

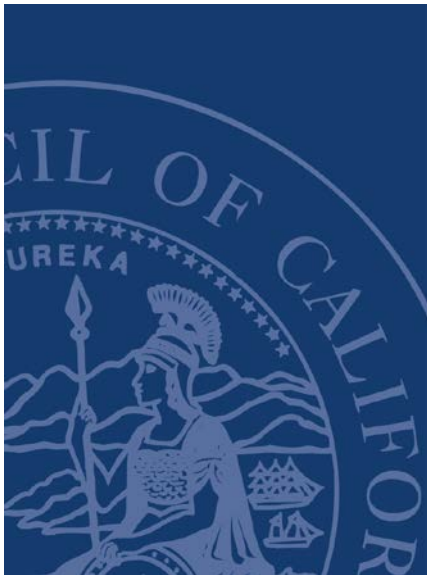
Meeting Binder for Court Facilities Advisory Committee

FEBRUARY 3, 2016



JUDICIAL COUNCIL
OF CALIFORNIA

OPERATIONS AND PROGRAMS DIVISION
CAPITAL PROGRAM



Meeting Binder

Court Facilities Advisory Committee

February 3, 2016

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JUDICIAL COUNCIL OF CALIFORNIA

COURT FACILITIES
ADVISORY COMMITTEE

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

COURT FACILITIES ADVISORY COMMITTEE

OPEN MEETING AGENDA

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

THIS MEETING IS BEING RECORDED

Date: February 3, 2016
Time: 11:00 a.m. – 3:00 p.m.
Judicial Council of California
455 Golden Gate Avenue
Location: San Francisco, California 94102-3688
Third Floor – Malcolm M. Lucas Board Room
Public Call-In Number: (877) 820-7831 and enter Passcode: 7004216

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

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, Roll Call and Opening Remarks

Approval of Minutes

Approve minutes of the October 22, 2015, Court Facilities Advisory Committee meeting.

II. PUBLIC COMMENT (CAL. RULES OF COURT, RULE 10.75(K)(2))

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 5:00 PM on February 2, 2016, will be provided to advisory body members.

III. DISCUSSION AND POSSIBLE ACTION ITEM

Item 1

Sacramento County–New Sacramento Downtown Capital Project: Project Scope, Budget, and Schedule Review (Action Required)

Review of project’s scope, budget, and schedule.

Presenters: Hon. Kevin R. Culhane, Presiding Judge, Superior Court of California,
County of Sacramento

Mr. Loren C. Smith, Project Manager, Capital Program

Mr. Chris Magnusson, Facilities Analyst, Capital Program

Mr. Dan Wiley, President, Dan L. Wiley & Associates, Inc.

Mr. Douglass C. Evans, Project Director, Kitchell Capital Expenditures
Managers, Inc.

Ms. Kim Davis, Design and Construction Manager, Capital Program

IV. ADJOURNMENT

Adjourn



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COURT FACILITIES
ADVISORY COMMITTEE

COURT FACILITIES ADVISORY COMMITTEE

MINUTES OF OPEN MEETING

October 22, 2015

1:00 PM –1:30 PM

WebEx/Teleconference

Advisory Body Members Present: Hon. Brad R. Hill, Chair
Hon. Donald Cole Byrd
Hon. Keith D. Davis
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Steven E. Jahr (Ret.)
Hon. Jeffrey W. Johnson
Hon. Laura J. Masunaga
Mr. Stephen Nash
Hon. Gary R. Orozco
Hon. David Edwin Power (Ret.)
Ms. Linda Romero Soles
Mr. Val Toppenberg
Mr. Thomas J. Warwick, Jr.

Advisory Body Members Absent: Hon. Patricia M. Lucas, Vice-Chair
Mr. Anthony P. Capozzi
Mr. Stephan Castellanos, FAIA
Hon. Robert D. Foiles
Mr. Larry Spikes
Mr. Kevin Stinson
Hon. Robert J. Trentacosta

Others Present: The following Judicial Council staff/others were present:
Ms. Barbara Chiavelli, Capital Program
Ms. Natalie Daniel, Capital Program
Ms. Angela Guzman, Capital Program
Mr. Chris Magnusson, Capital Program
Mr. Patrick McGrath, Real Estate and Facilities Management
Ms. Kristine Metzker, Capital Program
Ms. Leslie G. Miessner, Legal Services
Mr. Ray Polidoro, Capital Program
Ms. Kelly Quinn, Capital Program
Mr. Scott Shin, Capital Program
Mr. Curt Soderlund, Chief Administrative Officer
Ms. Rhonda Williams, Capital Program
Ms. Kim Bobic, Project Director, Vanir Construction Management
Mr. Doug Fisher, Project Director, AC Martin Partners Architects
Mr. Allen Leslein, Director of Facilities and Capital Projects, Superior Court of Los Angeles County

OPEN MEETING

Call to Order, Roll Call, and Approval of Meeting Minutes

The chair called the meeting to order at 1:00 PM, and roll was taken. The advisory committee voted unanimously (with the abstention of all members absent from the September 2015 meeting, and the exceptions of Hon. William F. Highberger, as an Ex-Officio, non-voting member, and of the members who were absent as shown above) to approve the minutes from its meeting held on September 16, 2015.

DISCUSSION AND ACTION ITEM (ITEM 1)

Item 1

Los Angeles County–New Hollywood Courthouse: Project Scope, Budget, and Schedule Review

Mr. Scott Shin, Judicial Council Project Manager, introduced the project team for the New Hollywood Courthouse: Hon. William F. Highberger, Judge, and Mr. Allen Leslein, Director of Facilities and Capital Projects, from the Superior Court of Los Angeles County; Mr. Doug Fisher, Project Director, from AC Martin Partners Architects; and Ms. Kim Bobic, Project Director, from Vanir Construction Management.

Mr. Scott Shin and Mr. Doug Fisher presented the project’s new scope, budget, and schedule consistent with the PowerPoint slides included in the project materials that were posted on line for public viewing in advance of the meeting. In addition to the information contained within those materials, Mr. Shin made the following comments:

- the project’s new scope will include a total of four jury-capable courtrooms;
- an enclosure for mechanical equipment is included in the project;
- Capital Program staff will make a request to the Judicial Council to review and approve the project’s Design Build Performance Criteria and Selection Process;
- during the project’s Design-Build phase, 50 percent Design Development plans will be presented to the advisory committee’s Courthouse Cost Reduction Subcommittee (CCRS); and
- also during the project’s Design-Build phase, a 100 percent Design Development report will be provided to the CCRS.

Action: The advisory committee—with the exception of Hon. William F. Highberger, as an Ex-Officio, non-voting member, and of the members who were absent as shown above—voted unanimously on the following motions:

1. Approve the project’s new scope, schedule, and budget and that Capital Program staff submit the project for fiscal year 2016–2017 funding.

ADJOURNMENT

There being no further business, the meeting was adjourned at 1:30 PM.

Approved by the advisory body on _____.

Sacramento New Downtown Capital Project

Scope, Schedule, and Budget Review

Court Facilities Advisory Committee
February 3, 2016

1

Project Team

Court:	Superior Court of Sacramento County
CM Services:	Douglass C. Evans, Kitchell
Courts Planner:	Dan Wiley, Dan L. Wiley & Associates, Inc.
Project Manager:	Loren C. (Mike) Smith
Staff Planner:	Chris Magnusson
Capital Program Managers:	Kristine Metzker and Kim Davis
Architect:	NBBJ (Jim Tully)

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Agenda

- Authorized project
- Proposed program scope change
- Review of project options
- Questions and discussion

3

Overview of Authorized Project

- Funding authorized in FY 2009–2010 for a downtown project of 61 total courtrooms
 - 44 courtrooms in new 405,000 bgsf criminal courthouse
 - 17 courtrooms in minimally-renovated Schaber Courthouse for criminal, civil, and administrative
 - Provided parking structure for 250 stalls
- Consolidated several downtown locations in Schaber Courthouse
- Provided space for a total of 10 new judgeships

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FY 09–10 Authorized Scope for Original Downtown Project

Court Facility	Existing JPE	New Judgeships	Total Courtrooms Authorized
Schaber Courthouse Renovation			
Schaber Courthouse (Civil/Criminal)	11	1	12
Civil Settlement/Law and Motion	3	0	3
Erickson Courthouse (former lease)	2	0	2
Finance, Payroll, & HR	0	0	0
Credit Union Building (Court Reporters)	0	0	0
OCIT (Information Technology)	0	0	0
Subtotal Planned Schaber Renovation	16	1	17
Planned New Criminal Courthouse	35	9	44
Total JPEs/Courtrooms in Downtown Capital Project	51	10	61

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Overview of Proposed Scope

- Reduce scope in FY 2015–2016 for a downtown project of 53 total courtrooms
- Eliminate cost of parking structure
- Consolidate several downtown locations in Schaber Courthouse
- Provide space for a total of 3 new judgeships
- Provide needed redistribution of workload from outlying courthouses

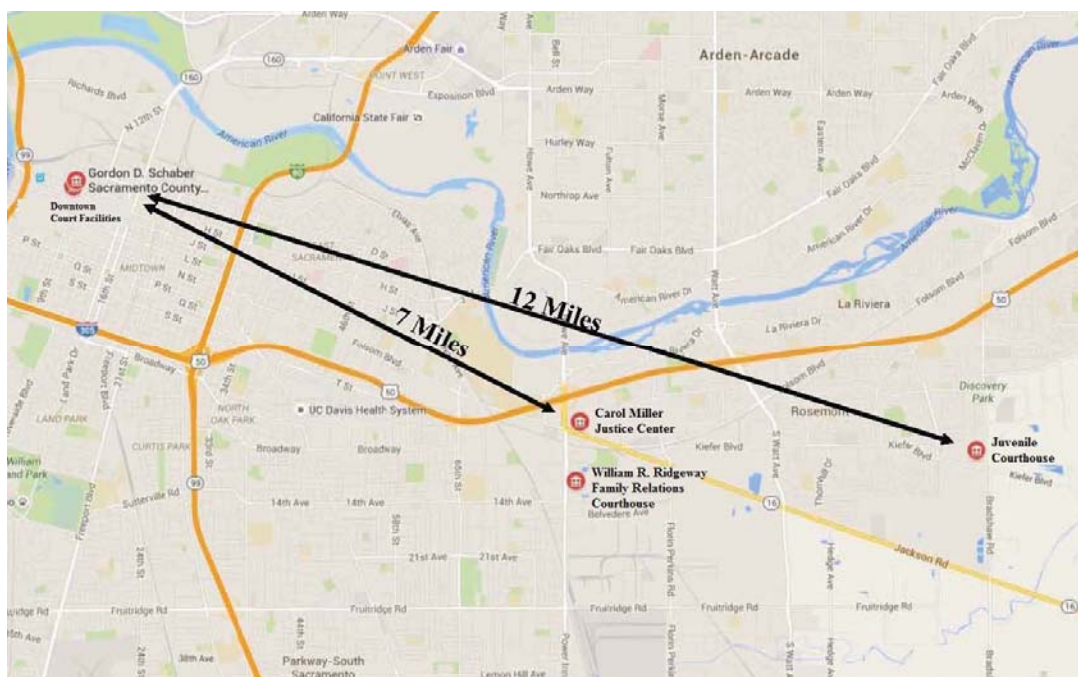
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FY 15–16 Proposed Scope for Downtown Capital Project

Court Facility	Existing JPE	New Judgeships	Total Courtrooms Needed
Court Functions in Existing Court Facilities:			
Schaber Courthouse (Civil/Criminal JPES)	44	0	44
Civil Settlement/Law and Motion	3	0	3
Erickson Courthouse (no longer occupied)	-	-	-
Finance, Payroll, & HR	0	0	0
Credit Union Building (Court Reporters)	0	0	0
OCIT (Information Technology)	0	0	0
New Judgeships (2 AB 159 and 1 Last Group)	0	3	3
Workload Redistribution:			
Ridgeway Courthouse (probate/mental health)	1	0	1
Carol Miller Justice Center (criminal reassignment)	1	0	1
Juvenile Courthouse (criminal reassignment)	1	0	1
Total JPES/Courtrooms in Downtown Capital Project	50	3	53

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Sacramento Court Facilities



8

Downtown Project Area Plan



9

Downtown Project Parking

- Parking structure eliminated
- Parking well within metric

Onsite Parking

Basement/Secure
(Options 1–3)

41–70 spaces

Offsite Parking

County and Juror lots

1,175 spaces

Downtown lots (various)

Approx. 2,500 spaces
within 1,200 feet

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Downtown Project Space Program – Process

- Collaboration with Court staff
- Updated authorized space program (for Schaber and new courthouse)
- Prepared test options for study and evaluation
- Developed program for single-building option

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Downtown Project Space Program – Key Features

- Public windows
- Jury assembly
- Jury deliberation rooms
- High-volume courtrooms
- Central holding

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Overview of Option 1

- Provides new 44-courtroom, 405,000 sf, secure building
- Consolidates several downtown locations
- Minimally renovates Schaber Courthouse for 9 courtrooms, does not correct major deficiencies, and leaves approximately 77,000 bgsf vacant
- Higher total life-cycle cost than Option 3
- Highest ongoing costs for O&M, deferred maintenance, utilities, and janitorial due to age of Schaber Courthouse

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Project Options 2 and 3

- **Option 2** – New 327,000 bgsf building with 33 courtrooms and major renovation to 245,700 bgsf Schaber Courthouse for 20 courtrooms – total of 573,000 bgsf
- **Option 3** – New 538,000 bgsf building with 53 courtrooms and sale of Schaber Courthouse

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Options Comparisons

- 25-year life-cycle cost analysis
- Project implementation and schedule
- Functional, efficiency, public service, and operational features

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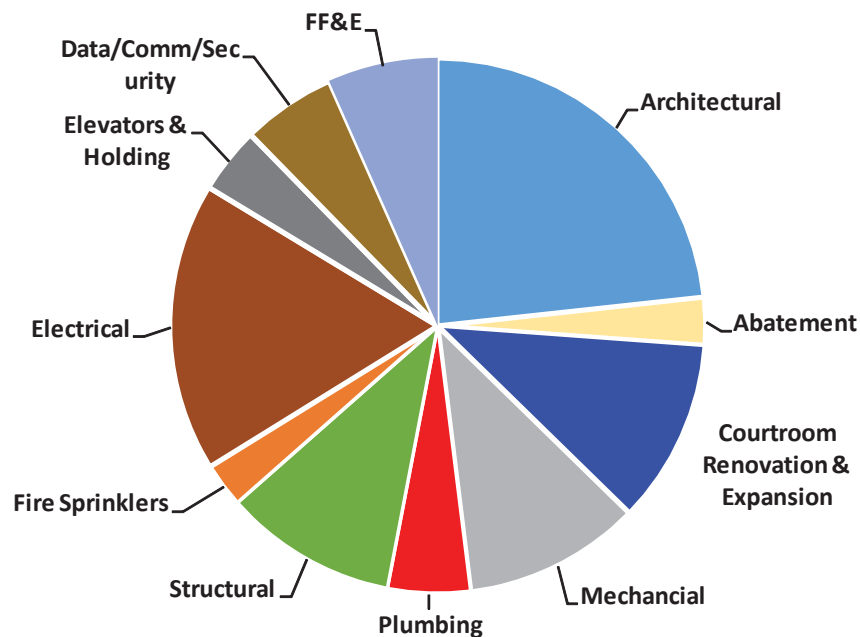
Cost Analysis of Options

	Option 1 New Criminal Courthouse 44 Courtrooms Schaber Courthouse 9 Courtrooms	Option 2 New Criminal Courthouse 33 Courtrooms Schaber Courthouse 20 Courtrooms	Option 3 New Combined Courthouse 53 Courtrooms (4)
Occupied Building Gross Area (bgsf)			
New Facility	405,468	327,333	537,879
Schaber	163,820	245,700	-
Total Building Area	574,288	573,033	537,879
	millions	millions	millions
1. Project Cost			
New Facility			
Construction Cost ⁽¹⁾	311.95	252.64	412.39
Site Acquisition	10.00	10.00	10.00
Soft Cost ⁽²⁾	60.87	55.02	70.79
New Facility Sub-total	382.82	317.65	493.18
Schaber			
Construction Cost ⁽¹⁾	21.49	147.68	-
Soft Cost ⁽²⁾	5.79	36.20	-
Schaber Sub-total	27.28	183.88	-
Total Project Cost	410.10	501.53	493.18
2. Facility Operations & Maintenance			
New Facility	62.52	42.40	69.67
Schaber	29.02	36.78	-
Total Facilities Operations & Maintenance	91.54	79.18	69.67
3. Deferred Maintenance			
New Facility	34.27	27.56	45.46
Schaber	67.33	29.32	-
Total Deferred Maintenance	101.60	56.03	45.46
4. Utility Cost			
New Facility	33.09	26.71	43.90
Schaber	20.31	22.17	-
Total Utility Cost	53.40	48.88	43.90
5. On-going Courts Operations Lease Cost ⁽³⁾	1.32	4.41	-
Long Term Facility Investment Cost	647.95	690.02	652.20
6. Janitorial Cost			
New Facility	24.53	19.80	32.54
Schaber	10.73	15.62	-
Total Janitorial Cost	35.26	35.42	32.54
7. Increased Court Staff Cost	27.53	27.53	-
Total Life Cycle Cost to Judicial Branch	710.75	752.98	684.75
8. Increased State Security Cost	71.95	164.21	-
Total Life Cycle Cost to State	782.70	917.19	684.75

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Renovation Cost Breakdown

Schaber Complete Renovation Cost Breakdown
20 Courtrooms



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Facility Costs (Ongoing)

- Utilities
- Deferred maintenance
- Operations & maintenance

Utility, Maintenance and Operations Costs			
(Projected cost per square foot for 2015)			
	Schaber	Schaber	New Building
	Existing Equipment	New Equipment	New Equipment
Utility Cost	\$2.89	\$2.17	\$2.01
Deferred Facility Maintenance	\$9.35	\$2.71	\$2.46
Operations & Maintenance	\$4.03	\$3.51	\$3.19

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Judicial Council Leased-Space Expenses

- **Option 2** – 40-month renovation period requires \$4.41 million for ongoing leases

Location:	Area (sf)	Rate (\$/sf-mo)	Cost (\$/mo)	Total Cost
800 9th Street	21,185	2.50	52,963	2,118,500
800 H Street	9,480	2.35	22,278	891,120
901 H Street	7,220	2.35	16,967	678,680
799 G Street	7,626	2.35	17,921	716,844
Totals	45,511		110,129	4,405,144

- **Option 3** – no cost for ongoing leases

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Cost Analysis – Court and State Expenses

- Janitorial cost – \$1.49/sf
- Increased staff cost in Option 2
 - Court – 9 additional staff
 - Sheriff – 25 additional staff

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Option 2: Advantages

- Schaber fully utilized, modernized, and made secure as long-term state asset
- Supports Railyards property development

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Option 2: Disadvantages

- Requires additional 35,000 bgsf compared to Option 3
- Highest initial and ongoing costs
- Increased project cost for phased construction
- 40 months of operational disruptions in Schaber
- Duplicates functional spaces and adds staff costs – 25 Sheriff staff and 9 Court staff
- Complicates trial assignments and wayfinding – for jurors, witnesses, and public, attorneys and clients, justice agency staff
- Future cost increase if swing space needed

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Option 3: Advantages

- Consolidates court operations into single facility – saves approximately 35,000 bgsf and reduces first and ongoing costs:
 - Lower initial cost than Option 2
 - Lowest ongoing costs for O&M, deferred maintenance, utilities, and janitorial
 - Lowest total life-cycle cost
- Shortest implementation schedule
- Eliminates initial costs of duplicating functional spaces and ongoing staffing costs

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Option 3: Advantages (continued)

- Schaber disposition may offset costs
- Highest efficiency for court operations, consolidating criminal and civil JPEs and support staff/functions for master calendar/trial assignments
- Best wayfinding – for jurors, witnesses, and public, attorneys and clients, justice agency staff
- All courtrooms constructed to trial court standards
- Supports Railyards property development

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Option 3: Disadvantages

- Higher initial cost than Option 1

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Questions?

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SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO

KEVIN R. CULHANE
PRESIDING JUDGE
DEPARTMENT 47

720 NINTH STREET
SACRAMENTO, CALIFORNIA 95814
(916) 874-5487

January 28, 2016

VIA U.S. MAIL AND
EMAIL TO: brad.hill@jud.ca.gov

Hon. Brad R. Hill
Chair, Court Facilities Advisory Committee
Court of Appeal, Fifth Appellate District
2424 Ventura Street
Fresno, CA 93721

Re: Sacramento Courthouse Project

Dear Justice Hill,

I write to you today in your capacity as a member of the Court Facilities Advisory Committee, which will meet next Wednesday to consider proceeding with the preparation of architectural plans for the critically needed New Sacramento Courthouse Project (Project). I write to urge your approval of what is denominated as "Option 3," which proposes the preparation of plans for single 53 courtroom courthouse on the site already purchased for this Project. As will be discussed more fully below, this option is easily the most inexpensive, cost effective and efficient option. Indeed, it is the only option that has the support of our Court, as well as the many local, regional, state and federal leaders that have worked diligently to bring the Project to this point.

Background

The existing Sacramento County Gordon D. Schaber Courthouse (Schaber Courthouse) was built in 1965 and was originally designed for 22 courtrooms and related office functions. The building consists of six above grade floors and a basement.

For at least the last two decades, the building has been overcrowded and plagued with many security, functional, and life/safety deficiencies. As the Sacramento Superior Court grew, the Schaber Courthouse was periodically renovated such that the building now houses double its design capacity in terms of courtrooms. Specifically, the number of courtrooms within the building shell has grown from 22 to 44.

The periodic modifications described above have resulted in many small, dysfunctional courtrooms in which the Court must conduct civil and criminal jury trials. Fire/life safety is significantly compromised; despite the fact that the building is occupied by upwards of 2500 people per day, there is no fire sprinkler system above the first floor. Standard security features are lacking; judges, jurors, court staff and parties are required to use the four small public elevators designed to serve only the original 22 courtrooms. Were these elevators to be disabled during a fire emergency, the only means of egress for building occupants consists of two small stairways at each end of the building.

For the courtrooms that have been added over the years, in-custody defendants must be transported through the public corridors that are simultaneously used by the public, judicial officers, witnesses, jurors and court staff. As to the original 22 courtrooms, in-custody defendants must pass through the courtroom clerk's office or judicial chambers to access the courtroom. The secure holding facilities, which were once again designed for a court with 22 courtrooms, are dangerously insufficient to house the 600 in-custody defendants who appear in court each week. There is no secure transport whatsoever for in-custody movement above the fourth floor. Functionally, it is not possible to provide adequate space for staff operations and jury facilities to accommodate the 1,200 jurors reporting for jury duty each week.

Against this background, a Project Feasibility Report (Report) for the New Sacramento Criminal Courthouse was completed on April 7, 2010. In the introduction to the Statement of Need in the Report, the Sacramento court facilities were described as follows:

“The criminal court facilities serving Sacramento County are centralized in downtown Sacramento and have significant deficiencies which adversely impact access to justice.

Facilities are unsafe, substandard in size, overcrowded, and have many physical conditions which create impediments to the administration of justice.”

In 2013, the Project was indefinitely delayed by the Judicial Council of California (JCC) due to the FY 2013–2014 Budget Act that established the Immediate and Critical Needs Account as the funding source for the annual service fee for the Governor George Deukmejian Courthouse in the City of Long Beach. Nevertheless, the Council approved the purchase of the Downtown Railyards site¹ for the New Sacramento Courthouse, recognizing the need for this Project to proceed should funding become available. With significant assistance from both state and federal legislative representatives relating to the Downtown Sacramento Railyards Redevelopment Project, the purchase of the building site was finalized in 2014.

¹The Sacramento Downtown Railyards Redevelopment Project is the largest urban infill project in the United States.

On July 29, 2014, the JCC formally sponsored legislation to provide funds for Preliminary Plans and Working Drawings for the New Sacramento Criminal Courthouse Project. The FY 2014–2015 State Budget authorized this funding. Accordingly, in December 2014, a project team consisting of JCC staff, retained experts, and court representatives chose NBBJ as the project architects of record for the Sacramento Project.

At the same time, the JCC appointed certain staff and retained certain consultants to work with and advise the Court during the intensive planning process envisioned in CRC 10.181(b). This process required a thorough facilities conditions assessment, supported by an independent engineering cost analysis, to evaluate various approaches for both new construction and the potential renovations to the existing Schaber Courthouse. In the course of conducting this analysis, the subject matter experts retained by the JCC immediately noted major structural, operational and economic difficulties associated with efforts to renovate the Schaber Courthouse. Accordingly, they suggested to the Court an alternative option to construct a single unified courthouse at the newly acquired site. This approach was subsequently presented to and approved by our Court; it is this option that is set forth as “Option 3” in the materials that will be provided in connection with the upcoming meeting.

As noted above, our Court, as well as our community at large, strongly supports “Option 3.” Set forth below are some of the reasons why we believe that this is the appropriate choice.

Option 1

This option would provide for construction of a new 44-courtroom criminal courthouse, while the existing Schaber Courthouse would have minimal interior tenant improvement work to provide nine (9) courtrooms and house other functions relocated from downtown leased facilities.

As noted at page 5 of the Report, this option suffers from a number of “fundamental flaws” and is not recommended. For all the reasons set forth in the Report itself, our Court concurs fully in the staff’s conclusion with respect to Option 1.

Option 2

Option 2 anticipates the construction of a new 33-courtroom courthouse, together with major renovations to the Schaber Courthouse to create 20 courtrooms for criminal and civil cases. The renovation will provide 12 courtrooms which will be expanded in size, with the addition of two new in-custody elevators and adjacent courtroom holding areas to provide security that complies with contemporary standards. The other eight (8) courtrooms will be renovated but will be maintained generally in their existing size and configuration. Option 2 also requires a major upgrade of the structural, mechanical, electrical, and plumbing systems in the Schaber Courthouse along with some architectural changes, including new windows, ADA compliance

measures, upgrades to interior finishes, the addition of fire/sprinkler systems to the upper floors, and a new roof to enhance life/safety.

In connection with this option, our Court notes that, as presented in the Report, this renovation of the Schaber Courthouse posits that the Court would somehow continue to operate in the Schaber Courthouse during the multi-year renovation period. Nevertheless, we want to emphasize that, as discussed with our Court during the planning process, all iterations of the proposed "Option 2" directly recognized that this option would require the *relocation* of court operations. This was because it was inconceivable that a court could conduct its operations, involving judicial personnel, court staff numbering in the hundreds, hundreds of jurors, *etc.* while a project of this scope was simultaneously occurring within the building. We note in this regard that the JCC staff members and retained consultants assigned to this Project during the CRC 10.181(b) process have stated that it simply would not be possible or feasible to conduct court operations in such a setting. Our Court is therefore very concerned that, as currently described, Option 2 presents an iteration of the "dual courthouse" approach that the staff and consultants assigned to this Project have concluded is not feasible.²

In addition, the financial analysis set forth in the Report shows that this is also an inefficient and much more expensive approach compared to Option 3. The Project budget for Option 2 is \$501.53 million. The total estimated long-term facility investment, including operations and maintenance, deferred maintenance, and utility costs over 25 years is \$690.03 million. The total estimated cost to the Judicial Branch, including estimated janitorial costs and increased court staff costs is \$752.98 million and the total estimated life-cycle cost to the State, including increased State security cost, is \$917.19 million.

Option 3

This option anticipates that with the construction of a single courthouse, all court functions that are currently located in the Schaber Courthouse and in leased facilities would be consolidated in a single new building. In this option, the Schaber Courthouse will become vacant upon occupancy of the new facility, and can be sold with the proceeds potentially used to offset the cost of this capital project. All cost, maintenance and operational inefficiencies associated with the "two building" options are eliminated, as are the remaining issues and expenses associated with the need to relocate court operations during a lengthy period of construction at Schaber Courthouse.

² Significant time and effort was devoted to this issue during the evaluation process that occurred with our Court. After extensive study JCC staff concluded that the cost associated with providing "swing space" was an additional \$66.89M, provided that such space could be located in the first instance.

The analysis set forth in the Report shows that "Option 3" is significantly less costly while producing a far superior outcome. The total Project budget for Option 3 is \$493.18 million. The total estimated long-term facility investment, including operations and maintenance, deferred maintenance, and utility costs over 25 years is \$652.2 million. The total estimated cost to the Judicial Branch, including estimated janitorial costs is \$684.75 million. There are no increased court or state staffing costs associated with this option, because all court functions are incorporated into a single building with no required duplication of services to provide court operations in two courthouses in downtown Sacramento. In the 25-year life-cycle cost analysis developed for each of the three options studied, Option 3 provides a *savings* over Option 2 of approximately \$232.0M.³

For all of the foregoing reasons, the Sacramento Superior Court, along with its government and justice partners, fully supports Option 3. A single "unified" 53-courtroom provides for the most efficient use of judicial resources, and supports the need to efficiently utilize judicial and financial resources at every juncture. It eliminates the public hardship that will ensue when trial participants must navigate between multiple buildings to attend hearings/trials. It stands alone as the option that does not involve many millions of dollars in avoidable costs.

I wish to thank you for your attention to this lengthy letter. I originally considered setting forth a very short request for your support of Option 3 at the upcoming meeting, but abandoned that approach in an effort to demonstrate that my request results from several years of painstaking analysis during hundreds of meetings on these topics. I can assure you that my request that you support "Option 3" results from the very best analysis that we can bring to issue on behalf of our Court and the community at large.

