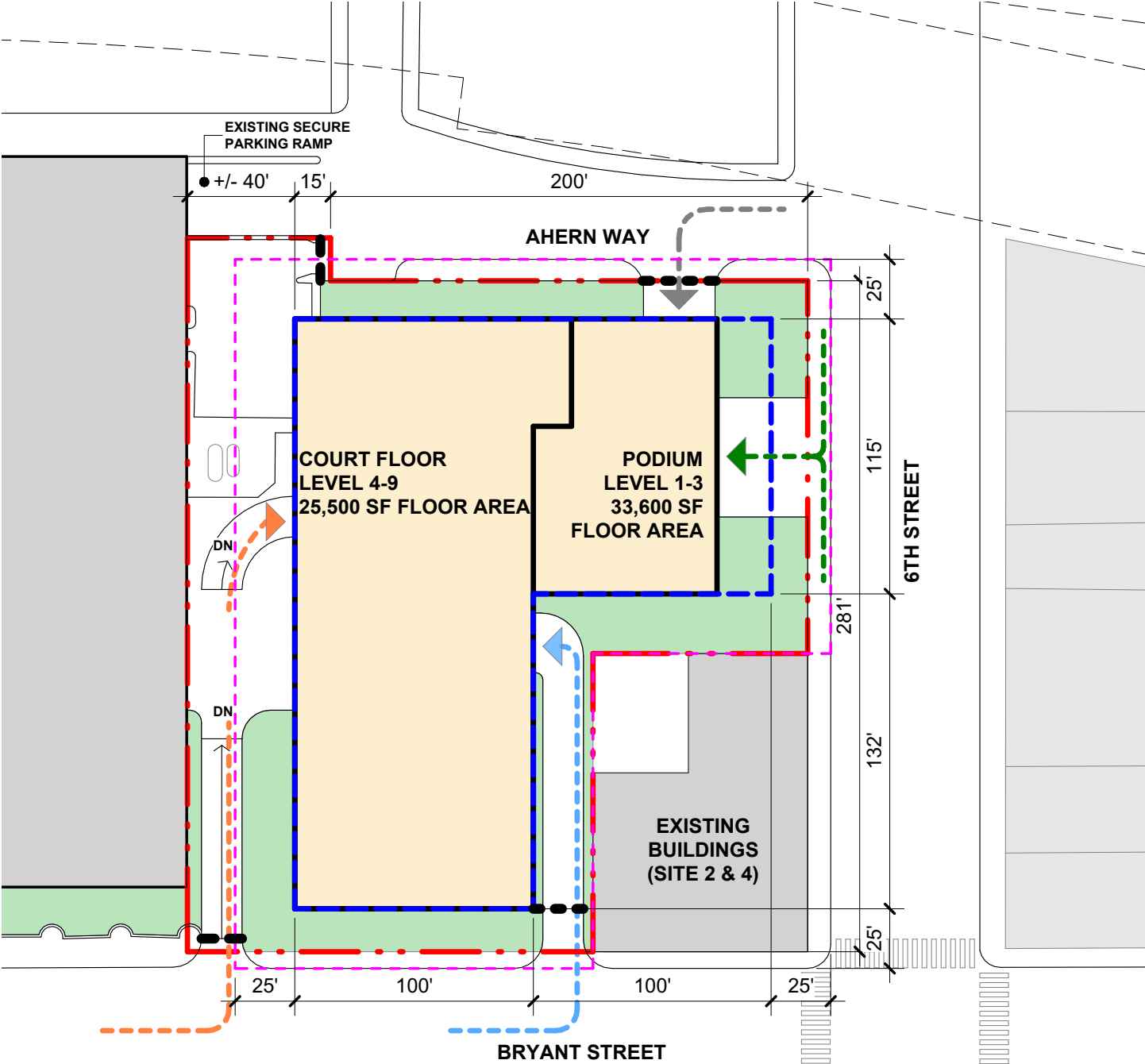
PHASE 1 & 2



PHASE 3 & 4

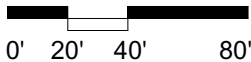
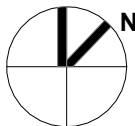


4.4 SITE OPTION 4



Note: Site dimensions and contextual building locations are approximate and require verification/survey

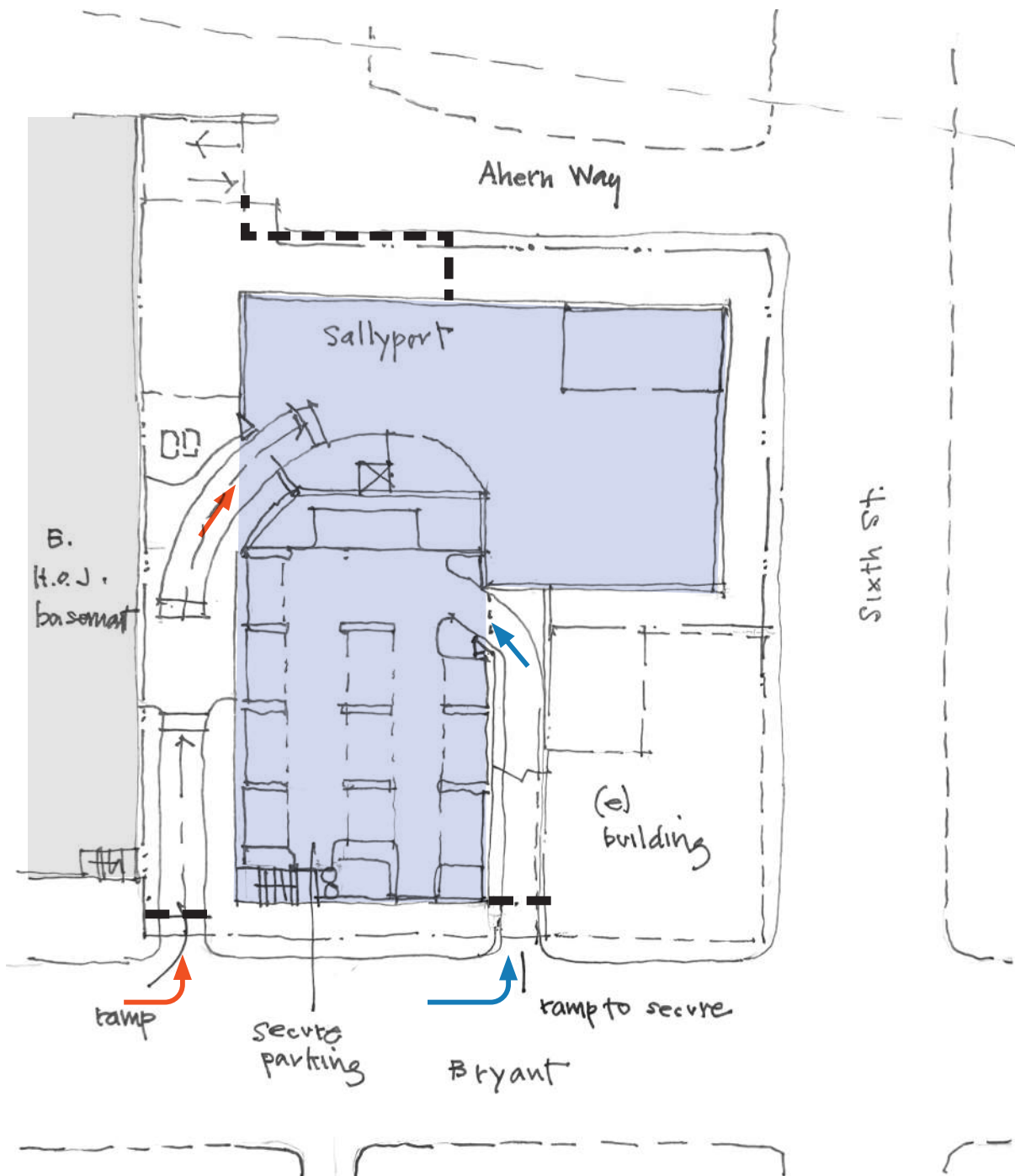
PROJECT NORTH



	PROPERTY LINE		PUBLIC ENTRY
	BUILDABLE AREA LINE		SECURE PARKING
	SECURITY SETBACK		SALLY PORT
	SECURE ACCESS		LOADING

4.4 SITE OPTION 4

SITE ACCESS DIAGRAM - BASEMENT LEVEL



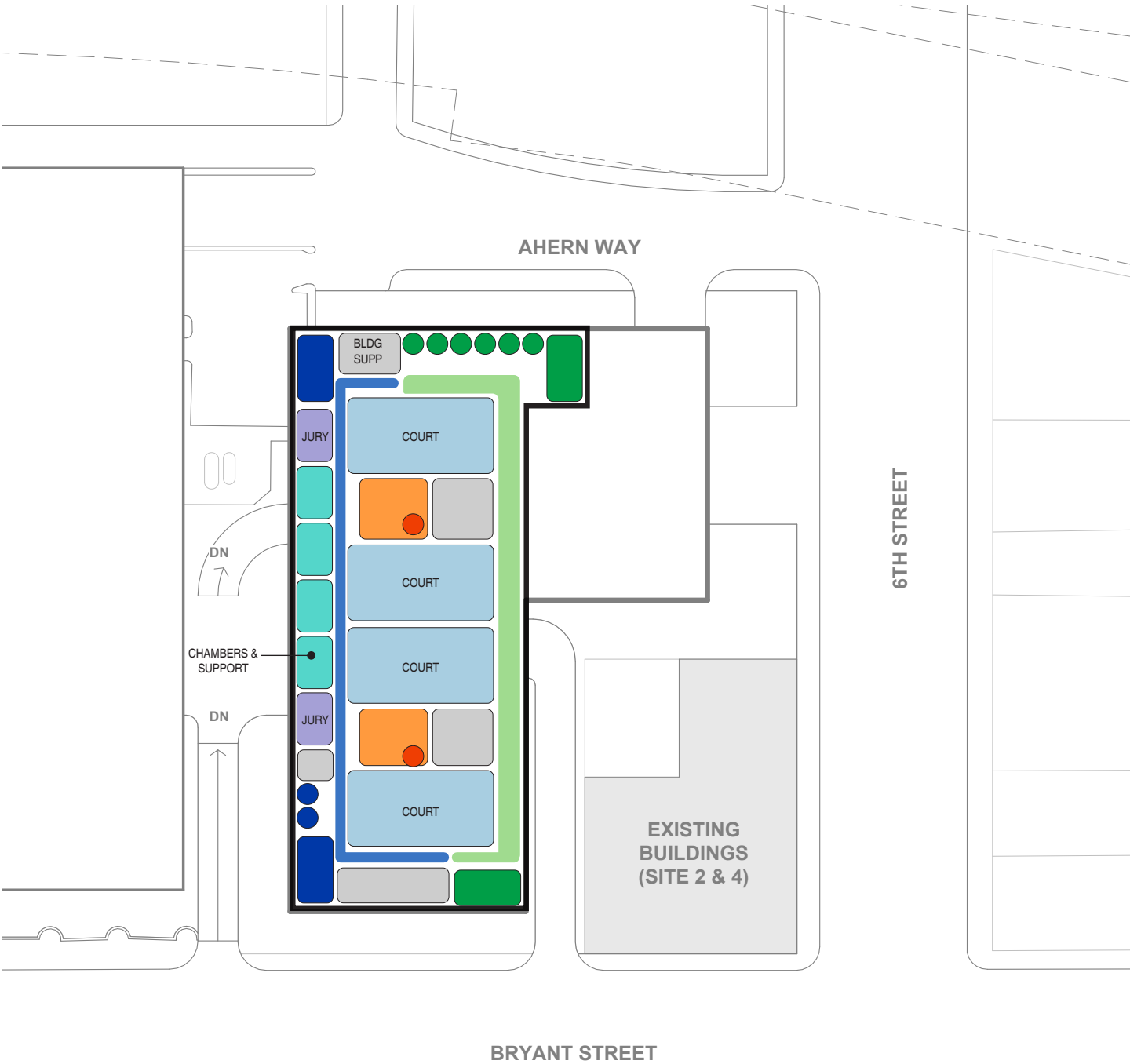
SITE ACCESS

The existing loading & trash operations at the existing Hall of Justice are proposed to be relocated to the Medical Examiner's loading dock. A new ramp down to the existing loading area is proposed from Bryant Street for maintenance, fuel truck and basement Sallyport access. Basement Secure Parking is accessed from a separate ramp off Bryant Street. The

relocated loading area falls within the vehicular setback at the new building that is typically closed to unscreened vehicles. Shared, controlled, interim access to this area has been deemed acceptable by JCC Security. The existing underground fuel tank is to remain in place. The generator is proposed to be relocated to the surface parking lot outside of the jail. Gates with controlled access will be installed to secure the generator. Refer to Section 4.0 for more information.

4.4 SITE OPTION 4

PROGRAM TEST FIT DIAGRAM - TYPICAL COURT FLOORS LEVEL 4-9

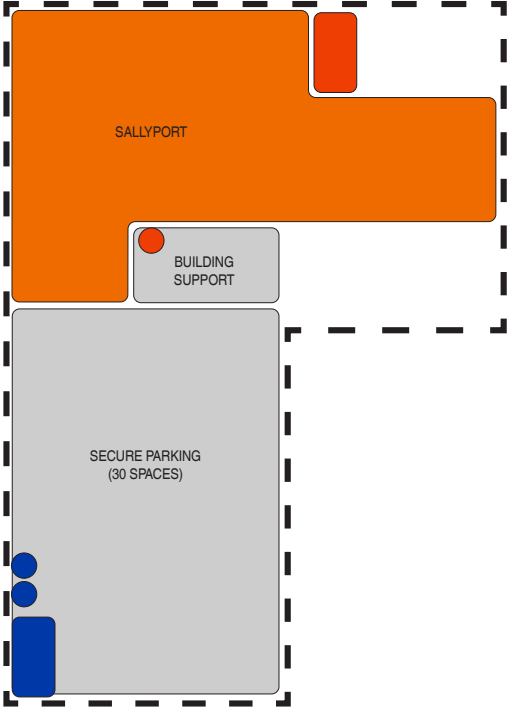


LEGEND

- PUBLIC CIRCULATION
- PRIVATE VERTICAL CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- DETENTION CIRCULATION
- PRIVATE CIRCULATION
- DETENTION VERTICAL CIRCULATION

4.4 SITE OPTION 4

PROGRAM TEST FIT DIAGRAM - BASEMENT SECURE PARKING

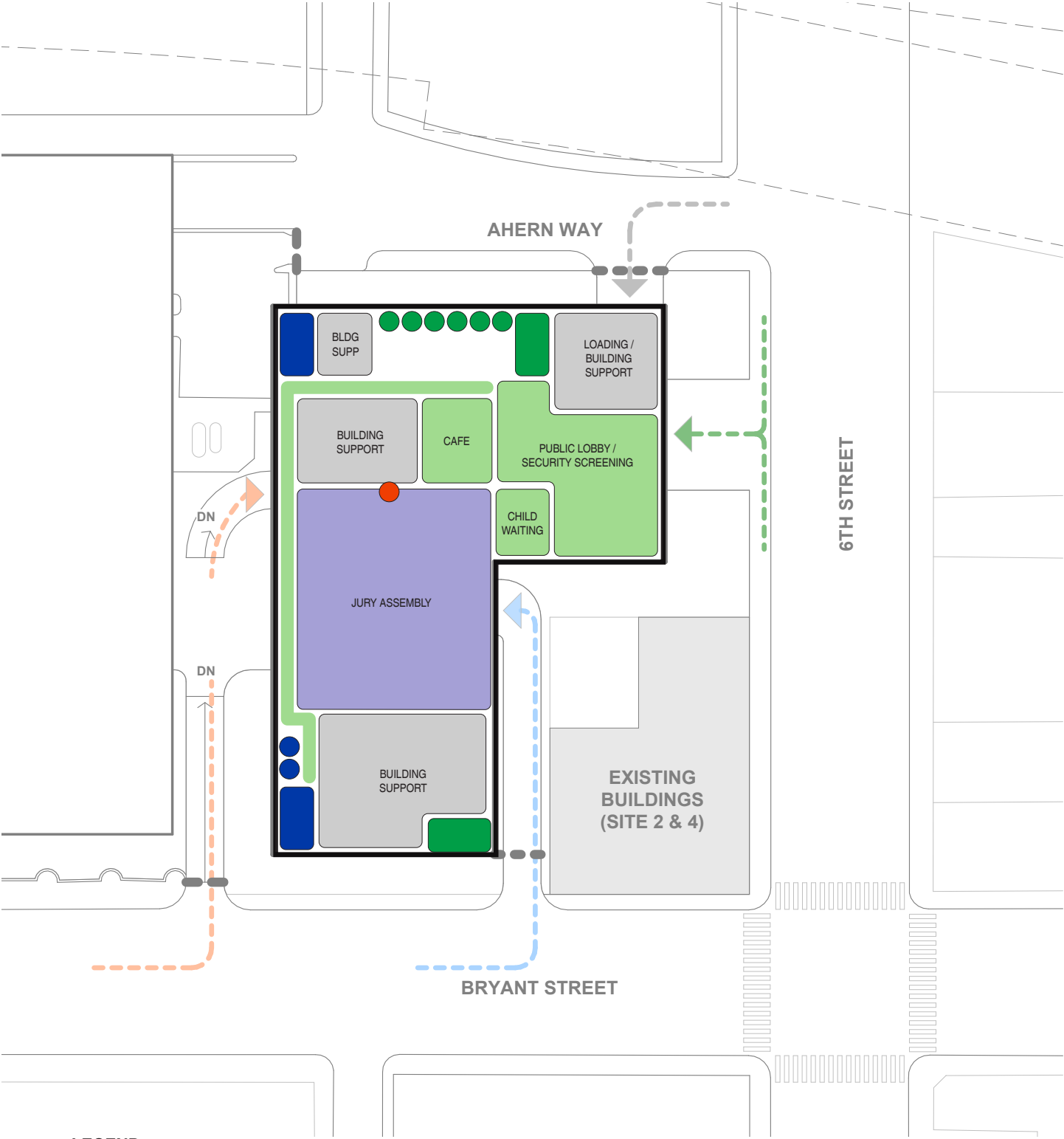


LEGEND

- PUBLIC CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- PRIVATE CIRCULATION
- PRIVATE VERTICAL CIRCULATION
- DETENTION CIRCULATION
- DETENTION VERTICAL CIRCULATION

4.4 SITE OPTION 4

PROGRAM TEST FIT DIAGRAM - GROUND LEVEL

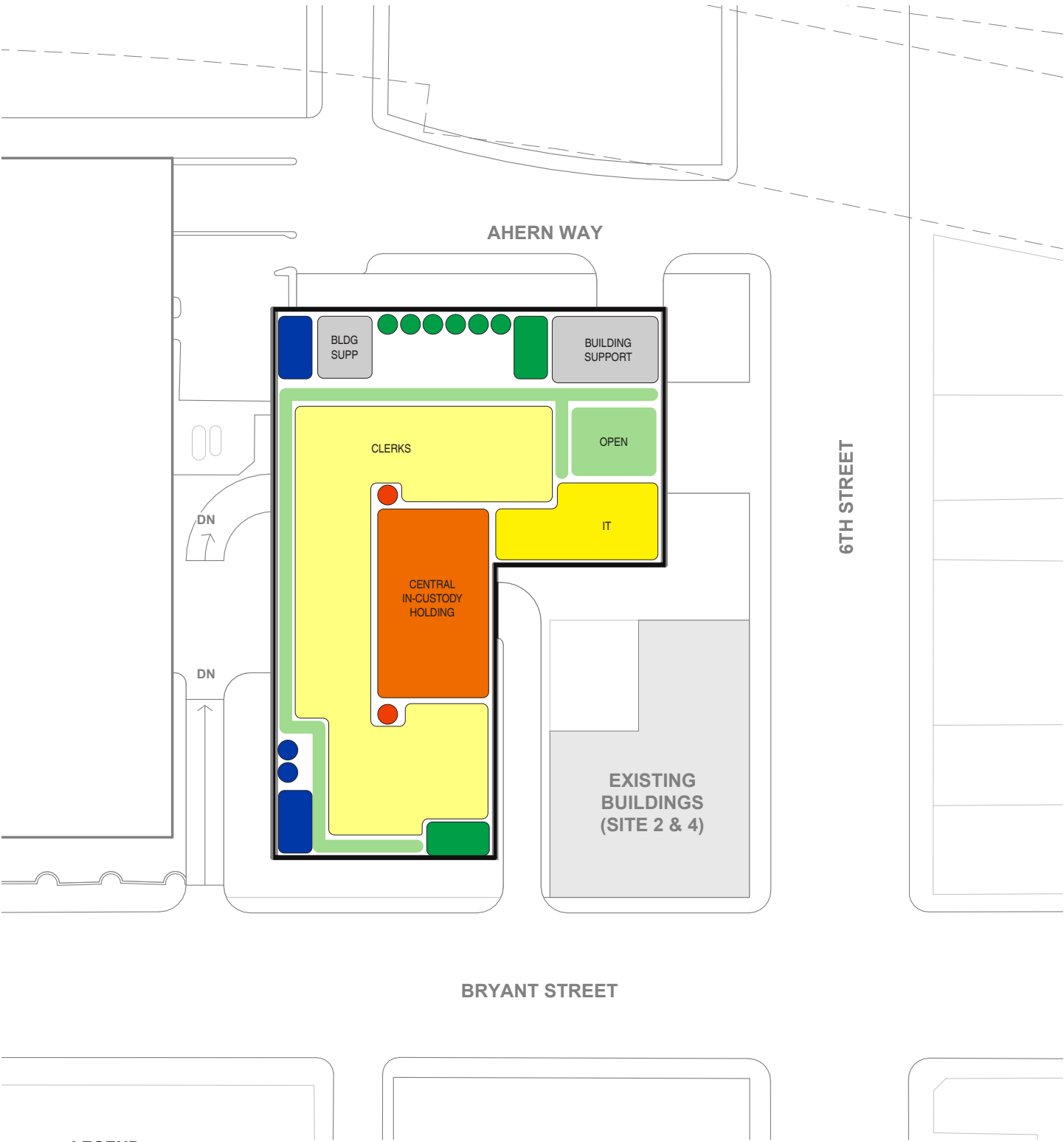


LEGEND

- PUBLIC CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- PRIVATE CIRCULATION
- PRIVATE VERTICAL CIRCULATION
- DETENTION CIRCULATION
- DETENTION VERTICAL CIRCULATION
- SECURE ACCESS

4.4 SITE OPTION 4

PROGRAM TEST FIT DIAGRAM - LEVEL 2

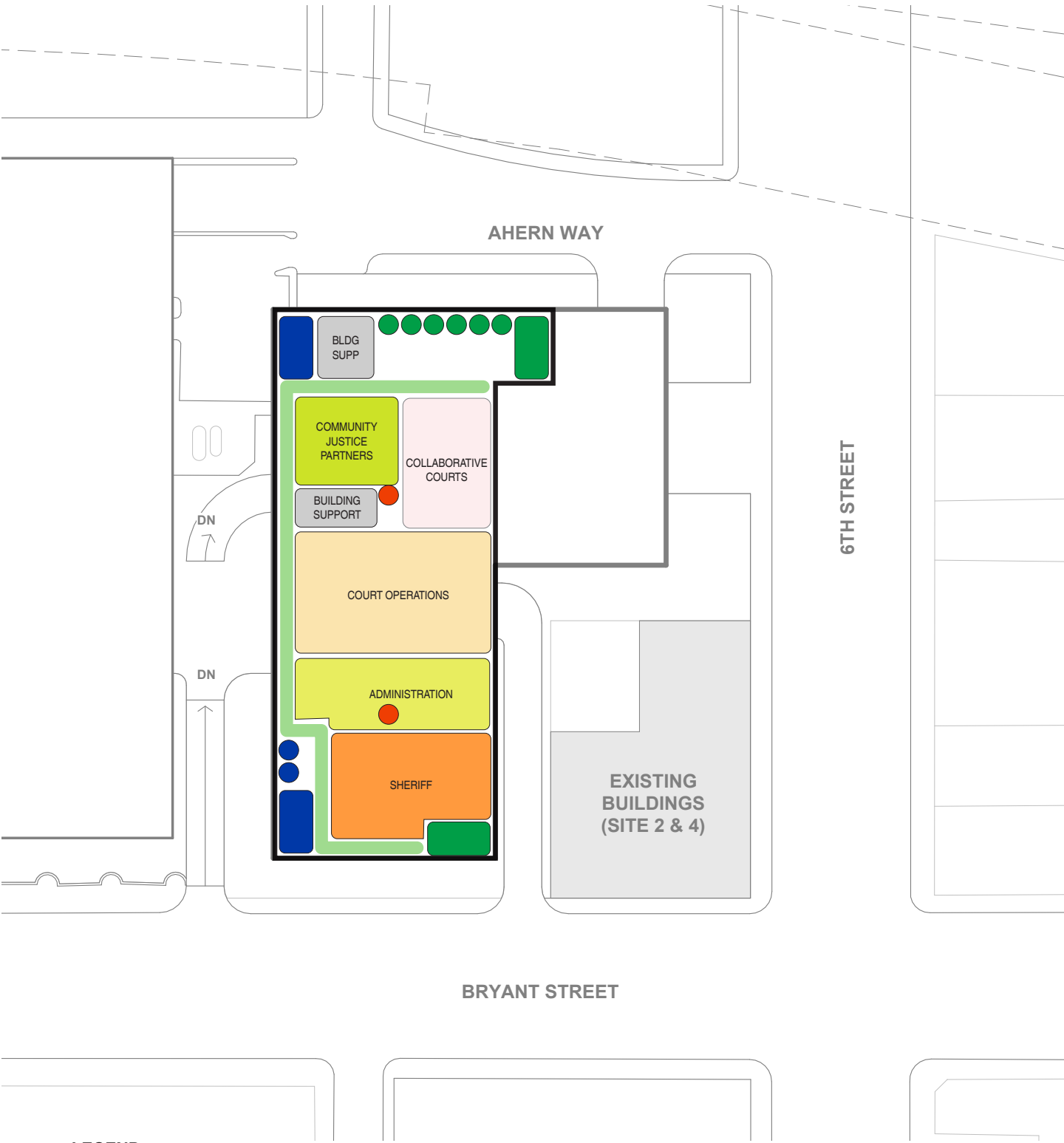


LEGEND

- PUBLIC CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- PRIVATE CIRCULATION
- PRIVATE VERTICAL CIRCULATION
- DETENTION CIRCULATION
- DETENTION VERTICAL CIRCULATION

4.4 SITE OPTION 4

PROGRAM TEST FIT DIAGRAM - LEVEL 3

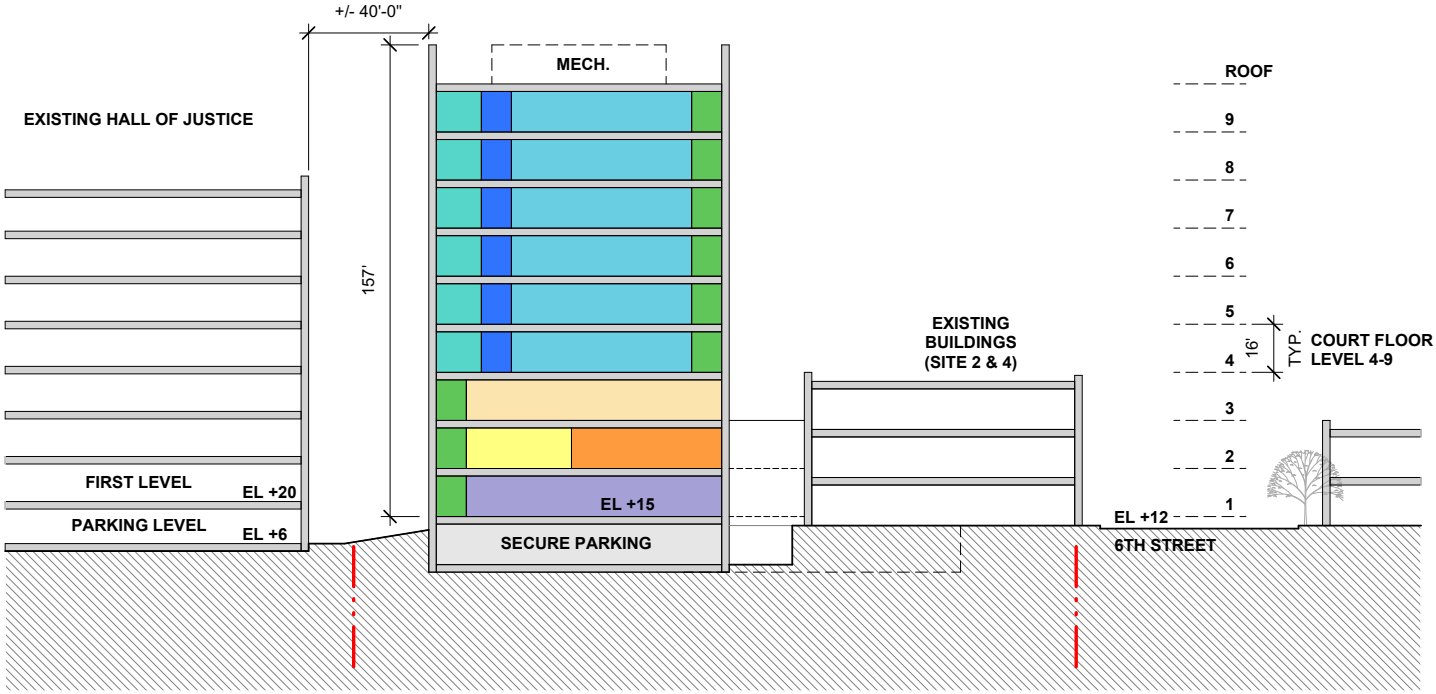


LEGEND

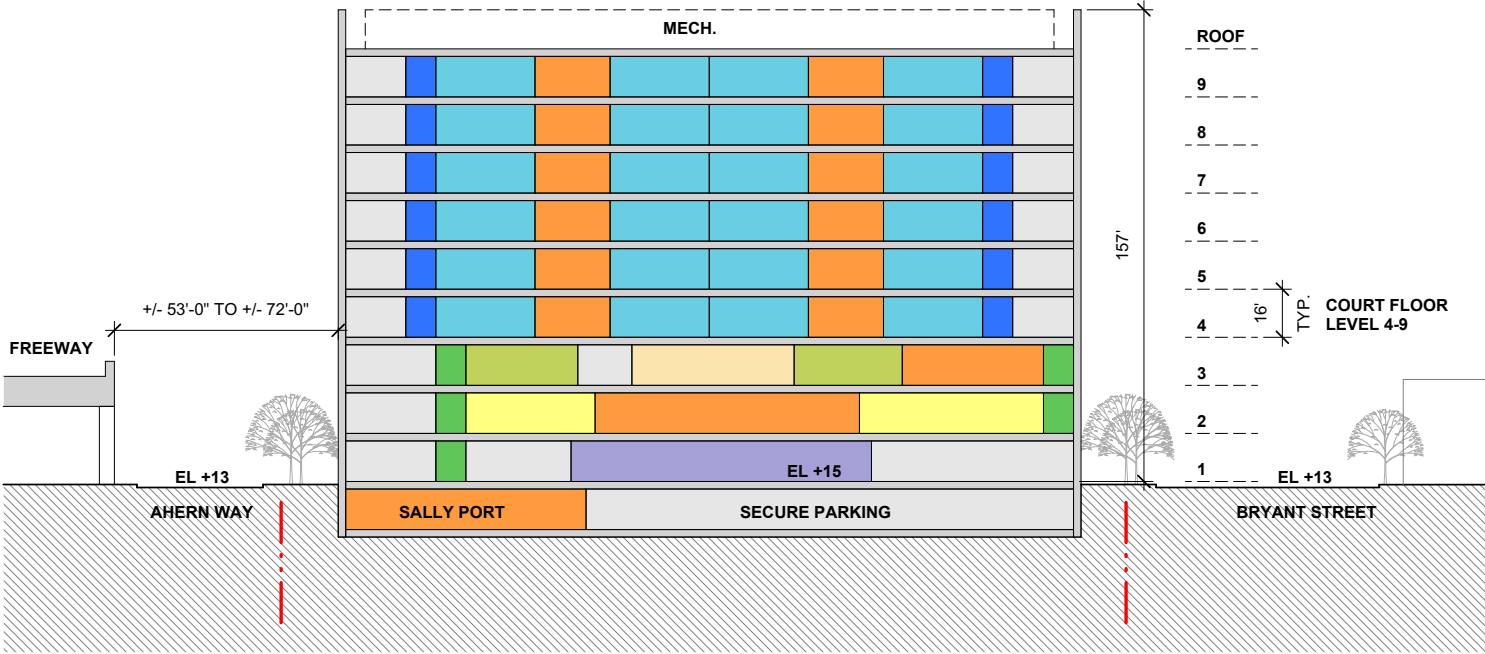
- PUBLIC CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- PRIVATE CIRCULATION
- PRIVATE VERTICAL CIRCULATION
- DETENTION CIRCULATION
- DETENTION VERTICAL CIRCULATION