Very truly yours,



Hon. Kevin R. Culhane
Presiding Judge
Sacramento Superior Court

³ It should be noted that this option also eliminates the need for Sacramento's secondary capital outlay project, a new civil courthouse. This additional project is included in the AB 1473 Five-Year Infrastructure Plan for FY 2015-2016 adopted by the Judicial Council on August 22, 2014. The budget for this project is \$140M.



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CHAIR
BOARD OF SUPERVISORS
COUNTY OF SACRAMENTO
700 H STREET, SUITE 2450 • SACRAMENTO, CA 95814

January 29, 2016

Hon. Brad R. Hill, Chair
Judicial Council of California, Court Facilities Advisory Committee
Sacramento Superior Court
455 Golden Gate Avenue
San Francisco, CA 94102

Re: Item 2: Sacramento County–New Sacramento Downtown Capital Project: Project Scope, Budget, and Schedule Review –February 3, 2016

Dear Judge Hill:

I write to express Sacramento County's interest in the construction of a new Sacramento County courthouse. On February 3, 2016, the Judicial Council's Court Facilities Advisory Committee (Committee) will review and take action on the proposed new courthouse. The committee is considering several options, two of which would construct a new facility and keep the existing Schaber courthouse; and a third option which proposes to construct a new facility and eliminate the use of the existing Schaber courthouse.

The New Sacramento Courthouse Options Analysis provided to the Committee indicates that Option 1 and Option 2 would require operations of criminal trials in two buildings, which will result in increased court and security staffing costs. Sacramento County Sheriff Scott R. Jones indicated that, at a minimum, 12 to 25 FTE will be required to staff a second facility, depending on how in-custody criminal trials are handled. That is an annual increase of \$1.9 million to \$4.5 million. Option 3 would not have these additional staffing requirements because all existing court services would be consolidated into one building.

Sacramento County District Attorney Anne Marie Schubert is concerned that having an additional location will require more shuttling of staff, victims, and witnesses to and from a new facility, resulting in increased costs to her office. Additionally, the County Public Defender's Office is concerned that the existing Schaber courthouse does not provide any confidential interview space for attorneys to meet with their clients or adequate in-custody client meeting rooms.

The County asks that you consider the long-range operational costs to Sacramento County, as well as the concerns raised by our Sheriff, District Attorney, and Public Defender when selecting one of these options.

Sincerely,

A handwritten signature in cursive script that reads "Roberta MacGlashan".

Roberta MacGlashan, Chair
Sacramento County Board of Supervisors

cc: Honorable Kevin R. Culhane, Presiding Judge, Sacramento Superior Court
Members, Sacramento County Board of Supervisors



County of Sacramento
Office of the Public Defender

PAULINO G. DURÁN
Public Defender

Karen M. Flynn
Chief Assistant Public Defender

Steven W. Lewis
Chief Assistant Public Defender

November XX, 2015

Hon. Robert C. Hight,
Presiding Judge
Sacramento Superior Court
720 9th Street
Sacramento, CA 95814

RE: Sacramento's New Criminal Courthouse Project

Judge Hight,

I recently learned that the Judicial Council of California is considering several different building options for Sacramento's new criminal courthouse project, several of which maintain criminal courtrooms at the existing Gordon D. Schaber Courthouse. This news surprised me considering the building deficiencies that justified the need for the new courthouse still exist today.

The Public Defender's office opposes any project that reutilizes the Schaber Courthouse for criminal matters. This courthouse does not provide any confidential interview space for attorneys to meet with their out-of-custody felony clients, nor are there adequate rooms to meet with clients that are in-custody. The cramped courtrooms, which are too small for cases involving more than one defendant, make conversing privately with clients at the counsel table impossible. Furthermore, the trial floors do not have secured corridors. The Public Defender's Office has always protested the prejudices created when clients are escorted down the hall in front of witnesses and jurors.

The attorneys, all of which have large caseloads, work most efficiently when cases are concentrated in a single building that affords them the flexibility of making court appearances in the various courtrooms where their cases are assigned. When trials and preliminary hearings are assigned out from the calendar department at the new courthouse, requiring attorneys, clients, witnesses, and jurors to walk multiple blocks between courthouses it will be an uneconomical use of time, as well as an inconvenience and hardship for the public.

For the reasons listed above, the Public Defender's Office supports a single courthouse that houses all criminal courtrooms.

Sincerely,

A handwritten signature in black ink, appearing to read "Paulino Duran". The signature is written in a cursive, flowing style.

Paulino G. Durán
Public Defender



Sacramento County District Attorney's Office

ANNE MARIE SCHUBERT
District Attorney

Stephen J. Grippi
Chief Deputy

Michael A. Neves
Assistant District Attorney

November 30, 2015

Honorable Robert Hight
Sacramento Superior Court
720 9th Street, Dept. 47
Sacramento, CA 95814-1302

Re: Sacramento's New Criminal Courthouse Project

Dear Judge Hight:

The District Attorney's (DA's) Office has been informed that in addition to a new criminal courthouse project, some criminal courtrooms may remain in the existing Schaber Courthouse. Below is a listing of issues from the DA's Office regarding this proposal.

1. The primary concern with multiple criminal courthouse locations is that the DA's Office will spend less time prosecuting crimes and more time coordinating and shuttling people (staff, victims and witnesses) between the DA's Office and the various court facilities. While the DA's Office is currently covering courtrooms in two facilities, covering three will be difficult. Additionally, this will result in increased costs for the DA's Office as additional shuttles will have to be purchased.
2. There is increased chance of workers' compensation liability for staff as they navigate between multiple locations with their casefiles.
3. The public will have increased difficulty navigating what is already a confusing process to include parking and which facility to report to for jury duty. This is also true for victims and witnesses.
4. Courts will have to duplicate staffing and services across multiple locations to include security screening at entrances, juror reporting, facility maintenance, courtroom technology support, etc. The existing security screening at the Schaber Courthouse does not efficiently move people through security; a new courthouse could remedy this problem.

Ultimately, the benefit to a new courthouse providing both criminal and civil courts is improved economy and efficiency for Courts, Sheriff, DA's Office, Public Defender, Probation, victims and witnesses, and the public.

Thank you for the opportunity to share our concerns. If you have any questions, please give me a call at (916) 874-7000.

Sincerely,



Anne Marie Schubert
District Attorney

cc: Stephen J. Grippi, Chief Deputy District Attorney
Susan Elliot, Chief, Administrative Services



Scott R. Jones

Sheriff

November 23, 2015

Honorable Robert C. Hight, Presiding Judge
Sacramento Superior Court
720 9th Street
Sacramento, CA 95814

Dear Honorable Judge Hight:

When the new criminal courthouse opens, all existing Sheriff's personnel will move from their current assignment at the Gordon D. Schaber Courthouse, to provide security services in the new building. It has been brought to my attention that the Schaber Courthouse may remain operational, to either handle just civil cases, or a combination of both civil and criminal cases.

The Sacramento County Sheriff's Department does not have the resources available to provide the level of security services required in two, separate downtown courthouses. At a minimum, an additional 12 FTE will be required to staff entrance screening and internal security at the Schaber Courthouse. Add the element of hearing in-custody criminal trials in a facility that lacks the adequate safety and security features for secured inmate movement, the FTE requirements increases to 25.

Proposition 30 requires the state to provide annual funding for newly required activities after October 9, 2011, that have the overall effect of increasing the level of service or increasing a county's costs in a realigned program. Government Code Section 69927 outlines the process for counties to request funding for increased trial court security costs resulting from the activation of a new courthouse. However, Section (f) states "*The Director of Finance, in his or her discretion, may limit the amount of funding provided within the annual appropriation.*" The appropriation allocated in the 2014-15 Budget Bill was limited to only \$1M. Depending upon the type of cases heard at the Schaber Courthouse, the court security costs to staff the duplicated security functions at this facility will amount to an annual increase of \$1.9M to \$4.5M.

Unless the state funds the additional FTE to safely staff and operate the Schaber Courthouse, the Sacramento County Sheriff's Department will be unable to provide security services required within this facility.

Very truly yours,

A handwritten signature in blue ink that reads "Scott Jones".

SCOTT R. JONES, SHERIFF

St. Thomas More Society, Sacramento



...an independent organization sponsored by Catholic lawyers, governed by a Board,
with its membership open to attorneys and other legal professionals and legislative advocates
of any religious persuasion who subscribe to its purposes.

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group, to foster
individual spiritual
growth, to further
interfaith under-
standing, and to
promote the
teachings of the
Second Vatican
Council.*

*STMS is an
affiliate of the
Sacramento
County Bar
Association
(SCBA).*

2016 SCBA Liaison:
Angela M. Lai

January 27, 2016

Hon. Brad R. Hill
Chair, Court Facilities Advisory Committee
Court of Appeal, Fifth Appellate District
2424 Ventura Street
Fresno, CA 93721

Re: New Courthouse for the Sacramento County Superior Court

Dear Administrative Presiding Justice Hill:

On behalf of the St. Thomas More Society, I am writing you regarding the proposed new courthouse for the Superior Court of California, County of Sacramento; and, specifically, in support of a new 53-courtroom courthouse in the Sacramento Railyards.

As practitioners in Sacramento, we see firsthand how our current court facilities in downtown Sacramento are unsafe and overcrowded, which adversely impact access to justice. Since the announcements in the fall of 2014 that plans for a new courthouse in the Sacramento Railyards are moving forward, we have received considerable feedback from our constituents and the community. We have also endeavored to educate ourselves on the proposed project, including review of reports regarding this project and regular meetings with the Court and fellow members of the bar.

The St. Thomas More Society appreciates the hard work done by the Court Facilities Advisory Committee in evaluating the different options for the new court facilities in downtown Sacramento. We further recognize the Committee's need to make its decision, while balancing various considerations and constraints. The purpose of this letter is to share our concerns, particularly since we serve the public that will be served by the new court facilities. The St. Thomas More Society does not take stands on controversial political questions, and you will not find any such stands articulated in this letter. We speak only from the perspective of the community.

The importance of making our courts more efficient and effective has been highlighted during the unprecedented underfunding of the judicial branch since 2008. Indeed, in July 2014, the Chief Justice established the Commission on the Future of California's Court System to examine ways to increase "long-term efficiency" for the judicial branch, and that Commission is currently exploring recommendations such as: a more cost-effective staffing model for trial court administrative services, and consolidating dependency and delinquency cases into one unified juvenile court. We believe a similar philosophy should be employed in the evaluation of the options regarding the new court facilities in downtown Sacramento. We also believe that maintaining a single 53-courtroom courthouse – instead of two separate courthouses – is more efficient, more effective, more practical, more fiscally sound over a 25-year life cycle, and is the best option to enhance access to justice.

As outlined in the Report to the Court Facilities Advisory Committee, building a new 53-courtroom courthouse and the sale of the existing Sacramento County Gordon D. Schaber Courthouse is the only proposal that makes sense from an operational stand point. For years and particularly during budget cuts, the Sacramento Court has utilized hard work and innovation to improve its operational efficiency, including the adoption of a master calendar system, which is much appreciated by not only the bar but also the public we serve. Having two separate courthouses will likely impair the use of a master calendar system and complicate trial assignment. In addition, having two courthouses will create hardship to the public, including prospective jurors, litigants, witnesses, attorneys, and the general public seeking access to justice.

As outlined in the Report to the Court Facilities Advisory Committee, building a new 53-courtroom courthouse is also the most fiscally sound proposal. Maintaining two courthouses will require costly duplication of administrative, maintenance, and security functions. And these would not be short-term costs, but rather financial and operational burdens that would be borne for decades. While it is true that a new 53-courtroom courthouse would have higher initial capital costs in the short-term, the long-term fiscal benefits should not be overlooked.

The St. Thomas More Society thanks the Court Facilities Advisory Committee for the opportunity to provide our input. Please contact us if we may be of any assistance.

Respectfully yours,



Angela M. Lai
President
St. Thomas More Society

cc: See next page

Hon. Brad R. Hill
Chair, Court Facilities Advisory Committee
Page 3 of 3

cc: Hon. Patricia M. Lucas
Hon. Donald Cole Byrd
Mr. Anthony P. Capozzi
Mr. Stephan Castellanos
Hon. Keith D. Davis
Hon. Robert D. Foiles
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Steven E. Jahr (Ret.)
Hon. Jeffrey W. Johnson
Hon. Laura J. Masunaga
Mr. Stephen Nash Court
Hon. Gary R. Orozco
Hon. David Edwin Power
Ms. Linda Romero Soles
Mr. Larry Spikes
Mr. Kevin Stinson
Mr. Val Toppenberg
Hon. Robert J. Trentacosta
Mr. Thomas J. Warwick, Jr.
Hon. Kevin Culhane

Capitol City Trial Lawyers Association ~ CCTLA

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Executive Director 00123397
Debbie L. Frayne Keller

January 27, 2016

Via email and U.S. Mail

Hon. Brad R. Hill
Chair, Court Facilities Advisory Committee
Court of Appeal, Fifth Appellate District
2424 Ventura Street
Fresno, California 93721

Re: New Sacramento Courthouse

Dear Administrative Presiding Justice Hill:

On behalf of the Capitol City Trial Lawyers Association (CCTLA), I am writing to express our thoughts regarding the three options analyzed in the Report to Court Facilities Advisory Committee of the Judicial Council. The Executive Committee of CCTLA has had the opportunity to review the report and consider the advantages and disadvantages of each of the three options. After review, we would like to express our organization's support for Option 3, a new combined courthouse with 53 courtrooms.

As trial lawyers, the new combined courthouse is the only logistically feasible option. As a "master calendar" system, the new combined courthouse is also the only feasible option. Not having criminal and civil cases limited to one courthouse would mean that a case could be assigned from the new courthouse to a civil judge in a department in the old courthouse. This would cause not only problems for the court case management staff, but for the litigants, potential jurors, witnesses and attorneys. In addition, having two separate courthouses blocks apart from one another would certainly lead to confusion amongst potential jurors and witnesses, likely impacting timeliness for court appearances and jury duty reporting thereby resulting in decreased court efficiency.

It also appears from the Options Analysis report that Option 3 is the most fiscally sound proposal. While the initial project cost of Option 1 is the lowest, the "Total Life Cycle Cost to State" of Option 3 is substantially lower than either Option 1 or Option 2. In addition, Option 3 provides for the shortest overall project schedule. While Option 2 provides for a slightly shorter construction schedule for the new

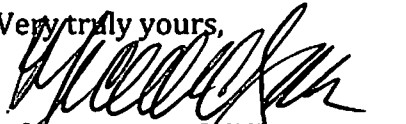
Hon. Brad R. Hill
Chair, Court Facilities Advisory Committee
January 27, 2016

Page 2

courthouse, it proposes that the Schaber Courthouse remain occupied during the subsequent 40-month renovation period. Operating during renovation would result in a major disruption not only to the court staff, but would certainly create disruptions which would interfere with trials, again, resulting in decreased judicial efficiency, not to mention potential due process issues. Option 3 is also clearly the most efficient as it pertains to staffing. Option 3 provides for fewer administrative and security staff than either Options 1 or 2 thereby decreasing the "Total Life Cycle Cost" of the project.

Obviously, this is a very important issue not only to trial lawyers, but to the efficiency of the judiciary as a whole. Again, I would like to express CCTLA's support for Option 3 for all of the reasons stated above. Thank you for your consideration.

Very truly yours,



MICHELLE C. JENNI
President, Capitol City Trial Lawyers Association

MCJ:sj

cc: See attached service list
(Sent via email and U.S. Mail)

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Mr. Thomas J. Warwick, Jr.
Grimes & Warwick
402 West Broadway, Suite 1700
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twarwick@grimesandwarwick.com

QUINN & KRONLUND, LLP

December 10, 2015

Via E-Mail brad.hill@jud.ca.gov
and U.S. Mail

Honorable Brad R. Hill
Chair, Court Facilities Advisory Committee
Court of Appeal, Fifth Appellate District
2424 Ventura Street
Fresno, CA 93721

RE: Proposed Options for New Downtown Courthouse for
Sacramento County Superior Court


Dear Administrative Presiding Justice Hill:

I write this letter on behalf of the Association of Defense Counsel of Northern California and Nevada, in support of having one single courthouse in Sacramento, rather than a new criminal courthouse and renovation of the Schaeber Courthouse for civil cases. Building one joint 53 room courthouse, on the land that the court system has acquired, seems to be the most efficient and both client and lawyer friendly option for the courts in Sacramento. It will allow for better and easier access for the public in general, as well as practitioners who have some overlap between civil and criminal practice.

Having two separate courthouses presents significant staffing and cost issues, in that each courthouse will have to have a separate security system, and separate administration. Additionally, having both dedicated criminal and civil courtrooms and judges in one location will allow for flexibility and allow civil judges that find themselves without trial being able to help out with criminal matters, and criminal judges who find themselves without trial can also hear civil matters.

Retrofitting the Schaeber Courthouse for civil matters will cause significant down time for civil cases, security issues, and will be at a significant expense. Having one courthouse will allow for the greatest flexibility, public service and will allow for the best use of both civil and criminal courtrooms.

Sincerely,



MICHAEL C. KRONLUND

President, Association of Defense Counsel of Northern California and Nevada

Daniel F. Quinn
Michael C. Kronlund

Waterfront Office Towers
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QUINN & KRONLUND, LLP

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Mr. Thomas J. Warwick, Jr. (twarwick@grimesandwarwick.com) and Mail

Honorable Steven E. Jahr (Retired) – Via Mail Only

Mr. Larry Spikes, Kings County Administrative Officer – Via Mail Only

Mr. Val Toppenberg, Val Toppenberg Consulting – Via Mail Only



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PROGRAM

OF NORTHERN CALIFORNIA

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January 27, 2016

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Victoria Jacobs
Heather Tiffie

Hon. Brad R. Hill
Chair, Court Facilities Advisory Committee
Court of Appeal, Fifth Appellate District
2424 Ventura Street
Fresno, CA 93727

Clinic Coordinators:

Alan Bridges
Lizbeth Buriel
Jack Doran

Re: Support for a single courthouse building for the downtown Sacramento Superior Court

Dear Administrative Presiding Justice Hill:

On behalf of the Voluntary Legal Services Program of Northern California, the nonprofit pro bono organization that was established 35 years ago as a project of the Sacramento County Bar Association and Legal Services of Northern California, I appreciate the opportunity to provide our input into the current issue before your Committee as to the options for the future courthouse for the Sacramento County Superior Court.

Our staff and volunteer attorneys from the Sacramento region advise or represent the indigent with a variety of legal matters before the Sacramento Superior Court. Because of our limited resources, many of the clients we assist with advice or completion of paperwork go on to represent themselves in their legal proceedings.

We receive a lot of feedback from our clients consisting of their feelings and experiences both before and after their contact with the Court. Most of our clients are intimidated when they need to interact with any court personnel and find the prospect of going to the courthouse stressful and confusing. For some of them, their first language is not English, which further creates difficulties when interaction with the Court is required. They get easily lost and frustrated when even trying to find the correct department or window to file documents or attend a hearing. I have heard similar public input as a long time member of the Sacramento County Superior Court's Community Focused Court Planning Committee.

This is a significant consideration in our support of the proposal to build one courthouse on the Sacramento Railyards land instead of dividing the downtown court's duties between two courthouses. The public needs one location with consolidated services where they can go to conduct their business. With the two building option, utilizing a renovated Schaber courthouse as the second building, we will have litigants, witnesses, prospective jurors and members of the public seeking information about legal proceedings wandering between these two courthouse that are blocks from one another; or, they may simply give up and go home.

THE VLSP MISSION:

To enhance justice for people of limited means by resolving their civil legal problems through pro bono representation, training volunteers to improve access to the legal system, and educating clients to create greater self-sufficiency.

The existence of two courthouses may also make access more difficult for disabled members of the public in that if they go to the wrong courthouse, they may have difficulty getting to the second courthouse building. There will also be inevitable delays in proceedings while interpreters are dispatched from one courthouse to another.

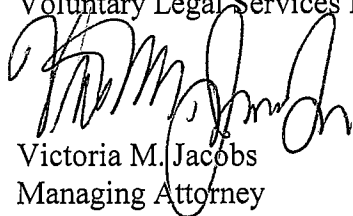
It would be nice if everyone could find out which courthouse they are to attend prior to coming downtown and head there; however, as a practical matter, we know that is not going to be the case. After 25 years of working for or volunteering for legal aid, I feel confident that the two courthouse option will present substantial challenges to the public in terms of their ability to access the court and conduct their business.

These problems will be magnified if the public has to navigate the existing Schaber Courthouse while it is undergoing substantial renovation.

Having two courthouses in operation downtown will also be economically inefficient due to the necessary duplication of resources including, for example, security and maintenance/janitorial duties. That money could certainly be better spent in providing more service to the public in terms of court staffing to increase the public's access to justice. Building a single courthouse on the Railyard property will be more economically efficient and provide the greatest access to justice to all members of the public conducting business with our Court.

Thank you for your consideration of this letter and should you wish any further information, please contact me at (916) 551-2162.

Very truly yours,
Voluntary Legal Services Program of Northern California, Inc.



Victoria M. Jacobs
Managing Attorney

Cc: Members of the Court Facilities Advisory Committee
Presiding Judge Kevin Culhane, Sacramento County Superior Court



Leonard M. Friedman Bar Association

P.O. Box 1593 | Sacramento, CA 95812
members@jsaclaw.org | www.jsaclaw.org

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Marc B. Koenigsberg

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Mark Ellinghouse

Secretary

Hollis Kulwin

January 28, 2016

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Scott Judson
Jeffrey Levine

Hon. Brad R. Hill
Chair, Court Facilities Advisory Committee
Court of Appeal, Fifth Appellate District
2424 Ventura Street
Fresno, CA 93721

Re: Sacramento County Courthouse

Dear Administrative Presiding Justice Hill:

On behalf Sacramento County's Jewish lawyers' organization, the Leonard M. Friedman Bar Association, I write in favor of the third option described in the Report to the Court Facilities Advisory Committee of the Judicial Council, dated January 22, 2016 ("Report"). For a variety of reasons, Option 3 is the only proposal that makes sense operationally and economically.

As the Report mentions, the current Gordon Schaber Courthouse, built in 1965, is "overcrowded and plagued with many security, functional, and life safety deficiencies" and has been so "[f]or at least the last two decades." These are "significant deficiencies which adversely impact access to justice." The Report concludes that the current courthouse is "unsafe, substandard in size, overcrowded, and have many physical conditions which create impediments to the administration of justice." Renovating only some of the Courthouse's 44 courtrooms, as Options 1 and 2 propose to do, does not change this.

Any plan that renovates only part of the Courthouse leaves the others in substandard conditions, and does nothing to ameliorate the outdated deficiencies present in the other courtrooms and throughout the building. Furthermore, having two separate downtown courthouses several blocks apart is fraught with problems for the court, prospective jurors, litigants, their counsel, and witnesses.



But for a higher initial capital cost (and only when compared to Option 1), the Report concludes there are only advantages to selecting Option 3. Options 1 and 2, with their “higher total life-cycle costs over a 25-year period” and their costly “duplication of administrative functions” and security personnel, simply make no sense when considered in light of Option 3, which is the most fiscally prudent of the three options. Long term cost, better functionality, 21st century energy efficiency, centralized security, and stream-lined court administration and staffing all weigh heavily in favor of selection Option 3.

Accordingly, the Leonard M. Friedman Bar Association urges the Court Facilities Advisory Committee to approve Option 3. It is the best option for Sacramento County now and in the future.

If you or any other members of the advisory committee have any questions, please do not hesitate to contact me at my personal mobile number (916) 505-3132. Thank you for your attention to this letter, and thank you for the work you are doing.

Sincerely,

Marc B. Koenigsberg
President

cc:

Presiding Judge Kevin Culhane
Sacramento County Superior Court
720 9th Street
Sacramento, CA 95814

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Superior Court, County of Santa Clara
191 N. First Street
San Jose, CA 95113

Hon. Donald Cole Byrd
Superior Court, County of Glenn
526 W Sycamore Street
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Superior Court, County of San Diego
2851 Meadowlark Drive
San Diego, CA 92123

///
///



Hon. Brad R. Hill

Re: Sacramento County Courthouse

January 28, 2016

Page 5 of 5

Mr. Thomas J. Warwick, Jr.
Grimes & Warwick
402 West Broadway, Suite 1700
San Diego, CA 92101

January 28, 2016

By Federal Express

Hon. Brad R. Hill
Chair, Court Facilities Advisory Committee
Court of Appeal, Fifth Appellate District
2424 Ventura Street
Fresno, CA 93721

Dear Administrative Presiding Justice Hill:

I write on behalf to La Raza Lawyers Association of Sacramento¹ regarding the Facility Advisory Committee's (Committee) decision about the new Sacramento Courthouse. I have reviewed the Report to the Court Facilities Advisory Committee of the Judicial Council (Report) and have been practicing law in Sacramento County since the inception of my career as an attorney. Based on these experiences, those of other members in our organization, and our review of the Report, we ask that the Committee adopt Option 3 (the new 53-courtroom Courthouse).

As practicing attorneys in Sacramento County, our organization is concerned that Options 1 and 2, which advocate for a multiple facility solution, because these options will cause greater delays in the administration of justice. For example, witnesses, jurors, and other members of the public that participate in the administration of justice will, quite predictably, show up at the wrong courthouse and be required to walk blocks away to the correct location. In Sacramento County, matters are generally set for civil trial at a hearing by the Presiding Judge. If the Court assigns the trial to a courtroom in a separate facility, this situation will cause a delay in the commencement of trial. Moreover, we generally show up at trial with multiple banker's boxes of documents. Having to walk blocks to another courthouse would be a significant inconvenience (much more so in the hot Sacramento summers, or during a rainy winter day). Further, where participants in the legal system have physical disabilities, or are of advanced age, being required to walks several blocks between courthouses would be a significant hardship. (See Judicial Council Governance Policy, A.1.a. [Noting the responsibility of the Council "to provide equal and timely access to an independent and impartial justice system for all Californians."])

Having the facility in one location also has a heightened importance to a substantial portion of the Hispanic community. As noted above, the multiple facility approach will cause confusion and delay.

¹ Our organization recently voted to change its name to the "Cruz Reynoso Bar Association," in honor of Justice Reynoso. We are in the process of formally implementing that name change and any future correspondence from our organization may come under that name.

Going to court is often an intimidating and confusing experience for persons who are not regular participants in the legal process. But it is especially so for persons who speak little, or no, English. The multiple facility approach will create confusion for all who participate in the administration of justice, but it will more harshly impact persons with language barriers (both Hispanic and non-Hispanic alike) who are simply more likely to get confused and have trouble finding the correct location.

We are also concerned about that inadequate size of the courtrooms in the Gordon D. Schaber Courthouse as well as the inferior technological infrastructure they contain. I had a recent trial in Sacramento County that was barely able to accommodate all counsel at the table. We are informed that all the courtrooms in the current facility, save one, are about 1,100 or 1,200 square feet. The Judicial Council standards now ask for court rooms of approximately 1,800 square feet. Further, the current courtrooms, which were built in 1965, are out date technologically. Many trial attorneys are starting to heavily integrate multimedia features in their trial presentation. The current courtrooms lack sufficient power outlets, projection equipment, monitors, and other features that are becoming standard for trial presentation. Selection of Options 1 or 2 will force the litigants that are assigned to the Schaber Courthouse to continue to use crowded facilities with outdated technological infrastructure. Rather than creating a situation of “good courtrooms” and “bad courtrooms,” all litigants should have equal access to courtrooms that have adequate space to accommodate all litigants and better permit the use of current technology. (See Judicial Council Governance Policy, A.2.c. [Noting the responsibility of the Council in “[d]eveloping and maintaining administrative, technological, and physical infrastructures, including court facilities, that enhance accessibility to the courts and support the needs of the people of California and the judicial branch.”])

We have also personally observed inmates being transported in public hallways in the current courthouse. The Report also commented on this situation: “In-custody defendants are transported through the public corridors simultaneously used by the public, judicial officers, witnesses, jurors and court staff.” (Report, p. 1.) This situation presents a safety risk to judges, staff, counsel, jurors, and other members of the public. Moreover, even ignoring any safety risk, this situation makes persons uncomfortable and is more inclined to give members of the public a negative view about their experience with our legal system. We want to encourage the public to participate in our legal system as jurors and witnesses. A more modern, and safer, courthouse will further that important objective. (See Judicial Council Governance Policy, A.2.f. [Noting the responsibility of the Council “to enhance public trust and confidence in the courts.”])

As tax payers, our organization also supports Option 3. The report indicates this option has the lowest total life-cycle cost, and will, in the long term, save the tax payers approximately \$100 million. There are also lower costs in terms of staff and security. Further, when staff needs to deliver documents or other material between courthouses, there is a loss in efficiency and increase in personnel costs. Options 1 and 2 also require the tax payers to renovate a dilapidated courthouse. It is impractical to pay to Band-Aid a crumbling courthouse when a new one can be built at a substantially lower cost.

We also support Option 3 as residents of the Sacramento area. Sacramento has been undergoing an effort to revitalize its downtown area. Using a single modern facility will enhance the image of the City

of Sacramento. Sacramento holds a place of significance as the State's capital. Moreover, because of Sacramento's position as the State's capital, there is often litigation (especially against government entities) that brings litigants from all over the State to our courtrooms. Therefore, giving Sacramento a modern courthouse will benefit the state as a whole.