4.4 SITE OPTION 4

SITE SECTIONS - BASEMENT



E/W SECTION THROUGH (N) COURTHOUSE & (E) HALL OF JUSTICE

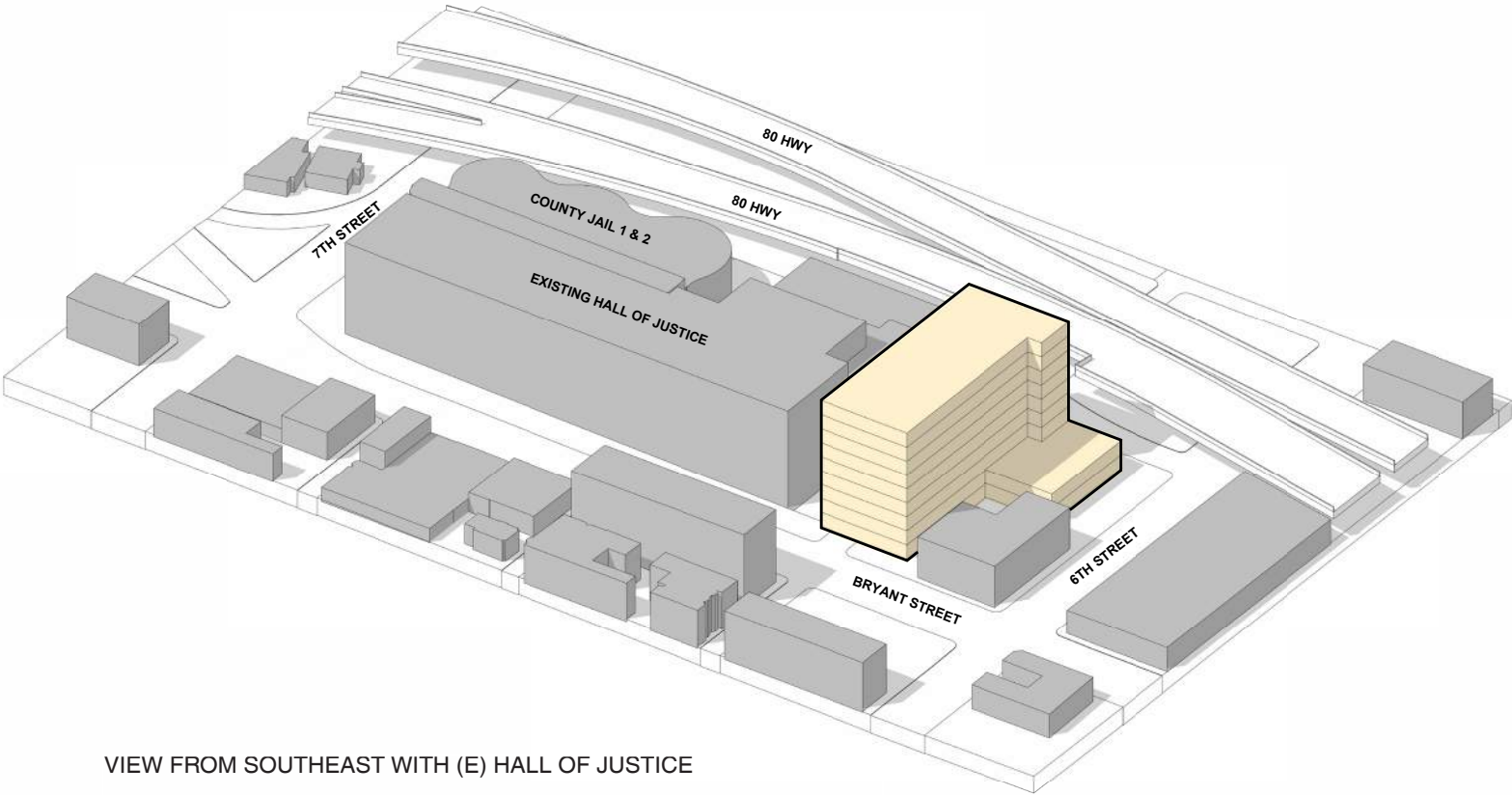


N/S SECTION THROUGH (N) COURTHOUSE SITE

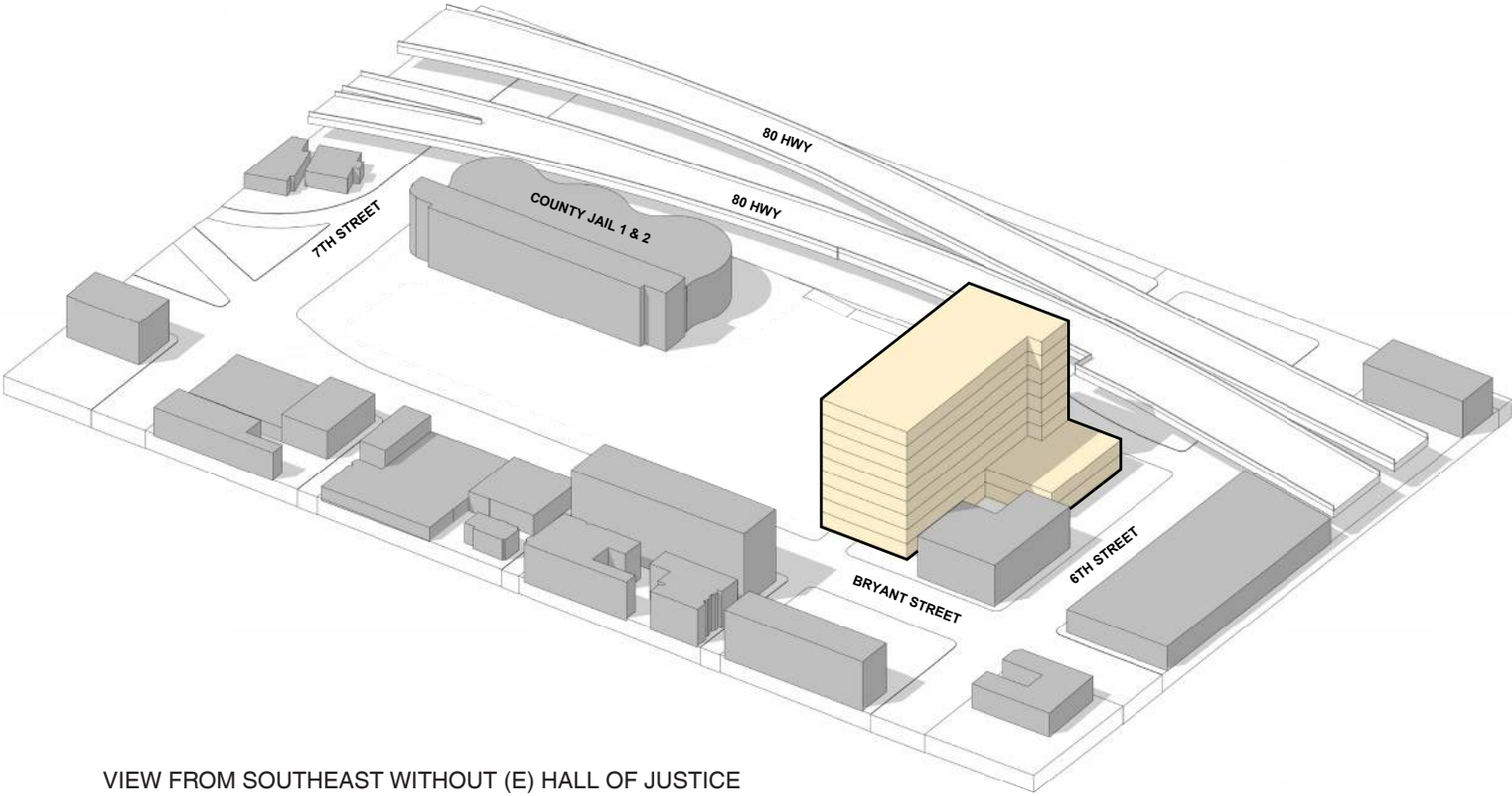
NOTE: SITE/BUILDING ELEVATION (EL) IS BASED ON NEW SAN FRANCISCO CITY DATUM

4.4 SITE OPTION 4

SITE MASSING - BASEMENT



VIEW FROM SOUTHEAST WITH (E) HALL OF JUSTICE



VIEW FROM SOUTHEAST WITHOUT (E) HALL OF JUSTICE

4.4 SITE OPTION 4



VIEW FROM INTERSECTION OF BRYANT STREET AND 6TH STREET WITH (E) HALL OF JUSTICE



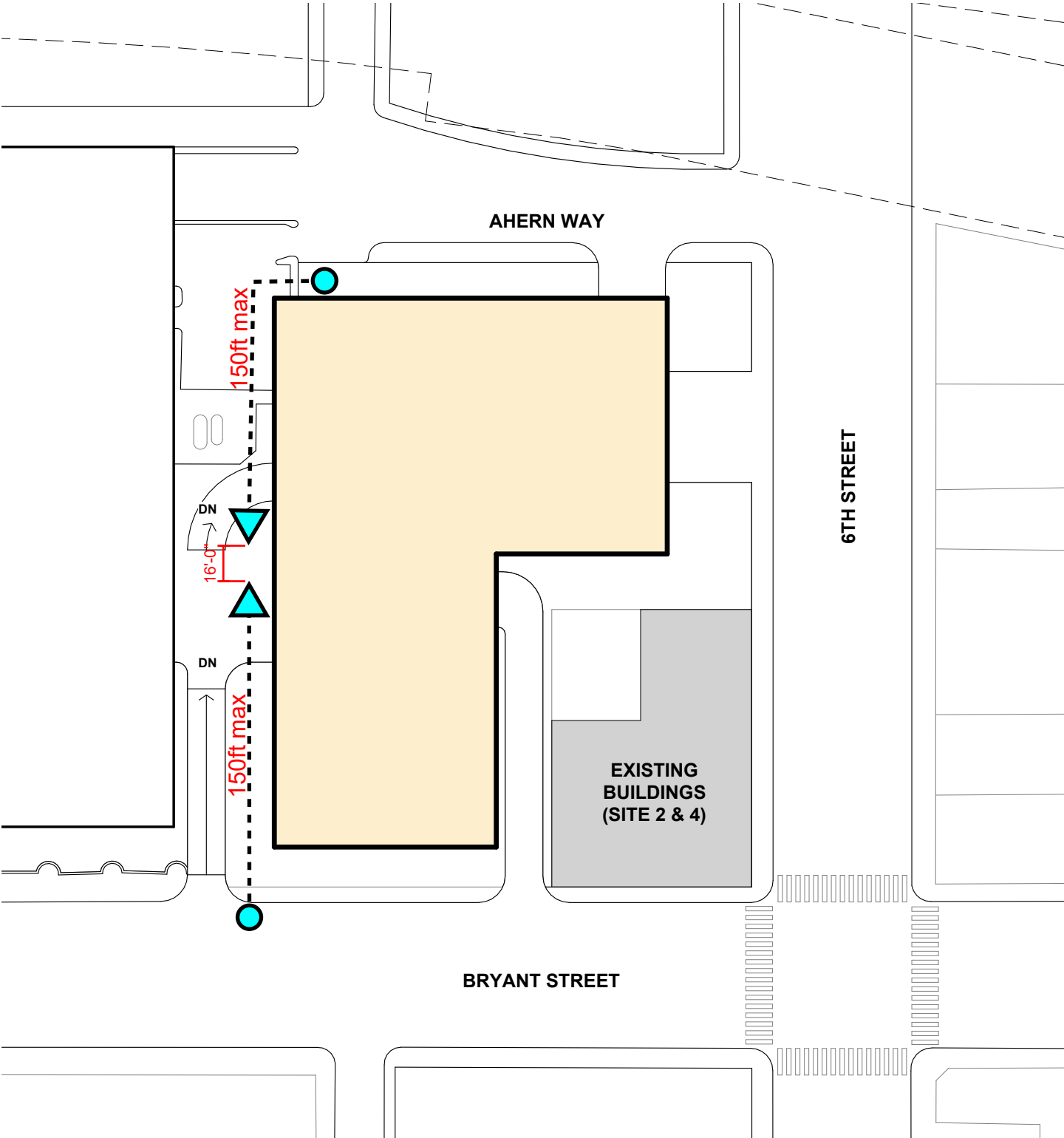
VIEW FROM INTERSECTION OF BRYANT STREET AND 6TH STREET WITHOUT (E) HALL OF JUSTICE

4.4 SITE OPTION 4

FIRE DEPARTMENT ACCESS

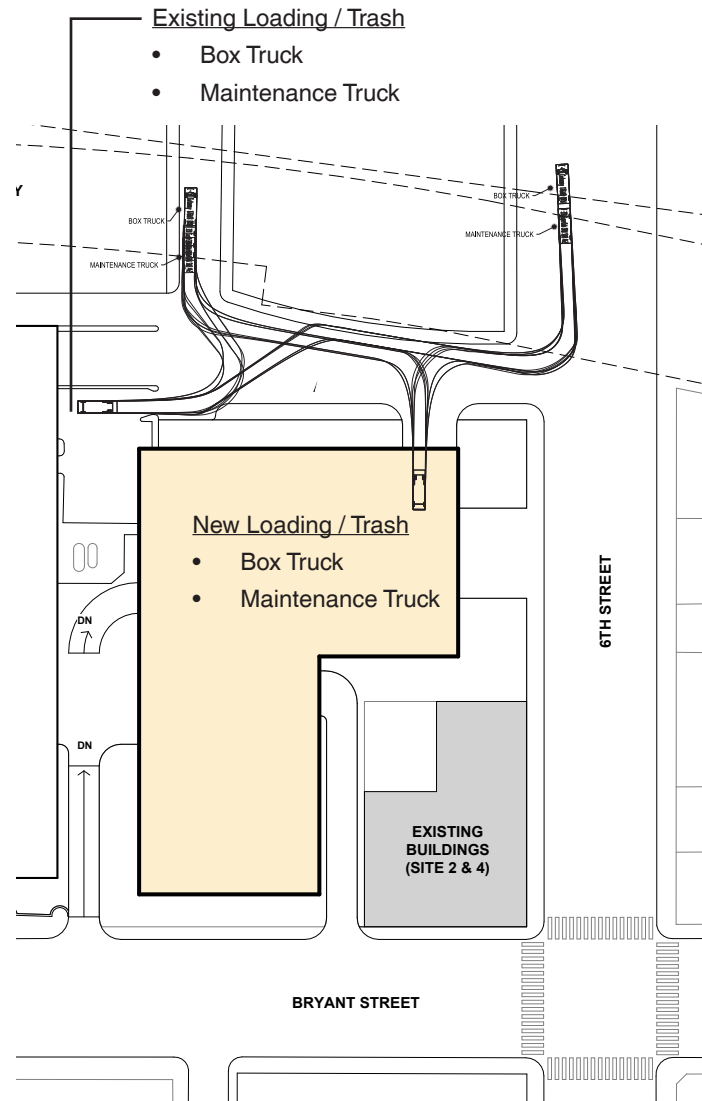
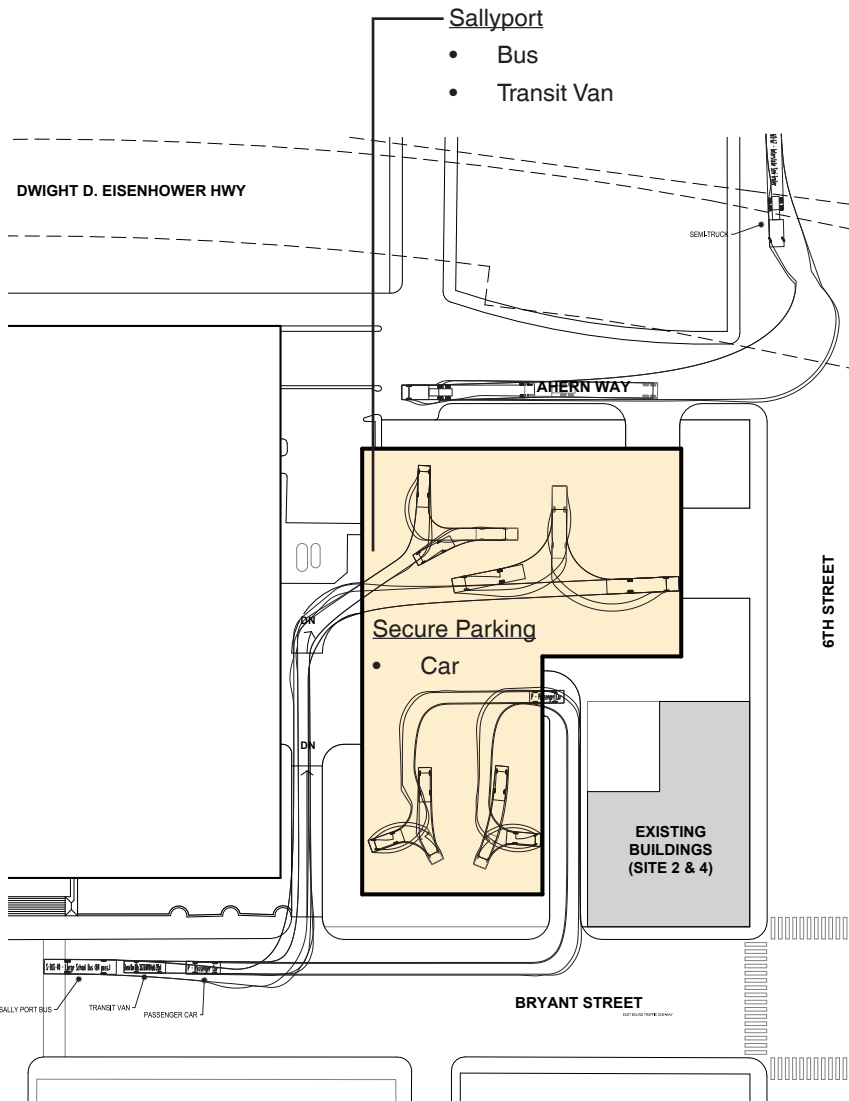
Fire department access is to remain on Bryant Street, Sixth Street, and Ahern Way. The building will be constructed over Harriet Way. In order to maintain fire department access to the existing Hall of Justice and new courthouse, a new fire

department access stair will be required where the grade drops between the existing Medical Examiner's loading dock and the existing loading area. The hose pull distances from the fire truck locations on Ahern Way and Bryant Street exceed 150'. A hose pull extension will be required in this site option.



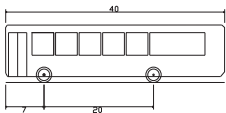
4.4 SITE OPTION 4

VEHICLE TURNING RADIUS STUDY

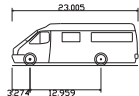


- NOTES:**
- SALLYPORT IS ACCESSIBLE BY BUS AND TRANSIT VAN WITH NO CONSTRAINTS.
 - SECURE PARKING IS ACCESSIBLE BY PASSENGER CAR WITH NO CONSTRAINTS.
- CONSTRAINTS:**
- SEMI-TRUCK MUST DOUBLE PARK PARALLEL TO CURB TO ACCESS NEW PROPOSED LOADING AREA.
 - SEMI-TRUCK IS UNABLE TO ACCESS LOADING AREA AT OLD MORGUE.

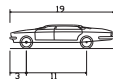
- NOTES:**
- EXISTING LOADING AREA AT MORGUE IS ACCESSIBLE BY MAINTENANCE TRUCK AND BOX TRUCK WITH NO CONSTRAINTS.
 - NEW LOADING AREA IS ACCESSIBLE BY MAINTENANCE TRUCK AND BOX TRUCK WITH NO CONSTRAINTS.



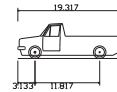
S-BUS-40 - Large School Bus (84 pass)
 Overall Length 40.000ft
 Overall Width 8.000ft
 Overall Body Height 10.500ft
 Min Body Ground Clearance 1.070ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 34.40°
 SALLYPORT BUS



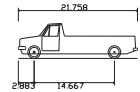
Iveco Van Daily 35S 12/14/18 (w/b 3.95m)
 Overall Length 23.005ft
 Overall Width 6.549ft
 Overall Body Height 7.561ft
 Min Body Ground Clearance 0.505ft
 Track Width 6.549ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 21.490ft
 TRANSIT VAN



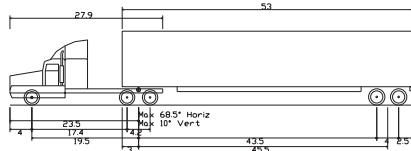
P - Passenger Car
 Overall Length 19.000ft
 Overall Width 7.561ft
 Overall Body Height 4.300ft
 Min Body Ground Clearance 1.115ft
 Track Width 6.000ft
 Lock-to-lock time 4.00s
 Max Steering Angle (Virtual) 31.60°
 PASSENGER CAR



F-350 SuperCab SRW SWB 4x2
 Overall Length 19.317ft
 Overall Width 7.000ft
 Overall Body Height 4.300ft
 Min Body Ground Clearance 1.115ft
 Track Width 6.000ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 31.60°
 MAINTENANCE TRUCK



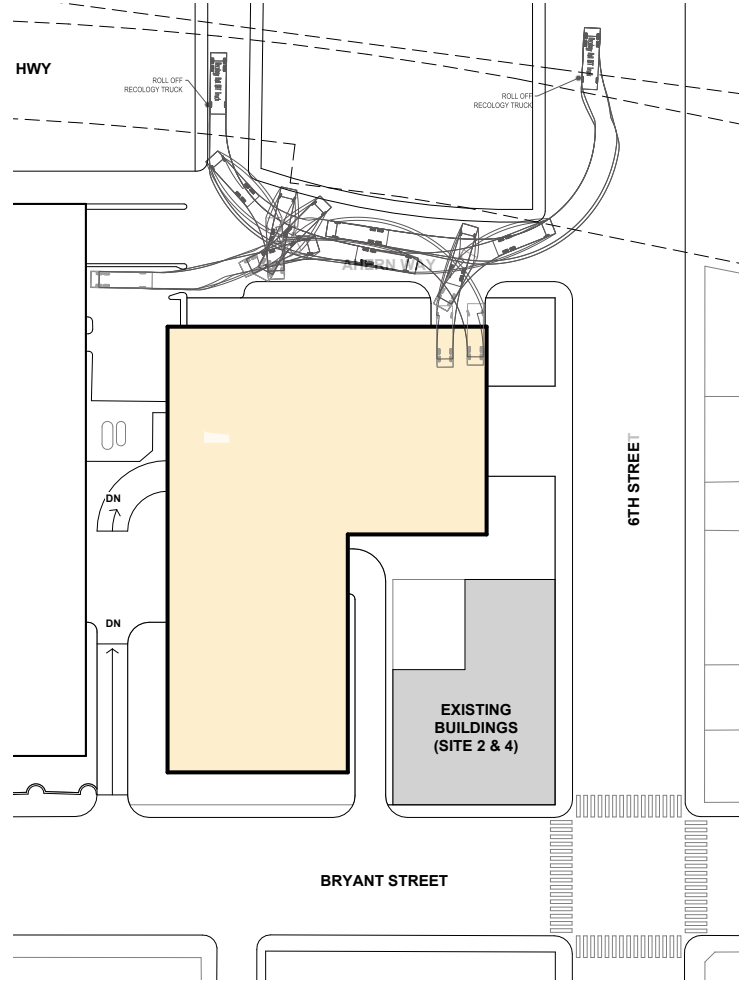
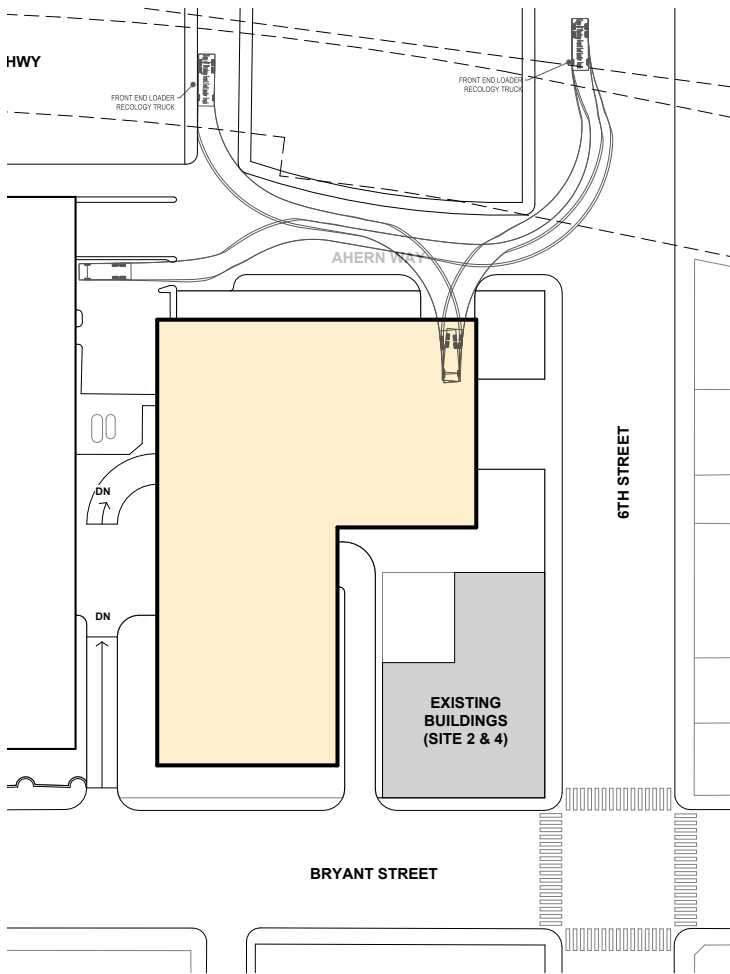
E-450 Cutaway 176WB DRW
 Overall Length 21.758ft
 Overall Width 7.000ft
 Overall Body Height 4.300ft
 Min Body Ground Clearance 1.115ft
 Track Width 6.000ft
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 31.60°
 BOX TRUCK



WB-67 - Interstate Semi-Trailer
 Overall Length 73.501ft
 Overall Width 8.500ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°
 SEMI-TRUCK

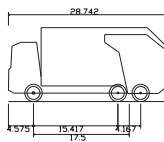
4.4 SITE OPTION 4

RECOLOGY TRUCK TURNING RADIUS STUDY

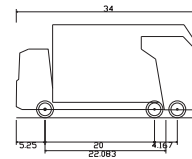


- NOTES:**
- NEW TRASH AREA IS ACCESSIBLE BY FRONT END LOADER RECOLOGY TRUCK WITH NO CONSTRAINTS.
 - NEW TRASH AREA AT EXISTING HOJ IS ACCESSIBLE BY FRONT END LOADER RECOLOGY TRUCK FROM 6TH STREET WITH NO CONSTRAINTS.
- CONSTRAINTS:**
- FRONT END LOADER RECOLOGY TRUCK IS UNABLE TO ACCESS NEW TRASH AREA AT EXISTING HOJ.

- NOTES:**
- NEW TRASH AREA AT EXISTING HOJ AND NEW TRASH AREA IS ACCESSIBLE BY ROLL OFF RECOLOGY TRUCK WITH NO CONSTRAINTS.



Recology Front End Loader Truck
 Overall Length 28.742ft
 Overall Width 9.000ft
 Overall Body Height 13.499ft
 Min Body Ground Clearance 1.486ft
 Track Width 9.000ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 71.000ft
 FRONT END LOADER RECOLOGY TRUCK



Recology Roll Off Truck
 Overall Length 34.000ft
 Overall Width 8.830ft
 Overall Body Height 16.999ft
 Min Body Ground Clearance 1.456ft
 Track Width 8.830ft
 Lock-to-lock time 3.00s
 Curb to Curb Turning Radius 73.000ft
 ROLL OFF RECOLOGY TRUCK

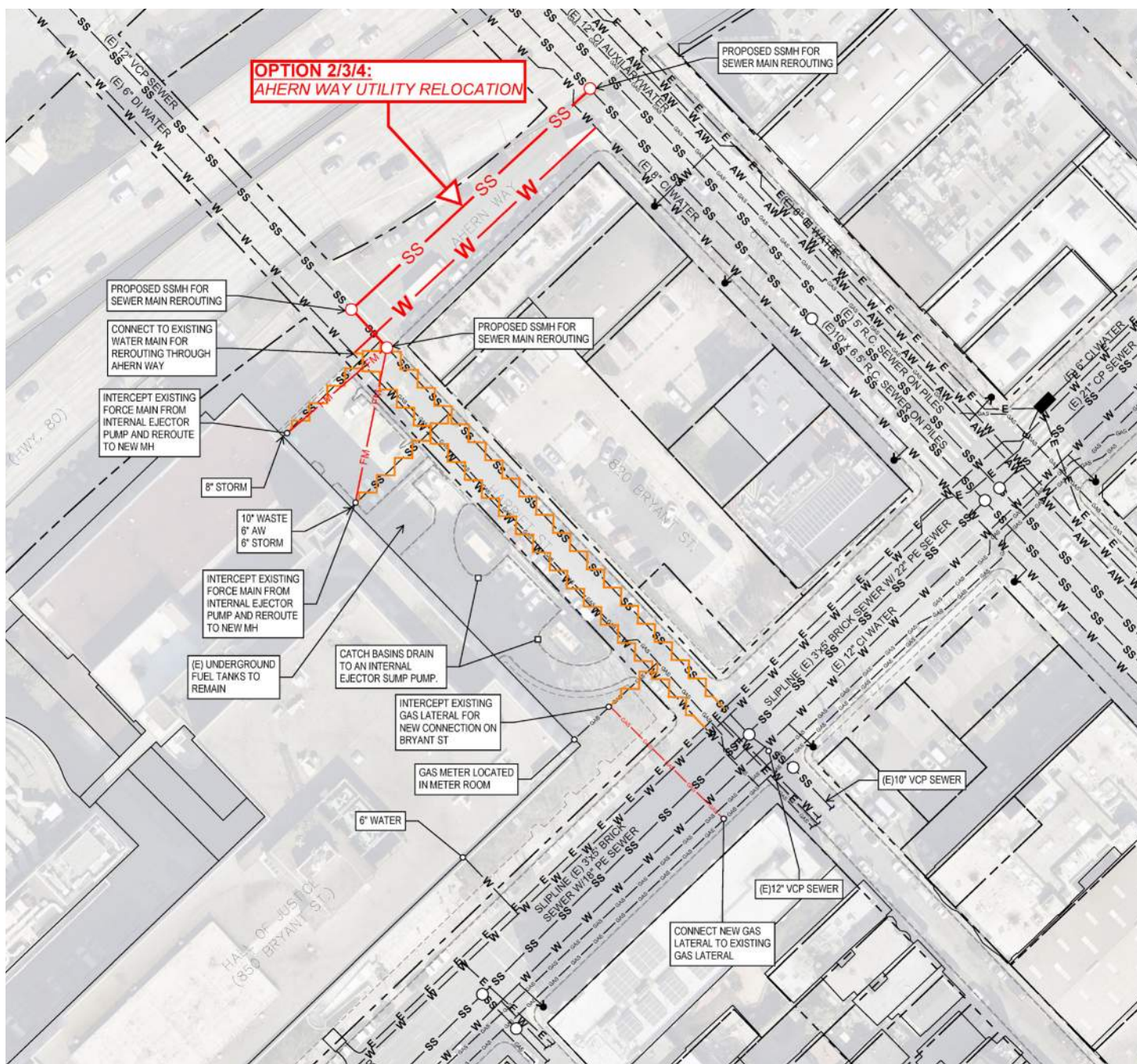
4.4 SITE OPTION 4

CIVIL / SITE

Option 4 requires the demolition existing buildings, site elements (curb, walls, asphalt pavement, etc.), and existing trees as well as merging of lots 9, 10, 12, 14, 43, and 45 into one parcel (Addresses for these lots can be found in the Property Boundary & Easement section of this report). This option encroaches over Harriett Street and into the existing trash/loading operation leaving approximately 40'± between the existing HOJ and the new programming. Relocation of the existing water and sewer lines in Harriett Street will reroute through Ahern Way pending additional feasibility study. The

existing gas lateral servicing the existing Hall of Justice will also need to be rerouted to connect to the main line in Bryant St. It should be noted the existing gas meter is inside the building and will not require relocation.

Option 4 currently has a buildable area of 35,800 SF and an assumed site improvement area of 6,200 SF. Based on the combination of these two numbers we apply the 4% rule for stormwater treatment area and arrive at a stormwater treatment size of 1,680SF.



Utility Relocation at Harriett Street ROW

4.4 SITE OPTION 4

STRUCTURAL

Structural viability: Site Option 4 contains a full basement and is structurally viable. Structural issues and how to address them are described below.

Poor soil conditions: Due to the poor soil conditions, ground improvement with shallow foundations, a deep foundation, or a deep foundation with ground improvement will be needed.

Adjacencies: Excavation and construction of the new building will need to address adjacent streets and the utilities in them and take care to avoid undermining or surcharging the existing buildings to northwest of the corner of Bryant Street and Sixth Street. A traditional soldier beam and tieback wall or soil nailed wall will likely not be appropriate due to the utilities that could be impacted at the Hall of Justice to the west, at the Ahern Way side to the north, and 6th Street to the East. Instead, shoring will either need to be cantilever soldier piles or internally braced soldier piles. These approaches are more expensive. At the south side of the north wing, open cutting might be possible or underpinning of the buildings will be used. At the east side of the south wing, there is a ramp down from Bryant Street to the basement level that is adjacent to the west side of the existing buildings to remain. Underpinning of the existing buildings under their foundation will be needed. The existing crescent-shaped ramps from Harriet Street down to the loading dock area of the existing HOJ will be removed in Site Option 4. A new ramp down from Bryant Street to the existing loading dock will be created and then another ramp will continue down into the west side of the south wing to the parking in the basement.

Figure 4-7 shows a section through the building with a pile-supported foundation including the step. Figure 4-8 shows a section with ground improvement and a shallow foundation. These figures are cut at the south end of the site and show the south wing of the new building, the ramp from Bryant Street down to the basement, and the existing buildings that will remain. The underpinning approach for the existing building uses slant-drilled piles. The piles are drilled at a steep angle next to the existing building in an enlarged hole, then tilted to vertical, and grouted at the base. A small gap is left at the top of the pile; jacking is done to transfer load from the existing building to the pile; the gap is drypacked; the jacks are removed; and the final concrete encasement of the top of the pile is made. Lateral loads in the pile from the existing building can be taken in cantilever action or a row of tiebacks might be added under the existing building. The tieback option is not shown in the figure. The high water table at the site can lead to caving of the enlarged hole and the need to clean and redrill it.

Structural shape: The site geometry leads to an L-shaped building which thus has a plan irregularity. This will trigger some additional effort in the design and the need for careful balancing the layout of the vertical elements of the lateral force-resisting system, such as walls, braced frames, or moment frames. The L-shape will also be less structurally efficient than the rectangle in Site Options 1 or 3, but similar to Site Option 2.

Stacking: The building includes three different programs on different levels: parking, the podium levels, and the upper court levels. They each have different column constraints.

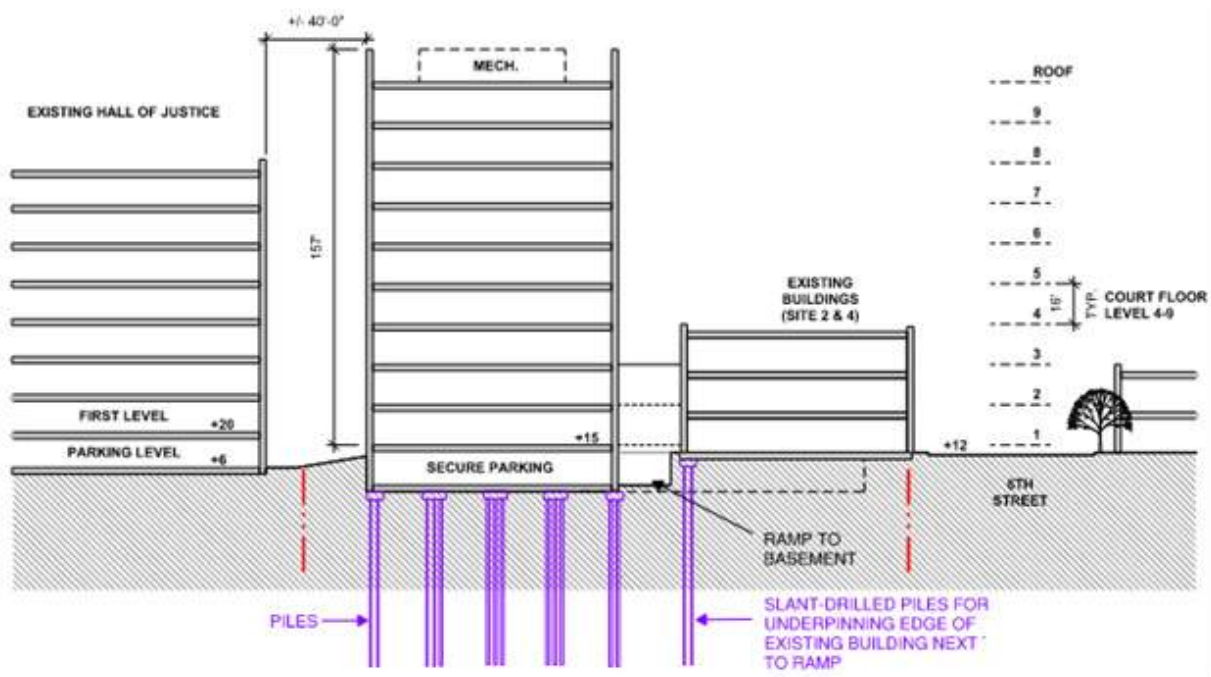


Figure 4-7. Site Option 4 with Basement Using Deep Foundation with Piles

4.4 SITE OPTION 4

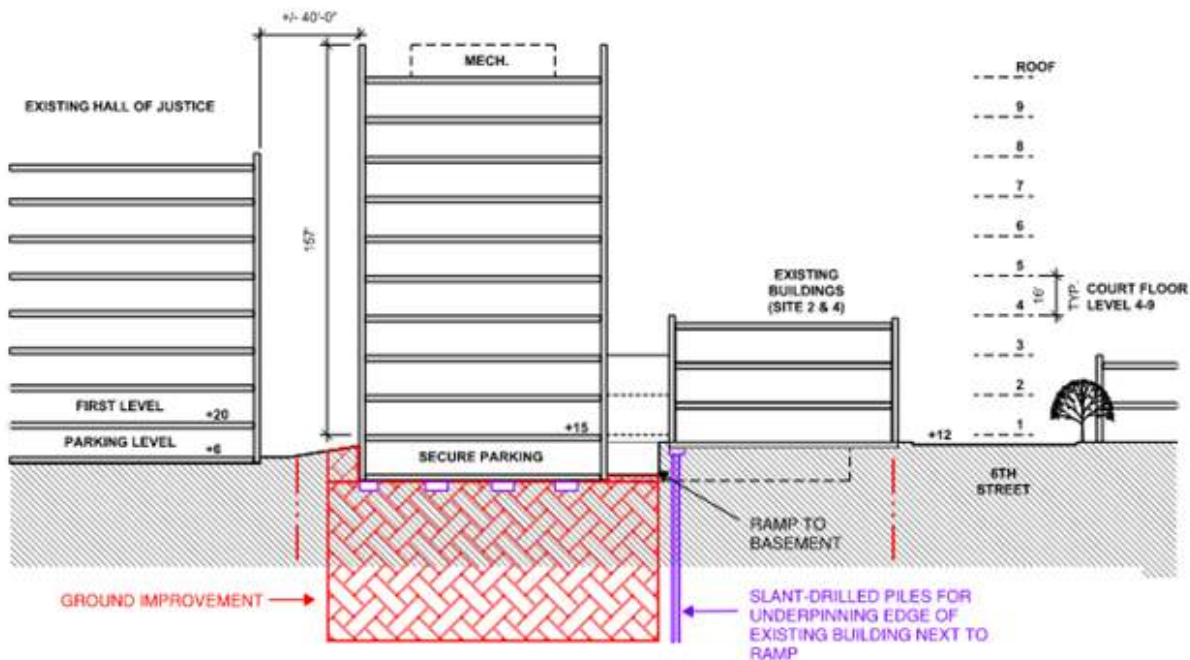


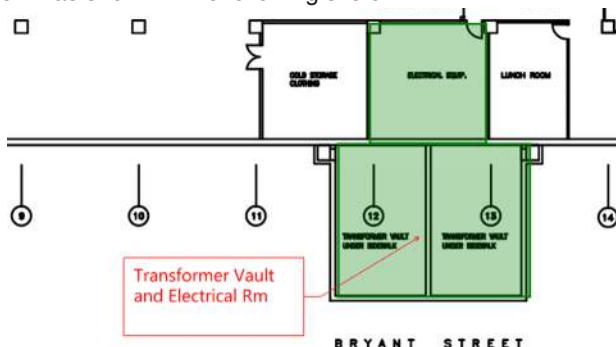
Figure 4-8. Site Option 4 with Basement Using Ground Improvement and Shallow Foundation

For example, columns in the parking levels need to miss the parking stalls and drive aisles. The courtrooms have long span conditions to keep the space free of columns. It will be difficult to align the grids such that the columns all stack, and thus transfer girders are likely to be located at the transition levels. They will be deeper members and may impact story heights. Lateral elements like walls, braced frames, and moments, however, should stack and will need careful coordination to align up through the different programs.

Blast: The structural design will need to meet blast requirements including progressive collapse requirements. If the building is a steel moment-framed structure, this is likely to lead to locating the moment frames at the perimeter.

MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION

Existing MEPF Utility Impacts: The existing incoming electrical service enters from the middle of the existing Hall of Justice on the Bryant St side. Most of the gear serving the existing building, for normal power, is located to the left of grid line 17 as shown in the following sketch:

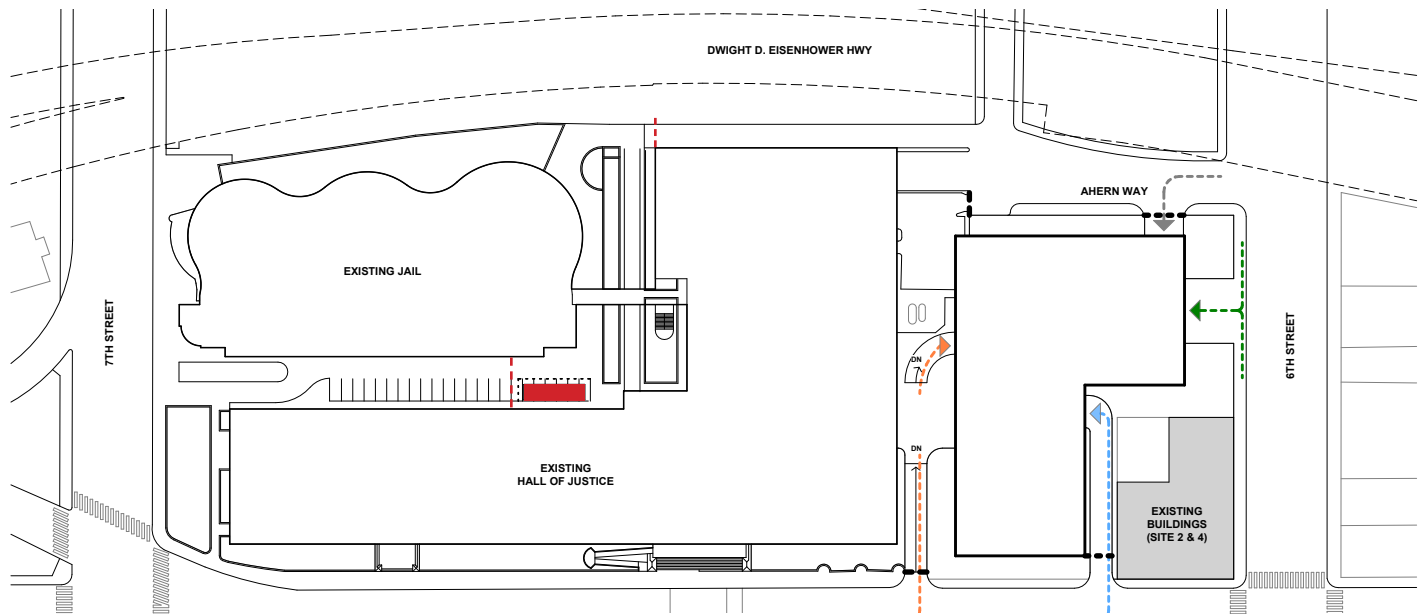


(4) stacked 500kW Emergency Power generators and (2) fuel oil storage tanks are located at the edge of Harriet St on the east side of the site and provide backup power to the existing Hall of Justice. As-built drawings of the existing building suggest that the entire building's electrical load is backed up by the generators, so emergency loads like egress lighting and fire pumps are not circuited in a way that those loads can be isolated from normal power without extensive electrical rework. To maintain compliance with life safety codes, which are required for occupancy, the building will need a replacement source of standby power with an equivalent power output rating as the existing system (2MW).

The project team has reviewed the existing site conditions and recommends one (1), new, pad-mounted 2MW Generator with Tier-4 Exhaust and integral 660-gallon belly tank to serve the existing Hall of Justice. The new generator shall be located within a secure area, and be accessible for direct fill by a refueling truck. It is anticipated that the generator will have 4 hours of run-time at full load with the integral belly tank without an additional external fuel reserve.

It is the design team's primary recommendation that the new generator be located near the existing in-ground fuel tanks to reuse them. This will provide more than 72 hours of fuel while eliminating the cost of a new tank or on-call refueling trucks. It also allows for the existing electrical connections and pathways to the main electrical room to be reused. If the generators cannot be located near the existing tanks, provide an on-call fuel tanker delivery service with a minimum of 72 hours of fuel.

4.4 SITE OPTION 4



Generator Relocation

New on-site storage is not a practical or cost-effective option, and would require extensive environmental review, potentially delaying make-ready work and overall project schedule.

Air intakes and relief serving the boiler and chiller plant are also located on the east façade, below grade. A minimum of 20'0" will need to be maintained from the face of the new building encroaching these louvers.

The main gas line, and 10" sanitary sewer line, among other utilities (to be identified by the civil engineer) are located within Harriet Street. Make ready work would need to take place to relocate all utilities, including storm and sanitary pipe discharges from the Hall of Justice and out of Harriet Street and along the east side of the building between the existing Hall of Justice and any new Building encroaching the existing site. These utilities would need to be relocated and reconnected to mains on Bryant street in a make-ready phase prior to demolition of Harriet Street Utilities and construction of the new building on this site.

New Building Program: Buro Happold have reviewed the Building Support Program and recommend the following for inclusion in the future building provisions:

- PG&E Transformer
9x9 adjacent to MER (Site / Level 1)
- Main Elec Room
450 SF (Level 1)
- Emergency Elec Rm
450 SF (Level 1)

- Generator Room
500 SF (Level 1)
- Floor Electrical Riser Closet
150SF (1x Level 1, 2x typical floors)
- Fire Pump Room
200 SF (level 1)
- MDF Room
250 SF (level1)
- MPOE
100 SF (level1)
- IDF Riser Closets
150 SF (1x Level 1, 2x typical floors)
- Fire Control Room
200 SF (local requirement)

Assumptions:

- Other MEP Equipment (AHUs, Chiller Room, Heat Pumps, Cooling Towers, Roof Electrical Rooms) within roof penthouse and will likely require entire roof w/ screen wall + large, enclosed equipment penthouse.
- Air + Pipe shafts included in Gross Building Area, not explicitly calculated at this stage.
- Optional provisions for floor by floor fan rooms – 750 SF/ floor.

4.4 SITE OPTION 4

CODE

Site Option 4 is determined to have some code impacts that will require additional design consideration for compliance, as it relates to the following code requirements: Exterior Wall Ratings and allowable openings, Fire Department Site Access.

Site Option 4 is favorable as it relates to allowable height and area, and exit discharge. View Table 4.4.7.1 for evaluation criteria:

Design Criteria	Provided	Code Requirement	Assessment
CBC Chapter 5 – Allowable Height and Area			
Maximum Height	105'	Unlimited	Compliant
Maximum Area per Floor	66,323 SF	Unlimited	Compliant
CBC Chapter 7 – Exterior Wall Ratings and Unprotected Openings (705.5)			
Fire Separation Distance	Min. 20' FSD provided around 76% of the building perimeter (to imaginary lot lines and centerline of streets)	FSD > 20' allows for no rating of exterior walls	Favorable – no rating required of non-bearing exterior walls
		FSD > 20' allows for unlimited unprotected openings	Favorable – unlimited openings allowed; unprotected
	Existing Courthouse FSD < 20'	705.3 Exception 1: regulate as a single building on the same lot (Type 1A construction)	Favorable – No impact to existing building
	FSD between new building and Lots 9 and 10 are less than 20'	FSD < 20' requires 1-hr fire rated exterior wall	Design Impact – Exterior wall ratings required at perimeter opposite Lots 9 & 10
		FSD < 20' limits allowable unprotected openings to 75% or less (per FSD)	Design Impact – Limited openings allowed at perimeter opposite lots 9 and 10
FSD and Lots 9 and 10	The imaginary lot line cannot make existing buildings non-compliant with 705.5	Design impact – Lot line will need to be placed as per existing % of openings in existing buildings in lots 9 & 10	
CBC Chapter 10 – Exit Discharge (1028)			
Exit Discharge	Exit Discharge has adequate width and path to grade, and direct access to the public way	Discharge to building exterior at grade or path to grade; Direct access to public way; adequate width for OL	Favorable – no site constraints
CFC Chapter 5 – FD Site Access			
Hose Pull	Approximately 148' of building perimeter are beyond 150' hose pull	Entire perimeter within 150' of fire lane	Need to evaluate design options to achieve compliance (hose pull extension, increased access to existing fire lane)
Fire Lane	Retain 3 existing fire access roads, each exceeding 20' in width	Min. 20' clear width fire access roads	Compliant (existing)
Unique Code Impacts – Site Option 4			
Buildings on the Same Lot	Regulate existing HOJ and New HOJ as a single Type IA building on the same lot	503.1.2: Where the aggregation of buildings complies with Chapter 5 allowable height, area, and # stories, buildings on the same lot can be regulated as a single building 705.3 Exception 1: eliminates exterior wall ratings where qualifies as a single building on the same lot per Chapter 5 allowable area	Type IA building meets the provisions to be regulated as a single building

4.4 SITE OPTION 4

HISTORIC

The following section evaluates Option 4 for compliance with the Secretary of the Interior's Standards. Although this option would not demolish the Paramount Apartments, it is likely that it would have a significant visual impact on the building, as well as the existing Hall of Justice. However, not enough is known about the design to state how it would impact the much larger Hall of Justice at this time.

Rehabilitation Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Rehabilitation Standard 1 does not apply to Option 4 because it would not demolish the Paramount Apartments.

Rehabilitation Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

Rehabilitation Standard 2 does not apply to Option 4 because it would not demolish or otherwise physically impact the Paramount Apartments.

Rehabilitation Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Rehabilitation Standard 3 does not apply to Option 4 because it would not add any conjectural features to the Paramount Apartments.

Rehabilitation Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Rehabilitation Standard 4 does not apply to Option 4 because it would not remove later changes from the Paramount Apartments.

Rehabilitation Standard 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Rehabilitation Standard 5 does not apply to Option 4 because it would not demolish or physically impact the Paramount Apartments.

Rehabilitation Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Rehabilitation Standard 6 does not apply to Option 4 because it would not repair or replace any part of the Paramount Apartments.

Rehabilitation Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Rehabilitation Standard 7 does not apply to Option 4 because it does not propose any chemical or physical treatments for the Paramount Apartments.

Rehabilitation Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Option 4 would likely comply with Rehabilitation Standard 8. Although still in the programmatic design phase, this option would result in the excavation of a portion of the project site. However, the Planning Department's standard protocols for construction monitoring and the protection of archeological resources would likely be put into place.

4.4 SITE OPTION 4

Rehabilitation Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Although still in the programmatic design phase, it is unlikely that Option 4 would comply with Rehabilitation Standard 9 because the Paramount Apartments would be physically dwarfed by the new Hall of Justice, which would rise nine or ten stories above and immediately behind the building.

Rehabilitation Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Option 4 would comply with Rehabilitation Standard 10 because the new Hall of Justice could be demolished in the future, leaving the Paramount Apartments as it is today.

Altogether, Option 4 complies with Rehabilitation Standards 8 and 10. It does not comply with Rehabilitation Standard 9. All of the remaining Rehabilitation Standards: 1, 2, 3, 4, 5, 6, and 7 do not apply to Option 2.

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05

COST

5.0 COST STUDY

PROJECT COST OVERVIEW

SITE OPTION	CONSTRUCTION COST (MGAC Overall Summary)	TOTAL PROJECT COST* (Provided by JCC)
SITE 1 (Recommended) Basement with Secure Parking	\$408,170,000	\$800,719,000
SITE 1 (Alternate) No Basement	\$398,959,000	\$781,535,000
SITE 2 Basement	\$422,040,000	\$835,714,000
SITE 3 (Recommended) Basement with Secure Parking	\$416,276,000	\$821,546,000
SITE 3 (Alternate) No Basement	\$404,907,000	\$799,095,000
SITE 4 Basement	\$423,447,000	\$837,178,000

* Includes project soft costs determined by JCC

The Project Total Cost was determined by the JCC to compare the overall cost of each Site Option and includes the construction cost, land acquisition cost and other project soft costs.

Based on the overall cost comparison, Site 1 No Basement is the least costly option, followed by Site 3 No Basement and Site 1 Basement with Secure Parking. Site 4 Basement is the most costly option.

PROJECT SOFT COSTS

Project soft costs were determined by the JCC. The Project Budget Allocation matrix in MGAC's Cost Plan on page 196 provides a breakdown of some of the cost categories included in the project soft cost. Construction escalation is excluded from MGAC's Cost Plan and included in the project soft cost.

The land acquisition costs need to be a consideration when comparing the total project cost of the (4) site options. The

cost of land acquisition and demolition of acquired properties is excluded from MGAC's Cost Plan. The cost to acquire the Harriet Street right-of-way and a portion of the existing Hall of Justice site at 850 Bryant Street is estimated at \$250/sf based on the appraised value of the CCSF-owned parcels. The estimated cost of site acquisition is subject to change based on further negotiations between the JCC and CCSF as the JCC holds an equity stake in the existing Hall of Justice building.

PROJECT TOTAL COST SUMMARY

The following project soft costs for each Site Option have been provided by the JCC:

SITE OPTION 1 - BASEMENT WITH SECURE PARKING:

- **Total Project Cost - \$800,719,000**
- Preferred building footprint, entry orientation and court floor layout
- Reduced Basement footprint - moderate inundation risk and basement maintenance cost

5.0 COST STUDY

SITE OPTION 1 - NO BASEMENT:

- **Total Project Cost - \$781,535,000**
- **Least costly option**
- Preferred building footprint, entry orientation and court floor layout
- No Basement - eliminates inundation risk and basement maintenance cost

SITE OPTION 2 - BASEMENT:

- **Total Project Cost - \$835,714,000**
- Constrained building footprint with re-entrant corner
- Entry orientation and court floor layout not preferred
- Full Basement footprint - increased inundation risk and basement maintenance cost

SITE OPTION 3 - BASEMENT WITH SECURE PARKING:

- **Total Project Cost - \$821,546,000**
- Preferred building footprint, entry orientation and court floor layout
- Reduced Basement footprint - moderate inundation risk and basement maintenance cost

SITE OPTION 3 - NO BASEMENT:

- **Total Project Cost - \$799,095,000**
- Preferred building footprint, entry orientation and court floor layout
- No Basement - eliminates inundation risk and basement maintenance cost

SITE OPTION 4 - BASEMENT:

- **Total Project Cost - \$837,178,000**
- **Most costly option**
- Constrained building footprint with re-entrant corner
- Entry orientation and court floor layout not preferred
- Full Basement footprint - increased inundation risk and basement maintenance cost

5.0 COST STUDY

New San Francisco Hall of Justice
Judicial Council of California
April 5, 2024

MGAC

Feasibility Study Cost Plan

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5.0 COST STUDY

New San Francisco Hall of Justice
Judicial Council of California
April 5, 2024

MGAC

Feasibility Study Cost Plan

Project Overview

Description

The project comprises a feasibility study for a new HOJ building of approximately 274,530 gross square feet, together with associated sitework. The building program includes 24 court sets and associated support areas.

The cost plan includes cost for (4) site options, some of which require enabling works associated with the existing HOJ building loading access and temporary generators.

Cost Plan Methodology

MGAC's cost plan is based on the space program and site study documents for each of the four sites. The cost plan utilizes the program (CGSF) and the building gross factor (GFA) in conjunction with a set of building control quantities (including volume, gross wall area, roof area, partition length, HVAC CFM and electrical load) which are based on historical cost data from approximately 12 JCC courthouse projects that we have within our internal cost database. These metrics allow us to develop an accurate and reliable cost plan broken down by major building systems with costs based on either \$/SF of building area or approximate quantities specific to the JCC SF HOJ building concept massing and layout included in the site study documents. Overall costs are then compared against our historical courthouse cost data for analysis and overall alignment.

The JCC SF HOJ project may include site specific premiums above a typical baseline courthouse project. These include basement construction and restrictive working conditions and site constraints such as existing utilities relocation, existing building demolition and removal and enabling works associated with the existing HOJ building.

The cost plan assumes a design-build project delivery method, including design-build team design fees following completion of the criteria architect documents.

5.0 COST STUDY

New San Francisco Hall of Justice
Judicial Council of California
April 5, 2024

MGAC

Feasibility Study Cost Plan

Basis of Cost Plan

Documents / Drawings

Feasibility Study (Draft) dated March 15, 2024
Final Program Update dated March 27, 2024

Schedule

The cost plan assumes the following construction durations for each site option:

Site 1 - 46 months
Site 2 - 54 months
Site 3 - 53 months
Site 4 - 54 months

For all sites the building only construction duration remains a constant at 36 months

Assumptions / Clarifications

The contractor will have full access to site during normal working hours
The contract will be competitively bid with qualified general and main subcontractors.
The contractor will be required to pay prevailing wages
The cost plan reflects a design-build form of procurement
The cost plan includes a construction contingency of 3.0% of construction value
LEED Silver certification and Cal Green
Basement level excavation based on partial perimeter shoring for sites 1 and 3 and full perimeter shoring for sites 2 and 4

Exclusions

Work within existing HOJ building (except for work associated with the site enabling works)
In-custody connection to Jail
Street improvements outside of defined site development boundaries
Traffic signalization
Off-site work
Cost escalation - part of Owner project cost
Design-Build team design fees
Existing buildings demolition - part of Owner project cost

5.0 COST STUDY

New San Francisco Hall of Justice
Judicial Council of California
April 5, 2024

MGAC

Feasibility Study Cost Plan

Basis of Cost Plan

Market Conditions

All estimated construction costs are based on current unit rates and market conditions. MGAC is recommending the following annual rates of escalation to cover anticipated increases in the cost of labor and / or materials between now and at the time of bid:

Year 1 - 5%

Year 2 - 5%

Year 3 and beyond - 5%

The above rates do not account for current volatility in certain material and skilled labor prices due to supply chain or other adverse market conditions, resulting in non-competitive pricing. This volatility may be a short-term issue and may disappear as and when these issues improve. Given that this project is not scheduled to bid within the next 12 months, MGAC is not including any cost premium for this in the cost report

5.0 COST STUDY

New San Francisco Hall of Justice
Judicial Council of California
April 5, 2024

MGAC

Feasibility Study Cost Plan

Project Budget Allocation

The information below identifies the assumptions included in this cost report relative to allocation of costs. Items listed under construction costs are included in the cost estimate and are anticipated to be part of the construction contract. Items listed under project soft costs are not included in the cost estimate and are assumed to be provided under a separate budget. Items listed as "not applicable" are assumed not to be included in any budget as the item is not required.

	Item	Project Capital Costs			Notes.
		Construction Cost.	Project Soft Cost.	Not Applicable.	
I.	PROPERTY ACQUISITION / DEVELOPMENT				
	Land acquisition		√		
	Removal of existing buildings and structures	√			
	On-site utilities relocation and/or removal	√			
	Off-site utilities improvements	√			
	Connection to utilities (charges and fees)		√		
	Street/sidewalk improvements	√			
	Moving and relocation expenses			√	
II.	HAZARDOUS MATERIAL ABATEMENT				
	Building		√		
	Site		√		If required
III.	PROFESSIONAL SERVICES				
	Architecture and Engineering design fees				
	Site Planning phase		√		
	Design-Build phase		√		
	Consultant fees for historic mitigation		√		
	Consultant fees for CEQA		√		
	Project Management fees		√		
	Geotechnical & Survey	√			
	Materials Testing & Inspection		√		
	Third Party Commissioning		√		
	LEED consultant fees		√		
	LEED certification fees		√		
IV.	SYSTEMS, FURNISHINGS & EQUIPMENT				
	a. BUILDING SYSTEMS				
	Uninterruptible power supplies (UPS)	√			
	Telecom / AV / Data Network; routers, switches		√		
	Security cabling and equipment	√			
	Communication cabling	√			

5.0 COST STUDY

New San Francisco Hall of Justice
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April 5, 2024

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Feasibility Study Cost Plan

Project Budget Allocation

The information below identifies the assumptions included in this cost report relative to allocation of costs. Items listed under construction costs are included in the cost estimate and are anticipated to be part of the construction contract. Items listed under project soft costs are not included in the cost estimate and are assumed to be provided under a separate budget. Items listed as "not applicable" are assumed not to be included in any budget as the item is not required.

	Item	Project Capital Costs			Notes.
		Construction Cost.	Project Soft Cost.	Not Applicable.	
	Communication equipment		√		
	Audio-visual systems				
	Cabling	√			
	Equipment	√			
	DAS	√			
	Building controls systems	√			
	b. FURNITURE				
	Movable				
	Courtroom furniture		√		
	Office furniture		√		
	Loose furniture		√		
	DEPS and carts	√			
	Fixed				
	Courtroom millwork	√			
	Juror & audience seating	√			
	Site furniture	√			
	c. FURNISHINGS				
	Window treatments	√			
	Markerboards and tackboards	√			
	Lockers and benches	√			
	Artwork			√	
	d. EQUIPMENT				
	Building maintenance / window washing equipment	√			
	Food service equipment	√			
	Loading dock equipment	√			
	Magnetometers and other screening equipment		√		
	Turnstiles (supply)		√		
	e. SIGNAGE				
	Directional signage	√			
	Informational and identification signage	√			
	Code required signage	√			

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Project Budget Allocation

The information below identifies the assumptions included in this cost report relative to allocation of costs. Items listed under construction costs are included in the cost estimate and are anticipated to be part of the construction contract. Items listed under project soft costs are not included in the cost estimate and are assumed to be provided under a separate budget. Items listed as "not applicable" are assumed not to be included in any budget as the item is not required.