George Will stated: "Leadership is, among other things, the ability to inflict pain and get away with it ... short-term pain for long-term gain." Option 3 has the lowest total life-cycle cost (by approximately \$100 million), will lead to the most efficient administration of justice, is the safest option, and would provide a modern facility that would have the greatest long term use. While Option 3 has the highest "short-term pain" given the initial costs, it is the option with the most significant "long term gain" in terms of both cost and the effective administration of justice. We strongly urge the Committee to select Option 3.

We thank you for taking the time to consider the needs of our organization, Sacramento's Hispanic population, and the Sacramento Community as a whole.

Sincerely,



George Acero

President Elect 2016, La Raza Lawyers Association of Sacramento
Partner, Gordon, Rees, Scully, Mansukhani, LLP

cc: Presiding Judge Kevin Culhane,
Membership of the Judicial Council's Court Facilities Advisory Committee



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January 25, 2016

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Hon. Brad R. Hill
Chair, Court Facilities Advisory Committee
Court of Appeal, Fifth Appellate District
2424 Ventura Street
Fresno, CA 93721

Dear Administrative Presiding Justice Hill:

The American Board of Trial Advocates, Sacramento Valley Chapter, urges the Court Facilities Advisory Committee to approve the construction of a new 53-courtroom courthouse in the Downtown Sacramento Railyards Redevelopment Project.

Our members, lawyers with years of civil trial practice, are concerned that the two other proposals, which would separate the downtown Superior Court into two buildings, a new courthouse in the Railyards and an updated Schaber courthouse blocks away, are impractical and would create problems for jurors, witnesses, litigants, counsel, and the court. We foresee that two courthouses would cause inconvenience, delay, and irritation when users other than counsel inevitably will be confused about where to appear. Two courthouses also would make it difficult for the court to efficiently manage its caseload when courtrooms become open. And having to shuttle between courthouses will be burdensome for counsel, and costly for clients, when counsel have appearances in both buildings on the same day. Moreover, it would be disruptive, and perhaps unsafe, to try cases in the Schaber Courthouse while it is renovated.

It also seems that having two downtown courthouses is fiscally imprudent because they would require duplication of jury assembly rooms, court security, and court administrative positions.

Simply stated, only a single downtown courthouse will properly serve the needs of litigants, their counsel, the public, and the court; and only a single

downtown courthouse will be fiscally responsible and cost-effective. Thus, ABOTA's Sacramento Valley Chapter asks your committee to approve construction of a new 53-courthouse in the Railyards.

Thank you for your consideration of our views.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'D Adams', written over a horizontal line.

DOUGLAS P. ADAMS, ESQ.
President, ABOTA
Sacramento Valley Chapter

cc: Committee Members
Presiding Judge Kevin Culhane



SACRAMENTO COUNTY BAR ASSOCIATION

425 University Ave., Suite 120 | Sacramento, CA 95825 | Phone (916) 564-3780 | Fax (916) 564-3787
E-mail scba@sacbar.org | www.sacbar.org

January 28, 2016

Hon. Brad R. Hill
Chair, Court Facilities Advisory Committee
Court of Appeal, Fifth Appellate District
2424 Ventura Street
Fresno, CA 93721

Re: New Courthouse for the Sacramento County Superior Court

Dear Administrative Presiding Justice Hill:

On behalf of the Sacramento County Bar Association, I am writing you regarding the proposed new courthouse for the Superior Court of California, County of Sacramento; and, specifically, in support of a new 53-courtroom courthouse in the Sacramento Railyards. We advocate a “one courthouse” approach as a long-term solution to the crisis of space currently in Sacramento.

As practitioners in Sacramento, we witness firsthand how our current court facilities in downtown Sacramento are unsafe and overcrowded, which adversely impact access to justice.

The Sacramento County Bar Association recognizes the Court Facilities Advisory Committee’s hard work in evaluating the different options for the new court facilities in downtown Sacramento. We further recognize the Committee’s needs to balance various considerations and constraints in its decision. We caution, however, against any approach that would save a penny today but require dollars down the road. Investing in a single modern courthouse will cost more upfront, but save a great deal in the future as the current courthouse would not need to be brought up to standards.

We understand that the Commission on the Future of California’s Court System is exploring recommendations to long-term efficiency for the judicial branch, such as: more cost-effective staffing model for the provision of trial court administrative services, and consolidating dependency and delinquency cases into one unified juvenile court. We believe a similar philosophy should be employed in the evaluation of the options regarding the new court facilities in downtown Sacramento. We also believe that maintaining a single 53-courtroom courthouse – instead of two separate courthouses – is more efficient, more effective, more practical, more fiscally sound over a 25-year life cycle, and is the best option to enhance access to justice.

Hon. Brad R. Hill
Chair, Court Facilities Advisory Committee
Page 2 of 3

As outlined in the Report to the Court Facilities Advisory Committee, building a new 53-courtroom courthouse and the sale of the existing Sacramento County Gordon D. Schaber Courthouse is the only proposal that makes sense from an operational stand point. For years and particularly during budget cuts, the Sacramento Court has utilized hard work and innovative measures to improve its operational efficiency, including the adoption of a master calendar system, which is much appreciated by the bar and the public we serve. Having two separate courthouses will likely stifle the use of a master calendar system and complicate trial assignment. In addition, having two courthouses will create hardship to the public, including prospective jurors, litigants, witnesses, attorneys, and the general public seeking access to justice.

As outlined in the Report to the Court Facilities Advisory Committee, building a new 53-courtroom courthouse is also the most fiscally sound proposal. Maintaining two courthouses will require costly duplication of administrative functions, maintenance, and security personnel. This is not a short-term cost, but one that will need to be borne for many years to come. While a new 53-courtroom courthouse has higher initial capital costs in the short-term, but the long-term fiscal effects should not be overlooked.

The Sacramento County Bar Association thanks the Court Facilities Advisory Committee for the opportunity to provide our input. Please contact us if we may be of any assistance.

Respectfully yours,



Heather Cline Hoganson
President
Sacramento County Bar Association

cc: See next page

Hon. Brad R. Hill
Chair, Court Facilities Advisory Committee
Page 3 of 3

cc: Hon. Patricia M. Lucas
Hon. Donald Cole Byrd
Mr. Anthony P. Capozzi
Mr. Stephan Castellanos
Hon. Keith D. Davis
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Hon. Kevin Culhane



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January 28, 2016

Via Electronic and U.S. Mail

Brad.hill@jud.ca.gov

The Hon. Brad R. Hill

Chair, Court Facilities Advisory Committee

Court of Appeals, Fifth Appellate District

2424 Ventura Street

Fresno, CA 93721

Dear Administrative Presiding Justice Hill:

The South Asian Bar Association of Sacramento (SABA of Sacramento) writes with regards to the "New Sacramento Courthouse – Options Analysis, Report to the Court Facilities Committee of the Judicial Council" (Report). It is our understanding that the Report provides options for providing secure and functional space for the Sacramento Superior Court in downtown Sacramento. SABA of Sacramento is writing to express its support for **Option 3** noted below.

The Report provides three options to the Committee: (1) Option 1 – A new 44 Courtroom Courthouse and 9 courtrooms with minimal renovations in the existing Sacramento County Gordon D. Schaber Courthouse (Schaber) (update of the currently authorized option for the purpose of comparing it to Options 2 and 3); (2) Option 2 – A new 33 Courtroom Courthouse and 20 renovated courtrooms in Schaber; and (3) Option 3 – New 53 Courtroom Courthouse with Schaber sold and, if possible, the proceeds used to offset cost of the new 53 Courtroom Courthouse. SABA of Sacramento is in support of **Option 3**, as it is the only option that makes operational and economic sense. **Option 3** is the only option that allows for both civil and criminal trials to be handled without having to relocate trial participants, jurors or staff because of the consolidation of criminal and civil courtrooms.

Option 3 is the most logical choice as it allows for efficient staffing and functions compared to Options 1 and 2. This option is also the most practical as it prevents the logistical nightmare of having matters heard before the Court during the construction period. In addition, **Option 3** limits public confusion as



to where a matter is being heard and promotes timeliness for court appearances and jury duty. Moreover, the construction of a new courthouse on the site previously acquired at the southeast corner of the Sacramento Railyards property supports a long held community goal of revitalizing the area. Finally, the Report itself highlights that **Option 3** has the lowest total life-cycle costs compared to Options 1 and 2.

For the reasons stated above, SABA of Sacramento believes that a new 53-courtroom courthouse that would consolidate court functions represents the best available option. Accordingly, we strongly urge the Committee to support **Option 3**.

Sincerely,

A handwritten signature in black ink, appearing to read "Latika Sharma".

Latika Sharma
SABA Sacramento Co-President

A handwritten signature in black ink, appearing to read "Brad Coutinho".

Brad Coutinho
SABA Sacramento Co-President

cc (via electronic mail):

Sacramento Superior Court Presiding Justice Culhane
Honorable Patricia M. Lucas
Honorable Donald Cole Byrd
Mr. Anthony P. Capozzi
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January 29, 2016

Hon. Brad R. Hill
Chair, Court Facilities Advisory Committee
Court of Appeal, Fifth Appellate District
2424 Ventura Street
Fresno, CA 93721

Re: Sacramento County Superior Court; New Construction; Option 3

Dear Administrative Presiding Justice Hill,

Since our founding in 1977, the lawyers of the Wiley W. Manuel Bar Association (WMBA) have proudly served the people of Sacramento County. We appreciate the Court Facilities Advisory Committee's efforts to modernize the environment in which we work and our clients receive justice.

We urge the Committee to approve Option 3, the construction of a new 53-courtroom facility to replace the Gordon D. Schaber Courthouse entirely. Many of our members serve clients who come from underprivileged communities with limited financial means and understanding of the court system. To avoid unnecessary confusion, these clients need and deserve the simplicity and efficiency of a single, comprehensive courthouse in downtown Sacramento.

Options 1 and 2 would needlessly leave parties and witnesses guessing between nearby county courthouses. Options 1 and 2 have the potential for an honest mistake to end in delayed trials and hearings, denied motions, and arrest warrants.

Justice should not depend on a guessing game. WMBA respectfully encourages the Committee to support Option 3 – the most sensible and equitable Option – on February 3rd.

Sincerely,

A handwritten signature in blue ink that reads "Gary P. Lindsey, Jr.". The signature is written in a cursive, flowing style with a prominent initial "G".

Gary P. Lindsey, Jr.
President
WMBA

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Asian/Pacific Bar Association of Sacramento
P.O. Box 2215, Metro Station, Sacramento, CA 95812-2215

February 1, 2016

Hon. Brad R. Hill
Chair, Court Facilities Advisory Committee
Court of Appeal, Fifth Appellate District
2424 Ventura Street
Fresno, CA 93721

Re: Support for New Sacramento 53-Courtroom Courthouse

Dear Administrative Presiding Justice Hill:

On behalf of the Asian/Pacific Bar Association of Sacramento (ABAS), I write in support of constructing a new 53-courtroom courthouse and selling the existing courthouse in Sacramento.

ABAS, founded in 1981, is an active voice for the legal profession and the API community. It fosters the exchange of ideas and promotes the professional growth of its members, provides services to the general and local community, develops and encourages cooperation with other organizations of minority attorneys, and provides a vehicle and forum for the unified expression of opinions and positions on current social, political, economic, legal, or other matters or events of concern to its members. ABAS helped found the National Asian Pacific American Bar Association (NAPABA), the Asian/Pacific Bar of California (ABC), and the Unity Bar Association of Sacramento. The organization is certified by the State Bar of California and is an affiliate of the Sacramento County Bar Association.

As an advocate of fairness and equal access of our judicial system, ABAS believes that, out of the options before the Court Facilities Advisory Committee of the Judicial Council, one new 53-courtroom courthouse is the most practical and economical. Having one courthouse where trials and contested hearings are held, as opposed to two separate courthouses several blocks apart, prevents numerous problems including potential problems and confusion for prospective jurors, litigants, their counsel, and witnesses. One new courthouse will be easily identifiable for the public and will support the timely arrival of jurors and court appearances. Additionally, because criminal trials are often transferred to a civil department for trials and hearings, they could

be handled without the disruption of having to relocate trial participants, jurors, or staff blocks away if all trial courts departments were in one building.

Moreover, this option is fiscally sound. Among other things, the administration for counter services, case management, and in-custody handling would be more efficient and cost effective than the other options. It also has a lower total life-cycle cost over a 25-year period when compared to the other available options.

Based on the above-stated reasons, ABAS supports the construction of a new 53-courtroom courthouse and sale of the existing courthouse in Sacramento. Should you have any questions about ABAS' position, please feel free to contact me.

Very truly yours,



Karen Kim
President
Asian/Pacific Bar Association of
Sacramento

cc: Presiding Judge Kevin Culhane
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Sacramento, CA 95814

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Superior Court, County of Santa Clara
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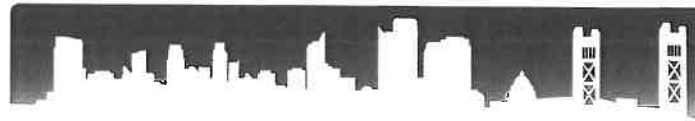
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Val Toppenberg Consulting
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February 1, 2016

Hon. Brad R. Hill
Chair, Court Facilities Advisory Committee
Court of Appeal, Fifth Appellate District
2424 Ventura Street
Fresno, CA 93721

Re: Women Lawyers of Sacramento's Support of Option 3 for the
New Sacramento Courthouse

Dear Administrative Presiding Justice Hill:

As President of the Board of the Women Lawyers of Sacramento ("WLS"), I am pleased to write to the Chair and Members of the Court Facilities Advisory Committee to express WLS's support of "Option 3" for the new Sacramento County Superior Courthouse. WLS supports Option 3 for its superior security and functional design, and importantly, its overall fiscal soundness.

Option 3 makes the most sense, both operationally and economically. It calls for a new 53-courtroom building in the Railyards, a space in downtown Sacramento already acquired by the Sacramento County Superior Court. Option 3 would meet all fire and life safety requirements, including security goals for judicial officers, staff, the public and in-custody defendants. Option 3 achieves the most efficient staffing model, and best supports the court's master calendar system. Option 3 provides for a single, easily identifiable courthouse for jurors, counsel, and litigants, promoting timely appearances for consumers of court services. (See, Report to the Court Facilities Advisory Committee, pages 35-36.)

00009519.1

2016 WLS BOARD: Jennifer Hartman King, President, Sonia Fernandes, Vice President, Kelly Pope, Secretary, Kimberly Garner, Treasurer, Kim Buchholz and Amy O'Neill, Chairs, Career Advancement and Retention, Melissa Borrelli and Allison Callaghan, Vice Chairs, Career Advancement and Retention, Corrie Manning and Katie Nystrom, Chairs, Development, Kristen Benadom, Vice Chair, Development, Elizabeth Dietzen Olsen and Tara Rojas, Chairs, Grants and Awards, Amy Halloran and Vanessa Hunter, Vice Chairs, Grants and Awards, Stephanie Ogren and Kristen Blocher, Chairs, Judicial & Other Appointments, Louinda Lacey and Lauren Foust Sorokolit, Chairs, Legislation and Bar Delegation, Jackie Sueyres and Roxanne Strohmeier, Vice Chairs, Legislation and Bar Delegations, Alanna Lungren, Heather Johnston and Carmen-Nicole Cox, Chairs, Membership, Shelley Ganaway, Vice Chair, Membership, Meghan Covert Russell and Latika Sharma, Chairs, Newsletter, Alissa Strong and Aminah Famili, Vice Chair, Newsletter, Kelly Babineau and Kristine Scribner, Chairs, Programs, Kresta Daly and Jessica Graves, Vice Chairs, Programs, Christina Cortino and Katherine Underwood, Chairs, Publicity and Community Relations, Theresa Stein, Katie Konz and Suzanne Alves, Vice Chairs, Publicity and Community Relations, Jamie Errecart, Past President Liaison, Hon. Andrea Hoch, Judicial Liaison

Further, there are many problems associated with having two, geographically separated, downtown courthouses, as Options 1 and 2 propose. Some of these significant problems include the maintenance of the old courthouse's "deficiencies in security," costly "duplication of administrative functions," and would cause the "complication of trial assignments." (See, Report, pages 33-35.)

The 53-courtroom Option 3 provides secure and functional space for the Sacramento County Superior Court. It is the most fiscally sound proposal, avoiding the higher total life-cycle costs over a 25-year period of Options 1 and 2. For these reasons, WLS strongly supports Option 3, and urges the Committee to select this most sensible option for the Sacramento County community.

Very Truly Yours,



Jennifer Hartman King, President
Women Lawyers of Sacramento

CC:

Hon. Brad R. Hill (US Mail & E-mail)	brad.hill@jud.ca.gov
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Hon. Robert J. Trentacosta (US Mail & E-mail)	robert.trentacosta@sdcourt.ca.gov
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Congress of the United States
House of Representatives
Washington, DC 20515-0506

February 2, 2016

The Honorable Brad R. Hill
Chair, Court Facilities Advisory Committee
Court of Appeal, Fifth Appellate District
2424 Ventura Street
Fresno, CA 93721

VIA E-MAIL TO brad.hill@jud.ca.gov

Dear Justice Hill:

I write to convey my support for construction of a single courthouse, to be located on the corner plot of land at 5th and H Streets in downtown Sacramento, as a complete replacement for the existing Gordon D. Schaber Courthouse. I believe that consolidating judicial operations at 5th and H Streets will serve the interests of justice more effectively than a bifurcated approach that relies on continuing to operate the outdated Schaber Courthouse. Decommissioning the Schaber Courthouse in favor of a site at 5th and H Streets will also generate valuable cost savings.

Constructed in 1965, the Schaber Courthouse has served Sacramento well for more than half a century. It was originally intended to accommodate only 22 courtrooms. However, it now houses double that number. Relatedly, it suffers from overcrowding, fire and building safety concerns, and structural deficiencies. Even more concerning is the fact that the existing courthouse has a dangerously substandard security arrangement in which in-custody defendants must be transported through clerks' offices or judicial chambers in order to appear in court. Furthermore, above the fourth floor of the existing courthouse, there is no secure transport system for in-custody defendants. The litigants, attorneys, and employees who use the Schaber Courthouse every day would be better served by a new courthouse featuring state-of-the-art safety and security systems.

I also understand that constructing a new building to replace the Schaber Courthouse will save more than \$200 million over the lifetime of the new courthouse. In a time of budgetary austerity across all levels of government, we must be prudent stewards of public resources. Replacing the Schaber Courthouse with a new building in downtown Sacramento will help ensure that the public receives the maximum return on what will be a significant investment in the infrastructure of our state's capital city.

As your committee considers architectural plans for the New Sacramento Courthouse Project, I urge you to approve plans for a single courthouse at 5th and H Streets in Sacramento.

Sincerely,



DORIS O. MATSUI
Member of Congress

cc: Court Facilities Advisory Committee of the Judicial Council of California



OFFICE OF THE
CITY COUNCIL

CITY OF SACRAMENTO
CALIFORNIA

STEVE HANSEN

COUNCILMEMBER
DISTRICT FOUR

February 1, 2016

Hon. Brad R. Hill
Chair, Court Facilities Advisory Committee
Court of Appeal, Fifth Appellate District,
2424 Ventura Street
Fresno, CA 93721

Dear Administrative Presiding Justice Hill:

I write to express my support of the construction of a single, unified 53-room courthouse in downtown Sacramento. In 2010, the Sacramento City Council passed a Resolution to support the courthouse and I write today to reaffirm that commitment and urge the Judicial Council and the Legislature to pursue this iconic project.

Land for a new courthouse was purchased two years ago in the Downtown Sacramento Railyards Redevelopment Project. The Railyards site is a great opportunity for a new unified courthouse because of its proximity to the Sacramento County Main Jail, existing juror parking, public transportation. The court's key justice partners are also nearby: Offices of the Sheriff, District Attorney, and Public Defender. It also would have the lowest total life-cycle cost. A unified courthouse would eliminate the confusion, redundant staffing and other inconveniences that come with having two courthouses.

Millions of federal, state and local resources have been devoted to preparing for the development of the Railyards site. I encourage the Judicial Council to move forward on construction of a larger, unified courthouse to better serve the residents of Sacramento County in a site that has been identified as one of the largest infill opportunities in the United States. Thank you for your consideration of this letter.

Sincerely,

Steve Hansen
Sacramento City Councilmember, District 4

RESOLUTION NO. 2010-347

Adopted by the Sacramento City Council

June 15, 2010

SUPPORT OF SUPERIOR COURT OF CALIFORNIA NEW COURTHOUSE IN THE RAILYARDS

BACKGROUND

- A. The State of California desires to build a new Superior Courthouse in Sacramento County.
- B. The proposed courthouse will encompass an entire city block and the building will be approximately 400,000 square feet, 12 to 16 stories in height, and contain 44 courtrooms.
- C. The construction of the new courthouse will create approximately 1,200 to 1,800 direct construction jobs per-year and when complete will have approximately 397 employees.
- D. The Administrative Office of the Courts (AOC) has evaluated numerous sites in the Sacramento area and has shortlisted two sites in the Central City; one at 5th and H streets (Lot 41 in The Railyards) and one at 3rd Street and Capitol Mall. These sites are to be submitted to the State Public Works Board for consideration at its August meeting.
- E. The AOC desires to acquire the property for the new courthouse by July 2011 and begin construction in early 2013.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City of Sacramento supports the development of a new courthouse in Sacramento's Central City with The Railyards as the preferred location for this new facility.
- Section 2. City Staff are directed to work with the AOC to ensure that the following elements are included in the planning, design and construction of the courthouse: community outreach, sustainability, landmark architecture, vibrant central city, engage the street and lighting.

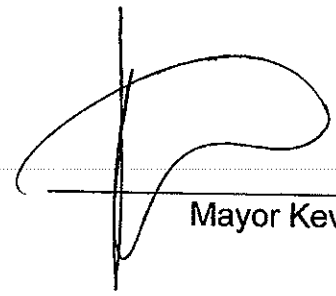
Adopted by the City of Sacramento City Council on June 15, 2010 by the following vote:

Ayes: Councilmembers Cohn, Fong, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Johnson.

Noes: None.


Abstain: None.

Absent: Councilmember Hammond.



Mayor Kevin Johnson

Attest:



Shirley Concolino, City Clerk



JUDICIAL COUNCIL OF CALIFORNIA

2860 Gateway Oaks Drive, Suite 400 • Sacramento, California 95833-4336

Telephone 916-263-7885 • Fax 916-263-1966 • TDD 415-865-4272

MEMORANDUM

Date

January 20, 2016

Action Requested

For Your Review

To

Members of the Court Facilities Advisory
Committee

Deadline

February 3, 2016

From

Judicial Council Capital Program
William J. Guerin, Director
Kelly Quinn, Principal Manager for Business
and Planning

Contact

William J. Guerin, 415-865-7510
william.guerin@jud.ca.gov
Kelly Quinn, 818-558-3078
kelly.quinn@jud.ca.gov

Subject

Sacramento – New Sacramento Criminal
Courthouse: Responses to Questions 1.1–1.4
from CFAC Members

Executive Summary

This memorandum provides a response to questions 1.1–1.4 provided by the Court Facilities Advisory Committee (CFAC) members regarding the scope of the Sacramento – New Criminal Courthouse project and the materials prepared for the CFAC’s Courthouse Cost Reduction Subcommittee (CCRS) meeting on August 10, 2015. Since the scope of the capital project has not yet been defined as either construction of a new building and renovation of the Schaber Courthouse—similar to the currently-authorized capital project—or all new construction, this memorandum uses the term *Downtown Capital Project* to refer to the programmatic needs for criminal and civil courtrooms in downtown Sacramento.

Introduction

The Downtown Capital Project authorized by the Legislature in FY 2009–2010 included funding for two facilities for a combined total of 61 courtrooms: a new 44-courtroom criminal facility of 405,000 BGSF and (minimal funding for) tenant improvements needed at the existing Gordon D. Schaber Courthouse to provide 17 courtrooms for a combination of the court’s civil calendar/operations and a portion of its criminal calendar/operations as well as the consolidation of staff and administrative functions located in downtown leased facilities. The distribution of current Judicial Position Equivalents (JPEs)¹ and future new judgeships from the next 100 new judgeships² between the two court facilities was as follows:

- The new criminal courthouse would house 35 existing JPEs, 6 AB 159 new judgeships, and 3 last group of 50 new judgeships for a total of 44 JPEs; and
- The Schaber Courthouse would house 16 existing JPEs, no AB 159 new judgeships, and 1 last group of 50 new judgeships for a total of 17 JPEs.

As shown below in Table 1, and at the time the Downtown Capital Project was authorized in FY 2009–2010, the plan was to assign 9 of its 10 new judgeships to the new criminal courthouse and 1 to civil in the existing Schaber Courthouse. Also presented is the breakdown of judicial resources and courtrooms for the original authorized capital project.

¹ Judicial Position Equivalents reflect authorized judicial positions adjusted for vacancies, assistance rendered by the court, and assistance received by the court from assigned judges, temporary judges, commissioners, and referees.

² The future 100 new judgeships include 50 AB 159 new judgeships that were authorized in the FY 2008–2009 Budget Act but never funded and the next 50 new judgeships (not authorized or funded). The future 100 new judgeships represent a prioritized list of judges based on relative need by court, which was adopted by the Judicial Council. The 10 new judgeships referred to above reflect the council-adopted list of 100 new judgeships at the time the capital project was authorized.

Table 1
Sacramento Superior Court—
FY 2009–2010 Authorized Scope for Original Downtown Capital Project

Court Facility	Existing JPE	New Judgeships	Total Courtrooms Authorized
Schaber Courthouse Renovation			
Schaber Courthouse (Civil/Criminal)	11	1	12
Civil Settlement/Law and Motion	3	0	3
Erickson Courthouse (former lease)	2	0	2
Finance, Payroll, & HR	0	0	0
Credit Union Building (Court Reporters)	0	0	0
OCIT (Information Technology)	0	0	0
Subtotal Planned Schaber Renovation	16	1	17
Planned New Criminal Courthouse			
	35	9	44
Total JPEs/Courtrooms in Downtown Capital Project			
	51	10	61

From the Downtown Capital Project’s authorization in FY 2009–2010 and until the August 2015 CCRS meeting, changes in the court’s workload has reduced its scope from 61 to 50 courtrooms: 7 fewer new judgeships were needed (reduced from 10 to 3 new judgeships) and 4 existing JPEs were redistributed countywide (2 JPEs from the former Erickson Courthouse lease, which was vacated, and 2 from the Schaber Courthouse, reducing its use from 46 to 44 JPEs). As a result, the number of courtrooms for the capital project was established at 50 courtrooms (based on 47 existing JPEs for criminal and civil matters in addition to 3 new judgeships), rather than 61 courtrooms in the original authorized capital project.

Since the August 2015 CCRS meeting, the court has further reviewed its operations and workload and determined that 53 courtrooms should be the basis for the capital project, because the greatest need for judicial resources is downtown where growth in felony filings, preliminary hearings, and criminal trials is occurring. While statewide both total criminal and civil filings are declining, the Sacramento Court’s he growth in these case types is supported by the findings of the 2014 judicial needs assessment, the *2014 Court Statistics Report, Statewide Caseload Trends: 2003–2004 through 2012–2013*, and the *2015 Court Statistics Report, Statewide Caseload Trends: 2004–2005 through 2013–2014*:

1. In the judicial needs assessment, and between 2012 and 2014, there has been a 2.4 percent increase in the Sacramento Court’s felony filings between the three fiscal year averages; and

2. When comparing more recent data shown in the 2014 and 2015 court statistics reports, for the Sacramento Court there is a 20 percent growth factor in one calendar year.

This 20 percent growth factor in felony filings for the Sacramento Court has a huge impact on criminal operations in high volume and general trial departments. The three new judgeships in the Downtown Capital Project will be assigned to help address this criminal workload growth. Also to address this growth in criminal workload in addition to improving operations for calendars/workload, the court plans on the following redistribution of resources among court facilities in planning for the capital project:

1. William R. Ridgeway Family Relations Courthouse: There is the need for a dedicated mental health court downtown that consolidates hearings between those held downtown and at the Ridgeway Courthouse. Mental Health hearings can be more efficiently processed downtown, as part of the Downtown Capital Project.

Growth in juvenile dependency cases results in the need for additional judicial assistance at the Ridgeway Courthouse; so given the lack of space in this facility, the probate calendar, department, and its support staff will all be relocated downtown to integrate with the civil calendar/operations. Comparing the 2014 to the 2015 court statistics report, there has been 46 percent growth in juvenile dependency filings from FY 2012–2013 to FY 2013–2014. The court plans to assign a vacant subordinate judicial officer position to this growing workload. There has also been six percent growth in probate filings from FY 2012–2013 to FY 2013–2014.

2. Juvenile Courthouse: The decline in juvenile delinquency workload warrants the relocation of 1 JPE from the Juvenile Courthouse downtown to address the growing needs of the criminal calendar/operations.
3. Carol Miller Justice Center: The growing needs of the criminal calendar/operations requires 1 JPE from the Carol Miller Justice Center be moved downtown for criminal calendar reassignment.

In summation, the 53-courtroom Downtown Capital Project reflects a size reduction of 8 JPEs/courtrooms from the currently-authorized capital project scope of 61 JPEs/courtrooms. And in comparison to Table 1 above, the current courtroom need for the capital project is summarized below in Table 2.

Table 2
 Sacramento Superior Court—
 FY 2015–2016 Proposed Scope for Downtown Capital Project

Court Facility	Existing JPE	New Judgeships	Total Courtrooms Needed
Court Functions in Existing Court Facilities:			
Schaber Courthouse (Civil/Criminal JPEs)	44	0	44
Civil Settlement/Law and Motion	3	0	3
Erickson Courthouse (no longer occupied)	-	-	-
Finance, Payroll, & HR	0	0	0
Credit Union Building (Court Reporters)	0	0	0
OCIT (Information Technology)	0	0	0
New Judgeships (2 AB 159 and 1 Last Group)	0	3	3
Workload Redistribution:			
Ridgeway Courthouse (probate/mental health)	1	0	1
Carol Miller Justice Center (criminal reassignment)	1	0	1
Juvenile Courthouse (criminal reassignment)	1	0	1
Total JPEs/Courtrooms in Downtown Capital Project	50	3	53

Below are responses to the CFAC questions related to the proposed number of courtrooms in the Downtown Capital Project, as well as the location and use of the existing courthouses and courtrooms in Sacramento County.

Responses to CFAC Questions

1. Basis for the number of proposed courtrooms in the project

1.1. "The Court Facilities Working Group (now CFAC) on April 13, 2012 ratified proposed cost reductions to the SB 1407 projects and our summary indicates the Sacramento project was reduced from 44 to 42 courtrooms to reflect the reduction of two new judgeships opening fall 2012 Council action adopting the update to the judgeship numbers. (The Council adopted the 2012 updated of the judicial needs assessment on October 25, 2012). This information can be found in Appendix A of the Five-Year Infrastructure plan for fiscal year 2013–2014. Justice Hill's report to the Council for their April 24, 2012 meeting included an attachment that summarized the changes (Sacramento appears on page 13 of that report) and the minutes from the April 24, 2012 meeting indicate the working group's recommendation were adopted. I reviewed infrastructure plans for subsequent years and cannot find where Sacramento was modified after the 2012 "right sizing" from 44 down to 42 courtrooms.

I think we need clarification on the number of courtrooms in the Sacramento project for CFAC and ultimately DOF."

Response: While the report indicated the scope of the new criminal courthouse portion of the Downtown Capital Project would be reduced from 44 to 42 courtrooms, this change was not implemented for two reasons: in 2012, the Judicial Council did not adopt a priority ranking of new judgeships, and in January 2013, the capital project was indefinitely delayed by the council pending legislative action to fund the Governor George Deukmejian Courthouse service fee payments from SB 1407 (Immediate and Critical Needs Account) resources. In December 2014, the council approved an update to the Judicial Needs Assessment that is now being used as the basis for sizing the capital project.

Historically, the Judicial Council had approved priority rankings at the time it approved updates to the Judicial Needs Assessment. However, the council-approved 2012 Judicial Needs Assessment did not include a priority ranking of new judgeships by court. That report included an assessed judicial need for the Sacramento court of 93.6 judicial officers, which was a reduction of 21.4 judicial officers from the need of 115.0 identified in the 2010 update. New judgeships included in capital projects are currently based on those allocated to a project from the next 100 new judgeships: 50 AB 159 authorized-but-unfunded new judgeships, plus the 50 "last group" of new judgeships. Without an update to the priority ranking list, no change was made to the scope of any capital project after Judicial Council approval of the 2012 update. There was no priority ranking created until late 2013, after the Downtown Capital Project was put on indefinite delay by the council in January 2013. Consequently, the capital project's scope was never revised based on the 2012 Judicial Needs Assessment.

In December 2014, the Judicial Council adopted an updated judicial need assessment and priority ranking of the next 100 new judgeships. For determining the need for courtrooms for the Downtown Capital Project, the council-adopted December 2014 assessment will be applied which provides the Sacramento court a total of 3 new judgeships—2 from AB159 and 1 from the last 50 new judgeships. This total has been reduced by 7 new judgeships in comparison to the 10 new judgeships (6 AB159 and 4 last 50 new judgeships) in the originally-authorized capital project scope of 61 courtrooms.

1.2. *“I am struggling with the number of courtrooms included in the Sacramento project. I looked at their website, which indicates they currently have 83 courtrooms in five facilities, distributed as follows:*

<i>Courthouse</i>	<i>Courtrooms</i>
<i>Schaber plus Depts. 53, 54 and 59</i>	<i>50</i>
<i>William Ridgeway</i>	<i>16</i>
<i>Carol Miller</i>	<i>7</i>
<i>Juvenile</i>	<i>6</i>
<i>Hall of Justice (Jail)</i>	<i>4</i>
<i>Total</i>	<i>83</i>

According to the December 2014 Judicial Workload Assessment, Sacramento’s authorized judgeships/SJO figure is 72.5 They have three new judgeships (in the 2nd and 3rd sets of 50), and their numbers have been falling significantly over the past five years.

So, are there vacant courtrooms in the existing buildings such that the court could shift some of their non-jury needs to avoid increasing the scope from 44 to 50 on the new building? Could they provide us with an explanation of why they need a scope change to build about six courtrooms more than their judgeship workload demonstrates?”

Response: The response to question 1.1 addresses the basis for the number of courtrooms for the Downtown Capital Project.

The Sacramento court does not have 83 courtrooms currently but instead has 74 courtrooms and 3 hearing rooms for a total of 77. The discrepancies in the courtroom count are as follows: There are 44 courtrooms in the Schaber Courthouse, Depts. 53, 54 and 59 is one courtroom for a total of 45 courtrooms, not 50, and there are 15 not 16 courtrooms at William Ridgeway. Below is an accurate depiction of the courtroom count for Sacramento Court:

Courthouse	Courtrooms/ Hearing Rooms
Schaber plus Depts. 53, 54 and 59	45
William Ridgeway	15
Carol Miller	7
Juvenile	6
Hall of Justice (Jail)	4
Total	77

Capital projects have historically been based on the number of JPEs assigned to a court or project—not just the Authorized Judicial Positions (AJP) shown in the Judicial Workload Assessment—in addition to the number of new judgeships in the next 100 new judgeships based on the most recent council-adopted ranking of new judgeships. As indicated above, the Downtown Capital Project will now be sized based on the December 2014 council-adopted assessment of new judgeships and priority ranking, which includes a total of 3 new judgeships (2 new judgeships from AB 159 and 1 from the last 50 new judgeships) allocated to the Sacramento Superior Court. Including these 3 new judgeships, the court’s total is 79.1 JPEs. The AJP, JPEs, and new judgeships for the court for FY 2004–2005 through FY 2013–2014 are shown in Table 3 below.

Table 3
Sacramento Superior Court—10-Year Judicial Officer Statistics

Judicial Position	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Judge	52	52	57	58	60	60	60	62	62	62
Commissioner	7.5	9	9	8	6	6	6	4	4	4
Referee	6.5	6.5	6.5	6.5	6.5	6.5	6	6.5	6.5	6.5
Judicial Position Equivalents	71.8	82.8	88.3	87.9	92.6	80.8	82.8	81.6	79.6	76.1
AB 159 NJ discounted from 'Judge' total	0	0	0	6	6	6	6	6	6	0
Total JPE with AB 159 New Judgeships	71.8	82.8	88.3	93.9	98.6	86.8	88.8	87.6	85.6	78.1
Total JPE with last group of 50 New Judgeships										79.1

Notes:

1. AB 159 new judgeships were included in Statistics Reports 'Judges' column from FY 2007-08 through FY 2012-13.
2. Last group of 50 new judgeships have never been included in the Statistics Report totals.

Regarding how existing facilities are used by the court, Table 4 below presents how the court’s 77 available courtrooms and hearing rooms, listed by facility, are used by current total JPEs of 76.1. In comparing the number of courtrooms and hearing rooms to the number of JPEs, key findings are: the courtroom at the Civil Law and Motion leased facility is shared by three JPEs; the courtrooms at the Schaber Courthouse and Main Jail facility are in full use as well as those at the Carol Miller Justice Center and the

Ridgeway Courthouse, with their hearing rooms used by temporary judges; and the Juvenile Courthouse has two courtrooms that are currently unassigned due to a significant decrease in juvenile delinquency filings.

Table 4 below also identifies the proposed assignments of JPEs—including the 3 new judgeships—when the 53-courtroom Downtown Capital Project is completed. Once the capital project is completed, it will provide 8 additional courtrooms in the county for a total of 85 courtrooms/hearing rooms (82 courtrooms and 3 hearing rooms) for a total of 79.1 JPEs.³ At that time, there will be up to 5.5 available courtrooms/hearing rooms based on the planned shift of JPEs to the capital project: 3 courtrooms in the Juvenile Courthouse and approximately 1.5 courtroom/hearing rooms in the Ridgeway Courthouse and 1 hearing room in the Carol Miller Justice Center, depending upon the actual number of temporary judges utilizing these spaces at any one time. It is important to note that of these courtrooms/hearing rooms, only one has a jury box, which is located in the Juvenile Courthouse, and all are located outside of the downtown area.

³ Of the 82 courtrooms that will exist countywide after the capital project's completion, only 55 (53 in the Downtown Capital Project, 1 in the Main Jail facility, and 1 in the Juvenile Courthouse) will have jury boxes.

**Table 4
Sacramento Superior Court—Existing and Proposed JPEs**

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Existing Court Facility	City of Sacramento Address	Ownership	Miles from Downtown	Total Ctrms.	Total Hearing Rooms	No. of Ctrms. with a Jury Box	Total Current JPEs ⁴	Current Case Types	Proposed JPEs includ. New Judgeship Allocation ⁵	Proposed Case Types
Downtown										
Gordon D. Schaber Courthouse	720 9th Street	State	-	44.0	-	43.0	44.0	Criminal, Civil	-	included in Downtown Capital Project
Civil Law & Motion	800 9th Street	Private	-	1.0	-	-	3.0	Civil Law and Motion, Civil Settlement	-	included in Downtown Capital Project
Finance, Payroll, & HR	901 H Street	County	-	-	-	-	-	Staff Space: Finance, Payroll, HR	-	included in Downtown Capital Project
Credit Union Building	800 H Street	County	-	-	-	-	-	Staff Space: Court Reporters	-	included in Downtown Capital Project
OCIT (Information Technology)	799 G Street	County	-	-	-	-	-	Staff Space: IT	-	included in Downtown Capital Project
Downtown Capital Project	-	-	-	-	-	-	-	-	53.0	Criminal, Civil, Law and Motion, Settlement Conf, Probate, Mental Health
Lorenzo Patiño Hall of Justice (Main Jail)	651 I Street	County	-	4.0	-	1.0	4.0	Criminal High Volume	4.0	Criminal High Volume
Outside Downtown										
Records Center	3460 Business Drive	Private	6.0	-	-	-	-	Court Records Storage	-	Court Records Storage
William R. Ridgeway Family Relations Courthouse ¹	3341 Power Inn Road	County	7.6	14.0	1.0	-	14.5	Family Law, Juvenile Dependency, Probate	13.5	Family Law, Juvenile Dependency
Carol Miller Justice Center ²	301 Bicentennial Circle	State	7.5	5.0	2.0	-	6.6	Traffic, Small Claims, Unlawful Detainers	5.6	Traffic, Small Claims, Unlawful Detainers
Juvenile Courthouse ³	9605 Kiefer Boulevard	County	12.2	6.0	-	1.0	4.0	Juvenile Delinquency	3.0	Juvenile Delinquency
Countywide Total				74.0	3.0	45.0	76.1		79.1	

Footnotes:

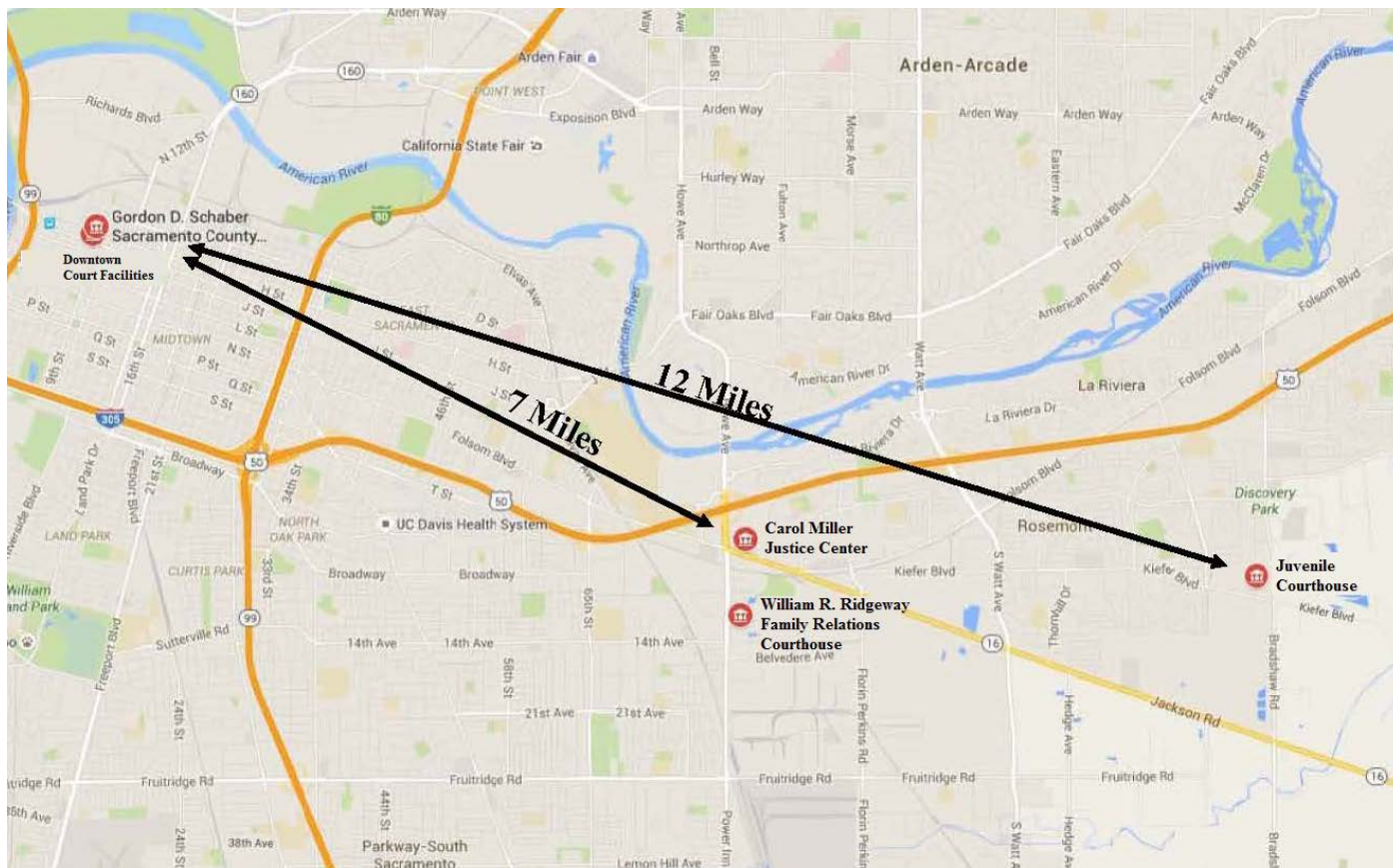
1. This facility's one hearing room (Dept. 128) is used by temporary judges.
2. This facility's two hearing rooms (Depts. 83 and 84) are used by temporary judges. Department 86 is also used by temporary judges.
3. This facility's transfer of title to the state is deferred until 2034, due to the county's bonded indebtedness on the property.
4. The Judicial Council's 2015 Court Statistics Report presents a total of 76.1 JPEs based on FY 2013–2014 data.
5. In addition to the court's current 76.1 JPEs in column (h) are three (3) new judgeships (2 from AB 159 and 1 from the last group of 50), which brings their total for planning purposes to 79.1 JPEs.

Also provided as Attachment 1 to this memorandum is a roster of the court's judicial officers grouped by facility location, which includes their department, assignment, associated courtroom or hearing room and the room details, including jury capability, ADA compliance, holding adjacency, access to secure circulation by both in-custodies and judges and staff, dimensions, and size.

The court facilities in Sacramento County have historically been designed to serve specific calendars, with criminal and civil calendars/operations located primarily in the Schaber Courthouse in downtown Sacramento and calendars/operations for traffic, family law, probate, juvenile delinquency, and juvenile dependency in the outlying areas of the city. As listed above in Table 4, the court currently operates out of 10 facilities in the City of Sacramento, with 6 in downtown and 4 in the outlying areas. Both the Ridgeway Courthouse and the Carol Miller Justice Center are located approximately 7 miles from

downtown, while the Juvenile Courthouse is located approximately 12 miles from downtown. Locations are shown in Figure 1 below.

Figure 1
Map of Sacramento Superior Court Facilities



1.3. *“In the proposed Option 1 of a new 50 courtroom courthouse instead of one with 44 courtrooms, how does the reduction in number of new judgeships allocated to Sacramento apply to this change in scope? Materials indicated that Sacramento is allocated eight fewer new judgeships than previously provided.”*

Response: The size of the Downtown Capital Project now includes only 3 new judgeships rather than the 10 that were counted in the originally- and currently- authorized, 61-courtroom scope (i.e., 44 in new construction and 17 in the Schaber Courthouse with minimal renovation). As stated in the introduction to this memo, the court has further reviewed its operations and workload and has confirmed that the capital project should be based on 53 instead of 50 JPEs/courtrooms. This confirmation allows the shift of 3 JPEs from outlying courthouses to address calendaring/operational needs

downtown as follows: 1 underutilized JPE from the Juvenile Courthouse, 1 JPE from the Carol Miller Justice Center for criminal calendar reassignment, and 1 JPE for probate and mental health calendars from the Ridgeway Courthouse. Therefore, the 53-courtroom Downtown Capital Project reflects a size reduction of 8 JPEs/courtrooms from the currently-authorized capital project scope of 61 JPEs/courtrooms.

1.4 “Can the court provide information on why moving family/dependency, traffic/small claims/unlawful detainers, and juvenile delinquency to the Schaber Courthouse, from the Carol Miller Justice Center, the Ridgeway Courthouse, or the Juvenile Courthouse, does not make sense?”

There are two key issues with consolidating additional court functions in the Downtown Capital Project. First, consolidation would result in fully- or partially-vacated space that would need to be disposed to eliminate the ongoing operation expense of the vacated space. Second, adding one or more court functions now located in the outlying courthouses will increase the size and cost of the new courthouse in either Option 2 or 3.⁴

1. Option 1: New 44-Courtroom Courthouse and 9 Courtrooms in Schaber

In this option, 56,000 square feet of space is unoccupied the Schaber Courthouse, which led the project team to develop Option 2 that fully utilizes the Schaber Courthouse and reduces the size of the new courthouse to accommodate 33 courtrooms.

2. Option 2: New 33-Courtroom Courthouse and 20 Courtrooms in Schaber

In this option, the Schaber Courthouse is fully utilized, which does not allow any of the outlying functional court operations to move into the Schaber Courthouse. Therefore, moving court functions from outlying courthouses into the Downtown Capital Project would result in an increase to the size and cost of the new courthouse.

3. Option 3: New 53-Courtroom Courthouse

The size of the new building in this option would need to grow by the additional court operation(s) consolidated into the new facility, thereby increasing the cost of the option.

Below is additional information about each of the outlying court calendars/operations in relation to public service benefits of the existing buildings and their locations:

1. Family Law: These proceedings, including Child Support and Family Law Settlement Conferences, are currently conducted in 8 courtrooms and 1 hearing room in the Ridgeway Courthouse under unified operations. The courtrooms and supporting

⁴ Option 1 is an update to the currently authorized project for the purpose of comparing it to Option 2—which fully utilizes the Schaber Courthouse—and Option 3, which replaces the Schaber Courthouse in its entirety.

operations, in addition to Family Court Services, a Self Help Center, a Children's Waiting Room, and court support staff, occupy approximately 95,000 SF.

2. Juvenile Dependency: These proceedings are currently conducted in six courtrooms and in the Ridgeway Courthouse, which houses all dependency court operations. The County Department of Health and Human Services, Child Protective Services, and County Counsel are located in the building adjacent to this courthouse. Because these justice partners support the children and parents in dependency proceedings, their collocation is operationally beneficial to counsel, families, and the court. Moving the Juvenile Dependency functions downtown would result in reduced service to the families served by the court.
3. Juvenile Delinquency: These proceedings are currently conducted in six courtrooms and in the Juvenile Courthouse, which houses all delinquency court operations and is connected to the Juvenile Hall. This connection to the Juvenile Hall provides a major benefit to efficiency of court and security operations in addition to saving significant cost on the transportation of juvenile offenders. As stated above with juvenile dependency moving the Juvenile Delinquency court functions downtown would result in reduced efficiency for the court and the county.
4. Traffic, Small Claims, and Unlawful Detainers: These proceedings are currently conducted in 5 courtrooms and 2 hearing rooms in the Carol Miller Justice Center, which houses all department operations. The two large traffic courtrooms (Departments 81 & 82) each provide 98 spectator seats, which supports calendars that exceed 100 cases.

Attachment

Provided below as Attachment 1 is a roster of the court's judicial officers grouped by facility location, which includes their department, assignment, associated courtroom or hearing room and the room details, including jury capability, ADA compliance, holding adjacency, access to secure circulation by both in-custodies and judges and staff, dimensions, and size.

Attachment 1 – Sacramento Superior Court Judicial Roster

Gordon D. Schaber Courthouse (GDS)

Downtown Sacramento

Dept.	Judge	Assignment ²	Box Checked (✓) if Applicable							Dimensions ⁵	Overall SF
			Courtroom	Hearing Room	Jury Box	ADA Compliant	Adjacent Holding	Secure Circulation for In-custodies ³	Secure Circulation for Judges/Staff ⁴		
1	Assigned Judge ¹	General Trials / Jury Selection	✓		✓		✓	✓		32'W x 58'D	1,856
2	Assigned Judge ¹	General Trials / Misc. Hearings	✓		✓					32'W x 50'D	1,600
3	Raoul Thorbourne	Hi-Volume Misdemeanor	✓		✓		✓	✓		29'W x 50'D	1,450
4	Gary Mullen (Ret.)	Hi-Volume Misdemeanor	✓		✓		✓	✓		29'W x 50'D	1,450
5	Assigned Judge	General Trials	✓		✓					28'W x 33'D	924
6	These departments do not exist										
7											
8	Laurel White	Hi-Volume Felony	✓		✓		✓	✓		29'W x 50'D	1,450
9	Allen Sumner	Master Calendar Criminal Trial/Prelim Assignments	✓		✓		✓	✓		29'W x 50'D	1,450
10	Eugene Balonon	General Trial / Criminal Writs	✓		✓			✓	✓	29'W x 39.5'D	1,145
11	Trena Burger-Plavan	General Trial / Criminal Motions	✓		✓			✓	✓	29'W x 39.5'D	1,145
12	Maryanne Gilliard	General Trial / Appellate Panel PJ	✓		✓			✓	✓	29'W x 39.5'D	1,145
13	Matthew Gary	General Trial / Criminal/Civil Mental Health Hrgs.	✓		✓					29'W x 37'D	1,073
14	Donald Currier	General Trial / Civil Firearms Calendar	✓		✓					29'W x 37'D	1,073
15	Kevin McCormick	General Trial / Criminal Writs and Motions	✓		✓					29'W x 37'D	1,073
16	Marjorie Koller	General Trial / Criminal Speciality Calendar	✓		✓					29'W x 37'D	1,073
17	Ernest Sawtelle	General Trial / Appellate Panel / Criminal motions	✓		✓					29'W x 37'D	1,073
18	Cheryl Chun Meegan	General Trial / Criminal Night Court	✓		✓			✓	✓	29'W x 39.5'D	1,145
19	Patrick Marlette	General Trial / Appellate Panel	✓		✓			✓	✓	29'W x 39.5'D	1,145
20	Michael Sweet	General Trial / Criminal Writs / Appellate Panel	✓		✓			✓	✓	29'W x 39.5'D	1,145
21	Steve White	General Trial / Wiretap Judge / Criminal Writs	✓		✓			✓	✓	29'W x 39.5'D	1,145
22	Russell Hom	General Trial / Civil / Grand Jury Advisor	✓		✓			✓	✓	29'W x 39.5'D	1,145
23	Kevin Culhane	General Trial / Civil Pretrial Calendar	✓		✓			✓	✓	29'W x 39.5'D	1,145
24	Chelleyanne Chang	General Trial / CEQA Judge / Civil Writs	✓		✓					29'W x 37'D	1,073
25	Robert Twiss	General Trial / Appellate Panel	✓		✓					29'W x 37'D	1,073
26	Curtis Fiorini	General Trial / Parole Revocation / Criminal Writs	✓		✓					29'W x 37'D	1,073
27	Delbert Oros	General Trial / Felony Warrants	✓		✓					29'W x 37'D	1,073
28	James McFetridge	General Trial / Criminal speciality calendar	✓		✓					29'W x 37'D	1,073
29	Timothy Frawley	General Trial / CEQA Judge / Civil Writs	✓		✓			✓	✓	29'W x 39.5'D	1,145
30	Geoffrey Goodman	General Trial / Criminal/Civil Mental Health Hrgs.	✓		✓			✓	✓	29'W x 39.5'D	1,145
31	Michael Kenny	General Trial / CEQA Judge / Civil Writs	✓		✓			✓	✓	29'W x 39.5'D	1,145
32	Emily Vasquez	General Trial / Civil Matters	✓		✓			✓	✓	29'W x 39.5'D	1,145
33	Michael Savage	General Trial / Criminal Writs	✓		✓			✓	✓	29'W x 39.5'D	1,145
34	Pamela Smith-Stewart	General Trial / Criminal speciality calendar	✓		✓			✓	✓	29'W x 39.5'D	1,145
35	Alan Perkins	General Trial / Complex Civil Mgmt.	✓		✓					29'W x 37'D	1,073
36	Gerrit Wood	General Trial / Civil CMP Calendar	✓		✓					29'W x 37'D	1,073
37	Paul Seave	General Trial / Criminal/Civil Mental Health Hrgs.	✓		✓					29'W x 37'D	1,073
38	Sharon Lueras	General Trial / Misdemeanor Warrants	✓		✓					29'W x 37'D	1,073
39	David Abbott	General Trial/Civil CMP Calendar/Crim. Specialty Cal.	✓		✓					29'W x 37'D	1,073
40	Richard Sueyoshi	General Trial / Civil Specialty Calendar	✓		✓			✓	✓	29'W x 39.5'D	1,145
41	Helena Gweon	General Trial / Criminal Writs	✓		✓			✓	✓	29'W x 39.5'D	1,145
42	Lawrence Brown	General Trial / Criminal Mental Health Court	✓		✓			✓	✓	29'W x 39.5'D	1,145
43	Thadd Blizzard	General Trial / Criminal/Civil Mental Health Hrgs.	✓		✓	✓				26'W x 38.5'D	1,000
44	Christopher Krueger	General Trial / CEQA Judge / Civil Writs	✓		✓					31'W x 37'D	1,147
45	Judy Holzer Hersher	General Trial / Civil Order to Show Cause	✓		✓					31'W x 37'D	1,147
46	This department does not exist - space is an existing conference room (not a courtroom)										
47	Robert Hight	Presiding Judge / PJ Calendars	✓							26'W x 38.5'D	1,000
Total Courtrooms - GDS			44	0	43	1	5	23	18		

Footnotes:

1. Only courtrooms in GDS that will accommodate large, multi-party cases. Trial judges temporarily relocate to Depts. 1 or 2 when current courtroom does not accommodate case requirements, and assigned judges utilize other trial judge's courtroom.
2. General Trial Departments receive criminal and civil trials and preliminary hearings
3. In-custodies are escorted to this courtroom by secure corridor. (The in-custody elevator only goes to the building's fourth floor, requiring in-custodies to be escorted to fifth floor courtrooms by stairwell and to sixth floor courtrooms by public elevator.)
4. Judges and staff have access to this courtroom by secure corridor, but they must use public elevators to get to secured corridors.
5. Interior courtroom dimensions include spectator seating but exclude exhibit storage lockers and front electrical closets where applicable.

Attachment 1 – Sacramento Judicial Roster, *continued*

800 9th Street

Downtown Sacramento

Dept. ¹	Judge	Courtroom Assignment	Courtroom	Hearing Room	Jury Box	Box Checked (✓) if Applicable			Dimensions	Overall SF
						ADA Compliant	Adjacent Holding	Secure Circulation for In-custodies		
53	David Brown	Civil Law & Motion							30'W x 40.5'D	1,215
54	Raymond Cadei	Civil Law & Motion	✓			✓				
59	Michael Virga	Civil Settlement Conferences								
Total Courtrooms - 800 9th Street			1	0	0	1	0	0	0	

Footnote:

1. The lease at 800 9th Street expires on June 30, 2016, but it is expected a new short-term lease will be put in place until all functions can be absorbed into the capital project. Due to space limitations, and at the present time, the three judges in this facility share the one courtroom on a rotating schedule.