	Item	Project Capital Costs			Notes.
		Construction Cost.	Project Soft Cost.	Not Applicable.	
	f. SPECIAL CONSTRUCTION				
	V. PROCUREMENT				
	GC's bonds	√			
	Sub-contractor bonds	√			
	Insurance	√			<i>Professional liability insurance by Contractor</i>
	OCIP		√		
	g. CONTINGENCIES				
	Design contingency	√			
	Construction contingency	√			
	Owner's contingency		√		
	h. ESCALATION				
	Future escalation (date of estimate to actual date of procurement)		√		<i>To planned mid-point of construction</i>

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Feasibility Study Cost Plan

Overall Summary

	Site 1 Secured Basement Parking Only \$ x 1,000	Site 1 No Basement \$ x 1,000	Site 2 Full Basement \$ x 1,000	Site 3 Secured Basement Parking Only \$ x 1,000	Site 3 No Basement \$ x 1,000	Site 4 Full Basement \$ x 1,000
B1 New HOJ Building	403,936	394,724	411,874	403,936	392,567	411,874
S1 Building Related Sitework	3,962	3,962	3,484	6,376	6,376	4,891
S2 Existing HOJ Enabling Works	272	272	5,934	5,215	5,215	5,934
S3 Existing Site Utilities Relocation	0	0	749	749	749	749
S4 Existing Building Demolition	JCC soft cost	JCC soft cost	JCC soft cost	JCC soft cost	JCC soft cost	JCC soft cost
TOTAL BUILDING AND SITEWORK (March 2024)	408,170	398,959	422,040	416,276	404,907	423,447
Z30 Escalation Is Not Included	0.00%	0	0	0	0	0
RECOMMENDED BUDGET (March 2024)	408,170	398,959	422,040	416,276	404,907	423,447
Alternate 1: Gas-boiler heating plant on roof	(756)	(756)	(756)	(756)	(756)	(756)

Notes:

- 1 Represents Recommended Total Construction Cost current at the date of the Cost Estimate
- 2 Cost Plan includes detailed cost breakdown for building for Site 1 - this cost is extrapolated for Sites 2, 3 and 4 building cost
- 3 Sites 2 and 4 building cost includes premium for larger basement area of 11,340 GSF compared to Sites 1 and 3 (see appendix for cost calculation)

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New San Francisco Hall of Justice
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Feasibility Study Cost Plan

Building with Secured Basement Parking Only Areas

	GSF		ASF
Areas			
Enclosed Areas		Program Areas	
Basement	18,900	Public areas	5,436
Ground	36,673	Court sets	91,434
Second	36,518	Chambers	14,456
Third	28,416	Court operations	5,023
Fourth	25,408	Clerk of court	13,038
Fifth	25,408	Collaborative courts	2,695
Sixth	25,408	Collaborative justice	1,864
Seventh	25,408	Administration	3,058
Eighth	25,408	Information technology	2,816
Ninth	26,983	Jury service	9,059
Roof	-	Sheriff	3,822
		In-custody holding	11,475
		Building support	18,415
		Secure parking	13,500
<hr/>			
Subtotal of Enclosed Areas	274,530		
Covered Areas			
Sub-Total	-		
<hr/>			
Subtotal of Covered Areas at 50%	-		
<hr/>			
TOTAL GROSS FLOOR AREA	274,530		
		71.43%	196,091

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New San Francisco Hall of Justice
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Feasibility Study Cost Plan

Building with Secured Basement Parking Only Areas

		GSF	ASF
Control Quantities			Ratio to GFA
Court Sets		24 SETS	0.000
Number of stories		10 EA	0.000
Program Area		196,091 SF	0.714
Gross Area		274,530 SF	1.000
Volume		4,392,480 CF	16.000
Enclosed Area		274,530 SF	1.000
Covered Area		0 SF	-
Footprint Area		36,673 SF	0.134
Basement Volume		302,400 CF	1.102
Retaining Wall Area		7,800 SF	0.028
Structural Framed Area		292,303 SF	1.065
Gross Wall Area		120,000 SF	0.437
Finished Wall Area		112,200 SF	0.409
Windows or Glazing	50%	56,100 SF	0.204
Roof Area - Flat		36,673 SF	0.134
Interior Partitions		38,434 LF	0.140
Interior Doors		1,281 EA	0.005
Staircase (floor to floor)		36 FLT	0.000
Finished Area		274,530 SF	1.000
Elevators (Ratio x 1,000)		10 EA	0.364
Plumbing Fixtures (Ratio x 1,000)		325 EA	1.184
HVAC		275,000 CFM	1.002
Sprinkler Systems		274,530 SF	1.000
Electrical Load (Ratio x 1,000)		8,000 KVA	29.141
Lighting Systems		274,530 SF	1.000

5.0 COST STUDY

New San Francisco Hall of Justice
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Feasibility Study Cost Plan

Building with Secured Basement Parking Only Summary

Ref.	Description	%	\$/SF	TOTAL \$ x 1,000	
		Gross Area:	274,530 SF		
A10	Foundations	2%	26.88	7,379	
A20	Basement Construction	2%	28.41	7,799	
A	Substructure	4%	55.29	15,178	
B10	Superstructure	11%	162.30	44,557	
B20	Exterior Enclosure	6%	86.99	23,881	
B30	Roofing	0%	6.86	1,884	
B	Shell	17%	256.16	70,322	
C10	Interior Construction	8%	124.47	34,170	
C20	Stairways	0%	6.69	1,836	
C30	Interior Finishes	6%	91.49	25,116	
C	Interiors	15%	222.64	61,123	
D10	Conveying Systems	2%	29.72	8,160	
D20	Plumbing Systems	2%	30.46	8,363	
D30	Heating, Ventilation & Air Conditioning	9%	131.68	36,150	
D40	Fire Protection	1%	19.18	5,266	
D50	Electrical	8%	116.24	31,910	
D60	Communications	3%	47.49	13,038	
D70	Electronic Safety and Security	1%	20.50	5,627	
D80	Integrated Automation	2%	22.29	6,120	
D	Services	28%	417.57	114,635	
E10	Equipment	0%	2.60	714	
E20	Furnishings	3%	37.88	10,400	
E	Equipment & Furnishings	3%	40.48	11,114	
F10	Special Construction	0%	0.00	0	
F20	Facility Remediation	0%	0.00	0	
F30	Demolition	0%	0.00	0	
F	Special Construction & Demolition	0%	0.00	0	
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES		67%	992.14	272,371	
Z10	Design Contingency	15.00%	10%	148.82	40,856
Z11	General Requirements	5.00%	4%	57.05	15,661
Z12	Construction Contingency	3.00%	2%	35.94	9,867
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES		84%	1,233.94	338,755	
Z21	General Conditions	10.00%	8%	123.39	33,875
Z22	Bonds & Insurance	2.75%	3%	37.33	10,247
Z23	Contractor's Overhead, Profit & Fee	5.50%	5%	76.71	21,058
BUILDING CONSTRUCTION COST BEFORE ESCALATION		100%	1,471.37	403,936	
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - April 2024		100%	1,471.37	403,936	

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New San Francisco Hall of Justice
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Feasibility Study Cost Plan

Building with Secured Basement Parking Only

Item Description	Quantity	Unit	Rate	Total
A10 Foundations				7,379,001
Foundation systems				
Deep pile foundation system, including pile caps and grade beams	36,673	SF	127.50	4,675,808
Elevator pit, including waterproofing	10	EA	51,000.00	510,000
Special foundation systems				
Temporary shoring to Harriet Street and Anhern Way	4,200	SF	255.00	1,071,000
Floor at lowest level				
Concrete slab on grade	36,673	SF	30.60	1,122,194
				7,379,001
A20 Basement Construction				7,798,538
Excavation				
Excavate basement and remove materials off-site	11,375	CY	76.50	870,188
Retaining walls				
Concrete retaining walls	7,800	SF	127.50	994,500
Waterproofing				
Bathtub membrane and protection board				
Slab on grade	18,900	SF	20.40	385,560
Walls	7,800	SF	20.40	159,120
Underslab drainage system including pumps	18,900	SF	15.30	289,170
Dewatering				
Dewatering during construction, including treatment of contaminated water	1	LS	5,100,000.00	5,100,000
				7,798,538
B10 Superstructure				44,556,558
Suspended floors				
Structural steel frame and bracing, including blast design requirements (allow 25 PSF)	3,432	TN	9,180.00	31,502,318

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Feasibility Study Cost Plan

Building with Secured Basement Parking Only

Item Description	Quantity	Unit	Rate	Total
Metal deck with concrete fill	237,857	SF	30.60	7,278,424
Sprayed fireproofing on structural steel	3,432	TN	612.00	2,100,155
Miscellaneous				
Raised platform at judges bench	24	EA	15,300.00	367,200
Secondary framing to exterior glazing systems	56,100	SF	7.65	429,165
Loading dock platform	1	LS	102,000.00	102,000
Miscellaneous metals and support framing	274,530	SF	5.10	1,400,103
Building entry canopy	1	LS	255,000.00	255,000
Flat roofs				
Structural steel frame and bracing			<i>included with floor framing</i>	
Metal deck with concrete fill	36,673	SF	30.60	1,122,194
				44,556,558
B20 Exterior Enclosure				23,881,464
Wall framing, furring and insulation				
Steel stud framing, exterior sheathing, insulation, vapor barrier	56,100	SF	45.90	2,574,990
Prefabricated cladding panels				
Architectural panels	56,100	SF	127.50	7,152,750
Interior finish to exterior walls				
Gypsum board lining with paint finish	56,100	SF	7.14	400,554
Fascia's, bands, screens and trim				
Miscellaneous sunshading and architectural detailing	112,200	SF	10.20	1,144,440
Exterior windows				
High performance punched windows, storefronts and curtainwalls	56,100	SF	178.50	10,013,850
Premium for ballistic glazing (allow 20% of glazed area)	11,220	SF	204.00	2,288,880
Exterior doors				
Glazed entry doors	4	PR	25,500.00	102,000
Metal exit and utility doors	1	LS	51,000.00	51,000

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Feasibility Study Cost Plan

Building with Secured Basement Parking Only

Item Description	Quantity	Unit	Rate	Total
Sallyport security door	2	EA	51,000.00	102,000
Loading dock door	1	EA	25,500.00	25,500
Secured parking door	1	EA	25,500.00	25,500
				23,881,464
B30 Roofing				1,884,368
Roofing				
Membrane roofing over rigid insulation	36,673	SF	35.70	1,309,226
Flashings and sheetmetal work				
Membrane flashings, metal parapet caps, miscellaneous sheetmetal work	36,673	SF	5.10	187,032
Caulking and sealants				
Miscellaneous caulking and sealants	112,200	SF	2.55	286,110
Miscellaneous				
Window washing equipment anchors	1	LS	102,000.00	102,000
				1,884,368
C10 Interior Construction				34,170,473
Walls and partitions				
CMU walls (10%)	57,651	SF	51.00	2,940,216
Glazed partitions (5%)	28,826	SF	127.50	3,675,270
Metal stud partitions (85%)	490,036	SF	30.60	14,995,103
Extra for fire and acoustic rated partitions	490,036	SF	10.20	4,998,368
Interior doors, frames and hardware				
Courtroom entry doors	24	PR	15,300.00	367,200
Judges chamber and court entry doors	48	EA	5,100.00	244,800
In-custody door	22	EA	15,300.00	336,600
Glazed doors	50	EA	5,100.00	255,000
Other doors	1,113	EA	3,825.00	4,257,761

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Building with Secured Basement Parking Only

Item Description	Quantity	Unit	Rate	Total
Building accessories				
Toilet partitions and fixed restroom accessories, markerboards and tackboards, fire extinguisher cabinets, interior signage	274,530	SF	7.65	2,100,155
				34,170,473
C20 Stairways				1,836,000
Fire exit stairs				
Stair flights	36	FLT	51,000.00	1,836,000
				1,836,000
C30 Interior Finishes				25,116,062
Floor, wall and ceiling finishes				
Public areas	5,256	SF	204.00	1,072,224
Court sets	91,434	SF	178.50	16,320,969
Chambers	14,456	SF	76.50	1,105,884
Court operations	5,023	SF	40.80	204,938
Clerk of court	13,038	SF	40.80	531,950
Collaborative courts	2,695	SF	40.80	109,956
Collaborative justice	1,864	SF	40.80	76,051
Administration	3,058	SF	40.80	124,766
Information technology	2,816	SF	40.80	114,893
Jury service	9,059	SF	51.00	462,009
Sheriff	3,822	SF	61.20	233,906
In-custody holding	11,475	SF	51.00	585,225
Building support	19,540	SF	35.70	697,578
Secure parking	13,500	SF	20.40	275,400
Non-assignable spaces	78,439	SF	40.80	3,200,311
				25,116,062

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Building with Secured Basement Parking Only

Item Description	Quantity	Unit	Rate	Total
D10 Conveying Systems				8,160,000
Traction elevators				
Public elevator, 9 stop	6	EA	780,300.00	4,681,800
Judges / staff elevator, 10 stop	2	EA	867,000.00	1,734,000
In-custody elevator, 9 stop	2	EA	872,100.00	1,744,200
				8,160,000
D20 Plumbing Systems				8,362,732
Plumbing fixtures				
Sanitary fixtures, local connection pipework, including hose bibs, water softening, hot water heating (heat pumps & central storage) equipment - allow (850 SF/Fixture) - inclusive of penal type	325	EA	4,080.00	1,326,000
Domestic service systems				
Domestic service hot and cold water pipework, fittings, < = 6", including valves, specialties& insulation	325	EA	6,630.00	2,154,750
Pantry equipment connections re coffee maker, refrigerator & dishwasher, < = 1" (2/Level)	20	EA	7,701.00	154,020
Kitchen service pipework systems	1	LS	102,000.00	102,000
Domestic water booster systems, triplex	1	LS	89,250.00	89,250
Sanitary waste, vent and service pipework				
Waste, vent, fittings, < = 10"	325	EA	7,650.00	2,486,250
Floor/area drains and sinks, < = 6", complete with connection pipework, trap primers - including in custody holding	275,852	SF	2.55	703,423
Condensate drainage pipework, fittings, < = 1-1/2", insulated	275,852	SF	1.02	281,369
Water recycling, including containment, filtration, pumps and connection pipework systems				<i>Not Required</i>
Surface water drainage				
Roof & overflow drain pipe, < = 12"	36,340	SF	29.33	1,065,671
Natural gas				<i>Not Required</i>
				8,362,732

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Feasibility Study Cost Plan

Building with Secured Basement Parking Only

Item Description	Quantity	Unit	Rate	Total
D30 Heating, Ventilation & Air Conditioning				36,150,211
Chilled & heating hot water generation systems				
Electric HHW/CHW plant (heat pumps/heat recovery chillers), roof-mounted - including thermal expansion compensation, circulatory equipment (250 ton/SF allowance)	1,100	Ton	3,060.00	3,366,000
Pipework, fittings - CHW/HHW, valves, equipment hook-up and insulation re VAV boxes, air handling units	275,852	SF	28.05	7,737,649
Air handling equipment				
Air handling units, custom modular type, FAN-ARRAY, OA economizer, (VAV), heating and cooling, filtration, sound attenuation, vibration isolation (1 cfm/SF)	275,000	CFM	20.40	5,610,000
CRAC units - MPOE (2 EA)	50	Ton	6,120.00	306,000
24/7 fan-coil systems (2/Level)	40	EA	8,925.00	357,000
VAV boxes, reheat (1/700 SF)	400	EA	4,080.00	1,632,000
Stair pressurization systems	1	LS	357,000.00	357,000
Air distribution and return				
Galvanized sheet metal ductwork, dampers, insulation, diffusers, registers and grilles	275,852	SF	56.10	15,475,297
Kitchen hood specialty exhaust systems	1	LS	153,000.00	153,000
Test and balance air systems	275,852	SF	2.04	562,738
Smoke evacuation systems				
Smoke evacuation systems at in-custody spaces	1	LS	153,000.00	153,000
Unit ventilation/exhaust fans				
Generator, mailroom and loading dock vent/exhaust	1	LS	153,000.00	153,000
Restroom, plant rooms	275,852	SF	0.77	211,027
Central holding	1	LS	76,500.00	76,500
				36,150,211
D40 Fire Protection				5,266,036
Fire protection sprinklers				
Automatic wet fire sprinklers - complete	275,852	SF	15.30	4,220,536

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Building with Secured Basement Parking Only

Item Description	Quantity	Unit	Rate	Total
Fire pump - set	1	LS	280,500.00	280,500
Fire water storage				
Underground fire water storage tank, including excavation/backfill, connection pipework, fittings etc. 150,000 gallons	1	LS	765,000.00	765,000
				5,266,036
D50 Electrical				31,910,333
Emergency power				
Emergency power generator, load bank, sound attenuated, emissions control, belly tank, associated 480-120/208 distribution equipment & feeders - 25% normal power	2,000	kVA	1,785.00	3,570,000
UPS - rack-mounted < 5 KW	20	EA	19,125.00	382,500
Photovoltaics				
Photovoltaic panels, storage and distribution equipment/cabling 10% normal power				<i>Excluded</i>
Mains power and distribution				
480/120 V distribution equipment and feeders (30 kVA/GFA)	8,000	kVA	586.50	4,692,000
Machine and equipment power				
Connections and switches, including conduit and cable				
Miscellaneous connections, < 100 AM - including courtrooms, mechanical, A/V equipment, food service, dampers, BMS power, fire, IT and security systems	1	LS	3,570,000.00	3,570,000
User convenience power				
Panel board breakers, 120 V circuits - feeder conduit and cable	275,852	SF	3.57	984,792
Receptacles, including conduit and cable, controlled	275,852	SF	12.75	3,517,113
Lighting and power specialties				
Grounding IT/Electrical rooms	1	LS	140,684.52	140,685
Power specialties				
Cable tray/wire-way/j-hooks	275,852	SF	3.57	984,792

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Building with Secured Basement Parking Only

Item Description	Quantity	Unit	Rate	Total
Lighting				
Panel board breakers, 277 V circuits - feeder conduit and cable	275,852	SF	2.55	703,423
Fixtures/switches, including conduit and cable - including dimmable systems/day lighting/LED	275,852	SF	40.80	11,254,762
Lighting control - LV panels, occupancy sensors, daylight dimming	275,852	SF	7.65	2,110,268
				31,910,333
D60 Communications				13,038,389
Telephone and communications				
Telephone/data/WAP - including conduit & cable				
MPOE	1	EA	56,865.00	56,865
IDF - rough in	20	EA	15,300.00	306,000
Copper/fiber 'backbone'	1	LS	395,250.00	395,250
Communications conduit. <= 4"	1	LS	153,000.00	153,000
Telephone/data outlets, including conduit and CAT 6 cabling (1/150 SF)	1,800	EA	1,530.00	2,754,000
WAP	275,852	SF	2.55	703,423
Digital antenna systems				
ERRS	275,852	SF	4.59	1,266,161
A/V - systems				
Audiovisual systems, rough-in				
Equipment & cabling				
Court sets	24	EA	191,250.00	4,590,000
General	275,852	SF	5.10	1,406,845
Audiovisual conduit & cable	275,852	SF	5.10	1,406,845
				13,038,389
D70 Electronic Safety and Security				5,627,381
Security systems				
Security - including CCTV surveillance, access control	275,852	SF	12.75	3,517,113

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Building with Secured Basement Parking Only

Item Description	Quantity	Unit	Rate	Total
Fire alarm				
Fire alarm systems	275,852	SF	7.65	2,110,268
				5,627,381
D80 Integrated Automation				6,120,000
Controls and instrumentation				
Direct digital energy management system	3,000	Pts.	2,040.00	6,120,000
				6,120,000
E10 Equipment				714,000
Miscellaneous				
In-custody holding equipment	1	LS	153,000.00	153,000
Food service equipment	1,000	SF	408.00	408,000
Residential kitchen appliances	1	LS	102,000.00	102,000
Loading dock levelers and bumper guards	1	LS	51,000.00	51,000
				714,000
E20 Furnishings				10,399,614
Cabinets and countertops				
Built-in cabinets and countertops				
Courtrooms	24	EA	255,000.00	6,120,000
Judges chambers	24	EA	76,500.00	1,836,000
Other areas	168,640	SF	5.10	860,064
Window treatments				
Mecho shades				
Exterior glazing	56,100	SF	25.50	1,430,550
Interior glazing	1	LS	153,000.00	153,000
				10,399,614

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Feasibility Study Cost Plan

Building with Secured Basement Parking Only

Item Description	Quantity	Unit	Rate	Total
F10 Special Construction				0
F20 Facility Remediation				0
F30 Demolition				0

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Feasibility Study Cost Plan

Site 1 General Sitework Areas

	SF	SF	SF
Areas			
Net Site Areas	19,519		
Net Site Area		19,519	
Building Footprint Areas			
Building Footprint Area	36,673		
Subtotal of Building Footprint Areas		36,673	
GROSS SITE AREA			56,192

5.0 COST STUDY

New San Francisco Hall of Justice
Judicial Council of California
April 5, 2024

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Feasibility Study Cost Plan

Site 1 General Sitework Summary

Ref.	Description		%	\$/SF	TOTAL \$ x 1,000
			Gross Area:	56,192 SF	
G10	Site Preparation		5%	3.51	197
G20	Site Improvements		42%	29.66	1,667
G30	Liquid and Gas Site Utilities		11%	8.08	454
G40	Electrical Site Improvements		8%	5.38	302
G50	Site Communications		1%	0.91	51
G90	Miscellaneous Site Construction		0%	0.00	0
G	Building Sitework		67%	47.54	2,672
SITE ELEMENTAL COST BEFORE CONTINGENCIES			67%	47.54	2,672
Z10	Design Contingency	15.00%	10%	7.13	401
Z11	General Requirements	5.00%	4%	2.73	154
Z12	Construction Contingency	3.00%	2%	1.72	97
SITE ELEMENTAL COST INCLUDING CONTINGENCIES			84%	59.13	3,323
Z21	General Conditions	10.00%	8%	5.91	332
Z22	Bonds & Insurance	2.75%	3%	1.79	101
Z23	Contractor's Overhead, Profit & Fee	5.50%	5%	3.68	207
SITE CONSTRUCTION COST BEFORE ESCALATION			100%	70.51	3,962
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - April, 2024			100%	70.51	3,962

5.0 COST STUDY

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Feasibility Study Cost Plan

Site 1 General Sitework

Item Description	Quantity	Unit	Rate	Total
G10 Site Preparation				197,449
Clearing and grading				
General site clearing and grading	56,192	SF	3.06	171,949
Miscellaneous site demolition work	1	LS	25,500.00	25,500
				197,449
G20 Site Improvements				1,666,634
Paving and landscaping				
New paving and landscaping	19,519	SF	76.50	1,493,234
New curb cuts on Bryant and Sixth Streets	2	EA	10,200.00	20,400
Extra for sallyport and secured parking access ramp (1)	1	LS	153,000.00	153,000
				1,666,634
G30 Liquid and Gas Site Utilities				454,098
Mechanical utility connections				
Fire and domestic water, sanitary sewer building connections	1	LS	255,000.00	255,000
Storm drainage systems				
Storm drainage systems including on-site retention, management and dispersal systems	19,519	SF	10.20	199,098
				454,098
G40 Electrical Site Improvements				302,323
Electrical utility connections				
Power building connections	1	LS	153,000.00	153,000
Site lighting and power				
Site lighting and power	19,519	SF	7.65	149,323
				302,323

5.0 COST STUDY

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Feasibility Study Cost Plan

Site 1 General Sitework

Item Description	Quantity	Unit	Rate	Total
G50 Site Communications				51,000
Site communications				
Communication building connections	1	LS	51,000.00	51,000
				51,000
G90 Miscellaneous Site Construction				
				0

5.0 COST STUDY

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Feasibility Study Cost Plan

Site 2 General Sitework Areas

	SF	SF	SF
Areas			
Net Site Areas	15,163		
Net Site Area		15,163	
Building Footprint Areas			
Building Footprint Area	36,673		
Subtotal of Building Footprint Areas		36,673	
GROSS SITE AREA			51,836

5.0 COST STUDY

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Feasibility Study Cost Plan

Site 2 General Sitework Summary

Ref.	Description		%	\$/SF	TOTAL \$ x 1,000
			Gross Area:	51,836 SF	
G10	Site Preparation		5%	3.55	184
G20	Site Improvements		41%	27.69	1,435
G30	Liquid and Gas Site Utilities		12%	7.90	410
G40	Electrical Site Improvements		8%	5.19	269
G50	Site Communications		1%	0.98	51
G90	Miscellaneous Site Construction		0%	0.00	0
G	Building Sitework		67%	45.32	2,349
SITE ELEMENTAL COST BEFORE CONTINGENCIES			67%	45.32	2,349
Z10	Design Contingency	15.00%	10%	6.80	352
Z11	General Requirements	5.00%	4%	2.61	135
Z12	Construction Contingency	3.00%	2%	1.64	85
SITE ELEMENTAL COST INCLUDING CONTINGENCIES			84%	56.36	2,922
Z21	General Conditions	10.00%	8%	5.64	292
Z22	Bonds & Insurance	2.75%	3%	1.71	88
Z23	Contractor's Overhead, Profit & Fee	5.50%	5%	3.50	182
SITE CONSTRUCTION COST BEFORE ESCALATION			100%	67.21	3,484
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - April, 2024			100%	67.21	3,484

5.0 COST STUDY

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Feasibility Study Cost Plan

Site 2 General Sitework

Item Description	Quantity	Unit	Rate	Total
G10 Site Preparation				184,119
Clearing and grading				
General site clearing and grading	51,836	SF	3.06	158,619
Miscellaneous site demolition work	1	LS	25,500.00	25,500
				184,119
G20 Site Improvements				1,435,400
Paving and landscaping				
New paving and landscaping	15,163	SF	76.50	1,160,000
New curb cuts on Bryant and Sixth Streets	2	EA	10,200.00	20,400
Extra for sallyport and secured parking access ramps (2)	1	LS	255,000.00	255,000
				1,435,400
G30 Liquid and Gas Site Utilities				409,667
Mechanical utility connections				
Fire and domestic water, sanitary sewer building connections	1	LS	255,000.00	255,000
Storm drainage systems				
Storm drainage systems including on-site retention	15,163	SF	10.20	154,667
				409,667
G40 Electrical Site Improvements				269,000
Electrical utility connections				
Power building connections	1	LS	153,000.00	153,000
Site lighting and power				
Site lighting and power	15,163	SF	7.65	116,000
				269,000

5.0 COST STUDY

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Feasibility Study Cost Plan

Site 2 General Sitework

Item Description	Quantity	Unit	Rate	Total
G50 Site Communications				51,000
Site communications				
Communication building connections	1	LS	51,000.00	51,000
				51,000
G90 Miscellaneous Site Construction				
				0

5.0 COST STUDY

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Feasibility Study Cost Plan

Site 3 General Sitework Areas

	SF	SF	SF
Areas			
Net Site Areas	36,072		
Net Site Area		36,072	
Building Footprint Areas			
Building Footprint Area	36,673		
Subtotal of Building Footprint Areas		36,673	
GROSS SITE AREA			72,745

5.0 COST STUDY

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Feasibility Study Cost Plan

Site 3 General Sitework Summary

Ref.	Description		%	\$/SF	TOTAL \$ x 1,000
			Gross Area:	72,745 SF	
G10	Site Preparation		4%	3.76	274
G20	Site Improvements		46%	40.18	2,923
G30	Liquid and Gas Site Utilities		10%	8.56	623
G40	Electrical Site Improvements		7%	5.90	429
G50	Site Communications		1%	0.70	51
G90	Miscellaneous Site Construction		0%	0.00	0
G	Building Sitework		67%	59.10	4,299
SITE ELEMENTAL COST BEFORE CONTINGENCIES			67%	59.10	4,299
Z10	Design Contingency	15.00%	10%	8.86	645
Z11	General Requirements	5.00%	4%	3.40	247
Z12	Construction Contingency	3.00%	2%	2.14	156
SITE ELEMENTAL COST INCLUDING CONTINGENCIES			84%	73.50	5,347
Z21	General Conditions	10.00%	8%	7.35	535
Z22	Bonds & Insurance	2.75%	3%	2.22	162
Z23	Contractor's Overhead, Profit & Fee	5.50%	5%	4.57	332
SITE CONSTRUCTION COST BEFORE ESCALATION			100%	87.65	6,376
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - April, 2024			100%	87.65	6,376

5.0 COST STUDY

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Feasibility Study Cost Plan

Site 3 General Sitework

Item Description	Quantity	Unit	Rate	Total
G10 Site Preparation				273,600
Clearing and grading				
General site clearing and grading	72,745	SF	3.06	222,600
Miscellaneous site demolition work	1	LS	51,000.00	51,000
				273,600
G20 Site Improvements				2,922,723
Paving and landscaping				
New paving and landscaping	36,072	SF	76.50	2,759,523
New curb cut on Bryant Street	1	EA	10,200.00	10,200
Extra for sallyport and secured parking access ramp (1)	1	LS	153,000.00	153,000
				2,922,723
G30 Liquid and Gas Site Utilities				622,936
Mechanical utility connections				
Fire and domestic water, sanitary sewer building connections	1	LS	255,000.00	255,000
Storm drainage systems				
Storm drainage systems including on-site retention	36,072	SF	10.20	367,936
				622,936
G40 Electrical Site Improvements				428,952
Electrical utility connections				
Power building connections	1	LS	153,000.00	153,000
Site lighting and power				
Site lighting and power	36,072	SF	7.65	275,952
				428,952

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Feasibility Study Cost Plan

Site 3 General Sitework

Item Description	Quantity	Unit	Rate	Total
G50 Site Communications				51,000
Site communications				
Communication building connections	1	LS	51,000.00	51,000
				51,000
G90 Miscellaneous Site Construction				
				0

5.0 COST STUDY

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Feasibility Study Cost Plan

Site 4 General Sitework Areas

	SF	SF	SF
Areas			
Net Site Areas	24,747		
Net Site Area		24,747	
Building Footprint Areas			
Building Footprint Area	36,673		
Subtotal of Building Footprint Areas		36,673	
GROSS SITE AREA			61,420

5.0 COST STUDY

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Feasibility Study Cost Plan

Site 4 General Sitework Summary

Ref.	Description		%	\$/SF	TOTAL \$ x 1,000
			Gross Area:	61,420 SF	
G10	Site Preparation		5%	3.89	239
G20	Site Improvements		44%	35.14	2,158
G30	Liquid and Gas Site Utilities		10%	8.26	507
G40	Electrical Site Improvements		7%	5.57	342
G50	Site Communications		1%	0.83	51
G90	Miscellaneous Site Construction		0%	0.00	0
G	Building Sitework		67%	53.70	3,298
SITE ELEMENTAL COST BEFORE CONTINGENCIES			67%	53.70	3,298
Z10	Design Contingency	15.00%	10%	8.05	495
Z11	General Requirements	5.00%	4%	3.09	190
Z12	Construction Contingency	3.00%	2%	1.95	119
SITE ELEMENTAL COST INCLUDING CONTINGENCIES			84%	66.78	4,102
Z21	General Conditions	10.00%	8%	6.68	410
Z22	Bonds & Insurance	2.75%	3%	2.02	124
Z23	Contractor's Overhead, Profit & Fee	5.50%	5%	4.15	255
SITE CONSTRUCTION COST BEFORE ESCALATION			100%	79.63	4,891
Z30	Escalation Is Not Included	0.00%	0%	0.00	0
RECOMMENDED BUDGET - April, 2024			100%	79.63	4,891

5.0 COST STUDY

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Feasibility Study Cost Plan

Site 4 General Sitework

Item Description	Quantity	Unit	Rate	Total
G10 Site Preparation				238,944
Clearing and grading				
General site clearing and grading	61,420	SF	3.06	187,944
Miscellaneous site demolition work	1	LS	51,000.00	51,000
				238,944
G20 Site Improvements				2,158,315
Paving and landscaping				
New paving and landscaping	24,747	SF	76.50	1,893,115
New curb cut on Bryant Street	1	EA	10,200.00	10,200
Extra for sallyport and secured parking access ramps (2)	1	LS	255,000.00	255,000
				2,158,315
G30 Liquid and Gas Site Utilities				507,415
Mechanical utility connections				
Fire and domestic water, sanitary sewer building connections	1	LS	255,000.00	255,000
Storm drainage systems				
Storm drainage systems including on-site retention	24,747	SF	10.20	252,415
				507,415
G40 Electrical Site Improvements				342,311
Electrical utility connections				
Power building connections	1	LS	153,000.00	153,000
Site lighting and power				
Site lighting and power	24,747	SF	7.65	189,311
				342,311

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Feasibility Study Cost Plan

Site 4 General Sitework

Item Description	Quantity	Unit	Rate	Total
G50 Site Communications				51,000
Site communications				
Communication building connections	1	LS	51,000.00	51,000
				51,000
G90 Miscellaneous Site Construction				
				0