Lorenzo Patino Hall of Justice (Main Jail)

Downtown Sacramento

Dept.	Judge	Assignment	Courtroom	Hearing Room	Jury Box	Box Checked (✓) if Applicable			Dimensions	Overall SF	
						ADA Compliant	Adjacent Holding	Secure Circulation for In-custodies			
60	Bunmi Awoniyi	Hi-Volume Felony (Domestic Violence)	✓				✓	✓	✓	26'W x 47.5'D	1,235
60	Cheryl Chun Meegan	Night Court - Criminal Violations of Probation	shares Dept. 60 courtroom (above)								
61	Jaime Roman	Hi-Volume Felony	✓				✓	✓	✓	26'W x 43.5'D	1,131
62	Ben Davidian	Hi-Volume Felony	✓				✓	✓	✓	27'W x 47.5'D	1,282
63	Michael Bowman	Hi-Volume Felony	✓		✓		✓	✓	✓	29'W x 48.5'W	1,406
Total Courtrooms - Main Jail			4	0	1	0	4	4	4		

Carol Miller Justice Center (CMJC)

7.5 Miles From Downtown

Dept.	Judge	Assignment	Courtroom	Hearing Room	Jury Box	Box Checked (✓) if Applicable			Dimensions	Overall SF	
						ADA Compliant	Adjacent Holding	Secure Circulation for In-custodies			
81	Referee Peter Helfer	Hi-Volume Traffic	✓					✓	✓	34.5'Wx49'D	1,690
82	Comm. Philip Stanger	Hi-Volume Traffic	✓					✓	✓	33'Wx49'D	1,617
83	Jennifer Rockwell ¹	Traffic Court Trials		✓				✓	✓	27'Wx35'D	945
84	Temporary Judges	Traffic Court Trials		✓				✓	✓	27'Wx35'D	945
86	Temporary Judges	Small Claims	✓						✓	33'Wx49'D	1,617
87	Lloyd Connelly (Ret.)	Master Calendar / Traffic Court Trials	✓						✓	33'Wx36.5'D	1,204
88	Comm. Kenneth Brody	Unlawful Detainers / Small Claims	✓						✓	28'Wx36'D	1,008
Total Courtrooms - CMJC			5	0	0	0	0	2	7		
Total Hearing Rooms - CMJC			0	2	0	0	0	2	2		

Footnote:

1. This is a newly-appointed judicial officer temporarily assigned for training purposes, who will be reassigned back to GDS at the conclusion of training.

Attachment 1 – Sacramento Judicial Roster, *continued*

Juvenile Courthouse (JCH)

12.2 Miles From Downtown

Dept.	Judge	Assignment	Courtroom	Hearing Room	Jury Box	Box Checked (✓) if Applicable				Dimensions	Overall SF
						ADA Compliant	Adjacent Holding	Secure Circulation for In-custodies	Secure Circulation for Judges/Staff		
90	Stacy Boulware Eurie	Juvenile Court PJ / Delinquency	✓		✓	✓	✓	✓	✓	34'W x 39'D +24'Wx10'D	1,566
91	Unassigned		✓			✓	✓	✓	✓	34'W x 39'D	1,326
92	Alyson Lewis	Delinquency	✓			✓	✓	✓	✓	34'W x 39'D	1,326
93	Steve Lapham	Delinquency	✓			✓	✓	✓	✓	34'W x 39'D	1,326
94	These departments do not exist - space is open office occupied by Public Defender										
95											
96	Unassigned		✓			✓	✓	✓	✓	34'W x 39'D	1,326
97	James Arguelles ¹	Delinquency	✓			✓	✓	✓	✓	34'W x 39'D	1,326
Total Courtrooms - JCH			6	0	1	6	6	6	6		

Footnote:

1. Due to decline in juvenile delinquency filings, this judge will be reassigned to GDS to handle criminal/civil trials in a general trial department.

William R. Ridgeway Family Relations Courthouse (FRC)

7.6 Miles From Downtown

Dept.	Judge	Assignment ¹	Courtroom	Hearing Room	Jury Box	Box Checked (✓) if Applicable				Dimensions	Overall SF
						ADA Compliant	Adjacent Holding	Secure Circulation for In-custodies	Secure Circulation for Judges/Staff		
120	John Winn	Family Law	✓			✓		✓	✓	29'W x 45'D	1,305
121	Steven Gevercer	Family Law	✓			✓		✓	✓	29'W x 45'D	1,305
122	Stephen Acquisto	Family Law	✓			✓		✓	✓	29'W x 45'D	1,305
123	James Mize	Family Law	✓			✓		✓	✓	29'W x 45'D	1,305
124	Tami Bogert	Family Law	✓			✓		✓	✓	29'W x 45'D	1,305
125	Comm. Peter McBrien	Family Law	✓			✓		✓	✓	29'W x 45'D	1,305
126	This department does not exist - space is open office occupied by Child Support Services										
127	Comm. Scott Harman	Child Support	✓			✓		✓	✓	29'W x 45'D	1,305
128	Temporary Judges	FL Settlement Conferences		✓		✓				23'W x 38'D	874
129	David DeAlba	Probate	✓			✓				29'W x 45'D	1,305
130	Laurie Earl	Dependency	✓			✓		✓	✓	29'W x 45'D	1,305
131	Jerilyn Borack	Dependency	✓			✓		✓	✓	29'W x 45'D	1,305
132	Comm. Danny Haukedalen	Child Support / DV Court	✓			✓		✓	✓	29'W x 45'D	1,305
133	Referee Carol Chrisman	Dependency	✓			✓		✓	✓	29'W x 45'D	1,305
134	Referee Marlene Hertoghe	Dependency	✓			✓		✓	✓	29'W x 45'D	1,305
135	Referee Natalie Lindsey	Dependency	✓			✓		✓	✓	29'W x 45'D	1,305
Total Courtrooms - FRC			14	0	0	14	0	13	13		
Total Hearing Rooms - FRC			0	1	0	1	0	0	0		

Footnote:

1. Probate calendar to relocate downtown to permit consolidation of mental health hearings.

New Sacramento Courthouse – Options Analysis

Report to the Court Facilities Advisory Committee of the Judicial Council

I. Introduction and Executive Summary

This report addresses a set of questions from the Court Facilities Advisory Committee (CFAC) regarding options for providing secure and functional space for the Sacramento Superior Court in downtown Sacramento. These questions are provided in Section II of this report.

The existing Sacramento County Gordon D. Schaber Courthouse (Schaber Courthouse) was built in 1965 and was originally designed for only 22 courtrooms together with other office functions. The building consists of six above grade floors and a basement level.

For at least the last two decades, the building has been overcrowded and plagued with many security, functional, and life safety deficiencies. Increasing judicial needs required that over the years, the Schaber Courthouse was periodically renovated within the existing structure to double its original design capacity from 22 to 44 courtrooms. This has resulted in many small, dysfunctional courtrooms. Fire life safety is significantly compromised as no fire sprinkler system exists above the first floor. Standard security features are lacking, and judges and court staff are required to use the four public elevators designed to serve the original 22 courtrooms. In-custody defendants are transported through the public corridors simultaneously used by the public, judicial officers, witnesses, jurors and court staff. In some cases in-custody defendants must pass through staff offices to access the courtroom. There is insufficient transportation and secure holding for the some 600 in-custody defendants who appear in court each week, and there is no secure transport whatsoever for in-custody movement above the fourth floor. Functionally the building is deficient in providing adequate space for staff operations and for the jury assembly room to accommodate the over 1,200 jurors reporting for jury duty each week.

In 2008, the Judicial Council of California (JCC) developed a plan to construct a new courthouse and minimally invest in the Schaber Courthouse to serve the long term needs of the residents of Sacramento County. As authorized by the Legislature in FY 2009–2010, the project was funded for a combined total of 61 courtrooms: a new 44-courtroom criminal facility of 405,000 BGSF and minimal tenant improvements at the existing Schaber Courthouse to provide 17 courtrooms for a combination of the court’s civil, and a portion of its criminal calendar, operations. The plan also provided for the consolidation of staff and administrative functions located in downtown leased facilities. The estimated project cost was \$439.12 million—including \$14.6 million for a minimal renovation of the Schaber Courthouse—with construction projected to start in March 2013 and be completed in March 2015.¹

A Project Feasibility Report for the New Sacramento Criminal Courthouse was completed on April 7, 2010. In the introduction to the Statement of Need on page 3 of that report, the Sacramento court facilities were described as follows:

¹ This estimate included a parking garage and did not include subsequently mandated Judicial Council reductions to the hard construction costs.

New Sacramento Courthouse – Options Analysis

Report to the Court Facilities Advisory Committee of the Judicial Council

“The criminal court facilities serving Sacramento County are centralized in downtown Sacramento and have significant deficiencies which adversely impact access to justice. Facilities are unsafe, substandard in size, overcrowded, and have many physical conditions which create impediments to the administration of justice.”

In 2013, the project was indefinitely delayed by the JCC due to the FY 2013–2014 Budget Act that established the Immediate and Critical Needs Account as the funding source for the annual service fee for the Governor George Deukmejian Courthouse in the City of Long Beach. However, the council approved the purchase of the site for the New Sacramento Courthouse, recognizing the need for this project to proceed when funding was available. With support from both state and federal legislative representatives relating to the Downtown Sacramento Railyards Redevelopment Project, the site for the project was purchased in 2014. Additional information on the site is provided in Appendix A.

On July 29, 2014, the Judicial Council formally approved the sponsoring of legislation to appropriate funds for Preliminary Plans and Working Drawings for the Sacramento-New Sacramento Criminal Courthouse project, subject to review and approval by the Courthouse Cost Reduction Subcommittee of the council’s Court Facilities Advisory Committee, with no commitment to move the project into Construction until construction funding legislation has been enacted.² The FY 2014–2015 State Budget authorized funding for the design of the New Sacramento Courthouse.³

Accordingly, the Judicial Council, in partnership with the Sacramento Superior Court, has undertaken a planning process and thorough facilities conditions assessment, supported by an independent engineering cost analysis, to evaluate various options for both new construction and the renovation of the existing Schaber Courthouse. The evaluation of these options is included in this report.

The options evaluated are based upon the requirement to provide a total of 53 courtrooms for all criminal and civil calendars/operations. The options are as follows:

Option 1 – New 44 Courtroom Courthouse with 9 courtrooms in Schaber and minimal renovations (update of the currently authorized option for the purpose of comparing it to Options 2 and 3)

Option 2 – New 33 Courtroom Courthouse with 20 courtrooms in Schaber

Option 3 – New 53 Courtroom Courthouse with Schaber sold and, if possible, the proceeds used to offset cost of this capital project.

² <http://www.courts.ca.gov/documents/jc-20140729-itemD.pdf>

³ http://www.leginfo.ca.gov/pub/13-14/bill/asm/ab_1451-1500/ab_1476_bill_20140927_chaptered.html See Section 1

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Table 1.1 summarizes the 25-year life-cycle cost analysis of each of the 3 options. A more detailed description of each option is included in Section V of this report, and an evaluation of the advantages and disadvantages of each option is provided in Section VI.

Table 1.1
Summary Table
25-Year, Life-Cycle Cost Analysis of Options

	Option 1	Option 2	Option 3
	New Criminal Courthouse 44 Courtrooms Schaber Courthouse 9 Courtrooms	New Criminal Courthouse 33 Courtrooms Schaber Courthouse 20 Courtrooms	New Combined Courthouse 53 Courtrooms ⁽⁴⁾
Occupied Building Gross Area (bgsf)			
New Facility	405,468	327,333	537,879
Schaber	168,800	245,700	-
Total Building Area	574,268	573,033	537,879
	millions	millions	millions
1. Project Cost			
New Facility			
Construction Cost ⁽¹⁾	311.95	252.64	412.39
Site Acquisition	10.00	10.00	10.00
Soft Cost ⁽²⁾	60.87	55.02	70.79
New Facility Sub-total	382.82	317.65	493.18
Schaber			
Construction Cost ⁽¹⁾	21.49	147.68	-
Soft Cost ⁽²⁾	5.79	36.20	-
Schaber Sub-total	27.28	183.88	-
Total Project Cost	410.10	501.53	493.18
2. Facility Operations & Maintenance			
New Facility	52.52	42.40	69.67
Schaber	29.02	36.78	-
Total Facilities Operations & Maintenance	81.54	79.18	69.67
3. Deferred Maintenance			
New Facility	34.27	27.66	45.46
Schaber	67.33	28.36	-
Total Deferred Maintenance	101.60	56.03	45.46
4. Utility Cost			
New Facility	33.09	26.71	43.90
Schaber	20.31	22.17	-
Total Utility Cost	53.40	48.88	43.90
5. On-going Courts Operations Lease Cost ⁽³⁾	1.32	4.41	
Long Term Facility Investment Cost	647.95	690.02	652.20
6. Janitorial Cost			
New Facility	24.53	19.80	32.54
Schaber	10.73	15.62	-
Total Janitorial Cost	35.26	35.42	32.54
7. Increased Court Staff Cost	27.53	27.53	
Total Life Cycle Cost to Judicial Branch	710.75	752.98	684.75
8. Increased State Security Cost	71.95	164.21	
Total Life Cycle Cost to State	782.70	917.19	684.75

(1) Construction Cost includes site preparation, site improvements, underground parking, building construction, FF&E, escalations to start & mid-point of construction and contingency.

(2) Soft Cost includes project related non-construction cost such as architectural design, engineering, special consultants, inspection, testing, construction management, commissioning, plan checking, code review, utility connection fees and owner controlled insurance.

(3) This cost represents the lease payments from completion of the new building to completion of the renovation of Schaber in Options 1 & 2. This cost is not required in Option 3. Further detail is provided in Section III.

(4) Estimated sale proceeds from Schaber Courthouse may be as much as \$25 million which could offset the cost of Option 3.

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Option 1 is an update to the currently-authorized project for the purpose of comparing it to the two other options. Option 1 constructs a new 44-courtroom courthouse of approximately 405,000 building gross square feet (bgsf) with underground parking for judges and court administrators. The existing Schaber Courthouse would have minimal interior tenant improvement work completed in an effort to accommodate the civil courts functions that remain in the facility, together with incorporating civil courts functions relocated from downtown leased facilities, and allowing for the relocation of the probate calendar, department, and its support staff from the William R. Ridgeway Family Relations Courthouse to integrate with the civil calendar/operations. There will be nine operational courtrooms remaining in the Schaber Courthouse in their current condition, size, and configuration to adjudicate civil, criminal, and probate matters. Operating trials in two buildings downtown will result in increased court and security staffing costs. In an effort to fully utilize judicial resources, the Sacramento court long ago adopted a master calendar system whereby any judge may receive either a criminal or civil case on any given day. Under this system, judges who ordinarily handle civil matters often receive criminal cases when the need arises. All “civil” judges spend approximately a quarter of their time handling criminal matters. However, criminal trials and preliminary hearings will necessarily be assigned from one of the high volume calendar courtrooms in the new courthouse. Accordingly, this option requires the attorneys, witnesses, and other trial participants to transport themselves to the Schaber Courthouse when criminal cases are assigned to the courtrooms located there.

This option provides a minor level of renovation of specific building elements in Schaber, including ADA improvements as required by building code for the changes being made to the facility, fire sprinklers in occupied areas only, and a new roof. It does not include any work to remedy outdated structural, mechanical, electrical, or plumbing systems in the building. Furthermore, this option does not upgrade or expand any of the courtrooms. This option does not provide for full occupancy of the existing Schaber Courthouse and leaves approximately 58,000 departmental gross square feet (dgsf) of vacant space that could be occupied in the building. This equates to approximately 77,000 building gross square feet (bgsf).⁴

The anticipated schedule for Option 1 allows for the design of the new courthouse to be completed and approved in fall 2018, followed by bid and award of the construction

⁴ Departmental gross square feet (dgsf) represents the area within the building that is available for occupancy at the departmental level. It includes the actual net area required for all functions such as office space, lobbies, conference rooms, closets, storage and any other space identified in the program. It also includes the floor space required for internal circulation and walls. Building gross square feet (bgsf) includes the dgsf space plus the additional area required to accommodate building components such as building structure, lobbies, mechanical & electrical rooms, mechanical and electrical chases and other building elements required for the entire building.

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contract. Construction is anticipated to start in spring 2019, with an approximate 36-month duration and anticipated completion in spring 2022. During construction of the new building, the design, bidding, and contract award for the Schaber Courthouse renovation will be completed. Upon completion of the move into the new building, the renovation of the Schaber Courthouse would start in summer 2022 and be completed in approximately 12 months, in summer 2023.

The total project budget for Option 1 is \$410.1 million. The total estimated long-term facility investment, including operations and maintenance, deferred maintenance, and utility costs over 25 years is \$648.0 million. The total estimated cost to the judicial branch, including estimated janitorial costs and increased court staff costs is \$710.8 million and the total estimated life-cycle cost to the State, including increased State security costs, is \$782.7 million.

Due to the fundamental flaws of this option, including leaving a substantial amount of space unoccupied by the court, this option is not recommended. In response to Option 1 flaws, the JCC and consultants investigated Option 2 as described below in order to fully utilize the Schaber Courthouse. Option 1 is not recommended and the option that fully utilizes the Schaber Courthouse is identified as Option 2 and described below.

Option 2 anticipates the construction a new 33-courtroom courthouse of approximately 327,000 bgsf with underground parking for judges and court administrators. This option attempts to maximize the use of the existing Schaber Courthouse; the building will undergo a major renovation that will accommodate 20 courtrooms for criminal and civil functions. Like Option 1, operating criminal trials in two buildings downtown will result in increased court and security staffing costs. With Sacramento's master calendar system, this option also requires the attorneys, witnesses, and other trial participants to transport themselves to the Schaber Courthouse when the need arises and criminal cases are assigned to the courtrooms located there.

The renovation will provide 12 courtrooms to be expanded in size, with the addition of two new in-custody elevators and adjacent courtroom holding areas to provide improved security. The other 8 courtrooms will be renovated but will be maintained generally in their existing size and configuration.

Option 2 requires a major upgrade of the structural, mechanical, electrical, and plumbing systems in the Schaber Courthouse along with some architectural improvements, including new windows, ADA upgrades, upgrades to interior finishes, the addition of sprinkler systems to the upper floors, and a new roof to improve building performance and enhance life/safety. This option provides the maximum utilization of the Schaber Courthouse.

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This renovation of the Schaber Courthouse, under Option 2, would require the court to continue to operate in the Schaber Courthouse during the renovation period. This approach requires additional cost and time to accommodate the on-going courts operations during the approximate 40-month renovation period and will require extensive coordination with the court on staging and phasing of the work. Some portions of the work will be performed during off-hours and weekends to minimize disruptions to court proceedings and maintain safety to the public and court staff. Construction disruptions in an occupied building may interfere with trials and raise due process issues.

It should be noted that the Court concurs with the opinion of others that it would not be feasible to operate in the building during the renovation period.

The project team evaluated an alternative plan to completely vacate the Schaber Courthouse during renovation and provide temporary “swing” space to accommodate the ongoing courts operations during renovation. Although this alternate plan would reduce the construction duration from approximately 40 months to approximately 27 months it was determined to be more costly than phased renovation of a partially occupied building. Additional information regarding the estimated cost of temporary leased swing space is included in Appendix F.

The anticipated schedule for Option 2 allows for the design of the new courthouse to be completed and approved in fall 2018, followed by bid and award of the construction contract. Construction is anticipated to start in spring 2019, with an approximate 34-month duration and anticipated completion in spring 2022. During construction of the new building, the design, bidding, and contract award for the Schaber Courthouse renovation will be completed. Upon completion of the move into the new building, the renovation of the Schaber Courthouse would start in spring 2022 and be completed in approximately 40 months, in summer 2025. As noted above, this option will require the court to continue to operate in the Schaber Courthouse during the approximate 40-month renovation period.

The total project budget for Option 2 is \$501.5 million. The total estimated long-term facility investment, including operations and maintenance, deferred maintenance, and utility costs over 25 years is \$690.0 million. The total estimated cost to the judicial branch, including estimated janitorial costs and increased court staff costs is \$753.0 million and the total estimated life-cycle cost to the State including increased State security cost is \$917.2 million.

Option 3 constructs a new 53-courtroom courthouse of approximately 538,000 bgsf with underground parking for judges and court administrators. All the court functions that are accommodated currently in the Schaber Courthouse, in the downtown leased facilities, and from the redistribution of three JPEs from the Ridgeway, the Carol Miller Justice Center, and the Juvenile Courthouse to address the increasing criminal workload will be incorporated

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into the new building. In this option, the Schaber Courthouse will become vacant upon completion of construction and occupancy of the new facility and can be sold with the proceeds potentially used to offset the cost of this capital project.

The anticipated schedule for Option 3 allows for the design of the new courthouse to be completed and approved in fall 2018, followed by bid and award of the construction contract. Construction is anticipated to start in spring 2019, with an approximate 38-month duration and anticipated completion in summer 2022.

The total project budget for Option 3 is \$493.2 million. The total estimated long-term facility investment, including operations and maintenance, deferred maintenance, and utility costs over 25 years is \$652.2 million. The total estimated cost to the judicial branch, including estimated janitorial costs is \$684.8 million. There are no increased court or state staffing costs associated with this option as all courts functions are incorporated into a single building with no required duplication of services to provide court operations in two courthouses in downtown Sacramento.

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II. Courts Facilities Advisory Committee Questions on Options

Members of the Court Facilities Advisory Committee (CFAC) asked questions related to the options for the Sacramento Downtown Capital Project, which are outlined below as questions 2.1 through 3.3. This report was prepared to answer these questions.

- 2.1. *“I would greatly appreciate the team providing an analysis of the optimal reuse of the Schaber Courthouse. It seems to me that such an analysis would provide our Committee with important information, which will help us arrive at the best decision possible.”***

- 2.2. *“I hope we can explore option(s) that would include fully utilizing Schaber. We learned from the engineering consultant hired to assess all the mechanical, electrical, HVAC, etc., issues that something over \$70 million would refresh the building. As long as we know that much, and considering the original plan was for only partial use of Schaber with something like 70,000 square feet left unused, our decision-making might benefit from knowing, e.g., would full utilization of a revitalized Schaber combined with construction of a new building somewhat smaller than the 405,000 square feet now contemplated have a positive cost outcome compared to the original plan and/or the new plan to move all functions to the new building? If full utilization of Schaber would not make dollars and sense, the JCC could not be second-guessed for having not chosen that approach.”***

- 3.1 *“I want to see the detailed cost estimate for the options presented, and any other options developed. I especially want to understand the cost of renovating the Schaber Courthouse, presented as \$106.6 million (with soft costs)”***

- 3.2 *“I would like to see the backup analysis for the \$92.33 million estimated ‘staff cost savings’ of Option 1, as presented on slide 17 (of the August 10, 2015 CCRS presentation). My question applies to other options studied.”***

- 3.3 *“It would help our decision making process to understand the basis for the maintenance and janitorial costs of options studied, and other additional options.”***

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III. Description of Key Assumptions Used to Analyze Cost of Each Option

The project team has utilized a set of assumptions to develop an estimate of first cost and life-cycle costs for each of the three project options. These costs include one-time and ongoing facility investment costs to the judicial branch for construction and annual utilities, periodic deferred maintenance and annual operations and maintenance. In addition, the court will incur annual costs for janitorial and additional staffing costs that vary by option. Lastly, the state will incur security staffing costs that vary by option. The evaluation of each option is based upon a 25-year life-cycle cost analysis beginning upon completion of construction. Below is a description of each component of the first and life-cycle cost analysis of each option. Appendix B includes additional information on each of these costs.

First Costs – Project Costs

Total project costs include site acquisition costs, construction costs, and soft costs. The basis for developing each of these components is described below.

The site for the new courthouse in every option was acquired at a cost of \$10 million.

Construction Cost estimates have been prepared for each of the three options under consideration. The construction cost estimates for the new buildings were based upon the standard cost factors used by the JCC to develop the cost estimate for projects. The hard construction costs were originated in 2009 dollars and escalated to current costs using the California Construction Cost Index (CCCI), which is the standard basis for updating cost estimates presented to the State Department of Finance (DOF). Escalation to start of construction and construction midpoint was calculated at five percent per year in accordance with DOF guidelines. Construction cost estimates for the two Schaber Courthouse renovation options were prepared by Kitchell in current dollars and were escalated to the start and midpoint of construction using the same five percent per year. Appendix B includes a summary of the construction cost estimate for each option.

Soft costs for the new building options are based upon the \$27 million previously authorized for the Planning and Working Drawings phases and the standard JCC formula driven costs for the Construction phase. The soft cost for the two renovation options were developed based upon the standard JCC formula driven costs for the Preliminary Plans, Working Drawings and Construction phases.

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Life-Cycle Costs – Utility, Deferred Maintenance, Operations & Maintenance, and Janitorial Costs

The Facilities and Maintenance Unit (FMU) of JCC and Kitchell CEM (Kitchell), the firm contracted to provide project management support, evaluated the anticipated 25-year cost of utilities, deferred maintenance, operations & maintenance and janitorial services for each option. This evaluation was based on data from newly-constructed courts facilities maintained by the JCC-FMU as well as the current cost associated with maintaining the Schaber Courthouse building. The cost per square foot used in the life-cycle cost projections for each of the options is listed in Table 3.1 below. Each of these costs are described in more detail below.

Table 3.1
25-Year, Life-Cycle Cost Analysis
Utility, Maintenance, Operations, and Janitorial Costs in 2015 Dollars

Utility, Maintenance, Operations and Janitorial Costs			
(Projected Cost per square foot for 2015)			
	Schaber	Schaber	New Building
	Existing Equipment	New Equipment	New Equipment
Utility Cost	\$2.89	\$2.17	\$2.01
Deferred Facility Maintenance	\$9.35	\$2.71	\$2.46
Operations & Maintenance	\$4.03	\$3.51	\$3.19
Janitorial	\$1.49	\$1.49	\$1.49

Utility Costs

The life-cycle cost analysis includes the projected 25-year cost of utilities for each facility including the cost of gas, electricity, water, and sewer, as well as the hot and chilled water that is supplied by the County of Sacramento for heating and cooling of the Schaber Courthouse. These costs are escalated at an annual rate of 2.50 percent and are anticipated to start upon completion of the renovation or new construction.

The 2015 base rate for Option 1 at the Schaber Courthouse is \$2.89 per square foot per year, which is based upon the actual cost of utilities incurred in 2014 escalated to 2015 dollars. This is a higher cost because the building's systems will not be replaced or upgraded.

The projected utility cost for a fully renovated Schaber Courthouse, proposed in Option 2, with new mechanical and electrical equipment along with new energy efficient windows is recognized to be significantly lower than the minimally-renovated facility. The actual utility

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cost for a renovated Schaber is difficult to determine without a completed design and is dependent upon the energy efficiency of the new equipment. Based on the best estimates of consulting engineers and considering other renovated projects, estimated utility costs after a total renovation of all systems are estimated conservatively at approximately 75 percent of the un-renovated facility cost (25 percent more efficient). This 2015 baseline cost for a renovated and fully-occupied Schaber Courthouse is \$2.17 per square foot per year, including the use of hot and chilled water supplied by the County of Sacramento central plant.

Utility cost projections for each of the new building options are based upon the assumption that a new building would not be on a central plant.⁵ Based on the history to date for existing facilities, the JCC-FMU recommends using a 2015 baseline utility cost of \$2.01 per square foot per year. This estimate was confirmed by an independent assessment by Kitchell.

Deferred Maintenance (DFM) Costs

The DFM cost includes the capital cost for the repair and replacement of major building components and equipment, including upgrading technology and replacing or renovating building systems and equipment at the end of their useful life. This would include items such as mechanical systems, electrical systems, plumbing and piping, elevators, roofs and major pieces of equipment. These require a capital investment rather than an annual operating expense.⁶

In Option 1, the existing Schaber Courthouse renovation excludes any updating or replacing the mechanical, plumbing, or electrical systems, and the estimated 2015 baseline DFM cost is estimated at \$9.35 per square foot per year. This amount is based on an analysis of the FMU's projections for the next 25 years for Schaber and reflects major replacement and repair of existing systems and equipment that will be required over that time period.

In Option 2, a complete renovation of the Schaber Courthouse is proposed, including full renovation to the mechanical, plumbing, and electrical systems, and the estimated 2015 baseline DFM cost is estimated at \$2.71 per square foot per year. This amount is based on an analysis of the JCC-FMU's projections for the next 25 years for Schaber. While this estimate anticipates renovation of most of the building systems, some systems will not be

⁵ The location for the proposed new Sacramento Courthouse is approximately nine blocks from the State of California's central plant. The cost of running new hot and chilled water utility lines through downtown Sacramento to this location would be quite costly, and the temperature loss due to the distance would be significant. Additionally, it is questionable whether there would be available capacity at the central plant because capacity has been reserved for other planned State facilities that are closer to the central plant. For example, the new offices for the state Department of Health Services located between 15th and 16th Streets and L Street and Capitol Avenue, were considered too far from the plant to realize the efficiencies in the transfer of hot and chilled water.

⁶ Deferred maintenance is named as such because it is often deferred to future years, increasing the Facilities Condition Index and reducing the efficiency of the facility. The delay of DFM expenditures can have a significant effect on an annual operating expense budget. The Schaber Courthouse's current condition is an example of this outcome.

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totally replaced and are not upgraded to the same level as a completely new building and thus DFM costs are slightly higher than those costs for a new construction project.

The DFM cost for the 2015 baseline year for new buildings is estimated to be \$2.46 per square foot per year. This is based on the JCC-FMU's analysis of funding required to maintain a new building at the same level for 25 years and on assumptions made by Kitchell's consulting mechanical engineers. The 25-year projections anticipate there will be no DFM investment for the first five years of operation of the new facility.

Operations and Maintenance (O&M) Costs

The O&M cost includes the cost of regular maintenance, servicing and upkeep of all operating systems and equipment along with minor repairs as needed. This would include keeping the plumbing, electrical, and mechanical systems operating in good working order. This would also include repairing exterior windows, information systems, and elevator maintenance. This would not include the capital costs to replace equipment and systems as described above in the DFM Costs or to perform daily cleaning as described in Janitorial Costs below. These costs are based upon actual costs being incurred for the Schaber Courthouse as well as other existing JCC facilities.

O&M costs for the existing Schaber Courthouse without systems renovation in Option 1 is based upon the actual costs that have been incurred projected forward at an escalation rate of 2.5 percent per year. The base cost for 2015 is \$4.03 per square foot per year. This cost was obtained from the JCC-FMU's records, and this factor has been reviewed and confirmed by the JCC-FMU staff.

O&M costs for a renovated Schaber Courthouse in Option 2 were obtained by evaluation of the Sisk Courthouse in the City of Fresno and other JCC-renovated courthouse facilities. The base 2015 cost is \$3.51 per square foot per year and has been escalated at the same 2.5 percent per year. These costs were also reviewed by the JCC-FMU as well as Kitchell staff. Even though the operating systems are replaced under this option, the O&M cost will still be somewhat higher than that of a new building due to existing conditions in the renovated facility that remain unaltered. Examples of this would include having to accommodate existing floor plates, elevators, plenum spaces, and exterior walls.

The O&M costs for new facilities are based upon similar comparable facilities. The base 2015 cost is \$3.19 per square foot per year and has been escalated at the same 2.5 percent per year. These costs we also reviewed by the JCCF-MU as well as Kitchell staff.

Janitorial Costs

Janitorial Costs to the court included in the life-cycle cost analysis represents the cost of cleaning the facility daily, including sweeping, vacuuming, polishing, trash removal, and

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cleaning. The JCC has experienced a range of costs for this service depending primarily on labor costs in a particular region. There have been some costs as low as \$0.95 per square foot per year and others up to \$1.70 per square foot per year. The 2015 baseline cost for Janitorial Services for all options is \$1.49 per square foot per year. This is based on current costs being incurred for the Schaber Courthouse, which includes the City of Sacramento living-wage requirement. This cost is essentially the same for all options, the only difference being in a two building option there is more square footage to maintain.

On-going Courts Operations Lease Costs

The JCC leases for the Sacramento courts approximately 45,500 square feet of space in buildings adjacent to the Schaber Courthouse. In each option, upon completion of the project these functions will move into either the new courthouse or the renovated Schaber Courthouse and the leases terminated. For Options 1 and 2 these leases will remain in place after the new facility is constructed and until the Schaber Courthouse renovation is complete and occupied. These extended lease costs would not be incurred in Option 3 as they will be terminated upon completion and occupancy of the new facility for Option 3. The cost of maintaining these leases for the renovation period is shown below in Table 3.2 for Option 1 and Table 3.3 for Option 2.

Table 3.2
Downtown Sacramento Leased Facilities Cost
Option 1 – 12 Month Renovation Period

Location:	Area (sf)	Rate (\$/sf-mo)	Cost (\$/mo)	Total Cost
800 9th Street	21,185	2.50	52,963	635,550
800 H Street	9,480	2.35	22,278	267,336
901 H Street	7,220	2.35	16,967	203,604
799 G Street	7,626	2.35	17,921	215,053
Totals	45,511		110,129	1,321,543

Table 3.3
Downtown Sacramento Leased Facilities Cost
Option 2 – 40 Month Renovation Period

Location:	Area (sf)	Rate (\$/sf-mo)	Cost (\$/mo)	Total Cost
800 9th Street	21,185	2.50	52,963	2,118,500
800 H Street	9,480	2.35	22,278	891,120
901 H Street	7,220	2.35	16,967	678,680
799 G Street	7,626	2.35	17,921	716,844
Totals	45,511		110,129	4,405,144

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Court Staffing-Cost Analysis

In Options 1 and 2, the court requires nine additional staff to support two courthouses in downtown Sacramento resulting in approximately \$750,000 in increased annual court staffing costs. Table 3.4 below identifies the duplicated court functions and staffing requirements for these options, along with the associated ongoing costs. More detailed information regarding these additional staffing costs along with a written narrative explaining the basis for these requirements is included in Appendix B-2.

Table 3.4
Additional Courts Staffing Cost for Duplicated Functions
Options 1 and 2

	Building Option 1			Building Option 2		
	New Criminal Courthouse			New Criminal Courthouse		
	44 Courtrooms			33 Courtrooms		
	Schaber Courthouse			Schaber Courthouse		
	9 Courtrooms			20 Courtrooms		
Division - Superior Court	FTE	Fully Loaded Salary	Total Cost	FTE	Fully Loaded Salary	Total Cost
Courtroom Support, Supervising Courtroom Clerk	1	\$ 112,947	\$ 112,947	1	\$ 112,947	\$ 112,947
Civil Division, Exhibits, Deputy Clerk 3	1	\$ 76,985	\$ 76,985	1	\$ 76,985	\$ 76,985
Jury Services, Deputy Clerk 3	2	\$ 76,985	\$ 153,970	2	\$ 76,985	\$ 153,970
Accounting, Account Clerk	2	\$ 80,417	\$ 160,834	2	\$ 80,417	\$ 160,834
GDS Administration, Judicial Services Assistant	1	\$ 89,645	\$ 89,645	1	\$ 89,645	\$ 89,645
Business Services Center, Deputy Clerk 3	2	\$ 76,985	\$ 153,970	2	\$ 76,985	\$ 153,970
Totals	9		\$ 748,351	9		\$ 748,351

State Court Security Staffing-Cost Analysis

Options 1 and 2, which include two downtown courthouses, result in an additional cost of approximately \$1.96 to \$4.46 million, respectively, in increased annual security staffing costs to the state. Option 2 results in higher state court security cost because the 20-courtroom Schaber Courthouse will hold criminal trials on a daily basis. Table 3.5 below identifies the duplicated functions and staffing cost as identified by the Sacramento Sheriff for each option.

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Table 3.5
Additional Sacramento Sheriff Staffing Cost for Duplicated Functions
Options 1 and 2

	Building Option 1			Building Option 2		
	New Criminal Courthouse			New Criminal Courthouse		
	44 Courtrooms			33 Courtrooms		
	Schaber Courthouse			Schaber Courthouse		
	9 Courtrooms			20 Courtrooms		
Division - Sheriff Court Security	FTE	Fully Loaded Salary	Total Cost	FTE	Fully Loaded Salary	Total Cost
Administration, Sergeant	1	\$ 239,029	\$ 239,029	1	\$ 239,029	\$ 239,029
Security Officer-Entrance Screening	6	\$ 138,547	\$ 831,282	6	\$ 138,547	\$ 831,282
Security Officer-Control Room	1	\$ 138,547	\$ 138,547	2	\$ 138,547	\$ 277,094
Internal Security-Rover, Deputy Sheriff	3	\$ 202,751	\$ 608,253	2	\$ 202,751	\$ 405,502
Internal Security-Holding, Escort, Deputy Sheriff	0	\$ 202,751	\$ -	10	\$ 202,751	\$ 2,027,510
Relief-Deputy Sheriff	0	\$ 202,751	\$ -	2	\$ 202,751	\$ 405,502
Relief-Security Officer	1	\$ 138,547	\$ 138,547	2	\$ 138,547	\$ 277,094
Totals	12		\$ 1,955,658	25		\$ 4,463,013

IV. Summary of Gordon D. Schaber Condition Assessment and Renovation Analysis

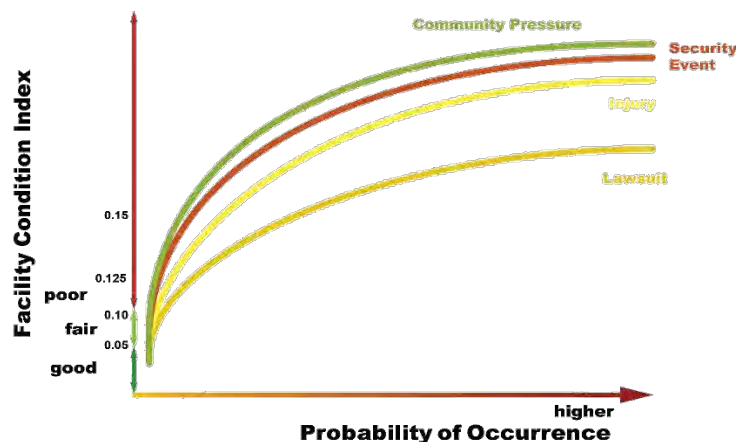
This section presents the key findings of Kitchell’s study of the existing Schaber Courthouse building, including an analysis of the existing building systems, recommendations for their replacement, and systems replacement cost estimates.

Representatives from Kitchell, consisting of licensed engineers, architects, and contractors, conducted a review of the original plans for the facility along with prior reports that had been generated relating to the condition of the facility and proposed repair or replacement of various systems within it. The team subsequently conducted onsite assessments of the various building systems within the facility. The conclusion of this assessment is that although this building has been maintained fairly well since its construction in 1965, the building’s major systems have exceeded their useful life and are in need of substantial repair or replacement within the next five to ten years. This is especially important if the decision is made to refurbish the facility for additional long-term service. Based upon the results of Kitchell’s evaluation of the facility, a Facilities Condition Assessment Report has been prepared that documents, in detail, the current condition of the facility and provides recommendations for repair and replacement of the various building systems. A copy of the Gordon D. Schaber Facilities Conditions Assessment is included as Appendix C. Outlined below is an overview of the condition of the major building systems.

When identifying risks that exist in a facility, consideration should be given to those which violate statute, might bring physical harm to those using the facility, compromise security, or be the subject of significant community interest such as convenience and reliability of services. Risks present in a facility may include items that are beyond their useful life according to nationally recognized industry benchmarks but may be currently operating fine. It is important to understand that the longer a building element is kept in service beyond its expected useful life, the chance of a significant risk event increases. In order to provide metrics to the risk, we apply the Facility Condition Index (FCI), which is expressed in the diagram below.

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The FCI of the Schaber Courthouse is currently estimated by the JCC-FMU at 0.52. Based upon an independent assessment of the Schaber Courthouse Kitchell estimated an FCI for the facility of 0.47, which places the building in a category, requiring urgent and immediate attention in order to avoid the type of events noted in the above diagram. Public buildings of this type, operating at an FCI exceeding 0.20, trigger renovation or replacement planning.

The majority of the electrical systems and equipment in the Schaber Courthouse were installed when the building was constructed in 1965 and are at the end of their industry standard useful life. This would include the main electrical switchgear, electrical feeders, branch conductors, power distribution system addition, as well as most of the receptacles and switches. Lighting control consists primarily of manual switches and a minimal use of wall occupancy sensor switches as required by current code and energy conservation goals. As part of a renovation of the facility these systems should be replaced.

The Schaber Courthouse originally provided its own hot and chilled water for the building HVAC system. The original system included chillers, boilers, cooling tower, and circulating pumps. In 1994, these systems were abandoned and the HVAC system was converted to use hot and chilled water from the County of Sacramento central plant. As this courthouse is now owned and operated by the JCC, these original systems were evaluated for potential replacement. At this time, it is more costly to retrofit this facility with new boilers and chillers along with the estimated cost to operate the new systems, than it is to maintain the current arrangement with the County of Sacramento. Although some upgrades have been made to the fan motors, the HVAC distribution system is original and in need of replacement. Basement garage exhaust fans for the north and south sides of the building were installed in 1965 and are at the end of their expected useful lives, and their replacement is recommended within the next five years.

The majority of the domestic water and drain piping throughout the building is the original copper tubing, cast iron, and galvanized steel. Most piping in the building is concealed and

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could not be evaluated, but it has been in continuous service for 50 years and is at the end of its standard expected useful life. Although some restrooms have been retrofitted, the majority of the plumbing fixtures in the building are original, water-wasteful, and at the end of their expected useful lives and replacement is recommended.

The Schaber Courthouse's basement and first floor are protected with an automatic fire sprinkler system, but the upper floors of the building do not have fire sprinklers. Floors two through six and the penthouse are only served by fire hose stations for occupant use prior to fire department response and a dry standpipe for fire-fighter hose connections. Although this system is "grandfathered" per the code in place at the time the building was constructed, it is recommended that a fully functional fire sprinkler system be installed in for this facility in compliance with current codes. This would be required as part of any major renovation of the facility.

In 2003, as part of the AOC's Courts of California Seismic Assessment Program, the building was evaluated per ASCE 31 with Tier 1 analysis by Cole, Yee, Shubert & Associates. It was concluded that the building does not meet life safety performance objectives and was assigned a Seismic Risk Level (SRL) rating of V. SRL ratings range from I to VII, with I being the best and VII being the worst. The performance of an SRL V rated building in a major seismic event is described as follows:

Building: Substantial structural damage: partial collapse likely; repair may not be cost effective. Extensive non-structural damage; repair may not be cost effective.

Risk to Life: Substantial.

Systems: Total disruption of systems; repair may not be cost effective.

Occupancy: Totally vacated during repairs.

The deficiencies identified include highly stressed shear walls and coupling beams and potentially inadequate bracing of suspended lath and plaster in assembly areas. The recommended strengthening measures include reinforcing the existing shear walls and coupling beams or to add new lateral elements, such as shear walls, at strategic locations to improve the building's lateral force resistance. Additionally, it was suggested to provide seismic bracing for the suspended lath and plaster ceiling in areas of public assembly.

Sacramento County replaced the original building roofing in 1996 with a urethane waterproofing membrane and the JCC applied a seal coating to the roof in 2015 with a five-year warranty. The roof is in fair condition for its age but is nearing the end of its useful life and should be replaced within the next five years. Exterior windows are single-pane glazing that do not meet current energy code requirements, and some of the windows are weathered with delaminating sealant and glazing strips that need to be replaced.

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The building has had several carpet replacement projects over the years. In 2005, the carpet in the courtrooms, judge’s chambers and adjacent clerk’s office areas was replaced and appears to be in good condition. The carpet in the rest of the office areas appears to have substantial wear, is beyond its useful life, and should be replaced. The use of products now considered to be hazardous building materials were frequently used in buildings of similar age. Discussions with facility personnel noted there is asbestos in various components of the building, including Vinyl Asbestos Tile floor finishes and asbestos insulation at the underside of the sixth floor roof, which would need to be abated if the building was to be renovated.

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V. Sacramento Downtown Capital Project Options

This section of the report evaluates the three options being proposed for the New Sacramento Courthouse project.

Option 1 – New 44-Courtroom Building with Schaber Renovation and 9 Courtrooms

This option is to update the currently-authorized project for the purpose of comparing it to the two other options. Option 1 constructs a new courthouse on the site previously acquired at the Southeast corner of the Sacramento Railyards property. The new facility will accommodate 44 criminal courtrooms and will consist of approximately 405,000 bgsf with underground parking for judges and court administrators. The existing Schaber Courthouse will have interior tenant improvement work completed to accommodate the civil courts functions. There will be nine operational courtrooms remaining in Schaber in their current condition, size, and configuration. Additionally, this option provides a minor level of renovation of specific building elements identified in the Facilities Condition Assessment Report presented in Appendix C, including architectural modifications, ADA improvements as required by building code for the changes being made to the facility, fire sprinklers in occupied areas only, and a new roof. It does not include any upgrades to the remaining structural, mechanical, electrical, or plumbing systems in the building, nor does it upgrade or expand any of the courtrooms. Fire sprinklers will not be installed in any of areas not being renovated. This option does not provide for full occupancy of the existing Schaber Courthouse and leaves approximately 58,000 dgsf of vacant space that could be occupied in the building. ⁷

Estimated Cost: The total estimated project level budget for Option 1 is \$410.1 million, which breaks down as follows:

Gordon D. Schaber Renovation – 9 Courtrooms	
Construction Cost	\$ 21,487,000
Project Soft Cost	<u>\$ 5,793,000</u>
Total Project Cost	\$ 27,280,000
New 44 Courtroom Courthouse	
Construction Cost	\$ 311,951,000
Site Acquisition Cost	\$ 10,000,000
Project Soft Cost	<u>\$ 60,869,000</u>
Total Project Cost	\$ 382,820,000
Option 1 Total Project Cost	\$ 410,100,000

⁷ There could be potential income from leasing vacant space for this option. However, due to lack of parking, shared use with the court and related security issues, lack of fire and life safety systems in un-renovated spaces, it is likely the cost of tenant improvements would significantly offset any potential lease revenue.

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More detailed information on Option 1’s project costs are provided in Appendix B.

Respectively, Tables 5.1 and 5.2 below present 25-year life-cycle costs for the new 44-courtroom courthouse and the renovated Schaber Courthouse with 9 courtrooms.

Table 5.1
25-Year Life-Cycle Cost Analysis
Option 1 – New 44-Courtroom Courthouse

25 Year Life-Cycle Cost Analysis (44 Courtrooms)								
Project Budget		382,820,000		Building Area			405,468 bgsf	
Construction Budget		311,951,000						
Annual Inflation Rate		2.5%						
Year	Utility Cost (\$)	Def. Maint. Cost (\$)	O&M Cost (\$)	Janitorial Cost (\$)	Add'l Court Staff Cost (\$)	Add'l State Staff Cost (\$)		
Base 2015 sf	2.01	2.46	3.19	1.49				
0	2021	0	0	0	0	0	0	0
1	2022	968,779	0	1,537,516	718,150	0	0	0
2	2023	992,999	0	1,575,953	736,104	0	0	0
3	2024	1,017,824	0	1,615,352	754,506	0	0	0
4	2025	1,043,269	0	1,655,736	773,369	0	0	0
5	2026	1,069,351	0	1,697,130	792,703	0	0	0
6	2027	1,096,085	1,341,472	1,739,558	812,521	0	0	0
7	2028	1,123,487	1,375,009	1,783,047	832,834	0	0	0
8	2029	1,151,574	1,409,384	1,827,623	853,655	0	0	0
9	2030	1,180,364	1,444,619	1,873,313	874,996	0	0	0
10	2031	1,209,873	1,480,734	1,920,146	896,871	0	0	0
11	2032	1,240,120	1,517,753	1,968,150	919,293	0	0	0
12	2033	1,271,123	1,555,697	2,017,354	942,275	0	0	0
13	2034	1,302,901	1,594,589	2,067,788	965,832	0	0	0
14	2035	1,335,473	1,634,454	2,119,482	989,978	0	0	0
15	2036	1,368,860	1,675,315	2,172,469	1,014,727	0	0	0
16	2037	1,403,081	1,717,198	2,226,781	1,040,095	0	0	0
17	2038	1,438,158	1,760,128	2,282,451	1,066,098	0	0	0
18	2039	1,474,112	1,804,131	2,339,512	1,092,750	0	0	0
19	2040	1,510,965	1,849,234	2,398,000	1,120,069	0	0	0
20	2041	1,548,739	1,895,465	2,457,950	1,148,071	0	0	0
21	2042	1,587,458	1,942,852	2,519,398	1,176,772	0	0	0
22	2043	1,627,144	1,991,423	2,582,383	1,206,192	0	0	0
23	2044	1,667,823	2,041,209	2,646,943	1,236,346	0	0	0
24	2045	1,709,519	2,092,239	2,713,116	1,267,255	0	0	0
25	2046	1,752,256	2,144,545	2,780,944	1,298,936	0	0	0
Totals		33,091,339	34,267,449	52,518,095	24,530,395	-	-	-

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Table 5.2
25-Year Life-Cycle Cost Analysis
Option 1 – Renovated Schaber with 9 Courtrooms

25 Year Life-Cycle Cost Analysis (Schaber 9 Courtrooms)							
Project Budget	27,280,000					Building Area	245,700 bgsf
Construction Cost	21,487,000	78.76%				Occupied Area:	168,800 bgsf
Annual Inflation	2.5%					Vacant Area	76,900 bgsf
Year	Utility Cost (\$)	Def. Maint. Cost (\$)	O&M Cost (\$)	Janitorial Cost (\$)	Add'l Court Staff Cost (\$)	Add'l State Staff Cost (\$)	
Base 2015 sf	2.89	9.35	4.03	1.49	748,351	1,955,658	
	(Note 1)						
0 2022		0		0		0	
1 2023	594,496	1,971,114	849,582	314,113	859,623	2,246,445	
2 2024	609,359	2,020,392	870,821	321,966	876,816	2,291,374	
3 2025	624,593	2,070,902	892,592	330,015	894,352	2,337,201	
4 2026	640,208	2,122,674	914,907	338,266	912,239	2,383,945	
5 2027	656,213	2,175,741	937,779	346,722	930,484	2,431,624	
6 2028	672,618	2,230,134	961,224	355,390	949,094	2,480,257	
7 2029	689,434	2,285,888	985,254	364,275	968,075	2,529,862	
8 2030	706,669	2,343,035	1,009,886	373,382	987,437	2,580,459	
9 2031	724,336	2,401,611	1,035,133	382,717	1,007,186	2,632,068	
10 2032	742,445	2,461,651	1,061,011	392,285	1,027,329	2,684,709	
11 2033	761,006	2,523,192	1,087,536	402,092	1,047,876	2,738,404	
12 2034	780,031	2,586,272	1,114,725	412,144	1,068,834	2,793,172	
13 2035	799,532	2,650,929	1,142,593	422,448	1,090,210	2,849,035	
14 2036	819,520	2,717,202	1,171,158	433,009	1,112,014	2,906,016	
15 2037	840,008	2,785,132	1,200,437	443,834	1,134,255	2,964,136	
16 2038	861,008	2,854,761	1,230,448	454,930	1,156,940	3,023,419	
17 2039	882,533	2,926,130	1,261,209	466,303	1,180,079	3,083,887	
18 2040	904,597	2,999,283	1,292,739	477,961	1,203,680	3,145,565	
19 2041	927,211	3,074,265	1,325,058	489,910	1,227,754	3,208,476	
20 2042	950,392	3,151,122	1,358,184	502,157	1,252,309	3,272,646	
21 2043	974,152	3,229,900	1,392,139	514,711	1,277,355	3,338,099	
22 2044	998,505	3,310,647	1,426,942	527,579	1,302,902	3,404,861	
23 2045	1,023,468	3,393,413	1,462,616	540,769	1,328,960	3,472,958	
24 2046	1,049,055	3,478,249	1,499,181	554,288	1,355,539	3,542,417	
25 2047	1,075,281	3,565,205	1,536,660	568,145	1,382,650	3,613,265	
Totals	20,306,667	67,328,843	29,019,811	10,729,409	27,533,992	71,954,300	

Schedule: The project schedule for the new 44-courtroom courthouse and the Schaber Courthouse renovation anticipates the completion of the construction of the new facility prior to renovation of Schaber. Construction of the new facility is scheduled for completion in spring 2022. During construction of the new building, the design, bidding, and contract

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award for the Schaber renovation will be competed. Upon occupancy of the new building, the renovation will begin and is scheduled to last approximately 12 months in one phase. During the renovation, the courts functions that are in leased space nearby the Schaber Courthouse will remain in place until the renovation is complete. The details of the project schedule are shown in Table 5.3 below:

Table 5.3
Option 1 Schedule

PROJECT SCHEDULE - Option 1			
New Sacramento Courthouse - 44 Courtrooms			
Minimum Schaber Renovation (9 courtrooms)			
	Start	End	Duration (months)
Scope Change Request	Feb-16	Mar-16	1.0
Architect NTP	Mar-16		
Preliminary Plans	Mar-16	Jun-17	15.7
Schematic Design	Mar-16	Sep-16	6.0
JCC Review & Approve SD	Sep-16	Oct-16	1.8
Design Development	Oct-16	Apr-17	6.0
JCC Review & Approve DD	Apr-17	Jun-17	1.8
Working Drawings & Approval to Bid	Jun-17	Nov-18	17.0
Working Drawings	Jun-17	Jul-18	13.0
BSCC, DSA, SFM Approvals	Jul-18	Nov-18	4.0
Bid & Contract Award	Nov-18	Apr-19	4.8
Bidding & Finalize GMP	Nov-18	Feb-19	3.0
GMP Amendment	Feb-19	Apr-19	1.8
Construction	Apr-19	Apr-22	36.0
<i>Construction Midpoint</i>	<i>Oct-20</i>		
Occupancy - New Facility	Apr-22	Jun-22	2.0
Close-out	Apr-22	Jul-22	3.0
Schaber Renovation			
Renovate Schaber	Jun-22	Jun-23	12.0
<i>Construction Midpoint</i>	<i>Dec-22</i>		
Occupancy - Schaber	Jun-23	Jul-23	1.0
Assumptions:			
1. Schaber planning, design, bidding and construction contract award completed prior to completion of new building			
2. Courts functions currently in leased space remain in leased space until Schaber Renovation completed			
3. Sufficient space remains in Schaber to accommodate remaining occupants during construction			
4. Schaber construction completed in one phase of 12 months.			

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Architectural space programs were developed for the 44-courtroom courthouse and the 9-courtroom Schaber Courthouse renovation. These are included in Appendix D. These programs are the basis for the assumptions regarding the square footage necessary for the functions being included in each facility.

The architectural program for the Schaber Courthouse renovation have been developed in conjunction with the floor plans of the building, and “Test Fit” floor plan models were developed for the Schaber renovation to validate the program against the actual physical constraints of the existing building. These Test Fit plans are one possible option for accommodating the need of the courts functions that will remain in Schaber but do not represent a completed design. The actual design will require much more detailed study of the existing facility by the design architect and may differ from this model. The Test Fit floor plans are included in Appendix E.

Option 2 – New 33 Courtroom Building with Schaber Courthouse Renovation and 20 Courtrooms

This option constructs a new courthouse on the site previously acquired at the southeast corner of the Sacramento Railyards property. The new facility will accommodate 33 criminal courtrooms and will consist of approximately 327,000 bgsf with underground parking for judges and court administrators. This option provides for the maximum utilization of the Schaber Courthouse, which will house both criminal and civil cases. The existing Schaber Courthouse will have a major renovation to accommodate the criminal and civil courts functions that remain in the facility and the civil courts functions that are currently in downtown leased space and the redistribution of the probate calendar, department and its support staff from the William R. Ridgeway Family Relations Courthouse to integrate with civil calendar/operations. The renovation will provide for 12 courtrooms to be expanded in size with new in-custody elevators and adjacent holding areas to provide improved security. The remaining eight courtrooms will be renovated but will be maintained generally in their existing size and configuration.

This option provides a complete upgrade of the structural, mechanical, electrical, and plumbing systems in the Schaber Courthouse along with some architectural improvements, including new windows and ADA upgrades as well as upgrades to interior finishes, fire sprinklers to the upper floors, and a new roof to improve building performance and enhance life/safety. This option will require the court to continue to operate in the Schaber Courthouse during a 40-month renovation period.

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Estimated Cost: The total estimated project level budget for this option is \$501.5 million which breaks down as follows:

Gordon D. Schaber Renovation – 20 Courtrooms	
Construction Cost	\$ 147,681,000
Project Soft Cost	<u>\$ 36,198,000</u>
Total Project Cost	\$ 183,879,000
New 33 Courtroom Courthouse	
Construction Cost	\$ 252,637,000
Site Acquisition Cost	\$ 10,000,000
Project Soft Cost	<u>\$ 55,016,000</u>
Total Project Cost	\$ 317,653,000
Option 2 Total Project Cost	\$ 501,532,000

More detailed information on Option 2's project costs is provided in Appendix B.

To validate the estimated cost for the Schaber Courthouse renovation, the cost for the completed renovation of the Fresno Superior Court's B. F. Sisk Courthouse (Sisk Courthouse) was reviewed for comparison. The renovation of the Sisk Courthouse was completed in a single phase while the building was vacant. The five-story, 191,886 bgsf, Sisk Courthouse was remodeled and structurally upgraded from July 2008 through October 2010. A second phase of the project was undertaken from February 2011 through August 2011 to replace the mechanical chillers. The original construction contract amount including the chiller replacement was \$53.72 million, which is approximately \$280 per square foot in 2009 dollars. Escalating this cost to 2015 dollars, using the California Construction Cost Index, brings the cost to \$322 per square foot. The construction cost for the Schaber renovation in 2015 dollars, excluding the premium for phased construction while the building is occupied, is estimated at \$308 per square foot. It should be noted that the renovation costs presented above for Schaber are escalated to 2023 dollars, which is the actual time frame in which the work is projected to take place.

Discussions were conducted with two major California contractors regarding the added cost for a phased renovation and seismic upgrade of an occupied facility. The anticipated additional cost was in the 35% to 50% range. These were reviewed with JCC staff and a factor of 35% was deemed appropriate for the premium cost for the phased renovation of the Schaber Courthouse while occupied.

Respectively, Tables 5.4 and 5.5 below present 25-year life-cycle costs for the new 33-courtroom courthouse and the renovated Schaber Courthouse with 20 courtrooms.