5.0 COST STUDY

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Feasibility Study Cost Plan

Existing HOJ Enabling Works

Item Description	Quantity	Unit	Rate	Total
Site 1:				
Existing				
Existing loading				<i>remains in place</i>
Existing fuel tank				<i>remains in place</i>
Existing generators				<i>remains in place</i>
Existing air intake louvers				<i>remains in place</i>
New				
Remove / protect existing trees	1	LS	5,100.00	5,100
Vehicular ramp to existing loading (shared access with existing)	1	LS	153,000.00	153,000
Miscellaneous				
Temporary protection along Harriet Street during construction	1	LS	25,500.00	25,500
Cost Before Markups				183,600
Z10 Design Contingency	15.00%			27,540
Z11 General Requirements	5.00%			10,557
Z12 Construction Contingency	3.00%			6,651
Z21 General Conditions	10.00%			22,835
Z22 Bonds & Insurance	2.75%			6,908
Z23 Contractor's Overhead, Profit & Fee	5.50%			14,195
Z30 Escalation Is Not Included	0.00%			
				272,285

5.0 COST STUDY

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Feasibility Study Cost Plan

Existing HOJ Enabling Works

Item Description	Quantity	Unit	Rate	Total
Site 2:				
Existing				
Existing loading				<i>requires relocation</i>
Existing fuel tank				<i>remains in place</i>
Existing generators				<i>requires relocation</i>
Existing air intake louvers				<i>remains in place</i>
New				
Remove / protect existing trees	1	LS	10,200.00	10,200
New vehicular ramp to existing loading	1	LS	204,000.00	204,000
Relocate existing loading configuration to medical examiner's loading dock area	1	LS	255,000.00	255,000
Generators				
Remove existing temporary generators, stacked	2,000	kW	178.50	357,000
New generator, pad-mounted 2MW generator, integral belly tank, sound attenuated	2,000	kW	892.50	1,785,000
Tier 4 emissions control	1	LS	191,250.00	191,250
Feeder conduit and cable, 2,000 A	400	LF	1,020.00	408,000
Concrete pad, bollards, gates, screening for new generator location	1	LS	102,000.00	102,000
Fire department access stair	1	LS	76,500.00	76,500
Miscellaneous additional site demolition work	1	LS	102,000.00	102,000
Miscellaneous				
Temporary protection / underpinning of existing buildings on SE corner of Bryant Street	1	LS	510,000.00	510,000
Cost Before Markups				4,000,950
Z10 Design Contingency	15.00%			600,143
Z11 General Requirements	5.00%			230,055
Z12 Construction Contingency	3.00%			144,934
Z21 General Conditions	10.00%			497,608
Z22 Bonds & Insurance	2.75%			150,526
Z23 Contractor's Overhead, Profit & Fee	5.50%			309,332
Z30 Escalation Is Not Included	0.00%			
				5,933,548

5.0 COST STUDY

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Feasibility Study Cost Plan

Existing HOJ Enabling Works

Item Description	Quantity	Unit	Rate	Total
Site 3:				
Existing				
Existing loading				<i>requires relocation</i>
Existing fuel tank				<i>remains in place</i>
Existing generators				<i>requires relocation</i>
Existing air intake louvers				<i>remains in place</i>
New				
Remove / protect existing trees	1	LS	10,200.00	10,200
New vehicular ramp to existing loading	1	LS	204,000.00	204,000
Relocate existing loading configuration to medical examiner's loading dock area	1	LS	255,000.00	255,000
Generators				
Remove existing temporary generators, stacked	2,000	kW	178.50	357,000
New generator, pad-mounted 2MW generator, integral belly tank, sound attenuated	2,000	kW	892.50	1,785,000
Tier 4 emissions control	1	LS	191,250.00	191,250
Feeder conduit and cable, 2,000 A	400	LF	1,020.00	408,000
Concrete pad, bollards, gates, screening for new generator location	1	LS	102,000.00	102,000
Fire department access stair	1	LS	76,500.00	76,500
Miscellaneous additional site demolition work	1	LS	102,000.00	102,000
Miscellaneous				
Temporary protection along Harriet Street during construction	1	LS	25,500.00	25,500
Cost Before Markups				3,516,450
Z10 Design Contingency	15.00%			527,468
Z11 General Requirements	5.00%			202,196
Z12 Construction Contingency	3.00%			127,383
Z21 General Conditions	10.00%			437,350
Z22 Bonds & Insurance	2.75%			132,298
Z23 Contractor's Overhead, Profit & Fee	5.50%			271,873
Z30 Escalation Is Not Included	0.00%			
				5,215,018

5.0 COST STUDY

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Feasibility Study Cost Plan

Existing HOJ Enabling Works

Item Description	Quantity	Unit	Rate	Total
Site 4:				
Existing				
Existing loading				<i>requires relocation</i>
Existing fuel tank				<i>remains in place</i>
Existing generators				<i>requires relocation</i>
Existing air intake louvers				<i>remains in place</i>
New				
Remove / protect existing trees	1	LS	10,200.00	10,200
New vehicular ramp to existing loading	1	LS	204,000.00	204,000
Relocate existing loading configuration to medical examiner's loading dock area	1	LS	255,000.00	255,000
Generators				
Remove existing temporary generators, stacked	2,000	kW	178.50	357,000
New generator, pad-mounted 2MW generator, integral belly tank, sound attenuated	2,000	kW	892.50	1,785,000
Tier 4 emissions control	1	LS	191,250.00	191,250
Feeder conduit and cable, 2,000 A	400	LF	1,020.00	408,000
Concrete pad, bollards, gates, screening for new generator location	1	LS	102,000.00	102,000
Fire department access stair	1	LS	76,500.00	76,500
Miscellaneous additional site demolition work	1	LS	102,000.00	102,000
Miscellaneous				
Temporary protection / underpinning of existing buildings on SE corner of Bryant Street	1	LS	510,000.00	510,000
Cost Before Markups				4,000,950
Z10 Design Contingency	15.00%			600,143
Z11 General Requirements	5.00%			230,055
Z12 Construction Contingency	3.00%			144,934
Z21 General Conditions	10.00%			497,608
Z22 Bonds & Insurance	2.75%			150,526
Z23 Contractor's Overhead, Profit & Fee	5.50%			309,332
Z30 Escalation Is Not Included	0.00%			
				5,933,548

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Feasibility Study Cost Plan

Existing Site Utilities Relocations

Item Description	Quantity	Unit	Rate	Total
Site 1:				
Existing underground utilities within Harriet Street				<i>remains in place</i>
				0
Site 2:				
Existing underground utilities within Harriet Street				<i>requires relocation</i>
Remove existing utilities in Harriet Street	1	LS	102,000.00	102,000
Utility relocations				
Sanitary sewer				
Sanitary sewer pipework, 12", PVC	350	LF	357.00	124,950
Manholes	3	EA	28,050.00	84,150
POC to existing systems	2	EA	15,810.00	31,620
Domestic water service				
Domestic water service pipework, 6" DI	200	LF	357.00	71,400
Valves and specialties	1	LS	25,500.00	25,500
POC to existing systems	2	EA	15,810.00	31,620
Gas				
Gas pipework	50	LF	357.00	17,850
POC to existing systems	1	EA	15,810.00	15,810
Cost Before Markups				504,900
Z10 Design Contingency	15.00%			75,735
Z11 General Requirements	5.00%			29,032
Z12 Construction Contingency	3.00%			18,290
Z21 General Conditions	10.00%			62,796
Z22 Bonds & Insurance	2.75%			18,996
Z23 Contractor's Overhead, Profit & Fee	5.50%			39,036
Z30 Escalation Is Not Included	0.00%			
				748,784

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Feasibility Study Cost Plan

Existing Site Utilities Relocations

Item Description	Quantity	Unit	Rate	Total
Site 3:				
Existing underground utilities within Harriet Street				<i>requires relocation</i>
Remove existing utilities in Harriet Street	1	LS	102,000.00	102,000
Utility relocations				
Sanitary sewer				
Sanitary sewer pipework, 12", PVC	350	LF	357.00	124,950
Manholes	3	EA	28,050.00	84,150
POC to existing systems	2	EA	15,810.00	31,620
Domestic water service				
Domestic water service pipework, 6" DI	200	LF	357.00	71,400
Valves and specialties	1	LS	25,500.00	25,500
POC to existing systems	2	EA	15,810.00	31,620
Gas				
Gas pipework	50	LF	357.00	17,850
POC to existing systems	1	EA	15,810.00	15,810
Cost Before Markups				504,900
Z10 Design Contingency	15.00%			75,735
Z11 General Requirements	5.00%			29,032
Z12 Construction Contingency	3.00%			18,290
Z21 General Conditions	10.00%			62,796
Z22 Bonds & Insurance	2.75%			18,996
Z23 Contractor's Overhead, Profit & Fee	5.50%			39,036
Z30 Escalation Is Not Included	0.00%			
				748,784

5.0 COST STUDY

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Feasibility Study Cost Plan

Existing Site Utilities Relocations

Item Description	Quantity	Unit	Rate	Total
Site 4:				
Existing underground utilities within Harriet Street				<i>requires relocation</i>
Remove existing utilities in Harriet Street	1	LS	102,000.00	102,000
Utility relocations				
Sanitary sewer				
Sanitary sewer pipework, 12", PVC	350	LF	357.00	124,950
Manholes	3	EA	28,050.00	84,150
POC to existing systems	2	EA	15,810.00	31,620
Domestic water service				
Domestic water service pipework, 6" DI	200	LF	357.00	71,400
Valves and specialties	1	LS	25,500.00	25,500
POC to existing systems	2	EA	15,810.00	31,620
Gas				
Gas pipework	50	LF	357.00	17,850
POC to existing systems	1	EA	15,810.00	15,810
Cost Before Markups				504,900
Z10 Design Contingency	15.00%			75,735
Z11 General Requirements	5.00%			29,032
Z12 Construction Contingency	3.00%			18,290
Z21 General Conditions	10.00%			62,796
Z22 Bonds & Insurance	2.75%			18,996
Z23 Contractor's Overhead, Profit & Fee	5.50%			39,036
Z30 Escalation Is Not Included	0.00%			
				748,784

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Feasibility Study Cost Plan

Alternates

Item Description	Quantity	Unit	Rate	Total
Alternate 1: Gas-boiler heating plant on roof				
DDT				
Chilled & heating hot water generation systems				
Electric HHW/CHW plant (heat pumps/heat recovery chillers), roof-mounted - including thermal expansion compensation, circulatory equipment (250 ton/SF allowance)	(1,100)	Ton	3,060.00	(3,366,000)
ADD				
Natural gas-fired, condensing boiler , including flue - 35 bth/hr.	10,000	Mbth	76.50	765,000
Air-cooled chiller	1,100	Ton	1,785.00	1,963,500
Natural gas pipework				
Building connections	1	LS	51,000.00	51,000
Site utility connections	1	LS	76,500.00	76,500
Alternate Cost Before Markups				(510,000)
Z10 Design Contingency	15.00%			(76,500)
Z11 General Requirements	5.00%			(29,325)
Z12 Construction Contingency	3.00%			(18,475)
Z21 General Conditions	10.00%			(63,430)
Z22 Bonds & Insurance	2.75%			(19,188)
Z23 Contractor's Overhead, Profit & Fee	5.50%			(39,430)
Z30 Escalation Is Not Included	0.00%			
				(756,348)

5.0 COST STUDY

New San Francisco Hall of Justice
Judicial Council of California
April 5, 2024

MGAC

Feasibility Study Cost Plan

Basement Configuration Options

Item Description	Quantity	Unit	Rate	Total
Site 1 : No basement				
Deduct basement level	18,900	SF		
Special foundation systems				
Temporary shoring to Harriet Street and Anhern Way	(4,200)	SF	255.00	(1,071,000)
Excavation				
Excavate basement and remove materials off-site	(11,375)	CY	76.50	(870,188)
Retaining walls				
Concrete retaining walls	(7,800)	SF	127.50	(994,500)
Waterproofing				
Bathtub membrane and protection board				
Slab on grade	(18,900)	SF	20.40	(385,560)
Walls	(7,800)	SF	20.40	(159,120)
Underslab drainage system including pumps	(18,900)	SF	15.30	(289,170)
Dewatering				
Dewatering during construction	(1)	LS	5,100,000.00	(5,100,000)
Elevator stops	(2)	EA	86,700.00	(173,400)
Vehicular access ramps	(1)	LS	255,000.00	(255,000)
Add above grade floor level 10				
Exterior wall system	10,880	SF	204.00	2,219,520
Elevator stops to "tenth" floor	10	EA	86,700.00	867,000
Alternate Cost Before Markups				(6,211,418)
Z10 Design Contingency	15.00%			(931,713)
Z11 General Requirements	5.00%			(357,157)
Z12 Construction Contingency	3.00%			(225,009)
Z21 General Conditions	10.00%			(772,530)
Z22 Bonds & Insurance	2.75%			(233,690)
Z23 Contractor's Overhead, Profit & Fee	5.50%			(480,233)
Z30 Escalation Is Not Included	0.00%			
				(\$487.39)
				(9,211,748)

5.0 COST STUDY

New San Francisco Hall of Justice
Judicial Council of California
April 5, 2024

MGAC

Feasibility Study Cost Plan

Basement Configuration Options

Item Description	Quantity	Unit	Rate	Total
Site 3: No basement				
Deduct basement level	18,900	SF		
Special foundation systems				
Temporary shoring to Harriet Street and Anhern Way	(4,200)	SF	255.00	(1,071,000)
Excavation				
Excavate basement and remove materials off-site	(11,375)	CY	76.50	(870,188)
Retaining walls				
Concrete retaining walls	(7,800)	SF	127.50	(994,500)
Waterproofing				
Bathtub membrane and protection board				
Slab on grade	(18,900)	SF	20.40	(385,560)
Walls	(7,800)	SF	20.40	(159,120)
Underslab drainage system including pumps	(18,900)	SF	15.30	(289,170)
Dewatering				
Dewatering during construction	(1)	LS	5,100,000.00	(5,100,000)
Elevator stops	(2)	EA	86,700.00	(173,400)
Vehicular access ramps	(1)	LS	255,000.00	(255,000)
Add above grade floor levels - increased floor plate sizes				
Exterior wall system	8,000	SF	204.00	1,632,000
Alternate Cost Before Markups				(7,665,938)
Z10 Design Contingency	15.00%			(1,149,891)
Z11 General Requirements	5.00%			(440,791)
Z12 Construction Contingency	3.00%			(277,699)
Z21 General Conditions	10.00%			(953,432)
Z22 Bonds & Insurance	2.75%			(288,413)
Z23 Contractor's Overhead, Profit & Fee	5.50%			(592,689)
Z30 Escalation Is Not Included	0.00%			
				(601.53)
				(11,368,852)

5.0 COST STUDY

New San Francisco Hall of Justice
Judicial Council of California
April 5, 2024

MGAC

Feasibility Study Cost Plan

Basement Configuration Options

Item Description	Quantity	Unit	Rate	Total
Sites 2 and 4: Full basement				
Added floor area of 11,340 GSF for full basement floor plate				
Special foundation systems				
Temporary shoring to Bryant Street and Sixth Street	4,200	SF	255.00	1,071,000
Excavation				
Excavate basement and remove materials off-site	6,825	CY	76.50	522,113
Retaining walls				
Concrete retaining walls	4,200	SF	127.50	535,500
Waterproofing				
Bathtub membrane and protection board				
Slab on grade	11,340	SF	20.40	231,336
Walls	4,200	SF	20.40	85,680
Underslab drainage system including pumps	11,340	SF	15.30	173,502
Dewatering				
Additional dewatering for larger basement	1	LS	2,040,000.00	2,040,000
Alternate Cost Before Markups				4,659,131
Z10 Design Contingency	15.00%			698,870
Z11 General Requirements	5.00%			267,900
Z12 Construction Contingency	3.00%			168,777
Z21 General Conditions	10.00%			579,468
Z22 Bonds & Insurance	2.75%			175,289
Z23 Contractor's Overhead, Profit & Fee	5.50%			360,219
Z30 Escalation Is Not Included	0.00%			
	609.32			6,909,653

5.0 COST STUDY



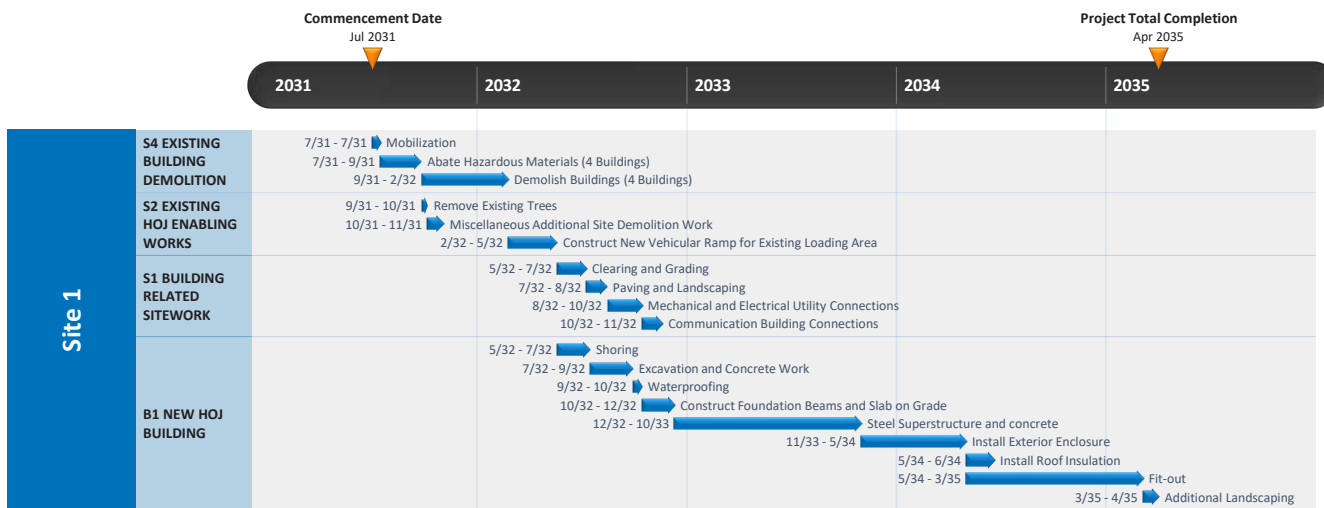
New San Francisco Hall of Justice

High-level Schedule Overview (All 4 Options)



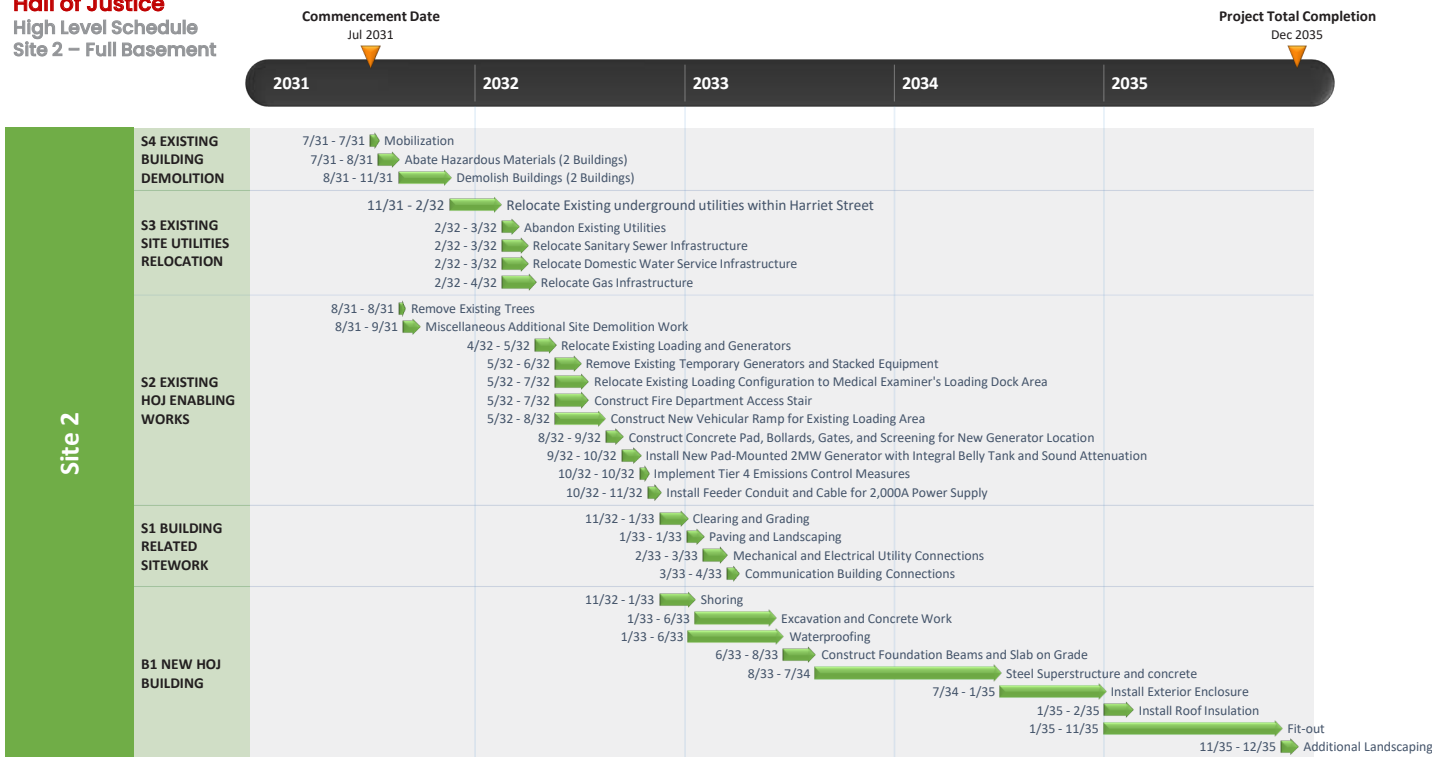
5.1 CONSTRUCTION SCHEDULES

New San Francisco Hall of Justice
 High Level Schedule
 Site 1 – Secured Basement Parking Only

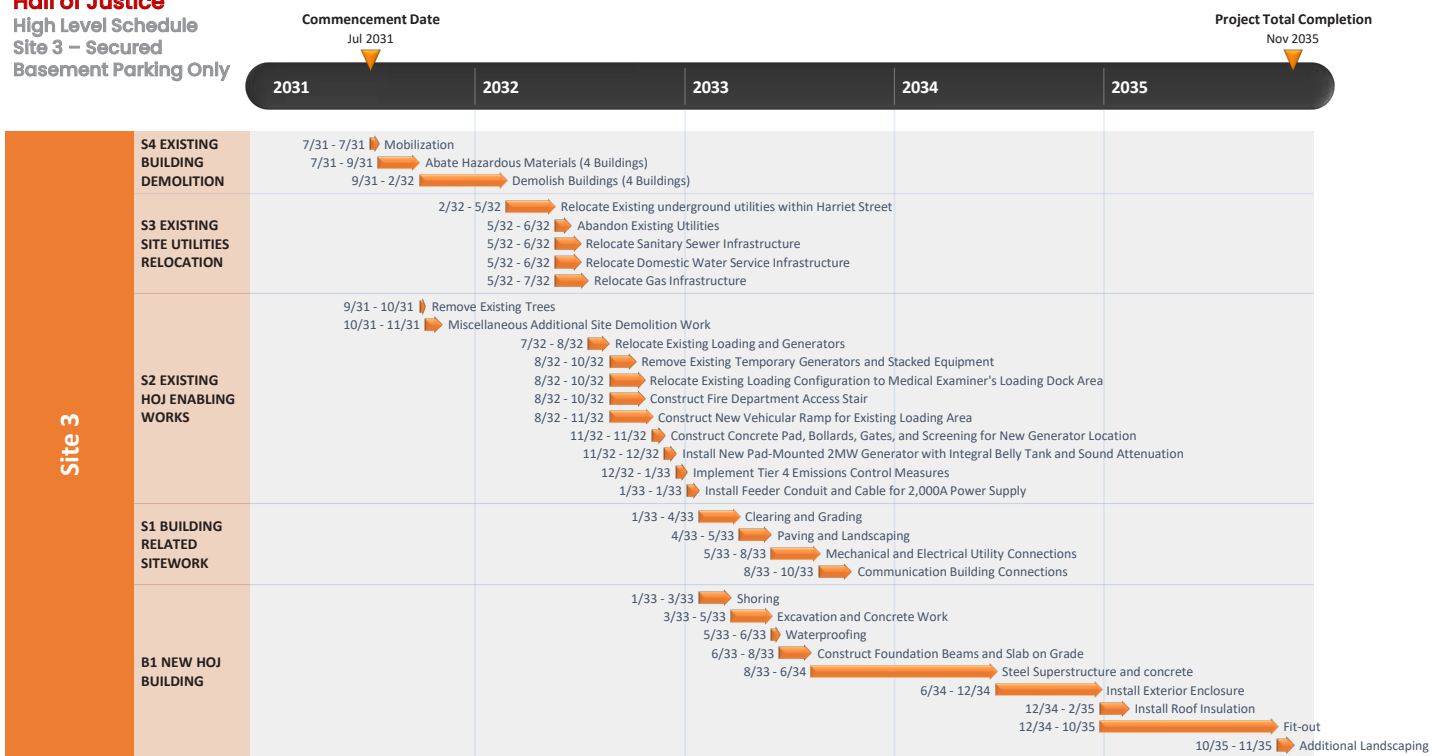


5.1 CONSTRUCTION SCHEDULES

New San Francisco Hall of Justice High Level Schedule Site 2 – Full Basement

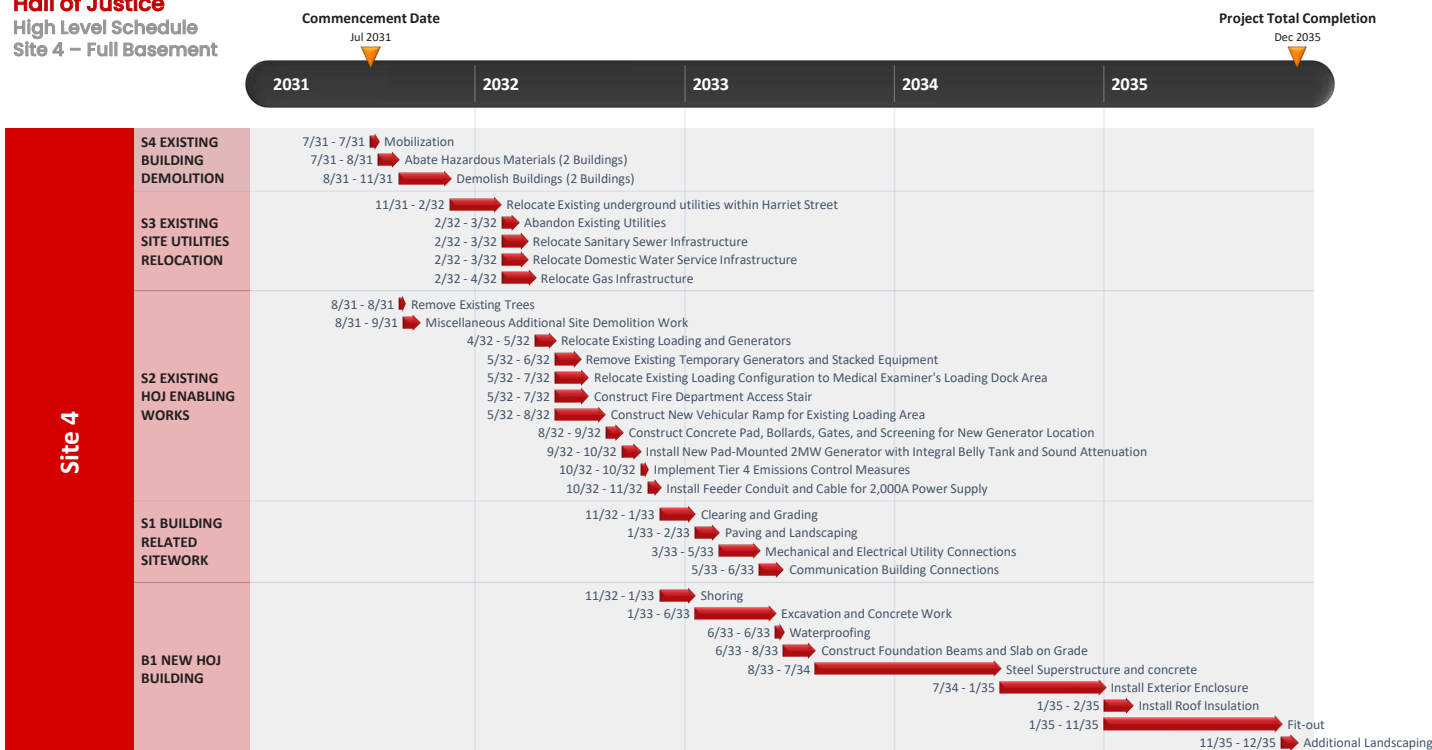


New San Francisco Hall of Justice High Level Schedule Site 3 – Secured Basement Parking Only



5.1 CONSTRUCTION SCHEDULES

New San Francisco Hall of Justice High Level Schedule Site 4 – Full Basement



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moore ruble yudell
architects & planners

Court Facilities Advisory Committee Site Selection Report

New Santa Clarita Courthouse
Superior Court of California,
Los Angeles County

June 25, 2024



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

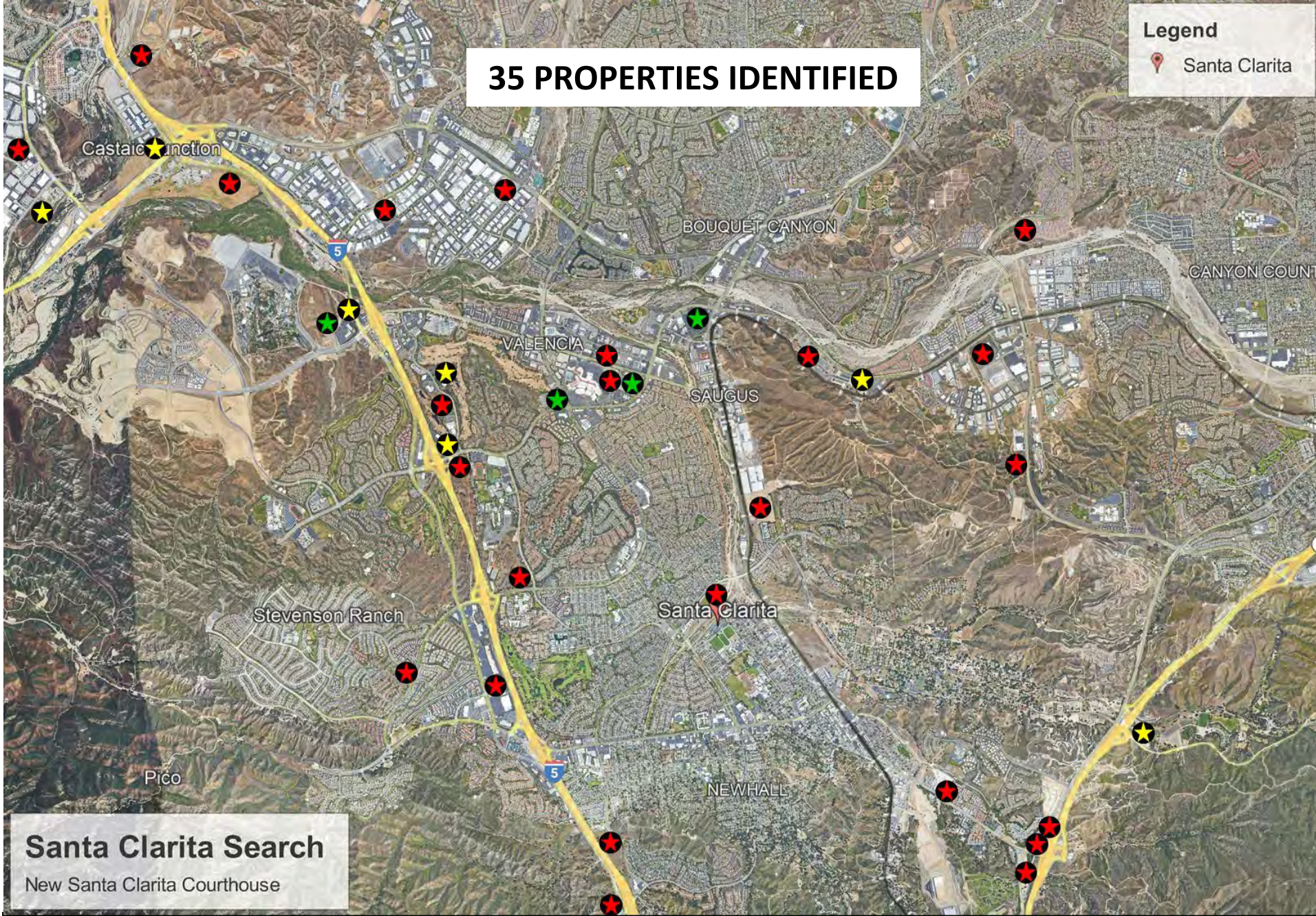
- Authorized Building Area: 278,000 BGSF
- 8-Stories and basement
- 24 Courtrooms
- Consolidate court operations and caseload from:
 - 3 existing facilities:
 - Santa Clarita Courthouse
 - Santa Clarita Administrative Center (Annex)
 - Sylmar Juvenile Courthouse
 - Reallocate dockets from other Los Angeles Superior Court courthouses
- Provide multi-service justice center to fast growing Santa Clarita area
- Approved site area: 4.53-acres