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Table 5.4
25-Year Life-Cycle Cost Analysis
Option 2 – New 33-Courtroom Courthouse

25 Year Life-Cycle Cost Analysis (33 Courtrooms)								
Project Budget		317,653,000		Building Area		327,333 bgsf		
Construction Budget		252,637,000						
Annual Inflation Rate		2.5%						
Year	Utility Cost (\$)	Def. Maint. Cost (\$)	O&M Cost (\$)	Janitorial Cost (\$)	Add'l Court Staff Cost (\$)	Add'l State Staff Cost (\$)		
Base	2015	sf	2.01	2.46	3.19	1.49		
0	2021		0	0	0	0	0	0
1	2022		782,092	0	1,241,231	579,760	0	0
2	2023		801,645	0	1,272,262	594,254	0	0
3	2024		821,686	0	1,304,069	609,110	0	0
4	2025		842,228	0	1,336,670	624,338	0	0
5	2026		863,284	0	1,370,087	639,947	0	0
6	2027		884,866	1,082,966	1,404,339	655,945	0	0
7	2028		906,988	1,110,040	1,439,448	672,344	0	0
8	2029		929,662	1,137,791	1,475,434	689,153	0	0
9	2030		952,904	1,166,236	1,512,320	706,381	0	0
10	2031		976,726	1,195,392	1,550,128	724,041	0	0
11	2032		1,001,144	1,225,277	1,588,881	742,142	0	0
12	2033		1,026,173	1,255,909	1,628,603	760,695	0	0
13	2034		1,051,827	1,287,306	1,669,318	779,713	0	0
14	2035		1,078,123	1,319,489	1,711,051	799,206	0	0
15	2036		1,105,076	1,352,476	1,753,827	819,186	0	0
16	2037		1,132,703	1,386,288	1,797,673	839,665	0	0
17	2038		1,161,021	1,420,945	1,842,615	860,657	0	0
18	2039		1,190,046	1,456,469	1,888,680	882,174	0	0
19	2040		1,219,797	1,492,881	1,935,897	904,228	0	0
20	2041		1,250,292	1,530,203	1,984,295	926,834	0	0
21	2042		1,281,550	1,568,458	2,033,902	950,004	0	0
22	2043		1,313,588	1,607,669	2,084,750	973,755	0	0
23	2044		1,346,428	1,647,861	2,136,868	998,098	0	0
24	2045		1,380,089	1,689,058	2,190,290	1,023,051	0	0
25	2046		1,414,591	1,731,284	2,245,047	1,048,627	0	0
Totals			26,714,530	27,664,000	42,397,687	19,803,309	-	-

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Table 5.5
25-Year Life-Cycle Cost Analysis
Option 2 – Renovated Schaber with 20 Courtrooms

25 Year Life-Cycle Cost Analysis (Schaber 20 Courtrooms)							
Project Budget	183,879,000				Building Area	245,700	bgsf
Construction Cost	147,681,000	80.31%			Occupied Area:	245,700	bgsf
Annual Inflation	2.5%				Vacant Area	-	bgsf
Year	Utility Cost (\$)	Def. Maint. Cost (\$)	O&M Cost (\$)	Janitorial Cost (\$)	Add'l Court Staff Cost (\$)	Add'l State Staff Cost (\$)	
Base 2015 sf	2.17	2.71	3.51	1.49	748,351	4,463,013	
	(Note 1)						
0	2022	0	0	0	0	0	
1	2023	648,998	830,349	1,076,753	457,214	859,623	5,126,618
2	2024	665,223	851,108	1,103,672	468,644	876,816	5,229,151
3	2025	681,853	872,385	1,131,264	480,360	894,352	5,333,734
4	2026	698,900	894,195	1,159,545	492,369	912,239	5,440,408
5	2027	716,372	916,550	1,188,534	504,678	930,484	5,549,217
6	2028	734,281	939,464	1,218,247	517,295	949,094	5,660,201
7	2029	752,638	962,950	1,248,704	530,228	968,075	5,773,405
8	2030	771,454	987,024	1,279,921	543,483	987,437	5,888,873
9	2031	790,741	1,011,700	1,311,919	557,070	1,007,186	6,006,651
10	2032	810,509	1,036,992	1,344,717	570,997	1,027,329	6,126,784
11	2033	830,772	1,062,917	1,378,335	585,272	1,047,876	6,249,319
12	2034	851,541	1,089,490	1,412,794	599,904	1,068,834	6,374,306
13	2035	872,830	1,116,727	1,448,113	614,901	1,090,210	6,501,792
14	2036	894,651	1,144,645	1,484,316	630,274	1,112,014	6,631,828
15	2037	917,017	1,173,261	1,521,424	646,031	1,134,255	6,764,464
16	2038	939,942	1,202,593	1,559,460	662,182	1,156,940	6,899,753
17	2039	963,441	1,232,658	1,598,446	678,736	1,180,079	7,037,748
18	2040	987,527	1,263,474	1,638,407	695,704	1,203,680	7,178,503
19	2041	1,012,215	1,295,061	1,679,368	713,097	1,227,754	7,322,073
20	2042	1,037,520	1,327,437	1,721,352	730,925	1,252,309	7,468,515
21	2043	1,063,458	1,360,623	1,764,386	749,198	1,277,355	7,617,885
22	2044	1,090,045	1,394,639	1,808,495	767,928	1,302,902	7,770,243
23	2045	1,117,296	1,429,505	1,853,708	787,126	1,328,960	7,925,648
24	2046	1,145,228	1,465,243	1,900,050	806,804	1,355,539	8,084,161
25	2047	1,173,859	1,501,874	1,947,552	826,974	1,382,650	8,245,844
Totals	22,168,312	28,362,862	36,779,483	15,617,392	27,533,992	164,207,124	

New Sacramento Courthouse – Options Analysis

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Schedule: The project schedule for the new 33-courtroom courthouse and the Schaber Courthouse renovation anticipates the completion of the construction of the new facility prior to renovation of Schaber. Construction of the new facility is scheduled for completion in winter 2022. During construction of the new building the design, bidding, and contract award for the Schaber renovation will be competed. Upon occupancy of the new building, the renovation will begin and is scheduled to last approximately 40 months with completion in summer 2025.

In this option the construction would be completed in multiple phases while the building remains partially occupied with 11 courtrooms and associated civil courts functions in the Schaber Courthouse. The civil functions that are currently in lease space adjacent to the Schaber Courthouse, the probate calendar, department, and its support staff in the William R. Ridgeway Family Relations Courthouse and the civil calendar/operations would remain in their current locations until the renovation is completed and they are relocated into the renovated building.

Although phasing renovation in a partially occupied building may be viable from a cost and construction standpoint there are significant concerns regarding the impact the construction effort will have to the on-going operations of the courts during construction. These concerns include the impact of noise, dust, vibration, odors and possible interruption of electrical, heating and cooling services will have on the courts operations. Other concerns include access control, security and the necessary containment and isolation of areas of the building where abatement of hazardous materials is required.

Leasing temporary “swing” space in the Sacramento area to accommodate the on-going courts operations during the renovation of the Schaber Courthouse was evaluated as an alternative to phased renovation of a partially occupied building. This would allow the Schaber Courthouse to be fully vacated and eliminate the need for phased construction, reducing the duration of the Schaber Courthouse renovation from 40 months to 27 months. Although this possibility would reduce the time for renovation it was determined to cost more than phased renovation of a partially occupied building. A more detailed analysis of this alternative is presented in Appendix F.

The details of the project schedule are shown in Table 5.6 below:

New Sacramento Courthouse – Options Analysis

Report to the Court Facilities Advisory Committee of the Judicial Council

Table 5.6
Option 2 Schedule

	Start	End	Duration (months)
Scope Change Request	Feb-16	Mar-16	1.0
Architect NTP	Mar-16		
Preliminary Plans	Mar-16	Jun-17	15.7
Schematic Design	Mar-16	Sep-16	6.0
JCC Review & Approve SD	Sep-16	Oct-16	1.8
Design Development	Oct-16	Apr-17	6.0
JCC Review & Approve DD	Apr-17	Jun-17	1.8
Working Drawings & Approval to Bid	Jun-17	Nov-18	17.0
Working Drawings	Jun-17	Jul-18	13.0
BSCC, DSA, SFM Approvals	Jul-18	Nov-18	4.0
Bid & Contract Award	Nov-18	Apr-19	4.8
Bidding & Finalize GMP	Nov-18	Feb-19	3.0
GMP Amendment	Feb-19	Apr-19	1.8
Construction	Apr-19	Feb-22	34.0
<i>Construction Midpoint</i>	<i>Sep-20</i>		
Occupancy - New Facility	Feb-22	Apr-22	2.0
Close-out	Feb-22	May-22	3.0
Schaber Renovation			
Renovate Schaber	Apr-22	Aug-25	40.0
<i>Construction Midpoint</i>	<i>Dec-23</i>		
Occupancy - Schaber	Aug-25	Sep-25	1.0
Assumptions:			
1. Schaber planning, design, bidding and construction contract award completed prior to completion of new building			
2. Courts functions in leased space remain in leased space until Schaber Renovation completed			
3. Schaber to remain partially occupied with 11 courtrooms during renovation and structural upgrades			
4. Schaber construction completed in two primary phases. Relocation of courts within Schaber required between phases.			

Architectural space programs were developed for the 33-courtroom and the 20-courtroom Schaber Courthouse renovation. These are included in Appendix D. These programs are the basis for the assumptions regarding the square footage necessary for the functions being included in each facility.

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The architectural programs for the Schaber Courthouse renovation have been developed in conjunction with the floor plans of the building and “Test Fit” floor plan models were developed for the Schaber renovation to validate the program against the actual physical constraints of the existing building. These Test Fit plans are one possible option for accommodating the need of the courts functions that will remain in Schaber but do not represent a completed design. The actual design will require much more detailed study of the existing facility by the design architect and may differ from this model. The Test Fit floor plans are included in Appendix E.

Option 3 – New 53-Courtroom Building with the Sale of Schaber Courthouse

This option constructs a new courthouse on the site previously acquired at the southeast corner of the Sacramento Railyards property. The new facility will accommodate 53 criminal and civil courtrooms and will consist of approximately 538,000 bgsf with underground parking for judges and court administrators

This option also envisions the Schaber Courthouse be sold upon completion of construction and occupancy of the new facility. The proceeds from the sale of Schaber could potentially be used to offset the cost of this capital project or to pay for the operating expenses of the Sacramento court. Appendix G. includes a Broker’s Opinion of Value of the Schaber Courthouse property indicating the value of the Schaber Courthouse at approximately \$25 million.

Estimated Cost: The total estimated project level budget for this option is \$493.2 million, which breaks down as follows:

New 53-Courtroom Courthouse	
Construction Cost	\$ 412,393,000
Site Acquisition Cost	\$ 10,000,000
Project Soft Cost	<u>\$ 70,787,000</u>
Total Project Cost	\$ 493,180,000

More detailed information on Option 3’s project costs are provide in Appendix B.

Table 5.7 below present the 25-year life cycle costs for the new 53-courtroom courthouse.

New Sacramento Courthouse – Options Analysis

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Table 5.7
25-Year Life-Cycle Cost Analysis
Option 3 – New 53-Courtroom Courthouse

25 Year Life-Cycle Cost Analysis (53 Courtrooms)								
Project Budget		493,180,000		Building Area			537,879 bgsf	
Construction Budget		412,393,000						
Annual Inflation Rate		2.5%						
Year	Utility Cost (\$)	Def. Maint. Cost (\$)	O&M Cost (\$)	Janitorial Cost (\$)	Add'l Court Staff Cost (\$)	Add'l State Staff Cost (\$)		
Base	2015	sf	2.01	2.46	3.19	1.49		
0	2021		0	0	0	0	0	0
1	2022		1,285,147	0	2,039,612	952,671	0	0
2	2023		1,317,276	0	2,090,602	976,488	0	0
3	2024		1,350,208	0	2,142,867	1,000,900	0	0
4	2025		1,383,963	0	2,196,439	1,025,923	0	0
5	2026		1,418,562	0	2,251,350	1,051,571	0	0
6	2027		1,454,026	1,779,548	2,307,634	1,077,860	0	0
7	2028		1,490,377	1,824,037	2,365,324	1,104,807	0	0
8	2029		1,527,636	1,869,638	2,424,458	1,132,427	0	0
9	2030		1,565,827	1,916,378	2,485,069	1,160,738	0	0
10	2031		1,604,973	1,964,288	2,547,196	1,189,756	0	0
11	2032		1,645,097	2,013,395	2,610,876	1,219,500	0	0
12	2033		1,686,225	2,063,730	2,676,148	1,249,987	0	0
13	2034		1,728,380	2,115,323	2,743,051	1,281,237	0	0
14	2035		1,771,590	2,168,206	2,811,628	1,313,268	0	0
15	2036		1,815,879	2,222,412	2,881,918	1,346,100	0	0
16	2037		1,861,276	2,277,972	2,953,966	1,379,752	0	0
17	2038		1,907,808	2,334,921	3,027,815	1,414,246	0	0
18	2039		1,955,504	2,393,294	3,103,511	1,449,602	0	0
19	2040		2,004,391	2,453,126	3,181,098	1,485,842	0	0
20	2041		2,054,501	2,514,455	3,260,626	1,522,988	0	0
21	2042		2,105,863	2,577,316	3,342,142	1,561,063	0	0
22	2043		2,158,510	2,641,749	3,425,695	1,600,090	0	0
23	2044		2,212,473	2,707,793	3,511,337	1,640,092	0	0
24	2045		2,267,785	2,775,487	3,599,121	1,681,094	0	0
25	2046		2,324,479	2,844,875	3,689,099	1,723,121	0	0
Totals			43,897,758	45,457,943	69,668,581	32,541,124	-	-

New Sacramento Courthouse – Options Analysis

Report to the Court Facilities Advisory Committee of the Judicial Council

Schedule: The projected schedule for the completion of the new 53-courtroom courthouse anticipates construction of the new facility completing in summer 2022. Upon occupancy of the new facility, the Schaber Courthouse would be available for sale with the proceeds used, if possible, to offset judicial operations cost. The details of the project schedule are shown in Table 5.8 below:

Table 5.8
Option 3 Schedule

PROJECT SCHEDULE - Option 3			
New Sacramento Courthouse - 53 Courtrooms			
Schaber Surplus Property			
	Start	End	Duration (months)
Scope Change Request	Feb-16	Mar-16	1.0
Architect NTP	Mar-16		
Preliminary Plans	Mar-16	Jun-17	15.7
Schematic Design	Mar-16	Sep-16	6.0
JCC Review & Approve SD	Sep-16	Oct-16	1.8
Design Development	Oct-16	Apr-17	6.0
JCC Review & Approve DD	Apr-17	Jun-17	1.8
Working Drawings & Approval to Bid	Jun-17	Nov-18	17.0
Working Drawings	Jun-17	Jul-18	13.0
BSCC, DSA, SFM Approvals	Jul-18	Nov-18	4.0
Bid & Contract Award	Nov-18	Apr-19	4.8
Bidding & Finalize GMP	Nov-18	Feb-19	3.0
GMP Amendment	Feb-19	Apr-19	1.8
Construction	Apr-19	Jun-22	38.0
<i>Construction Midpoint</i>	<i>Nov-20</i>		
Occupancy - New Facility	Jun-22	Aug-22	2.0
Close-out	Jun-22	Sep-22	3.0

Architectural space programs were developed for each of the project options being evaluated. The program for the 53-courtroom option is in Appendix D. This program is the basis for the assumptions regarding the square footage necessary for the functions being included in the new courthouse in this option.

New Sacramento Courthouse – Options Analysis

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VI. Evaluation of Options

The advantages and disadvantages of each option are outlined below.

Evaluation of Option 1 - New 44-Courtroom Courthouse and 9 existing courtrooms in Schaber Courthouse

Advantages:

1. Lowest initial project cost compared to Options 2 and 3.
2. Reduces the risk of potential increased cost due to inflation as compared to Option 2.
3. Less disruption to existing Schaber operations during renovation compared to Option 2.
4. Supportive of community goals to develop the Railyards property.

Disadvantages:

1. Higher life cycle costs for operation of the facility over a 25-year period, when compared to Option 3.
2. Phased construction requiring some courtrooms to remain in use in Schaber during construction, which results in approximately 1 year of major disruptions to staff and the public due to noise, dust and security issues.
3. A minimally renovated Schaber building would maintain deficiencies in security, separate circulation of in-custody movement, fire and life safety, structural/seismic strength, public and courtroom accommodations, and disabled access compliance.
4. Duplication of functional spaces and staffing for security in holding and transport, control room, and public entrance lobbies. It is estimated this option would require 12 additional security/sheriff officers compared to Option 3.
5. Duplication of administrative functions requiring additional staff for courtroom support, exhibits, accounting, judicial services, business services, and jury assembly. It is estimated this option would require 9 additional court administrative positions compared to Option 3.
6. Ongoing janitorial, operations and maintenance, deferred maintenance and utilities costs would be higher than in Option 2 or 3. This is due to the age of the Schaber mechanical, electrical & plumbing systems, elevators, and fire life safety systems, which are less efficient than new systems.
7. Option 1 complicates trial assignments. Civil and criminal trials would not be limited to one courthouse. Master Calendar assignments could assign cases to courtrooms in either location. This will require some personnel, jurors, attorneys, clients, and witnesses walk multiple blocks between courthouses, which is an inconvenience and hardship to the public.

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8. Two downtown courthouses may cause way-finding issues for the public that can impact timeliness for court appearances and jury duty reporting as well as justice partners preparing for court trials and non-trial hearings.

Evaluation of Option 2 - New 33-Courtroom Courthouse and 20 renovated courtrooms in Schaber Courthouse

Advantages:

1. The existing state-owned Schaber Courthouse is fully utilized.
2. Major renovation of Schaber results in updated and renovated systems, including structural/seismic, fire life safety, mechanical, electrical and plumbing that improve operational efficiency and extend building useful life.
3. Schaber renovation would result in creating more secure paths of travel for the public, staff, and in-custody individuals and more secure holding areas.
4. Some, but not all, courtrooms will be designed to meet current California Trial Court Facilities Standards.
5. Supportive of community goals to develop the Railyards property.

Disadvantages:

1. Higher initial project costs when compared to Options 1 and 3.
2. Higher total life-cycle costs over a 25 year period when compared to Options 1 and 3. The responsibility for these costs are divided among the Judicial Council, the local court, and the State.
3. Phased construction requiring some courtrooms to remain in use in Schaber during construction, which results in approximately 40 months of major disruption to staff and the public due to noise, dust, security issues and multiple moves within the building. In addition such disruptions may interfere with trials and raise due process issues.
4. Phased construction increases the project cost, due to extension of existing leases and primarily due to the extended construction period. When working in an occupied building, the scheduling of work to be performed off-hours and weekends to minimize disruption to court proceedings increases project costs by 35-50 percent.
5. In the event this option is implemented by leasing swing space to vacate the building rather than phasing construction in an occupied Schaber, there will be additional costs for leasing and building out temporary leased space, which would be in addition to those functions already located in leased space.

New Sacramento Courthouse – Options Analysis

Report to the Court Facilities Advisory Committee of the Judicial Council

6. Duplication of functional spaces and staffing for security in holding and transport, control room, and public entrance lobbies. It is estimated this option would require 25 additional security/sheriff officers compared to Option 3.
7. Duplication of administrative functions requiring additional staff for courtroom support, exhibits, accounting, judicial services, business services, and jury assembly. It is estimated this option would require 9 additional court administrative positions compared to Option 3.
8. Option 2 complicates trial assignments. Civil and criminal trials would not be limited to one courthouse because master calendar assignments could assign cases to courtrooms in either location. As needed, this will require some personnel, jurors, attorneys, clients, and witnesses walk multiple blocks between courthouses, which is an inconvenience and hardship to the public.
9. This option requires 35,000 square feet of additional space be maintained when compared to Option 3, including duplicated jury assembly space and entrance lobbies.
10. Two downtown courthouses may cause way-finding issues for the public that can impact timeliness for court appearances and jury duty reporting as well as justice partners preparing for court trials and non-trial hearings.

Evaluation of Option 3 - New 53-Courtroom Courthouse

Advantages:

1. Lowest initial project cost compared to Option 2.
2. Reduces the risk of potential increased cost due to inflation as compared to Option 1 and 2 due to the shortest overall project schedule.
3. All criminal and civil courts functions in new facility designed to meet all fire and life safety requirements, current structural codes, and California Trial Court Facilities Standards, including energy efficiency, security systems, and secure paths of travel for the public, staff, and judicial officers, and in-custody defendants.
4. Compared to the other options, this option optimally supports the court's master calendar system of utilizing the majority of all downtown judicial officers for criminal and civil proceedings as needed by having all judges in one building.
5. All courtrooms will be designed to meet current California Trial Court Facilities Standards, with some designed to for multiple juries or multi-plaintiff/defendant cases.
6. The most efficient staffing model is achieved compared to the other options, with 9 fewer administrative staff than in Options 1 and 2, and 12 fewer security staff than in Option 1 and 25 fewer security staff than in Option 2.

New Sacramento Courthouse – Options Analysis

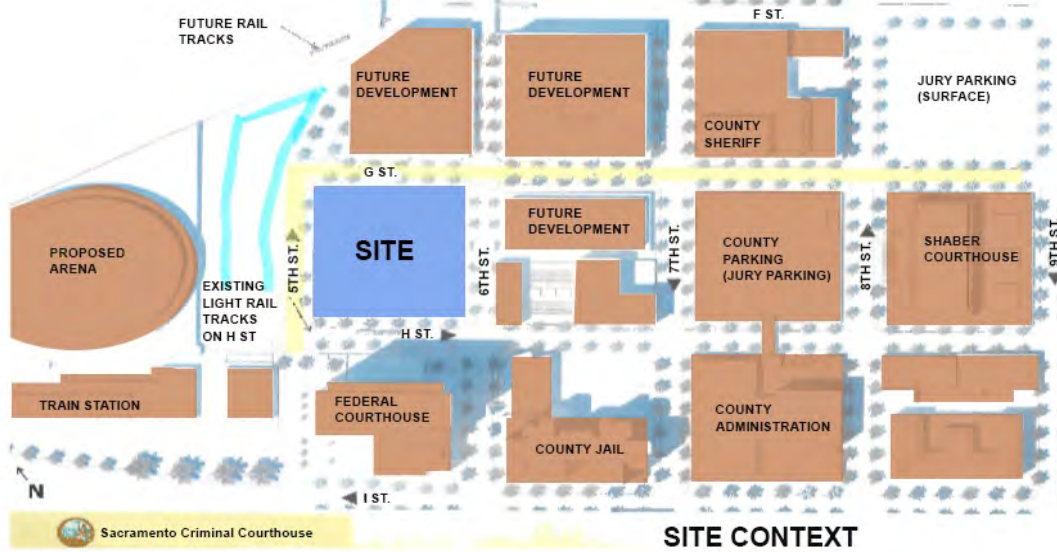
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7. Both civil and criminal trials could be handled without having to relocate trial participants, jurors or staff as in Options 1 and 2, because of the consolidation of all criminal and civil courtrooms.
8. Administration for counter services, case management, and in-custody handling would be more efficient than Options 1 and 2.
9. Lower total life-cycle costs over a 25 year period when compared to Options 1 and 2.
10. One new courthouse in downtown Sacramento will be easily identifiable for the public, and should support timely arrival for jurors and court appearances.
11. Supportive of community goals to develop the Railyards property.
12. Leaves the Schaber Courthouse vacant, which is a facility of 290,000 building gross square feet that could be either disposed or used for other state purposes.

Disadvantages:

1. Higher initial capital costs than in Option 1.

Appendix A: Site for New Sacramento Courthouse



Depicted below is a “test fit” rendering of a potential configuration of a 405,000 bgsf courthouse on the acquired site. Depending on the option selected, floors could be added or deleted from the new facility to achieve the necessary approved building area.



Appendix B-1 Construction Costs for Each Option

Option 1 Construction Cost Breakdown

New Construction - 44 Courtrooms

	Hard Construction Cost Category	Cost (in millions)
1	Off Site Improvements	1.01
2	Site Development	7.18
3	Building Construction	201.70
4	Mandated Judicial Council Reductions of 14%	(29.38)
5	Miscellaneous Construction Costs	26.76
6	Escalation (CCCI, Escalation to Construction Mid-point)	96.01
7	5% Contingency	15.16
8	Redirect Owner Controlled Insurance Program Budget to Soft Cost Budget	(6.48)
9	Estimated Total Construction Cost	311.95

Schaber Courthouse Renovation - 9 Courtrooms

	Hard Construction Cost Category	Cost (in millions)
10	Building Construction	15.36
11	Mandated Judicial Council Reductions of 14%	(2.15)
12	Miscellaneous Construction Costs	1.67
13	Escalation (CCCI, Escalation to Construction Mid-point)	5.62
14	7% Contingency	1.43
15	Redirect Owner Controlled Insurance Program Budget to Soft Cost Budget	(0.44)
16	Estimated Total Construction Cost	21.49

Appendix B-1 Construction Costs for Each Option

Option 2 Construction Cost Breakdown

New Construction - 33 Courtrooms

	Hard Construction Cost Category	Cost (in millions)
1	Off Site Improvements	0.81
2	Site Development	7.18
3	Building Construction	162.83
4	Mandated Judicial Council Reductions of 14%	(23.92)
5	Miscellaneous Construction Costs	21.60
6	Escalation (CCCI, Escalation to Construction Mid-point)	77.09
7	5% Contingency	12.28
8	Redirect Owner Controlled Insurance Program Budget to Soft Cost Budget	(5.25)
9	Estimated Total Construction Cost	252.64

Schaber Courthouse Renovation - 20 Courtrooms

	Hard Construction Cost Category	Cost (in millions)
10	Building Construction	97.24
11	Mandated Judicial Council Reductions of 14%	(13.61)
12	Miscellaneous Construction Costs	13.68
13	Escalation (CCCI, Escalation to Construction Mid-point)	43.53
14	7% Contingency	9.86
15	Redirect Owner Controlled Insurance Program Budget to Soft Cost Budget	(3.01)
16	Estimated Total Construction Cost	147.68

Appendix B-1 Construction Costs for Each Option

Option 3 Construction Cost Breakdown

New Construction - 53 Courtrooms

	Hard Construction Cost Category	Cost (in millions)
1	Off Site Improvements	1.34
2	Site Development	7.18
3	Building Construction	267.57
4	Mandated Judicial Council Reductions of 14%	(38.65)
5	Miscellaneous Construction Costs	35.50
6	Escalation (CCCI, Escalation to Construction Mid-point)	127.98
7	5% Contingency	20.05
8	Redirect Owner Controlled Insurance Program Budget to Soft Cost Budget	(8.57)
9	Estimated Total Construction Cost	412.39

Appendix B-2 Additional Court Staffing Costs Analysis (Provided by Sacramento Superior Court)

Option 1, new 44 courtroom courthouse and 9 courtrooms in Schaber, and Option 2, (new 33 courtroom courthouse and 20 courtrooms in Schaber, relocates the following functions and associated staff to the new courthouse: Criminal Operations, Executive Office, Jury Services, and the Sheriff’s Court Security Division in its entirety. The existing Schaber Courthouse would house Civil Operations and administrative functions. Operating two court facilities necessitates duplication of functions that are fundamentally required in a courthouse, especially one wherein jury trials are conducted. Whereas, a single, combined courthouse enables the sharing of resources and provides the court a more efficient and flexible management of criminal and civil cases. Table B.1 below identifies the staffing allocations, and how they fluctuate, between each of the three building scenarios under consideration for the courts staff. Table B.2 below identifies the staffing allocations, and how they fluctuate, between each of the three building scenarios under consideration for the Sheriff’s staff.

Table B.1
Court Staffing FTE’s
Option 1, 2 & 3

	Option 1 New Criminal Courthouse 44 Courtrooms Schaber Courthouse 9 Courtrooms			Option 2 New Criminal Courthouse 33 Courtrooms Schaber Courthouse 20 Courtrooms			Option 3 Combined Courthouse 53 Courtrooms
	FTE at NCC	FTE at GDS	Combined FTE	FTE at NCC	FTE at GDS	Combined FTE	FTE
Division - Superior Court							
Courtroom Support							
Court Clerks, Reporters, Mgmt.	126	29	155	98	57	155	154
Court Attendants (assigned to courtrooms)	1	9	10	0	10	10	10
Interpreters	28	0	28	28	0	28	28
Criminal Division / Exhibits	48	0	48	48	0	48	48
Civil Division / Exhibits	0	51	51	0	51	51	53
Jury Services	8	2	10	8	2	10	8
Executive Office	15	0	15	15	0	15	16
GDS Administration	0	5	5	0	5	5	0
HR - Payroll	0	17	17	0	17	17	17
Finance / Budget	0	10	10	0	10	10	10
Accounting / Accounts Payable	5	12	17	5	12	17	15
Legal Research	0	28	28	0	28	28	28
Information Technology	0	34	34	0	34	34	34
BSC / Purchasing	2	8	10	2	8	10	8
Facilities	1	5	6	1	5	6	6
Probate Staff and Clerk	0	29	29	0	29	29	29
Total Court Staff	234	239	473	205	268	473	464
<i>Duplicated staff included in total above</i>	3	6	9	3	6	9	0

B-2 Additional Court Staffing Costs Analysis (Provided by Sacramento Superior Court)

Table B.2
 Sheriff Court Security Staffing FTE's
 Option 1, 2 & 3

	Option 1			Option 2			Option 3
	New Criminal Courthouse 44 Courtrooms Schaber Courthouse			New Criminal Courthouse 33 Courtrooms Schaber Courthouse			Combined Courthouse 53 Courtrooms
Division - Sheriff Court Security	FTE at NCC	FTE at GDS	Combined FTE	FTE at NCC	FTE at GDS	Combined FTE	FTE
Captain	1	0	1	1	0	1	1
Lieutenant	1	0	1	1	0	1	1
Sergeant	4	1	5	4	1	5	4
Security Officer-Entrance Screening	12	6	18	12	6	18	12
Security Officer-Control Room, Basement	4	1	5	4	2	6	4
Deputy Sheriff-Internal Security, Rover	2	3	5	2	2	4	2
Deputy Sheriff-Internal Security, Bailiff HV Ctrms	12	0	12	12	0	12	12
Deputy Sheriff-Internal Security, Bailiff Trial Ctrms ¹	37	0	37	27	10	37	37
Deputy Sheriff-Holding, Transportation, Escort	17	0	17	17	10	27	17
Relief-Security Officer	3	1	4	3	2	5	3
Relief-Deputy Sheriff	15	0	15	13	4	17	15
Total Court Security Staff	108	12	120	96	37	133	108
<i>Duplicated staff include in total above</i>	0	12	12	0	25	25	0

Under the two building scenarios in Options 1 and 2, the duplicated functions and staffing requirements identified by the Court, along with the associated on-going costs, are identified in Table B.3 for the increased courts staffing and Table B.4 below for the increased Sheriff's Security staffing.