35 PROPERTIES IDENTIFIED

Legend
📍 Santa Clarita

- 🔴 Sites Unavailable or Dismissed
 - 100-Year Flood Zone / Significant Terrain
 - Utility Obstruction
 - Too small and/or too residential
- 🟡 Sites Considered
- 🟢 Sites Studied



Santa Clarita Search
New Santa Clarita Courthouse

Four Properties Studied

1. Existing Courthouse & Sheriff property

2. Former K-Mart property

3. Valencia/McBean Parkway

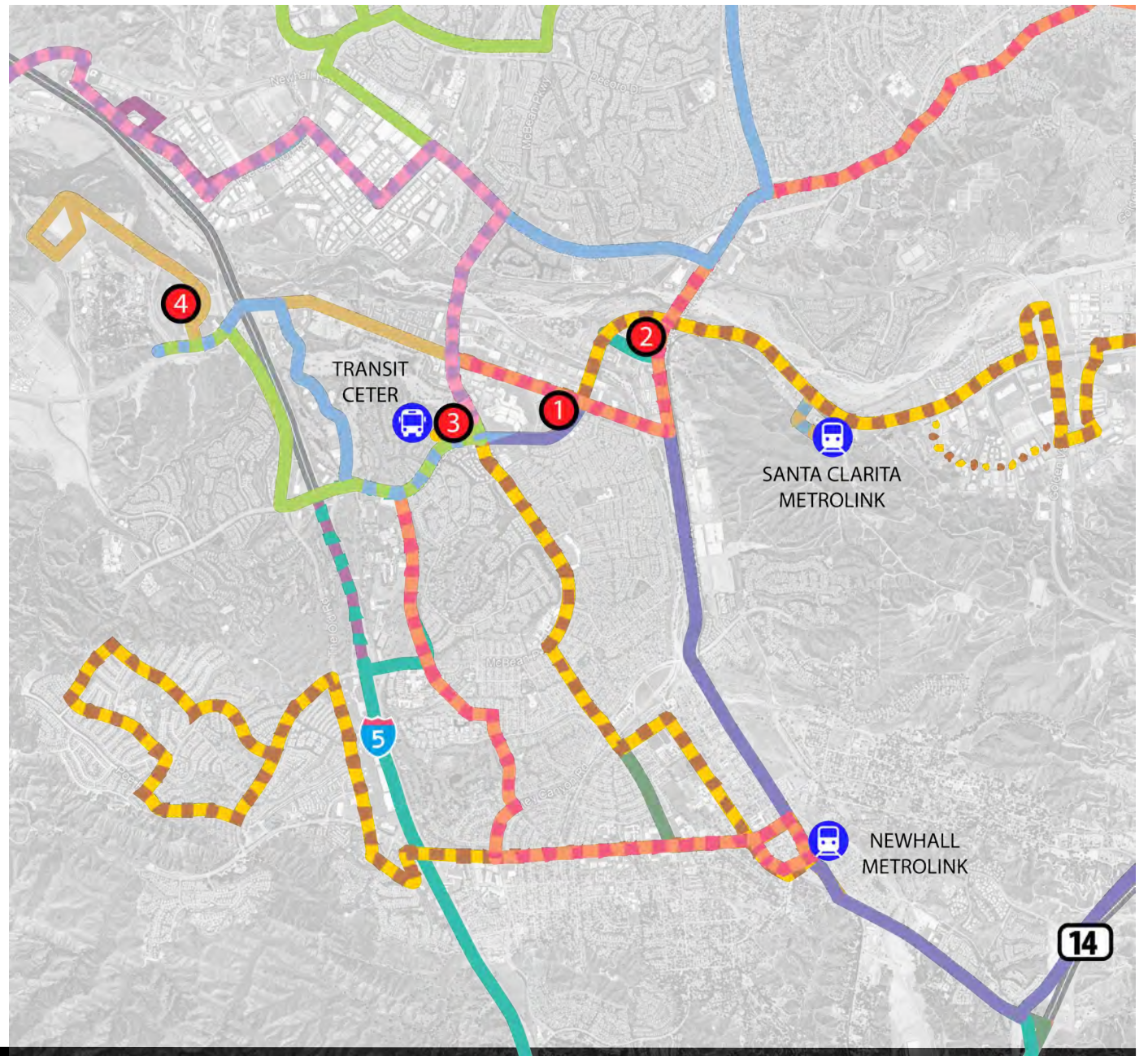
4. Entertainment Drive (Entrada North)



TRANSPORTATION - BUS & RAIL ROUTES

Site:

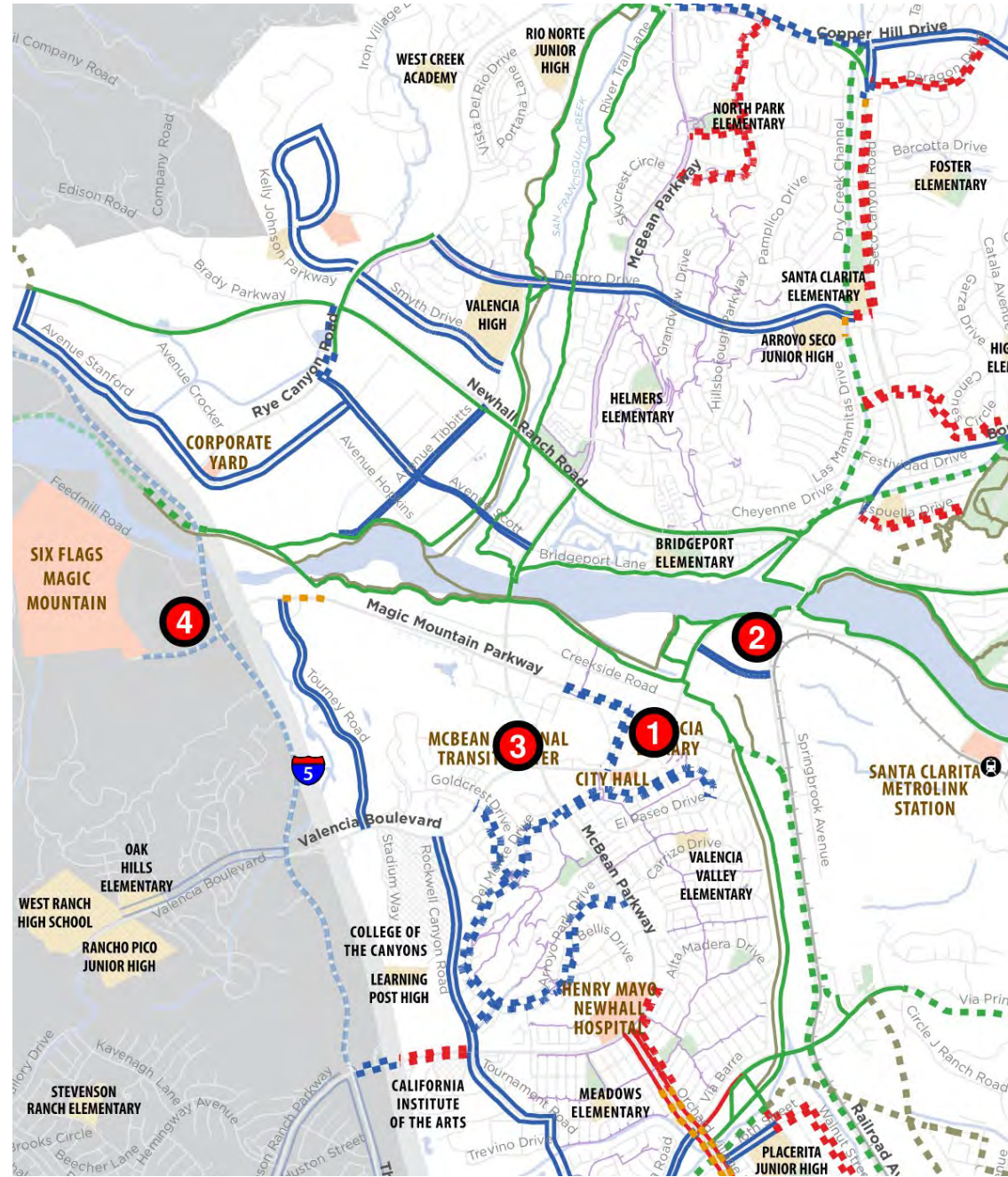
- 1** Bus: 2-Lines
Rail: Linked by bus
- 2** Bus: 2-Lines
Rail: 1.6-miles
- 3** Bus: ALL Lines; Transit Center
Rail: Linked by Transit Center
- 4** Bus: 3-Lines
Rail: Linked by bus



TRANSPORTATION – BICYCLE PATH/ROUTE

Site:

- 1 Proposed Bike Lane, within 0.25-miles
- 2 Bike Route/Path adjacent site
- 3 Proposed Bike Lane, within 0.5-miles
- 4 Proposed Bike Lane, within 0.25-miles



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 1. Existing Courthouse Site	Site 2. Former K-Mart	Site 3. Valencia/ McBean Pkwy	Site 4. Entertainment Dr. (Entrada North)
Points	Points	Points	Points
NA	NA	839	893
-	-	2	1

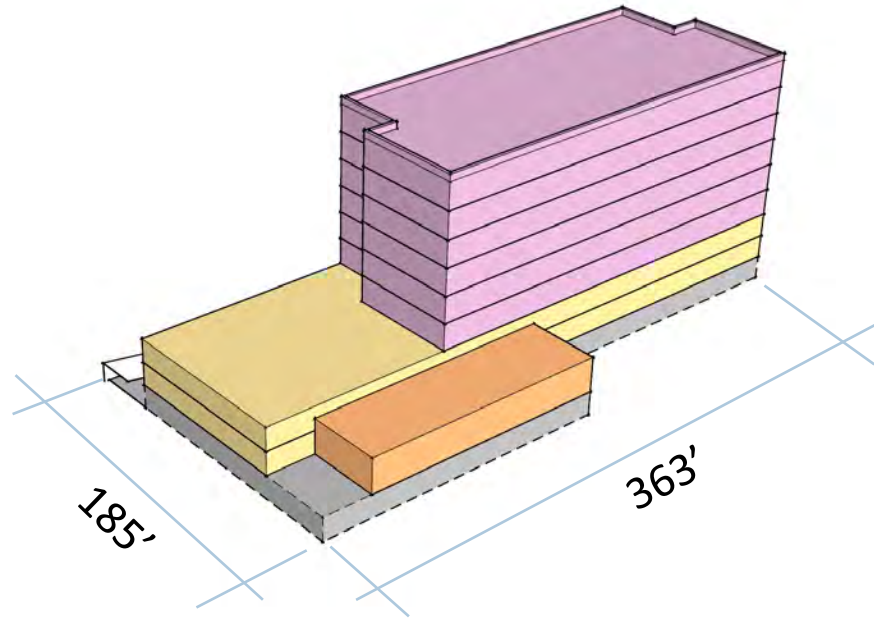
FINAL SITE RANKING

1. **PREFERRED: Site 4**, Entertainment Drive (Entrada North)
2. **ALTERNATE: Site 3**, Valencia/McBean Parkway
3. Not Available: Site 1, Existing Courthouse & Sheriff
4. Not Available: Site 2, Former K



INITIAL SITE TEST FIT - KEY PLANNING COMPONENTS

Linear Option



- Court floor (4 courtrooms per floor)
- Jury services, Building operations, Office areas
- Entry lobby, Security screening
- One courtroom, Sallyport, Holding, Sheriff areas, Secure parking areas

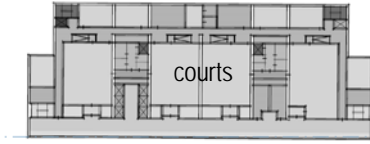
Massing and Site Footprint – 43,000 SF



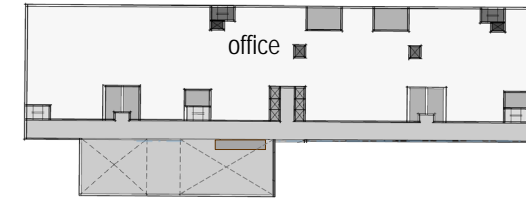
Stacking Section

PROGRAM AREA **278,000 SF**

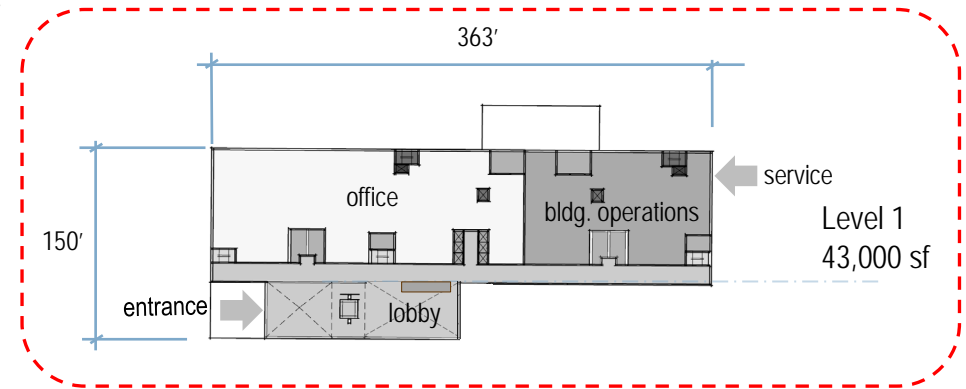
Stacking



Level 3-8
25,000 sf

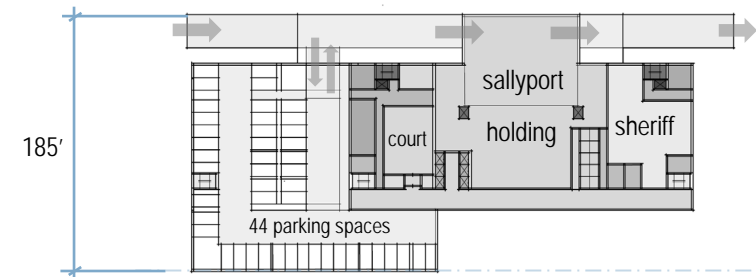


Level 2
35,500 sf



Level 1
43,000 sf

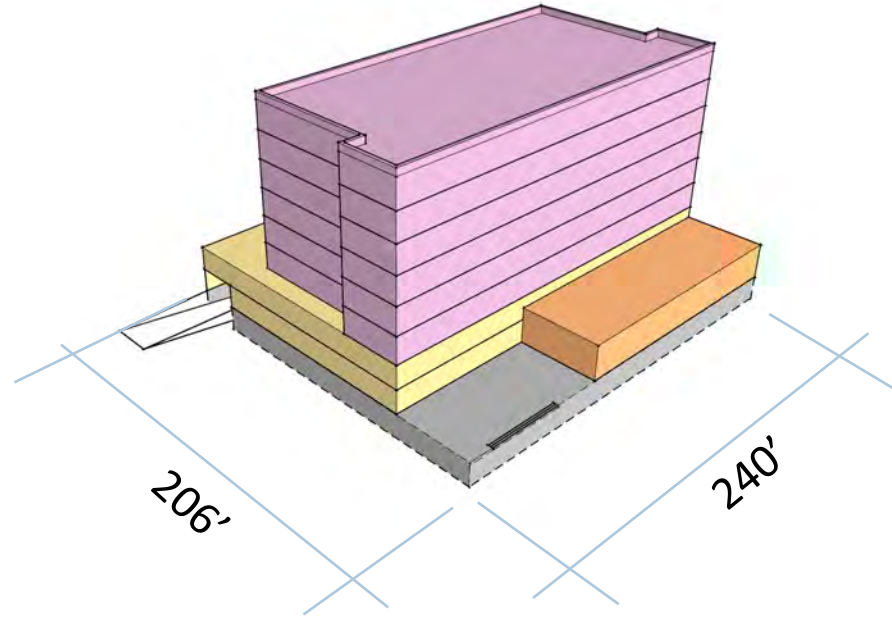
Building Footprint



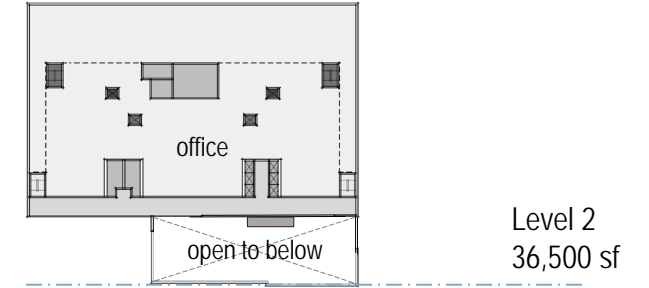
Sub Level
49,500 sf

INITIAL SITE TEST FIT - KEY PLANNING COMPONENTS

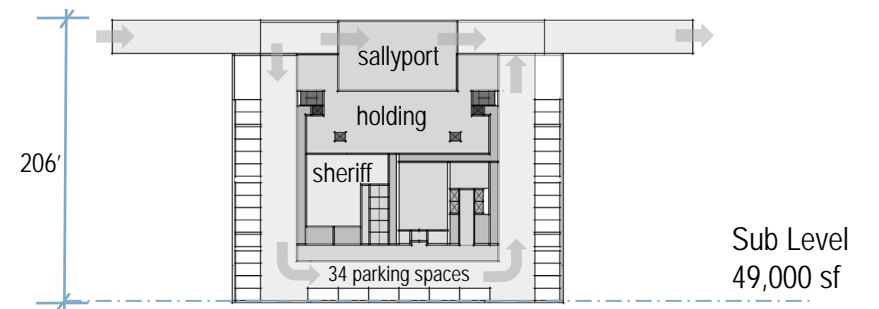
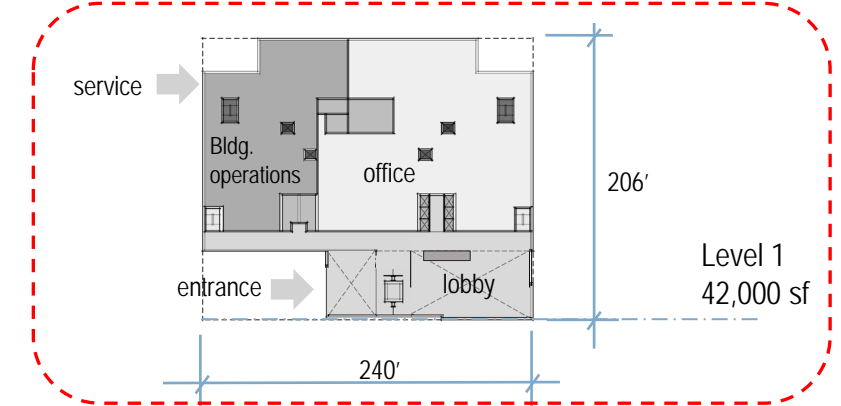
Compact Option



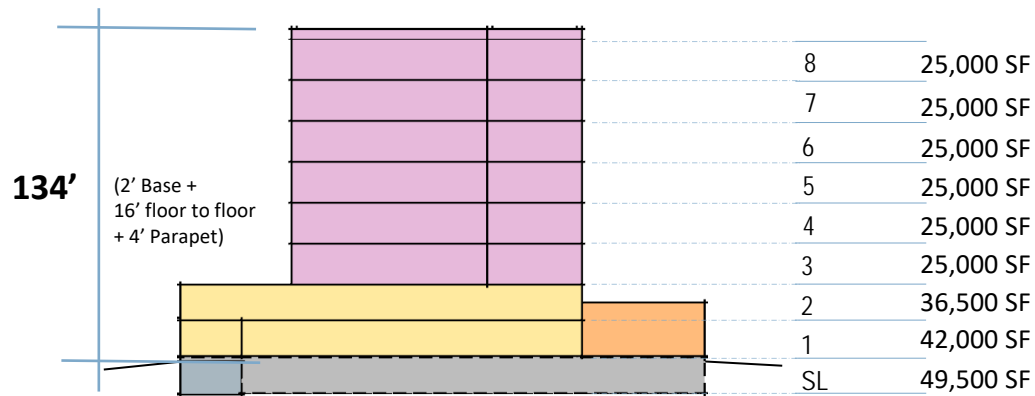
- Court floor (4 courtrooms per floor)
- Jury services, Building operations, Office areas
- Entry lobby, Security screening
- One courtroom, Sallyport, Holding, Sheriff areas, Secure parking areas



Building Footprint



Massing and Site Footprint – 42,000 SF



Stacking Section

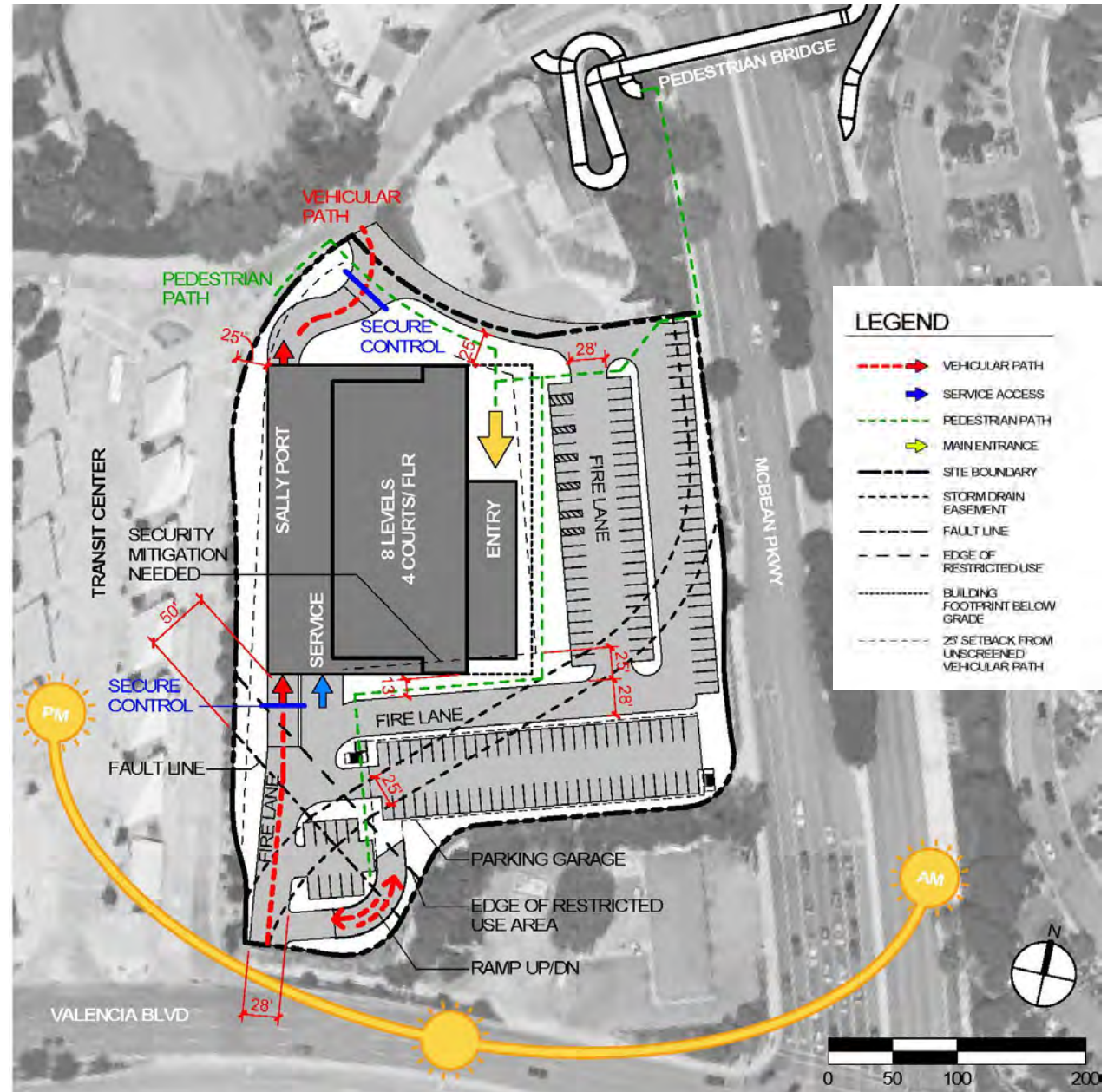
PROGRAM AREA **278,000 SF**

3. VALENCIA/ MCBEAN PARKWAY

PRIVATE OWNERSHIP; Asset Builders
Valencia, LLC

Site Area: 3.75-Acres

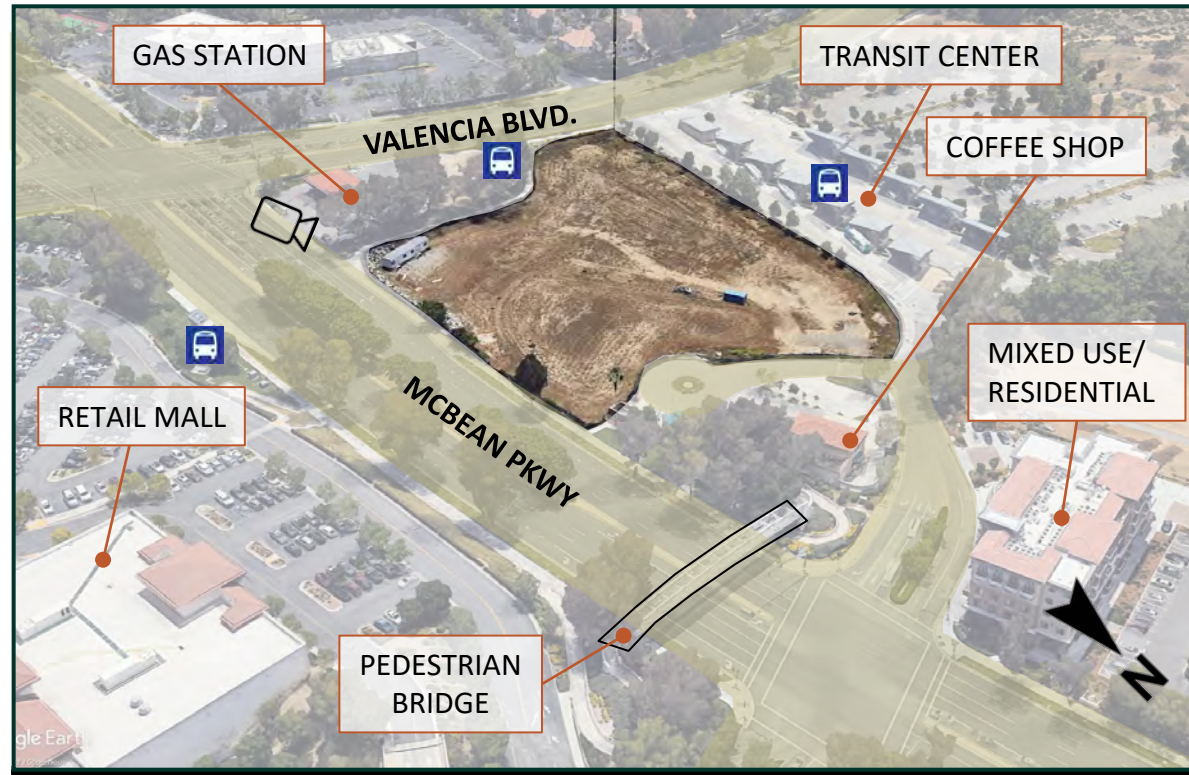
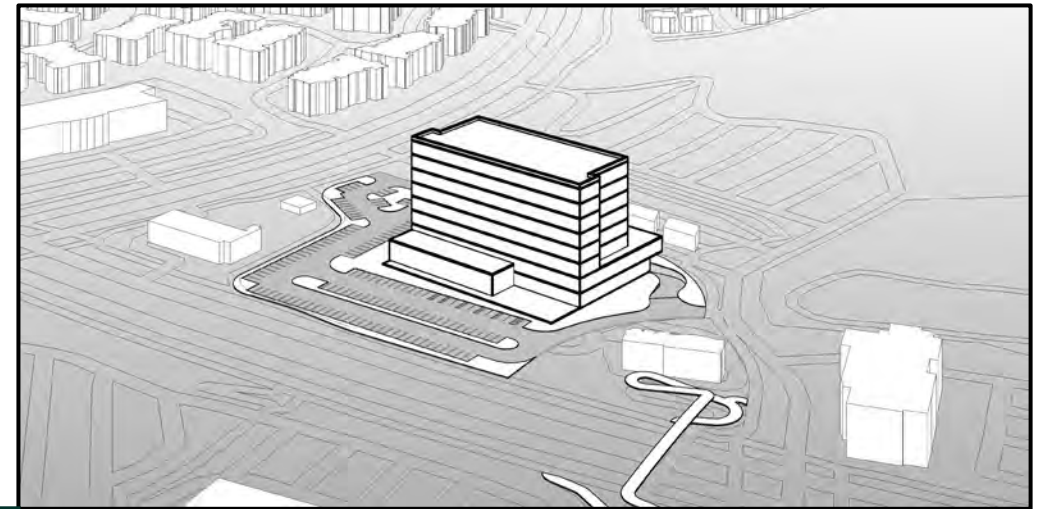
- Compact Option
- Undersized property
- Public/Staff Surface Parking + Deck = **204**
Parking Study Need: Low: 235 / High: 308
- Site is 0.5-miles from existing courthouse
- Massing and scale consistent with context
- Opportunity for civic presence in central area of the city of Santa Clarita
- Site is adjacent the City's Transit Center. Direct access to local and regional bus routes and rail service



3. VALENCIA/ MCBEAN PARKWAY

PRIVATE OWNERSHIP; Asset Builders Valencia, LLC

Site Area: 3.75-Acres

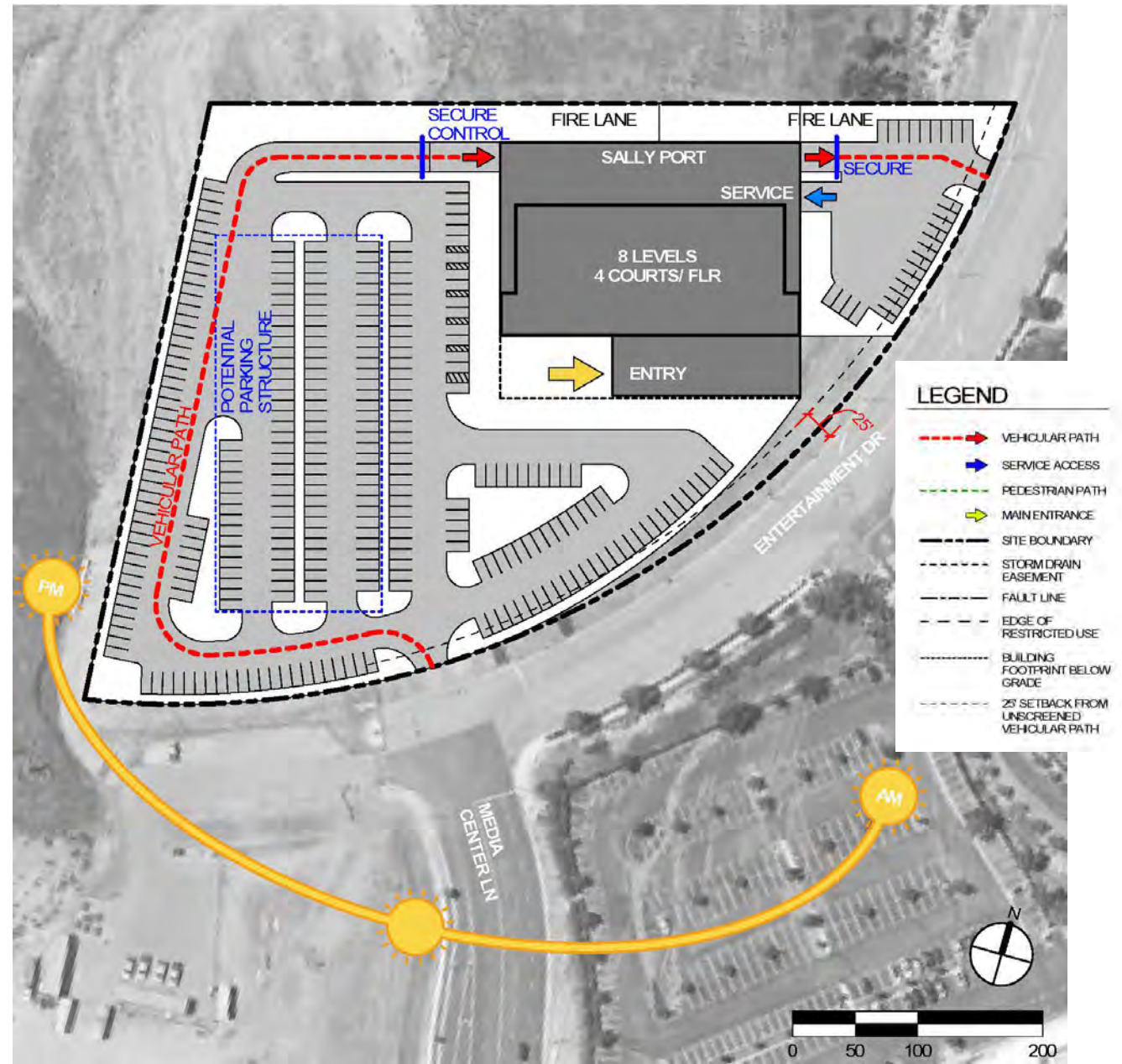


4. ENTERTAINMENT DRIVE (ENTRADA NORTH)

PRIVATE OWNERSHIP; Newhall Land and Farm Company

Site Area: 5.65-Acres

- Compact Option
- Fully Developed Pad; “Build Ready”
- Public/Staff Surface Parking = **324**
Parking Study Need: Low: 275 / High: 361
- Good access and visibility from Interstate-5 and vehicular approaches
- Massing and scale consistent with context
- Up and Coming Development Area
- Existing and future office, commercial, retail and multi-family uses adjacent site

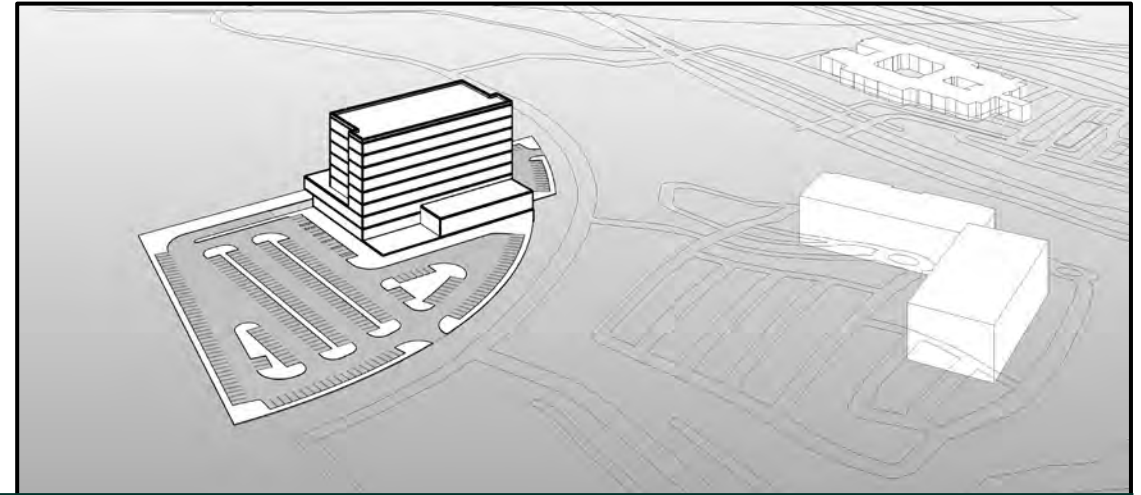
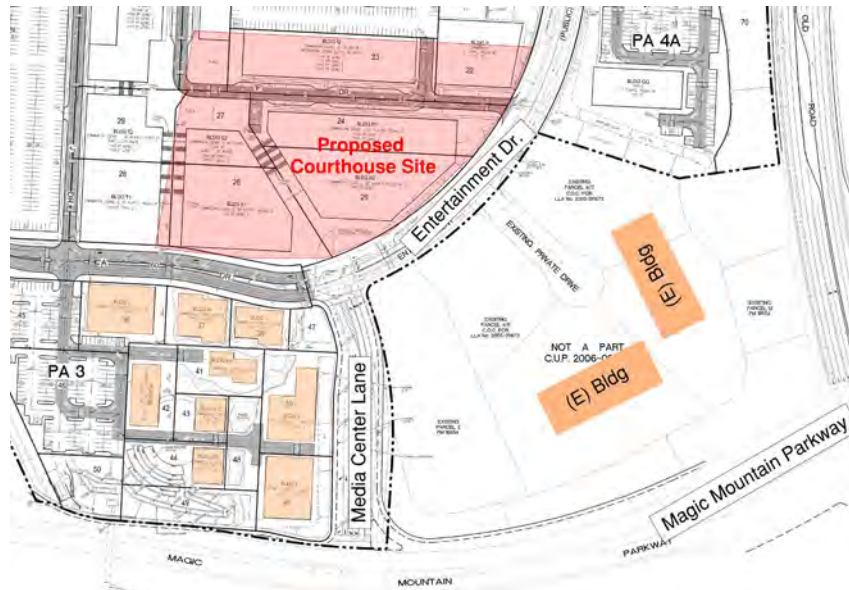


4. ENTERTAINMENT DRIVE (ENTRADA NORTH)

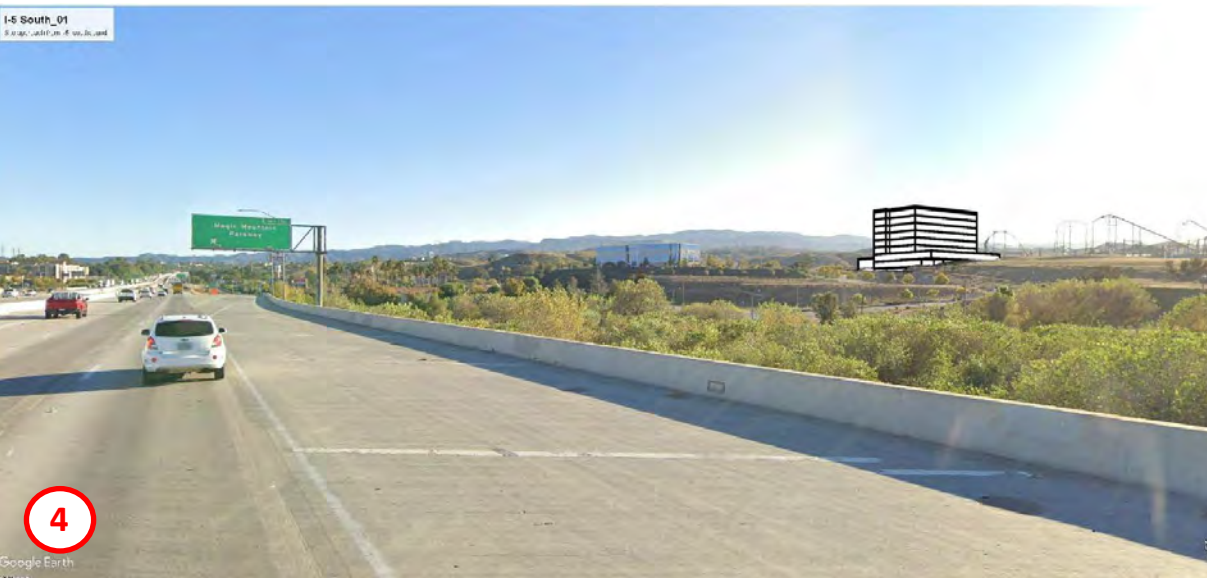
PRIVATE OWNERSHIP; Newhall Land and Farm Company

Site Area: 5.65-Acres

- 80,000 SF, 9 commercial buildings planned across from site



4. ENTERTAINMENT DRIVE (ENTRADA NORTH)



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 SANTA CLARITA
COURTHOUSE
SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES

June 25, 2024

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 concluded the site selection portion of the Site Acquisition phase to support approvals for acquisition of the Preferred property for the project: Site #4. Entertainment Drive (Entrada North), owned by the Newhall Land and Farm Company, LLC.

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

The preferred site is located just outside of the city limits of Santa Clarita in the County of Los Angeles in a location with high visibility from Interstate-5 and in a growing area of the Santa Clara Valley with expanding development. During the site selection process, a parking study was prepared to evaluate the necessary parking needed for juror, public and staff. It was determined that without the availability of public parking, the approved site size of 4.53-acres would not be sufficient to provide the minimum number of courthouse parking spaces. The preferred site of 5.65-acres is being recommended to ensure adequate parking can be provided.

- 1.2 Budget – the project is within the approved budget.
- 1.3 Schedule – Based on the current FY 2024-25 Five-year Capital Outlay Plan, the Performance Criteria (PC) phase for the New Santa Clarita Courthouse project is planned to be authorized for FY 2026-27. Receipt of PC funding in July 2026 aligns with the scheduled completion of the Site Acquisition Phase in April 2026.
- 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 24-courtroom courthouse of approximately 278,000 building gross square feet (BGSF) in Santa Clarita using a design-build delivery method. The project includes 32 secured parking spaces within the building: 26 for judicial officers, four for executive staff and two for law enforcement. The project will require site acquisition of property. This project will consolidate court operations and caseload, relieve current space shortfall, improve security and replace inadequate and obsolete facilities, providing a new multi-service justice center in the North Valley District which is one of the fastest growing areas within Los Angeles County. The project will replace three existing facilities: Santa Clarita Courthouse and the adjacent Santa Clarita Administrative Center (Annex), and the Sylmar Juvenile Courthouse and allow for relocation of dockets from other Los Angeles Superior courthouses.

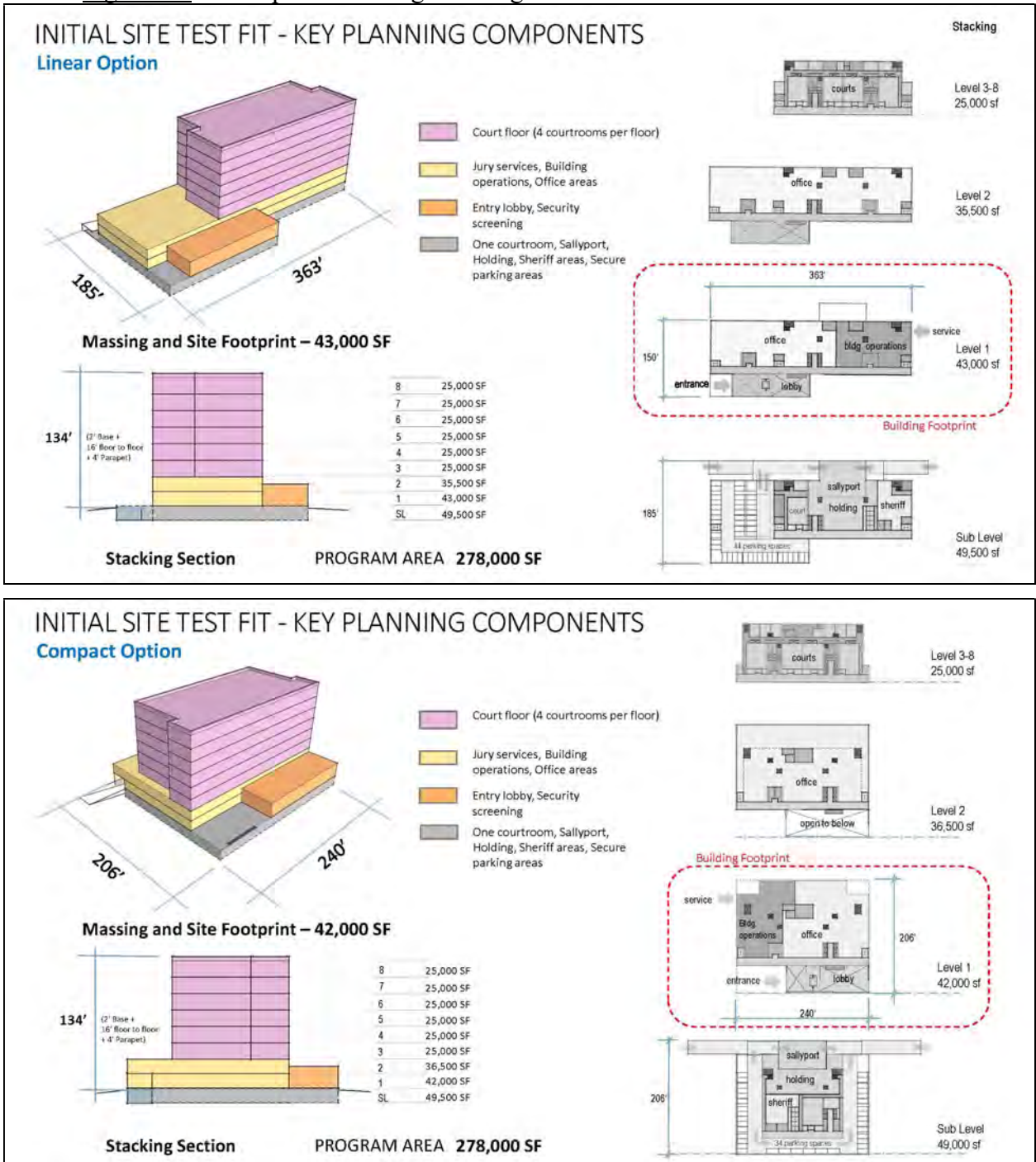
3. **Space Program**

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 Los Angeles County.

The approved 278,000 building gross square feet (BGSF) and staffing has been validated by the project team to support site selection, including detailed 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, site layout and parking.

Two stacking options: Linear and Compact were developed to analyze each site, in consideration of the site size, shape, and optimal site organization with the courthouse footprint and massing.

Figure 3.1: Conceptual Building Stacking



Initial programming with the Superior Court of Los Angeles County (Court) validated that the 278,000 BGSF was sufficient to serve the functional and operational needs of the Court, but additionally suggested that it may be possible to meet the project scope and program with less square feet of building area. Figure 3.2 represents the preliminary programming meetings with the Court and the resulting building program area of 272,687 BGSF.

More detailed architectural programming meetings with the Court, Sheriff, and Probation will be performed during the subsequent phase of the Project which are expected to further define and develop the final building program.

Figure 3.2: Preliminary Santa Clarita Courthouse Program


Superior Court of Los Angeles County New Santa Clarita Courthouse PRELIMINARY ; Projected Staff and Space Requirements Summary 12/1/2023 - Site Selection Preliminary Programming		 JUDICIAL COUNCIL OF CALIFORNIA ADMINISTRATIVE DIVISION FACILITIES SERVICES			
Space Program Summary		CURRENT NEED			
Division / Functional Area	Courtrooms	Total Staff	Total NSF ²	Total CGSF ³	
1.0 Public Area - Lobby, Security Screening	-	9	4,420	5,304	
2.0 Court Sets	24	48	70,264	91,343	
3.0 Chambers & Courtroom Support	-	30	11,240	14,050	
4.0 Court Operations	-	32	1,952	2,733	
5.0 Clerk's Office	-	69	10,096	13,630	
6.0 Family Court Services	-	5	2,328	3,143	
7.0 Self Help & ADR	-	8	4,203	5,464	
8.0 Administration/Information Technology	-	9	4,100	5,125	
9.0 Jury Services	-	3	6,665	7,665	
10.0 Sheriff	-	3	2,085	2,711	
11.0 Central In-Custody Holding (Includes Vehicle Sallyport)	-	6	7,920	11,880	
12.0 Building Support	-	8	25,384	31,730	
Subtotal	12	230	150,657	194,778	
Grossing Factor ¹ = 40%				1.40	
Total Gross Square Feet (GSF)				272,689	
GSF per Courtroom					

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

4. Site Criteria and Selection

4.1 Property Search

The Project Advisory Group (PAG), which included members of the bench, court administration, Judicial Council staff, and the County of Los Angeles executive office was formed 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, economic benefit to the state and community, constructability, and financial feasibility. The PAG placed high priority on sites that offered safety, visibility, public access and adequate parking.

Through the investigation of property availability throughout the city of Santa Clarita and the larger Santa Clarita Valley a total of thirty-five (35) prospective properties were initially identified for the project. The list of prospective properties was 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. These prospective 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.

Figure 4.1: Property Search Map



One site characteristic that precludes selection is location within a 100-year floodplain. The Santa Clarita Valley, has areas of significant terrain that contribute to many areas throughout the City that are planned for flooding and designated by FEMA as Zone AE: Regulatory Floodway. Of the prospective properties identified, eight (8) were found to be in this flood zone or have significant terrain that would make development of the courthouse cost prohibitive and were dismissed.

Another negative attribute of many undeveloped properties in Santa Clarita is the presence of a network of large overhead transmission towers and electrical lines. Five (5) prospective properties were dismissed as undevelopable due to the extensive site coverage by the utility service network lines. The remaining eleven (11) dismissed properties were determined to not meet basic selection criteria through location in a predominantly residential area, too small, insufficient infrastructure, or not available for sale or under contract for sale upon contacting the owner or broker.

The remaining eleven (11) properties were evaluated in more detail to determine suitability and viability to accommodate the courthouse program and security requirements with the objective to reduce the list to four properties to undergo more detailed site study.

Seven (7) properties were eliminated from further study for the reasons summarized below:

25154 Springfield Court, privately owned

- Site area is 4.61-acres with an existing 3-story 75,000 SF office building and garage.
- Office building was constructed in 2005 and would be required to be demolished. The garage could remain and is advantageous due to the site size, but its location on the property restricts the buildable area footprint and impacted the ability to maintain a 25-foot vehicular setback.
- Large culvert storm water structure with easement controlled by Los Angeles County Public Works traversing property and cutting it in half, which would preclude construction of a basement for judicial parking and in-custody holding.

27200 Tourney Road, privately owned

- Site area is 11.43-acres with a 4-story, 212,000 SF office building.
- Property is larger than needed, but if divided, parking area would not be large enough for new courthouse and parking required for both buildings.
- Property comparable pulled and similar sized property with office building across the street sold in 12/2023 sold for \$61.5 million. Property purchase exceeds project budget.

Castaic Junction, privately owned

- Site area is 14.59-acres, undeveloped parcel.
- Property is at the north end of Santa Clarita at the intersection of Interstate-5 and Highway 126. Good visibility, but access and wayfinding from the highways is not direct or intuitive.
- Property could be divided, but PAG members felt to be too remote and lacked the context and presence appropriate for a courthouse.

27918 Franklin Parkway, privately owned

- Site area is 29+ acres, undeveloped parcel with significant north to south sloping grade.
- Site is on the north-west edge of the Santa Clarita Valley in an industrial and commercial area and somewhat remote with limited amenities nearby.
- In contacting the property owner, they had alternative development plans for the property and would not divide it or offer it for sale for the courthouse project.

22116 Soledad Canyon Road, privately owned

- Site area is 14.79-acres and adjacent the Santa Clarita Metrolink station.
- PAG members acknowledged some of the benefits of being directly adjacent the rail station; however, were concerned about the noise and horn as the train enters and exits the station, potentially adding to construction costs to mitigate.
- Subsequent development on the remaining subdivided lot may conflict with courthouse access, operation and use.

Placerita Canyon Road, privately owned

- Site area is 38.16-acres, undeveloped parcel. Property is currently owned by Disney and used for production related activities.
- Site is remote, located on the south-east side of Highway 14 with no amenities nearby.
- The area is known by local PAG members to be considered in a wildfire hazard area and electrical power shutdowns are common and could adversely impact courthouse operations.

Alternate Entertainment Drive property, privately owned

- Site area is 3.97-acres, undeveloped with graded building pads and infrastructure improvements.
- Due to site size and tiered pads, the building footprint is constrained and would extend into a setback for heavy loaded structures defined by the geotechnical engineer.
- As-builts show a subdrain crossing the property that serves the office building development to the south-west of the parcel. The building footprint would have to cross over top of the subdrain or the subdrain would require relocation which would be costly.

4.2 Site Selection

The PAG toured and considered many prospective sites throughout the Santa Clarita Valley as discussed in Section 4.1 above and selected four sites to have acceptable site characteristics and capability 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 1. Existing Courthouse & Sheriff property, owned by County of Los Angeles

Site 2. Former K-Mart property, privately owned

Site 3. Valencia/McBean Parkway property, privately owned

Site 4. Entertainment Drive (Entrada North) property, privately owned

Figure 4.2.1; Site Study Overview



Although four sites were studied, following completion of development conceptual site test fit studies and performing due diligence investigations, two of the four prospective sites were removed from further consideration in response to the property owner's unwillingness to either make the property available to the Judicial Council for the Project (Site 1) or the property was found to have some title concerns contributing to the owner's unwillingness to offer the property for sale to the Judicial Council (Site 2).

Site 1. Existing Courthouse & Sheriff property. The County, in discussions with the City of Santa Clarita, determined that the Existing Courthouse property (Site 1), also known as the Santa Clarita Civic Center, would be needed for ongoing and expanded County functions in this growing part of the County and requested that it be removed from further consideration for the Courthouse project.

Site 2. Former Kmart property. As part of Judicial Council due diligence work, a title report was requested for the property. In review of the property's title, many items of concern were noted that restricted the properties use as a courthouse and could be challenging to implement a subdivision of the parcel into an acceptable size.

- Mineral and water right claims.
- Conditions, Covenants and Restrictions (CCRs) on the property:
 - Use condition that requires the property to be used as a “first class shopping center” for the term of the declaration. Based on the declaration term it would not expire until 7/10/2031 which would be well into the planned development and construction period of the courthouse.
 - There is a reciprocal shopping center easement agreement with the adjacent McDonalds parcel giving the McDonald's property easement rights to the parcel for parking and vehicular access. It additionally has maintenance sharing agreements related to improvements to the parking and drive areas of the easement.
- Recorded Covenant and Agreement with the City of Santa Clarita that the parcel would not be subdivided and binding the property to the City's subdivision and permitting process. Covenant and Agreement extends to future property owners.

Additionally, while discussing the above CCRs with the property owner, an alternative developer was found for the property who was willing to enter into a long-term ground lease rather than a property sale. The property was then removed from further consideration.

The remaining two sites: Site 3 and Site 4 were scored and ranked according to the objective site selection criteria (Refer to Attachment 1, Site Selection Matrix) and determined Site 4. Entertainment Drive (Entrada North), owned by Newhall Land and Farm Company to be the Preferred site and Site 3. Valencia/McBean Parkway, owned by Asset Builders Valencia, LLC and Valencia Suite Hotel, LLC as the Alternative property.

Judicial Council staff and the Superior Court of Los Angeles County support the PAG's ranking of prospective sites, recommending Site 4. Entertainment Drive (Entrada North) as the Preferred site and the Site 3. Valencia/McBean Parkway as the Alternative site.

Site 4. Entertainment Drive (Entrada North) was selected for the following reasons:

- Building massing is consistent with the neighborhood context – site is within Entrada North master planned development consisting of commercial, retail, office and multi-family residential uses. The property is across the street from two large 4-story office buildings and future commercial and retail development.
- Site provides for good visibility and access from the Interstate-5.
- Site is “shovel-ready” with site grading and pad development complete, street improvements and utilities available to serve the property.
- Multiple bus lines serve the site within walking distance and connect to regional transit stations
- Adequate infrastructure is available onsite to support the courthouse.

Site 3. Valencia/McBean Parkway was selected as the alternate site for the following reasons:

- Massing is consistent with the neighborhood context – site is adjacent to an existing five-story mixed-use commercial/residential building and across from the Town Center Mall commercial center.
- Site is just beyond a ½-mile from the existing courthouse and County justice partners.
- Site provides the opportunity for a civic presence at the intersection of Valencia Blvd. and McBean Parkway in the central area of the city of Santa Clarita.
- Site is adjacent to the McBean Regional Transit Center that connects public bus and rail transit locally and regionally.
- Adequate infrastructure is available onsite to support the courthouse.

Although Site 3 has many positives from its location, proximity to amenities and public transportation, it was not ranked as preferred due to reduced scoring of the following:

- Site size and limited parking capacity to meet the needs of the public and staff.
- Security concerns with pedestrian site access across the bridge for staff utilizing a leased parking garage across McBean Parkway.
- Limiting development constraints from an existing easement for a 20-foot diameter storm water culvert traversing the site.
- Geotechnical and seismic fault line with a “no-build” restriction area.

5. Site Summary

The COBCP and project authorization established the acquisition of a 4.53-acre property for this project, stating that parking needs would be assessed during the acquisition phase site selection and CEQA process. Through the preparation of a parking study for the project the parking need was evaluated and established for each prospective site to accommodate on-site parking for jurors, public and staff.

The parking study utilized existing courthouses of similar size with similar case types, performing vehicle counting across a 3-hour period in the morning which was expected to be the busiest time of the day typically. The two courthouses utilized were the Michael Antonovich Antelope Valley Courthouse in Lancaster and the Compton Courthouse in Los Angeles. Utilizing these two similar courthouses, one predominantly accessed by personal vehicle and the other with a robust public transportation component provided a solid range to create a parking model that could be applied to sites in various locations with varying levels of public transportation available. The data collected and analyzed resulted in metrics of parking demand rates with a jury call and without and with varying access to bus and rail service.

Each studied site was evaluated and projected parking need established per site.

In order to provide the average number of parking spaces needed utilizing surface parking, it was determined that a site larger than the approved site size of 4.53 would be needed.

Site	Bus Stops along frontage	Bus Lines within 10-min. Walk	Parking Demand Rate	Low-end Parking Need	High-end Parking Need
1	2	7	0.45	257	338
2	2	7	0.45	257	338
3	17	17	0.41	235	308
4	0	3	0.48	275	361

6. Site Planning

6.1 Site Location Evaluation

The following exhibits define the location of each of the four studied sites relative to specific site selection criteria, including proximity and access to transportation networks (Figures 6.1.1 and 6.1.2) and location of nearest justice partners (Figure 6.1.3). In review of Figure 6.1.3, three of the justice partners are located at the existing courthouse property and one of the justice partner is located in Santa Clarita on the north end of town near the interchange of Interstate-5 and Highway 126, near Castaic Junction. All other justice partners are located outside of the area and would most likely look for convenient office space in Santa Clarita following construction of the new courthouse.

Figure 6.1.1; Santa Clarita Transit Bus & Rail Routes

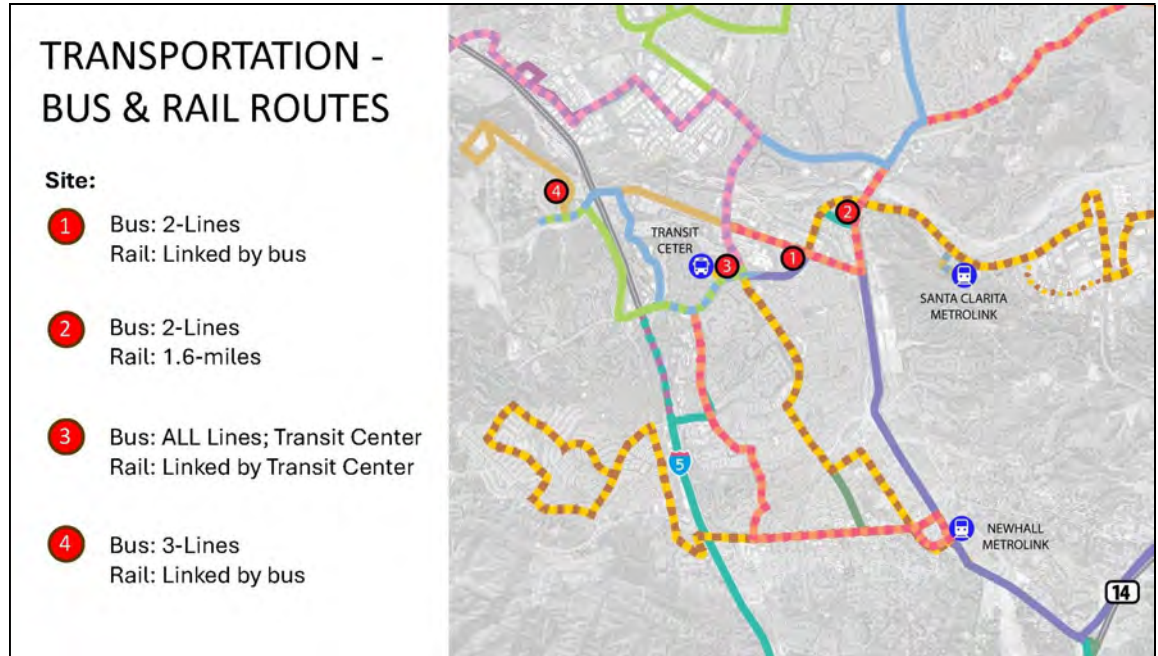


Figure 6.1.2; Santa Clarita Valley Bike Routes

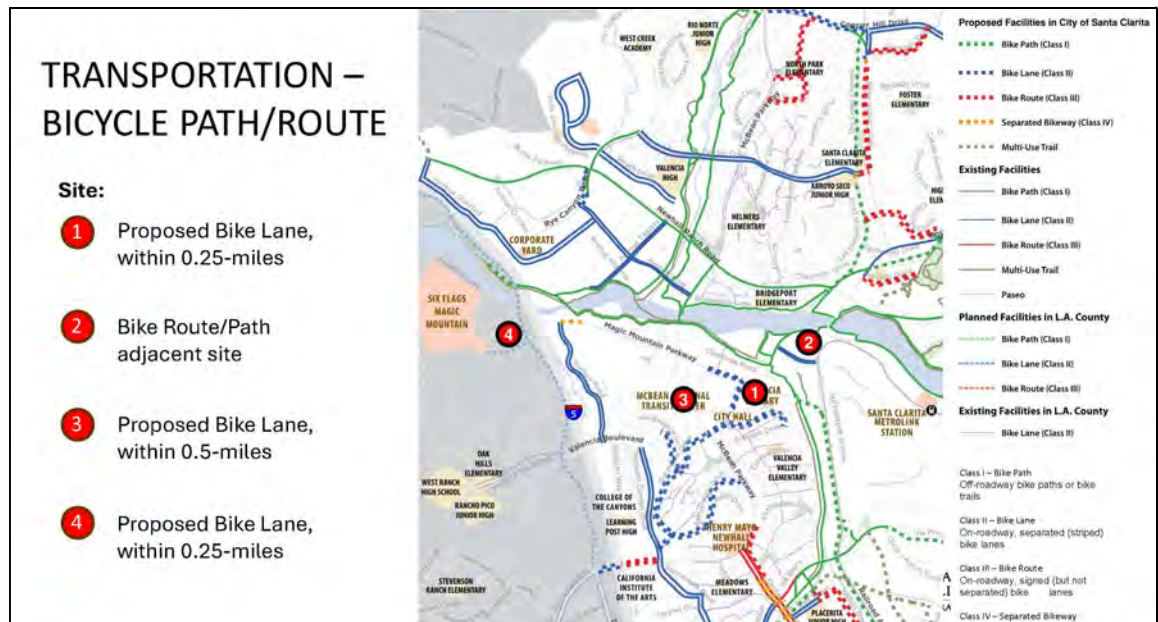


Figure 6.1.3; County Justice Partners Radius Map



6.2 Site Studies, by Site

The Criteria Architect, Cannon Design with Silling Architects, worked with the Court on developing site test fits for the four shortlisted prospective properties applying the programmatic needs, site circulation, and site criteria to each site. Only Site 3 and Site 4 are included herein, since Sites 1 and 2 were removed from consideration by their property owners.

6.2.1 Preferred Site

Site 4. Entertainment Drive (Entrada North), owned by Newhall Land and Farm Company has the following characteristics and attributes:

- Site Area of 5.69-acres, consisting of a single parcel
- Zoned General Commercial
- Good visibility from Interstate-5 and easy vehicle wayfinding and approach.
- Juror/Public/Staff parking of 324 spaces, meeting minimum parking need [Parking Study Need: Low: 275 / High: 361]
- 15-foot grade change at east side of site, allowing secured parking and egress at directly from basement level
- Preferred East/West building solar orientation
- Suitable soil characteristics; partial liquefaction zone outside of building area
- Adequate infrastructure is available to the site

Figure 6.2.1.1: Site 4. Context

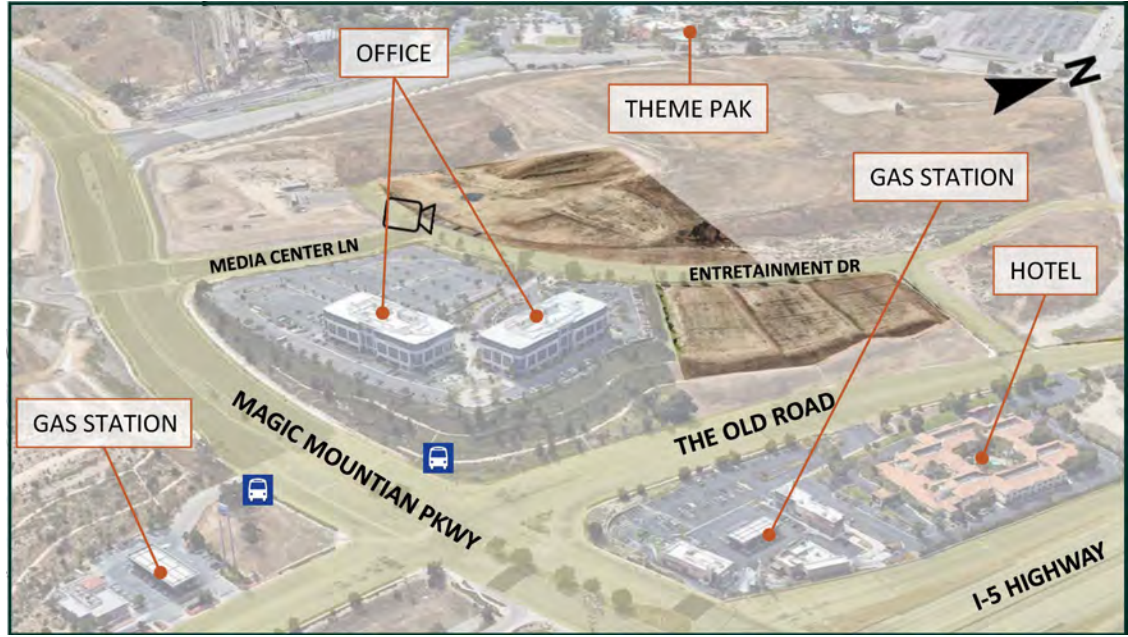


Figure 6.2.1.2: Site 4. Test Fit

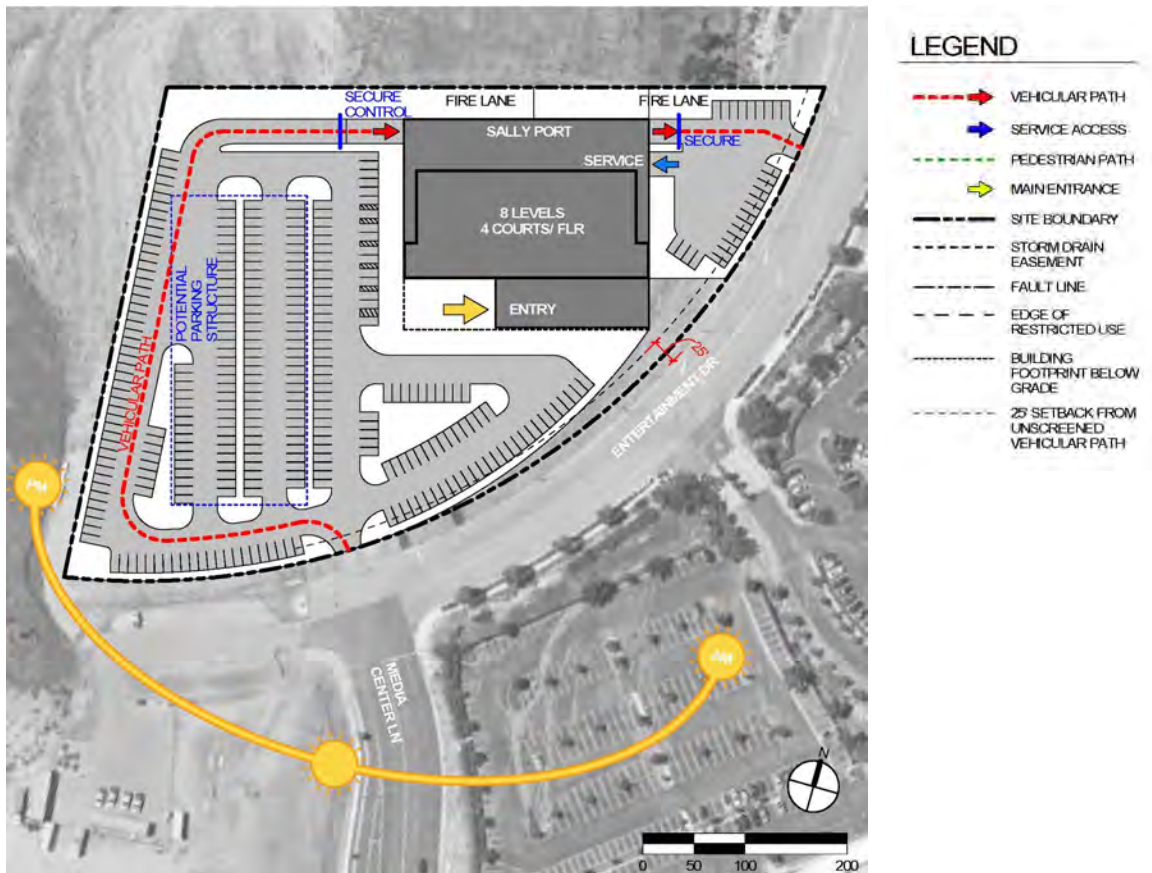


Figure 6.2.1.3: Site 4. Massing and Views

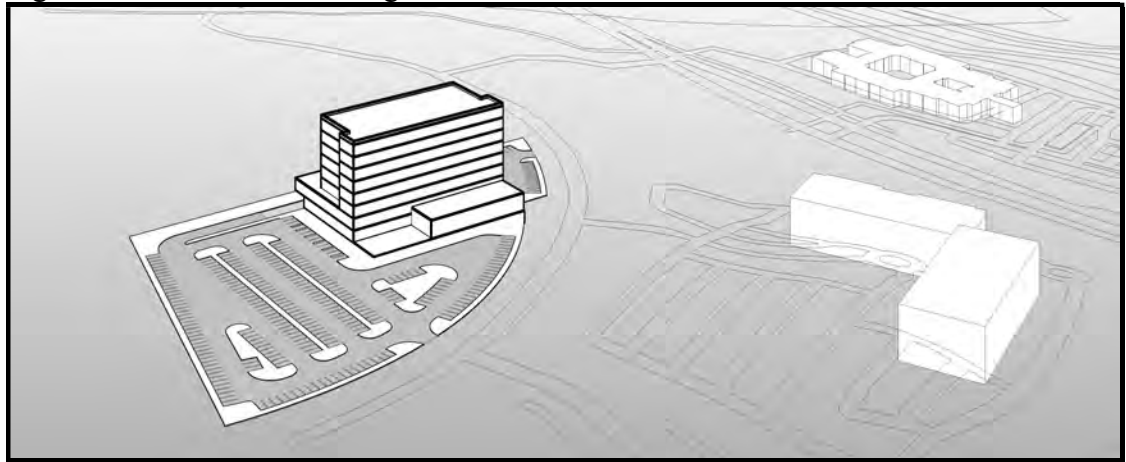


Figure 6.2.1.4: Site 4. Courthouse Views



6.2.2 Alternative Site

Site 3. Valencia/McBean Parkway, owned by Asset Builders Valencia, LLC and Valencia Suite Hotel, LLC has the following characteristics and attributes:

- Site Area of 3.75-acres, consisting of a single parcel
- Zoned Regional Commercial
- Adjacent Santa Clarita Transit Center with good visibility with potential for civic presence within city center and one block from City Hall
- Amenities abundant in area with adjacency to Town Center Mall
- Juror/Public/Staff parking of 204 spaces with constructed elevated parking deck. Does not meet minimum parking need. Potential for leasing parking in garage structure across McBean Parkway to add 20-30 spaces [Parking Study Need: Low: 235 / High: 308]
- Suitable soil characteristics; liquefaction zone
- Adequate infrastructure is available to the site
- Portion of site contains an earthquake fault zone

Although the compact building massing and footprint can fit on the site, it is tight and constrained by the storm water culvert easement and the faulting zone, creating potential risks during design, development and construction to ensure that the building fits and is constructable.

Figure 6.2.2.1: Site 3. Context



Figure 6.2.2.2: Site 3. Test Fit

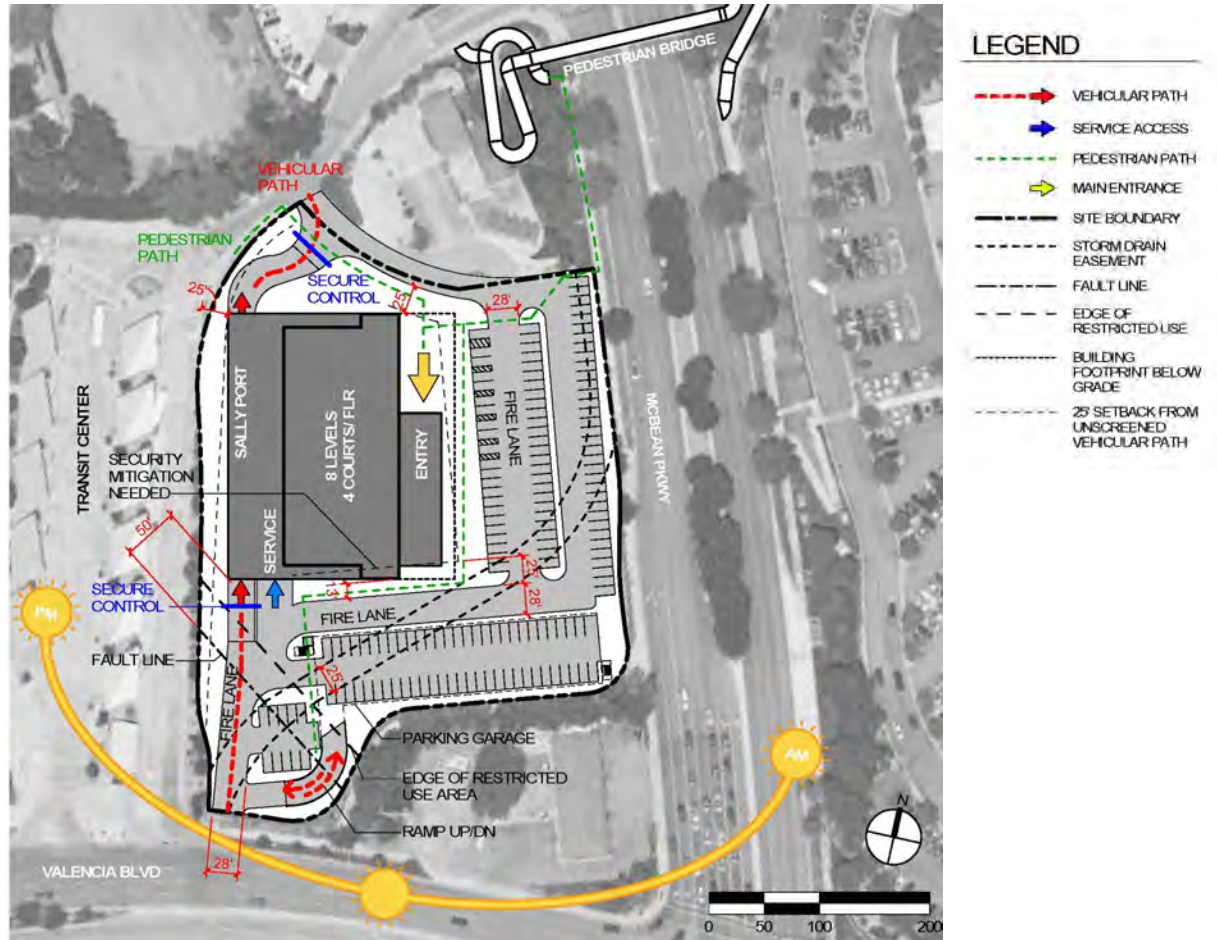


Figure 6.2.2.3: Site 3. Massing

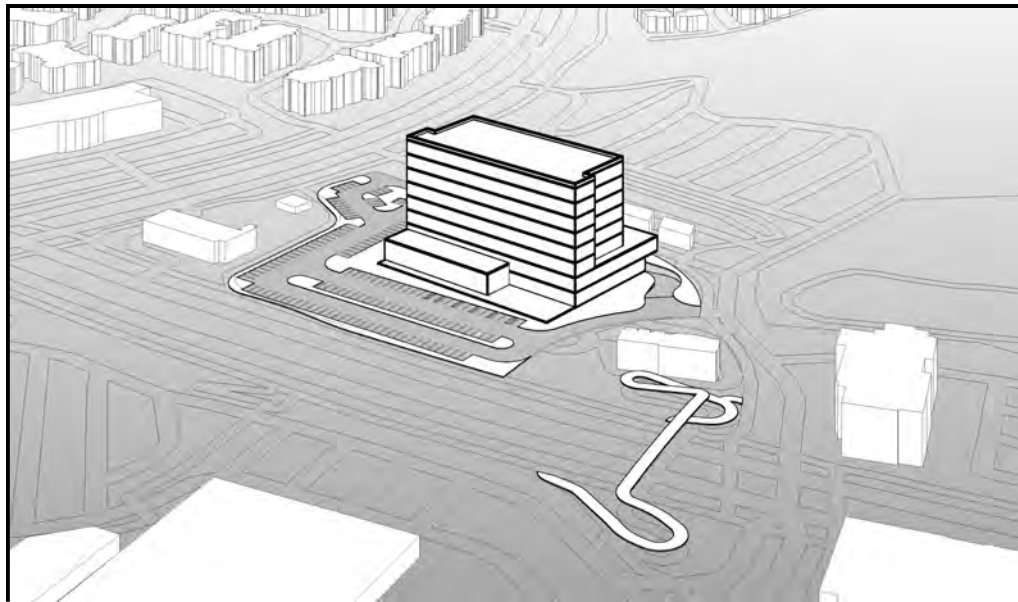


Figure 6.2.2.4: Site 3. Constraints



7. Schedule

Site Acquisition activities have progressed to this point with site selection projected to conclude in October 2024 if the PAG’s recommendation is accepted. With the required reviews by the Department of General Services and the Department of Finance leading up to the State Public Works Board (SPWB) approvals of Site Selection, compliance with the California Environmental Quality Act (CEQA), and then final Site Acquisition the phase is projected to complete in April 2026.

Based on the current FY2024-25 Five-year Capital Outlay Plan, the Performance Criteria (PC) phase for the New Santa Clarita Courthouse project is planned to be authorized for FY2026-27. Receipt of PC funding in July 2026 aligns with the scheduled completion of the Site Acquisition Phase in April 2026.

Phase	Authorized Schedule FY 22-23		Current Forecast Schedule		
	Start Date	Finish Date	Start Date	Finish Date	% Complete
Site Selection	7/1/2022	-	7/1/2022	10/18/2024	90%
Site Acquisition	7/1/2022	6/30/2023	7/1/2022	4/14/2026	51%
Performance Criteria - Development	6/1/2023	1/31/2024	7/22/2026	4/1/2027	0%
Performance Criteria - DBE Procurement & Award	2/1/2024	6/30/2024	3/1/2027	7/20/2027	0%
Design Build - Pre-GMP - Schematic	7/1/2024	12/24/2024	7/21/2027	1/6/2028	0%
Design Build - Pre-GMP - Design Development	12/25/2024	7/1/2026	1/7/2028	8/29/2028	0%
Design Build - Pre-GMP - GMP Establishment	5/13/2026	7/1/2026	7/29/2028	12/14/2028	0%
Design Build - Post GMP - Working Drawings	7/2/2026	5/24/2027	12/15/2028	11/5/2029	0%
Design Build - GMP - Construction	7/2/2026	5/31/2029	12/15/2028	11/13/2031	0%
Design Build - Occupancy	6/1/2029	9/30/2029	10/17/2031	12/12/2031	0%

8. Budget

There is no change to the FY 2023-24 COBCP authorized project budget of \$519,172,000.

- Acquisition Phase: \$41,749,000
- Performance Criteria Phase: \$11,301,000
- Design-Build Phase: \$466,122,000

9. Status

The 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 this phase.

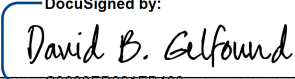
Attachments: 1. PAG Site Selection Matrix, executed

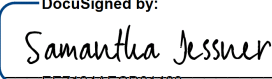
**SITE SELECTION CRITERIA FOR
Superior Court of California, County of Los Angeles, New Santa Clarita Courthouse**

SITE SELECTION CRITERIA		DEFINITIONS			Site 3. Valencia/ McBean Pkwy	Site 4. Entertainment Dr. (Entrada North)	Weight	Site 3. Valencia/ McBean Pkwy	Site 4. Entertainment Dr. (Entrada North)
SC1	Required Site Area/Site Coverage								
SC1.1	Program Site Area is: 4.53	+/- 4.53 acres	More than 4.53 acres	Less than 4 acres	1	5	1	1	5
SC1.2	Site Development for Staff + Public Parking Demand	Meets Parking Study's determined parking needs	Meets Parking Study's minimum parking need	Does not meet Parking Study's minimum parking need	1	3	5	5	15
SC1.3	Site Development Potential for Parking	Site has expansion potential	Site has limited expansion potential	Site does not have expansion potential	1	3	1	1	3
	Site Coverage								
SC1.4	Floor Area Ratio	FAR is compatible with project	FAR requires site and building program changes	FAR is incompatible with project requirements	5	5	1	5	5
SC1.5	Maximum number of floors (basement and above ground)	Site allows 6-story development + basement	Site only allows 3-story development + basement	Site only allows 1 to 2 story development	5	5	3	15	15
SC2	Location Preferences								
SC2.1	Adjacencies to:								
SC2.2a	• County Justice Partners: District Attorney	Within 1 - 3 blocks walking distance (<1/4 mi) of site	Within 4 - 6 blocks walking distance (<1/2 mi) of site	Beyond 1/2 mile of site	1	1	4	4	4
SC2.2b	Public Defender	Within 1 - 3 blocks walking distance (<1/4 mi) of site	Within 4 - 6 blocks walking distance (<1/2 mi) of site	Beyond 1/2 mile of site	1	1	4	4	4
SC2.2c	Alternate Public Defender	Within 1 - 3 blocks walking distance (<1/4 mi) of site	Within 4 - 6 blocks walking distance (<1/2 mi) of site	Beyond 1/2 mile of site	1	1	4	4	4
SC2.2d	Probation	Within 1 - 3 blocks walking distance (<1/4 mi) of site	Within 4 - 6 blocks walking distance (<1/2 mi) of site	Beyond 1/2 mile of site	1	1	2	2	2
SC2.2e	Dept. of Children and Family Services (DCFS)	Within 1 - 3 blocks walking distance (<1/4 mi) of site	Within 4 - 6 blocks walking distance (<1/2 mi) of site	Beyond 1/2 mile of site	1	1	2	2	2
SC2.2f	County Counsel (Legal representative for DCFS)	Within 1 - 3 blocks walking distance (<1/4 mi) of site	Within 4 - 6 blocks walking distance (<1/2 mi) of site	Beyond 1/2 mile of site	1	1	2	2	2
SC2.3	• Los Angeles Dependency Lawyers (LADL) - Non-profit organization	Within 1 - 3 blocks walking distance (<1/4 mi) of site	Within 4 - 6 blocks walking distance (<1/2 mi) of site	Beyond 1/2 mile of site	1	1	2	2	2
SC2.4	• Childrens Law Center of Los Angeles (CLC) - Non-profit law corp.	Within 1 - 3 blocks walking distance (<1/4 mi) of site	Within 4 - 6 blocks walking distance (<1/2 mi) of site	Beyond 1/2 mile of site	1	1	2	2	2
SC2.5	• Court Appointed Special Advocate (CASA)	Within 1 - 3 blocks walking distance (<1/4 mi) of site	Within 4 - 6 blocks walking distance (<1/2 mi) of site	Beyond 1/2 mile of site	1	1	2	2	2
SC3	Security Requirements								
SC3.1	Ability to provide a 25' setback; unscreened vehicles threat + building	Site provides for more than required 25' setback	Site provides for required 25' setback	Site provides for less than required 25' setback	3	3	5	15	15
SC3.2	Adjacent off site structures are less than 35 feet above ground	There are no adjacent structures to impose a threat	Adjacent off site structures are at 35 feet	Adjacent structures are taller than the court building	3	3	3	9	9
SC3.3	Public Utility Easements	No on-site easements	On-site easement(s) do not impact use of site	On-site easement(s) impact use of site	1	5	2	2	10
SC3.4	Private Easements	No on-site easements	On-site easement(s) do not impact use of site	On-site easement(s) impact use of site	5	5	2	10	10
SC3.5	Pedestrian site access creates safety concerns	No site access restrictions that create safety concerns	Site access has moderate restrictions and safety concerns	Site access has a choke point and creates security concern	1	5	5	5	25
SC4	Sustainability/LEED								
SC4.1	Site elevation	Site elevation outside 100-yr & 500-yr flood zone (FEMA)	Site has 0.2% or 1% annual < 1-ft depth - 500-yr Flood (FEMA)	Site includes 100-yr flood zone (FEMA)	5	5	5	25	25
SC4.2	Solar orientation	Site/surrounds enhance natural daylight to project	Site/surrounds partially support natural daylight to project	Site/surrounds prevent natural daylight to project	5	5	1	5	5
SC5	Neighborhood Character/Immediate Surroundings								
SC5.1	Neighborhood Compatibility Parameters:	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	3	15	15
SC5.2	Residential (Single Family)	Beyond 3 blocks (1/4 mile) of site	Within 1 - 3 blocks walking distance (< 1/4 mi) of site	Just adjacent to site	3	5	4	12	20
SC5.3	Local Retail Area	Within 1 - 3 blocks walking distance (< 1/4 mi) of site	Within 6 blocks walking distance (1/2 mi) of site	Beyond 1/2 mile of site	5	5	4	20	20
SC5.4	Institutional Buildings	Beyond 2 miles of site	Within 1 - 2 miles of site	Within 1 mile of site	3	1	1	3	1
SC5.5	Governmental Buildings/Center	Within 6 blocks walking distance (1/2 mi) of site	Within 1/2 - 1 mile of site	Greater than 1 mile from site	5	1	4	20	4
SC5.6	Industrial Areas	Beyond 5 miles of site	Within 2 - 5 miles of site	Within 2 miles of site	1	1	2	2	2
SC5.7	Neighborhood concerns to adjacent courthouse	No neighborhood concerns	Some neighborhood concerns	Extensive neighborhood concerns	1	5	2	2	10
SC6	Immediate Surroundings								
SC6.1	Neighborhood Condition - Economic vitality	Area has strong economic potential for redevelopment	Area has moderate economic potential for redevelopment	Area has no or low economic potential for redevelopment	5	5	3	15	15
SC6.2	Office space potential for Justice Partners & Legal Community to lease/build	Within walking distance of 1 - 3 blocks (< 1/4 mi) of site	Within 1/4 - 1 mile of site	Greater than 1 mile from site	5	5	5	25	25
SC7	Traffic and Transportation								
SC7.1	Accessibility to public bus service (LEED: 1/4 mi of stops for 2 lines)	Two Bus Lines/Routes within 1 - 3 blocks (< 1/4 mile) of site	One Bus Line/stop within 6 blocks (< 1/2 mile) of site	One bus line/stop > 1/2 mile and/or not walking distance to site	5	5	5	25	25
SC7.2	Accessibility to regional bus or rail service (LEED: 1/2 mile of station)	Stations within 1/2 mile of site	Stations within 1/2 - 2 miles of site	No access to or far from regional bus or rail service	5	1	5	25	5
SC7.3	Accessibility to Interstate 5 and Highway 14	Site within 1 mile of a highway exit/entrance	Site 1 - 3 miles from highway exit/entrance	Site not near to highway exit/entrance (>3 miles)	5	5	5	25	25
SC7.4	Accessibility to public parking (current or planned)	Site within 1 - 3 (<1/4 mi) blocks of public parking	Site within 6 blocks (<1/2 mile) of public parking	Site not walking distance to public parking (>1/4 mile)	1	1	5	5	5
SC7.5	Accessibility to bike path/route (current or planned)	Site within 1/2 mile of bike path/route	Site 1/2 - 2 miles of bike path/route	Site not near to bike path/route (>2 miles)	5	5	1	5	5
SC8	Image and Visibility								
SC8.1	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	4	20	20
SC9	Local Planning Requirements/Initiatives								
SC9.1	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	5	5	3	15	15
SC9.2	Site for courthouse supports County and City planning initiatives	Definitely supports County and City planning initiatives	Somewhat supports County and City planning initiatives	Contrary to County and City planning initiatives	3	3	3	9	9
	Site Features Subtotal							365	387
SC10	Environmental								
SC10.1	Environmental mitigation measures required	Categorical Exemption	Mitigated CEQA Negative Declaration	CEQA Full EIR	3	3	5	15	15
SC10.2	If existing structures are to be demolished, is abatement necessary?	No hazardous materials or abatement necessary	Some hazardous materials and abatement necessary	Extensive hazardous materials and abatement necessary	5	5	3	15	15

**SITE SELECTION CRITERIA FOR
Superior Court of California, County of Los Angeles, New Santa Clarita Courthouse**

SITE SELECTION CRITERIA		DEFINITIONS			Site 3. Valencia/ McBean Pkwy	Site 4. Entertainment Dr. (Entrada North)	Weight	Site 3. Valencia/ McBean Pkwy	Site 4. Entertainment Dr. (Entrada North)
SC10.3	Previous envirnmt'l concerns, e.g. industrial, farming, wetlands, etc.	No previous environmental concerns	Some previous environmental concerns	Extensive previous environmental concerns	5	5	3	15	15
SC10.4	Archeological/cultural area	Site has no archeological or cultural issues	Some Archeological or cultural issues	Conflicting archeological or cultural issues	5	5	3	15	15
SC10.5	Environmental impact to indoor air quality (IAQ)	Site would create no issues it IAQ	Site may cause minor impact to IAQ	Site would impact IAQ, requiring building system upgrades	5	5	4	20	20
SC11	Physical Elements								
SC11.1	Topographic and hydrologic characteristics of the site	Site is generally leveled with proper drainage	Moderate earth movement required to level and drain site	Extensive earth movement required for construction	5	3	3	15	9
SC11.2	Unique Features or Landmarks, if on site	Courthouse complements unique features or landmarks	Courthouse does not conflict with existing landmarks	Courthouse conflicts with unique features or landmarks	5	1	1	5	1
SC11.3	Existing improvements and buildings	Minimum demolition and removal	Moderate demolition and removal	Extensive demolition and removal	5	5	3	15	15
SC11.4	Existing vegetation and landscape	Minimum demolition and removal	Moderate demolition and removal	Extensive demolition and removal	5	5	3	15	15
SC12	Public Streets and Alleys								
SC12.1	Determine special requirements for roadways and streets	Fits in existing grid without additional requirements	Moderate re-work of existing grid is required	Extensive road and street work is required	5	5	3	15	15
SC12.2	Adjacent right of way improvements required	Fits in existing grid without additional requirements	Moderate re-work of existing grid is required	Extensive road and street work is required	5	5	3	15	15
SC12.3	Traffic control devices/improvements required	No additional traffic control improvements required	Moderate traffic control improvements required	Extensive traffic control improvements required	5	5	4	20	20
SC13	Subsurface/Geotectical Conditions								
SC13.1	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 of potential high risk	3	3	5	15	15
SC13.2	Availability of Geotechnical reports	Preliminary geotechnical reports are available	Soil conditions may require moderate preparation	Soil conditions are uncertain or of potential high risk	5	5	1	5	5
SC14	Seismic Conditions/Requirements								
SC14.1	Determine state & local seismic reqmts, parameters and zones	Standard seismic considerations	Moderate seismic considerations	High risk of seismic activity	1	3	5	5	15
SC14.2	Liquifaction potential	Low risk for soil liquifaction	Moderate risk for soil liquifaction	high risk of soil liquifaction	1	3	5	5	15
SC15	Utility Infrastructure/Local Systems' Capacity/Condition								
SC15.1	Water availability to property	Water entitlement available		Water entitlement not available	5	5	3	15	15
SC15.2	Electrical service capacity and availability	Sufficient power and transmission lines at site	Sufficient power available near the site	Sufficient power not available. New extensive distribution.	5	5	3	15	15
SC15.3	Local sanitary sewer capacity and conditions	Sewer capacity and conditions are adequate	Sanitary sewer may require upgrades for project	Sanitary sewer is inadequate for project	5	5	3	15	15
SC15.4	Local storm water regulations and capacity	Site accommodates storm water regulations	Moderate upgrades required for storm water capacity	Limited storm water capacity, major upgrades required	3	5	3	9	15
SC15.5	Local natural gas capacity	Natural gas available in good condition to site	Natural gas near the site; moderate extension	Natural gas not available or may require extensive work	5	5	3	15	15
SC15.6	Telephone / Data service	Fiber connectivity available to site	Fiber connectivity near the site; moderate extension	No or copper connectivity to the site.	1	1	3	3	3
SC15.7	On-Site Utilities	No active on-site utilities	One active on-site utility to be relocated/protected	Many active on-site utilities to be relocated/protected	3	5	3	9	15
SC16	Existing Use, Ownership and Control								
SC16.1	Current use of site	Currently vacant	Partially vacant and able to relocate	Occupied, not able to relocate	5	5	5	25	25
SC16.2	Current ownership	Public/Private ownership, single entity; one parcel	Public/Private ownership, limited entities; 2-4 parcels	Private ownership, multiple entities; 5 or more parcels	5	5	3	15	15
SC16.3	Control	Available for negotiation or sale	Offered for sale	Not offered for sale	5	5	5	25	25
SC17	Schedule								
SC17.1	Parcel assembly/ownership control at time of offer	All parcels assembled/controlled at time of offer	Short time delay to assemble/control site	Long lead time for parcel assembly/controlled	5	5	5	25	25
SC17.2	Timeliness of infrastructure availability to parcel	Infrastructure available to parcel at time of transfer	Infrastructure available prior to construction start	Infrastructure available during construction	5	5	5	25	25
Project Requirements Subtotal								406	428
Financial Factors									
SC18.1	Site Acquisition Costs	Donated site	Under-market value	Market Value	1	1	3	3	3
SC18.2	Relocation Costs / Swing Space Costs	No to low cost	Medium cost	High cost	5	5	3	15	15
SC18.3	Infrastructure/Improvements	All utilities provided to the site	Moderate infrastructure/improvements are required	Extensive infrastructure/improvements required	5	5	2	10	10
SC18.4	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	5	5	2	10	10
SC18.5	Funding and Budget conformance	Acquisition cost is under budgeted amount	Acquisition cost is in accordance with budget	Acquisition costs are above approved budget	5	5	5	25	25
SC18.6	Site Size or Location drives increased construction	Construction is in line with budget assumptions	Moderate increases in construction to meet Program Rqmts	Significant increases in construction to meet Program Rqmts	1	3	5	5	15
Financial Factors Subtotal								68	78
FINAL SITE SCORE								839	893

Approvals: 
C3608ED391EB488...
 Hon. David B. Gelfound, North Valley Supervising Judge
 Superior Court of California, Los Angeles County
 Date: 6/10/2024


EE7124AEC001483...
 Hon. Samantha Jessner, Presiding Judge
 Superior Court of California, Los Angeles County
 Date: 6/10/2024


51ABEBC23318452...
 Pella McCormick
 Director, Facilities Services
 Date: 6/10/2024

Shelley Curran
 Administrative Director
 Date: _____

Court Facilities Advisory Committee

As of May 7, 2024

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Judge of the Superior Court of California,
County of Fresno

Court Facilities Advisory Committee

As of May 7, 2024

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