Table B.3
 Additional Courts Staffing Cost for Duplicated Functions
 Options 1 and 2

	Building Option 1			Building Option 2		
	New Criminal Courthouse			New Criminal Courthouse		
	44 Courtrooms			33 Courtrooms		
	Schaber Courthouse			Schaber Courthouse		
	9 Courtrooms			20 Courtrooms		
Division - Superior Court	FTE	Fully Loaded Salary	Total Cost	FTE	Fully Loaded Salary	Total Cost
Courtroom Support, Supervising Courtroom Clerk	1	\$ 112,947	\$ 112,947	1	\$ 112,947	\$ 112,947
Civil Division, Exhibits, Deputy Clerk 3	1	\$ 76,985	\$ 76,985	1	\$ 76,985	\$ 76,985
Jury Services, Deputy Clerk 3	2	\$ 76,985	\$ 153,970	2	\$ 76,985	\$ 153,970
Accounting, Account Clerk	2	\$ 80,417	\$ 160,834	2	\$ 80,417	\$ 160,834
GDS Administration, Judicial Services Assistant	1	\$ 89,645	\$ 89,645	1	\$ 89,645	\$ 89,645
Business Services Center, Deputy Clerk 3	2	\$ 76,985	\$ 153,970	2	\$ 76,985	\$ 153,970
Totals	9		\$ 748,351	9		\$ 748,351

B-2 Additional Court Staffing Costs Analysis (Provided by Sacramento Superior Court)

Table B.4
Additional Sacramento Sheriff Staffing Cost for Duplicated Functions
Options 1 and 2

	Building Option 1			Building Option 2		
	New Criminal Courthouse			New Criminal Courthouse		
	44 Courtrooms			33 Courtrooms		
	Schaber Courthouse			Schaber Courthouse		
	9 Courtrooms			20 Courtrooms		
Division - Sheriff Court Security	FTE	Fully Loaded Salary	Total Cost	FTE	Fully Loaded Salary	Total Cost
Administration, Sergeant	1	\$ 239,029	\$ 239,029	1	\$ 239,029	\$ 239,029
Security Officer-Entrance Screening	6	\$ 138,547	\$ 831,282	6	\$ 138,547	\$ 831,282
Security Officer-Control Room	1	\$ 138,547	\$ 138,547	2	\$ 138,547	\$ 277,094
Internal Security-Rover, Deputy Sheriff	3	\$ 202,751	\$ 608,253	2	\$ 202,751	\$ 405,502
Internal Security-Holding, Escort, Deputy Sheriff	0	\$ 202,751	\$ -	10	\$ 202,751	\$ 2,027,510
Relief-Deputy Sheriff	0	\$ 202,751	\$ -	2	\$ 202,751	\$ 405,502
Relief-Security Officer	1	\$ 138,547	\$ 138,547	2	\$ 138,547	\$ 277,094
Totals	12		\$1,955,658	25		\$4,463,013

Outlined below, is a written narrative explaining the basis for the staffing requirements listed in the Tables above.

1. Superior Court - Courtroom Support: Supervising Courtroom Clerk

Management of the courtroom support staff is currently organized as follows:

- All downtown Courtroom Clerks and Court Reporters are organized under the Criminal Division and supervised by two (2) Supervising Courtroom Clerks and one (1) Court Reporter Supervisor.
- Court Attendants are supervised by the Manager of Jury Services.

In building scenarios 1 and 2, the Criminal Division and Jury Services will relocate to the new courthouse, leaving a supervisory void at the SCHABER Courthouse. Under these options, a new Supervising Courtroom Clerk position is needed to be responsible for the day-to-day operations, and to supervise the Courtroom Clerks remaining at SCHABER. This position will also take over supervision of the Court Attendants and Court Reporters assigned to SCHABER.

2. Superior Court – Exhibits: Deputy Clerk 3

This unit takes custody of exhibits received into evidence in both civil and criminal trials. On average, 22,087 exhibits are taken into custody on an annual basis. In building scenarios 1 and 2, the existing two (2) FTE will transfer to the new courthouse to manage exhibits for the criminal trial courtrooms in that facility. An additional one (1)

B-2 Additional Court Staffing Costs Analysis (Provided by Sacramento Superior Court)

new Deputy Clerk 3 position will be required at the SCHABER Courthouse to manage and maintain exhibits received during trials conducted at that facility.

3. Superior Court - Jury Services: Deputy Clerk 3

In building scenarios 1 and 2, all existing jury service functions and staff will transfer to the new courthouse to support the trial courtrooms in that facility. Jury trials will continue to be adjudicated at the SCHABER Courthouse necessitating a jury assembly area to accommodate prospective jurors reporting for service. Assembly room staff is responsible for juror check-in, orientation, assigning panels to courtrooms, excusing jurors from service, and other duties as assigned. To facilitate the check-in / check-out process, the Jury Assembly Room is open from 7:30 AM to 5:00 PM. In order to provide coverage during the extended hours of operation, and employee breaks and lunches, a total of two (2) new Deputy Clerk 3 positions are needed at SCHABER Courthouse to staff the Assembly Room in that facility.

4. Superior Court – Accounting: Account Clerk

Sacramento Superior Court currently has eight (8) FTE allocated to the Accounting Unit located at the SCHABER Courthouse. These positions consist of one Accounting Supervisor, one Accounting Technician, and six Account Clerks. Accounting supports both civil and criminal functions, and under building scenarios 1 and 2, like services will be required at both facilities. To support civil operations, the Accounting Technician will remain at SCHABER to act in a lead capacity and handle the more complex tasks and issues, along with three Account Clerks. The Accounting Supervisor and three Account Clerks will transfer to the new courthouse to support criminal operations. As a single unit, management is able to utilize the larger pool of staff resources to complete the workload and cover during absences. However, dividing the staff in half eliminates this option and necessitates adding one (1) additional Account Clerk to each building to ensure critical tasks are completed within the required time constraints.

5. Superior Court – Administration: Judicial Services Assistant

In building scenarios 1 and 2, the Executive Office is relocating to the new courthouse and space for a new Administrative Office has been programmed into the SCHABER Courthouse. All Directors and Business Analysts over the functions remaining at SCHABER will be housed in the new Administration Office. A new Judicial Services Assistant is required to staff and assist public coming to the reception window; provide the secretarial support to the Supervising Civil Judge and Directors; and coordinate communications, services, and scheduling of meetings between other court facilities, ancillary agencies, and justice partners. This staffing allocation is consistent with Sacramento's other courthouses, all of which have one Judicial Services Assistant in their Court Administration Office.

B-2 Additional Court Staffing Costs Analysis (Provided by Sacramento Superior Court)

6. Superior Court - Business Services Center: Deputy Clerk 3

The Business Services Center (BSC) provides copying, mail processing, and courier services for the Court. All bulk copying orders are currently processed by staff at the SCHABER courthouse. These orders consist of copying records for Criminal Appeals, and miscellaneous special projects. On average, the center makes 35,000 copies on a weekly basis, or 7,000 copies a day. Some copy projects are quite time consuming because of the number of stapled documents in a file, or collating materials into binders for large meetings and/or presentations. In addition, BSC processes (open, sort, distribute) approximately 2,668 pieces of mail on a daily basis and makes a daily inter-office mail run between Sacramento's four courthouses. This unit receives and distributes bulk deliveries from suppliers (paper, office supplies, UPS), maintains and assigns out state vehicles, and distributes parking stickers to eligible staff and ancillary agencies.

In building scenarios 1 and 2, the services outlined above will be duplicated at both facilities. Each courthouse will receive US Postal Service mail, bulk deliveries, and copy requests, which are time sensitive and must be processed on a daily basis. Staff in this unit must be available during business hours to accept deliveries and assist walk-in customers. To provide the coverage needed, a total of two (2) new Deputy Clerk 3 positions are required at the SCHABER Courthouse to provide these services.

7. Sheriff's Department – Administration: Sergeant

There are currently four (4) Sergeants that provide direct line supervision to the 10 Security Officers, 55 Deputy Sheriff, and 14 on-call deputies currently assigned to SCHABER and 800 9th Street facilities. In building scenarios 1 and 2, all existing positions will relocate to the new facility, leaving a supervisory void at the SCHABER Courthouse. A Sergeant will be required to provide administrative support to the court, be responsible for the day-to-day operations, and provide supervision of the Sheriff personnel assigned to SCHABER.

8. Sheriff's Department – Entrance Screening: Security Officer

In building scenarios 1 and 2, the existing seven (7) FTE existing positions will transfer to new courthouse to assist in operating the four (4) entrance screening stations at that facility leaving a void at SCHABER. The SCHABER Courthouse has two (2) public entrances and screening stations requiring six (6) new Security Officer positions to operate the stations. In order to facilitate juror check-in, deliveries, and court operations, public building hours are 7:00 AM to 6:00 PM. Each entrance screening station at SCHABER will be staffed with two Security Officers, stationed as follows: one operates and monitors the X-ray machine, the other assists and monitors people walking through the magnetometer. This secondary task requires directing people to remove metal objects and collecting/checking/returning public belongings that don't go through the X-ray machine. The third FTE for each station is needed for shift differentials due to extended hours, coverage during peak traffic hours, breaks and lunches, conducting periodic building perimeter checks of the grounds and landscaping,

B-2 Additional Court Staffing Costs Analysis (Provided by Sacramento Superior Court)

and providing back-up coverage for the Control Room Officer breaks. The above staffing allocation is consistent with Sacramento's other courthouse facilities.

9. Sheriff's Department – Control Room: Security Officer

In building scenarios 1 and 2, the existing three (3) FTE positions will transfer to new courthouse to operate the Control Room at that facility, as well as coordinate access and monitor judicial parking and the receiving dock. The SCHABER Courthouse Control Room contains the security electronic equipment to monitor the facility surveillance cameras and duress alarm system, operate the intercom system, open / close the electronic detention doors, and operate the inmate elevator. The number of FTE required to staff the Control Room is dependent upon building scenario. Building scenario 1 requires only one (1) Security Officer to staff the Control Room. In building scenario 2, with over ten criminal courtrooms remaining at Schaber, two (2) Security Officers are required to help facilitate inmate movement throughout the building. In-custody defendant movement begins at 7:00 AM and typically ends between the hours of 5:00 – 5:30 PM. This staff allocation is consistent with Sacramento's other courthouses.

10. Sheriff's Department – Internal Security: Rover, Deputy Sheriff

In building scenario 1, there is a very limited security presence in the building, dictating a higher number of Rovers compared to the second scenario. Rovers are needed to respond to incidents or emergencies within the facility, mitigate verbal disputes between litigants before they escalate, and provide back-up when physical altercations do occur. Due to the nature of their duties, personnel assigned to entrance screening, the control room, or courtrooms cannot leave their station unmanned. Rovers are utilized to perform these duties and ensure there are adequate security personnel in place to maintain a functional and safe facility. The Deputy Sheriff classification is required for these duties because Security Officers do not have arresting authority. This staffing allocation is consistent with other Sacramento's other courthouses.

11. Sheriff's Department – Internal Security: Bailiff / Escort, Deputy Sheriff

Sacramento has ten (10) courtrooms in the SCHABER Courthouse that are staffed by Court Attendants, not Bailiffs. However, Sacramento is a master calendar court and, when the need arises, any one of the 39 trial courtrooms in SCHABER may be assigned a criminal evidentiary hearing. Currently, on a daily basis, anywhere from 28 to 37 in-custody defendants are escorted to a courtroom for a preliminary hearing, trial, motion, or plea. When a criminal hearing is assigned to a courtroom with a Court Attendant, the presence of a sworn peace officer is required by statute.

In all building scenarios, existing Deputy Sheriff FTE used for escort will be reallocated to cover expanded functions in the new courthouse (increased holding / additional high volume calendar courtrooms). However, in building scenario 2, the new courthouse only provides 27 trial courtrooms, requiring the daily use of over ten courtrooms at the

B-2 Additional Court Staffing Costs Analysis (Provided by Sacramento Superior Court)

Schaber Courthouse for criminal evidentiary hearings. The additional six (6) FTE are needed to provide escort services to courtrooms staffed with Court Attendants, not Bailiffs.

12. Sheriff's Department – Internal Security: Holding, Deputy Sheriff

All existing Holding Area Officers will transfer to the new courthouse. The courtroom allotment in building scenario 2 dictates the need to utilize both buildings for criminal proceedings. A minimum of four (4) Holding Area Officers (2 FTE for each holding tank) will be required to supervise in-custody defendants while detained, and provide adequate coverage for shift differentials, breaks and lunches.

13. Sheriff's Department – Internal Security: Relief

An average of 14.0 on-call deputies is used per day to cover absences and relief for the 65 Sheriff FTE assigned to SCHABER. This equates to 0.22 FTE per full-time position. This same relief factor was applied to the additional staffing requirements for the duplicated functions identified in the building scenarios under consideration.



Appendix C: Schaber Facility Condition Assessment Report

I. Introduction

1. Executive Summary

Kitchell CEM in conjunction with Dan L. Wiley and Associates was selected by the Judicial Council of California (JCC), Capital Program Division to provide professional services in support of the program refreshment for the New Sacramento Criminal Courthouse project and the reuse of the Gordon D. Schaber Courthouse. The existing 2010 plan for the new Sacramento Criminal Courthouse called for the development of a new 405,000 square foot 44 courtroom facility in downtown Sacramento along with minor facility modifications to the existing Gordon D. Schaber Courthouse. The minor modification was to accommodate courts functions that remain in Schaber after the new building is occupied and accommodate backfilling of courts functions from leased space into Schaber. This report reflects the assessment conducted and conclusions reached regarding the condition of the Gordon D. Schaber Courthouse. The options under consideration for the renovation of the Schaber Courthouse and cost for renovation and reuse are being provided in a separate program report.

Representatives from Kitchell, consisting of licensed engineers, architects and contractors, conducted a review of the original plans for the facility along with prior reports that had been generated relating to the condition of the facility and proposed repair or replacement of various systems within the facility. The team subsequently conducted an on-site assessment of the overall condition of the facility and the various building systems within Schaber.

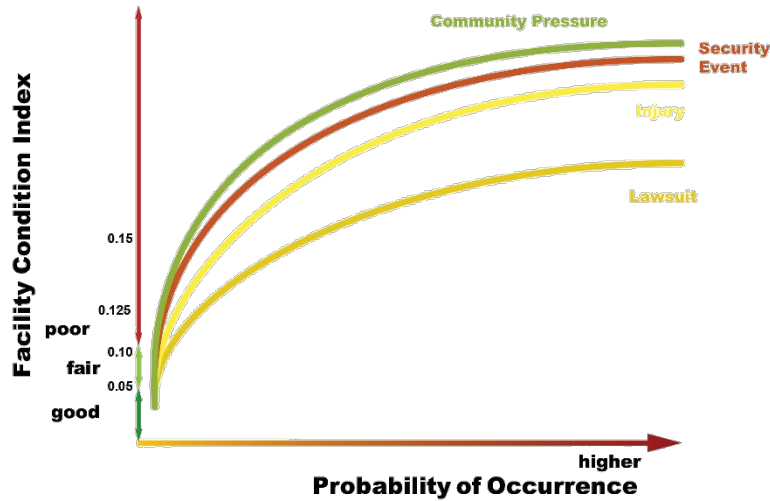
The general conclusion of our assessment is that, although the JCC Facilities Maintenance Unit has done a good job of maintaining this 50 year old building, the major building systems of the Schaber Courthouse are near or have exceeded their useful life and are in need of substantial repair and or replacement within the next five years. This is especially true in light of the current plan to refurbish the facility for an additional 30 to 50 years of service. Based upon the results of our evaluation of the facility this report documents in detail the current condition of the facility, provides recommendations for repair and replacement of the various building systems, provides options for reuse of the facility and identifies the estimated cost for implementation of the options. Outlined below is an overview of the condition of the major building systems.

In developing our recommendations for refurbishment and replacement of building systems and components, one of the primary references used is the Whitestone Facility Maintenance and Repair Reference manual, which is an industry recognized standard for the evaluation of building components. Other standards used in our evaluation include current California Building Codes, manufacturer's information, data from the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) and industry best practices.

When identifying risks that exist in a facility, we consider those which violate statute, might bring physical harm to those using the facility, compromise security, or be the subject of



significant community interest such as convenience and reliability of services. Risks present in a facility may include items that are beyond their useful life according to nationally recognized industry benchmarks. However, these items may be currently operating in what appears to be an acceptable condition. It is important to understand that the longer a building element is kept in service beyond its expected useful life the chance of a significant risk event increases. In order to provide metrics to the risk, we apply the Facility Condition Index (FCI) - see diagram below.



The FCI of the Schaber Courthouse is currently estimated by the Facilities Maintenance Unit (FMU) of the JCC at 0.52. Based upon an independent assessment of the Schaber Courthouse Kitchell estimated an FCI for the facility of .47. This puts the building in a unique category requiring urgent and immediate attention in order to avoid the type of events noted in the above diagram. Based on our experience assessing more than 200 million square feet of public facilities, public buildings of this type are typically operated at an FCI not exceeding 0.20 before renovation or replacement plans are started.

There have been numerous ADA enhancements to the building over the years. However, the building is not fully ADA compliant which leaves the State of California open to potential Civil Rights lawsuits and/or Federal prosecution if an ADA self-evaluation and transition plan is not in place. The Prison Law Office has made these types of lawsuits far more prevalent when public agencies are involved in the handling of persons under restraint.

The majority of the electrical systems and equipment in the Schaber Courthouse were installed when the building was constructed in 1965 and are at the end of their industry standard 50-year expected useful life. This would include the main electrical switchgear, electrical feeders, branch conductors, power distribution system addition as well as most of the receptacles and switches. Lighting control consists primarily of manual switches and a minimal use of wall occupancy sensor switches as required by current code and energy conservation goals. As part of a renovation of the facility these systems should be replaced.



Although some upgrades have been made to the fan motor components, the HVAC distribution system is original and at or near the end of its useful life. Basement garage exhaust fans for the North and South sides of the building were installed when the building was constructed in 1965 and are at the end of their expected useful lives. These systems should be replaced within the next five years.

The Schaber Courthouse when originally constructed by the County of Sacramento generated its own hot and chilled water for the building HVAC system. The original system included chillers, boilers, cooling tower, and circulating pumps. In 1994 these systems were abandoned by the County of Sacramento and the HVAC system was converted to use hot and chilled water from the County of Sacramento central plant, which is the system currently being used. The JCC currently has a long term agreement with the County which provides hot and chilled water at competitive rates. Consideration was given to the option of installing new boilers and chillers to allow the facility to operate independent of the County. Although this is an option, it was determined that the cost of installation of new equipment along with the increased energy cost for the JCC to generate its own hot and chilled water would not be cost effective at this time.

The majority of the domestic water and drain piping throughout the building is the original copper tubing, cast iron, and galvanized steel. Most piping in the building is concealed and could not be evaluated but it has been in continuous service for 50 years and is at the end of its standard expected useful life. Although some restrooms have been retrofitted the majority of the plumbing fixtures in the building are original and are at the end of their expected useful lives, use large volumes of water and should be replaced as part of an overall building refurbishment.

The basement and first floor are protected with an automatic fire sprinkler system but the upper floors of the building do not have fire sprinklers. Floors 2 through 6 and the penthouse are only served by fire hose stations for fire department response and a dry standpipe for fire-fighter hose connections. Although this system is “grandfathered” per the code in place at the time the building was constructed it is recommended that a fully functional fire sprinkler system be installed in compliance with current codes. This would be required as part of any major renovation of the facility.

In 2003, as part of the AOC’s Courts of California Seismic Assessment Program, the building was evaluated per ASCE 31 with Tier 1 analysis by Cole, Yee, Shubert & Associates. It was concluded that the building does not meet Life Safety performance objectives and was assigned Seismic Risk Level (SRL) rating of V. SRL ratings range from I to VI. An SRL V rating is described as follows:

Building:	Substantial structural damage: partial collapse likely; repair may not be cost effective. Extensive non-structural damage; repair may not be cost effective.
Risk to Life:	Substantial.
Systems:	Total disruption of systems; repair may not be cost effective.
Occupancy:	totally vacated during repairs.



The deficiencies identified include highly stressed shear walls and coupling beams and potentially inadequate bracing of suspended lath and plaster in assembly areas. The recommended strengthening measures include reinforcing the existing shear walls and coupling beams or to add new lateral elements, such as shear walls, at strategic locations to improve the building's lateral force resistance. Additionally, it was suggested to provide lateral bracing for the suspended lath and plaster ceiling in areas of public assembly.

The County replaced the original building roofing in 1996 with a urethane waterproofing membrane. A roof coating was applied in 2015 which provides has a 5 year warranty. The roof is in fair condition for its age and the coating will extend its useful life but it is nearing the end of its useful life and should be replaced within the next five to ten years. Exterior windows are single pane glazing that do not meet current energy code requirements. Some of the windows are weathered with delaminating sealant and glazing strips that need to be replaced. The building has had several carpet replacement projects over the years. In 2005, the carpet in the court rooms, judge's chambers and adjacent clerk's office areas was replaced and appears to be in good condition. The carpet in the rest of the office areas appears to have substantial wear, is beyond its useful life and should be replaced. Many of the architectural finishes within the building are showing signs of age and should be upgraded or replaced as part of a building wide modernization.

The use of products now considered to be hazardous building materials were frequently used in buildings of similar age. Field discussions with facility personnel and review of limited assessments if the facility noted there is asbestos in various components of the building which would need to be abated as part of any building renovation.

The existing building contains elements, systems and controls that are known to be energy inefficient. Significant operational savings could be realized with new lighting controls and systems, window replacement, variable speed equipment, and more. An operational cost analysis was not a part of this report.

Obviously there are a substantial number of options and variations of options for the scope of work that could be considered for the renovation of the Schaber Courthouse. Many options were considered for evaluation and presentation including:

- Renovation of Schaber to accommodate functions currently in leased space and the use of 6 existing courtrooms in their current location, size and configuration without any modification. This option included ADA upgrades, fire sprinkler installation and hazardous materials abatement required for the construction of the renovated space and roof replacement.
- Renovation of Schaber to accommodate functions currently in leased space and the use of 9 existing courtrooms in their current location, size and configuration without any modification. This option included the necessary ADA upgrades, fire sprinkler



installation and hazardous materials abatement required for the construction of the renovated space and roof replacement. (This option selected for further review and presentation)

- Renovation of Schaber to accommodate functions currently in leased space and the use of 23 existing courtrooms in their current location, size and configuration without any modification. This option included the necessary ADA upgrades, fire sprinkler installation and hazardous materials abatement required for the construction of the renovated space and roof replacement.
- Renovation of Schaber to accommodate functions currently in leased space along with a complete upgrade to the structural, mechanical, plumbing and electrical systems along with architectural renovations and upgrades including necessary ADA upgrades, fire sprinkler installation, new roof, exterior window replacement and hazardous materials abatement required for the construction. This option included the renovation of 17 courtrooms of which 12 courtrooms on floors 3 through 5 were expanded in size with in-custody holding areas and in-custody elevators.
- Renovation of Schaber to accommodate functions currently in leased space along with a complete upgrade to the structural, mechanical, plumbing and electrical systems along with architectural renovations and upgrades including necessary ADA upgrades, fire sprinkler installation, new roof, exterior window replacement and hazardous materials abatement required for the construction. This option included the renovation of 20 courtrooms of which 12 courtrooms on floors 3 through 5 were expanded in size with in-custody holding areas and in-custody elevators. (This option selected for further review and presentation)



II. Schaber Facilities Condition Assessment

1. General Description

The existing Gordon D. Schaber courthouse building occupies the city block between 8th and 9th Streets and G and H Streets in downtown Sacramento. The building was originally constructed in 1965 and comprised of a basement level, a six (6) story super-structure and an elevator penthouse on the roof level. The building contains approximately 291,000 gross square feet including approximately 245,700 gross square feet of occupied space and approximately 45,300 square feet of underground parking.

The basement level is 16 feet below the first floor with underground secure parking, several offices, storage and equipment rooms along with a vehicle sally port, a secure in-custody transfer area and an in-custody holding cells. Public access to the facility is through two security stations on the east and west sides of the first floor. The second floor through fifth floors have vertical pre-cast concrete shading elements that extend beyond the exterior walls at the first floor. A gravel roof covers the set back of the sixth floor from the fifth floor. The sixth floor houses a café and kitchen. The west stair leads to the roof level which has an elevated elevator penthouse with a pre-cast concrete screen wall with metal louvers and openings.



720 9th Street, Sacramento, California

2. Building Code Analysis

1. Applicable Codes:
2013 California Code of Regulations – Title 19, Public Safety, State Fire Marshal Regulations.



- 2013 California Building Standards Administrative Code -Title 24 California Code of Regulations (C.C.R.), Part1.
- 2013 California Building Code (CBC) – Title 24 C.C.R., Part 2, Volume 1 & 2 (2012 International Building Code, Vol. 1-3 and 2013 California Amendments).
- 2013 California Electrical Code (CEC), Title 24 C.C.R., Part 3 (2008 Electric Code and 2013 California Amendments).
- 2013 California Mechanical Code (CMC), Title 24 C.C.R., Part 4 (2009 Uniform Mechanical Code and 2007 California Amendments).
- 2013 California Plumbing Code (CPC), Title 24 C.C.R., Part 5 (2009 Uniform Plumbing Code and 2007 California Amendments).
- 2013 California Green Building Standards Code (CAL Green).
- 2013 California Elevator Safety Construction Code, Title 24 C.C.R., Part 7.
- 2013 California Fire Code (CFC), Title 24 C.C.R., Part 9
- 2013 California Referenced Standards Code.

2. Construction Type 1-B

For building with A-3 as the major occupancy allowable building height 160 feet, 11 stories and unlimited building area.

For I-3 occupancy allowable building height 160 feet, 2 stories and 15,100 square foot building area.

3. Occupancy Groups;

Courtrooms and assembly waiting areas A-3

Cafeteria and associated Kitchen A-2

Offices B

Storage S-1

In-custody holding areas I-3 (Required to have fire sprinklers)

2hr required separation between I-3 and B occupancy

2hr required separation between I-3 and A occupancy, if building is equipped with fire sprinklers and not permitted if building does not have fire sprinklers

3. Facilities Condition Index

The Facilities Condition Index (FCI) is key performance indicator used by the JCC Facilities Management Unit which objectively evaluates the physical condition of a facility and to compare its condition with other facilities within the same portfolio or to compare the current condition a facility with its condition at some point in the past. The FCI provides a measure of the "catch-up" costs of a facility and is typically derived from a Facility Condition Assessment (FCA) carried out by an experienced consulting team. In accordance with the original formula developed in 1990, the relative measure of the condition of the facility is usually organized into a four-tiered condition scale, as follows:

Good Condition 0 to .05



Fair Condition	.06 to .10
Poor Condition	.11 to .30
Critical Condition	Above .30

The JCC Facilities Maintenance Unit evaluation of the current condition of Schaber is an FCI of .52. In evaluation of the Schaber Courthouse Kitchell has estimated an FCI for the facility of .47.

4. Facility Condition Report and Recommendations

A. Site

1. Directly adjacent to the building along all sides is concrete paving from the back of the curb to the building face or plaza areas. The concrete has patterns of both decorative and plain grey and is in mostly good condition.
2. The building is bounded to the west by public on-site parking garage and open parking to the north, where accessible parking spaces are provided.
3. There is a one-way ramp entrance to the basement parking at the North of 8th street, with an exit at the South of 8th street.
4. In 1997 the County completed a coating membrane upgrade project to the main plaza deck areas.

B. Accessibility

Per the 2013 California Building Code, ADA accessible path of travel requirements when alterations are made to an existing building or facilities, shall include the following elements;

- a. A primary entrance to the building or facility
- b. Toilet and bathing facilities serving the area
- c. Drinking fountains serving the area.
- d. Public telephones serving the area
- e. Signage

If these elements have been previously constructed or altered in compliance with the immediate preceding edition of the California Building Code, it shall not be required to retrofit such elements to reflect the incremental changes in this code solely because of an alteration to an area served by these elements of the path of travel per 2013 CBC section 11B-202.4.

When the adjusted construction cost for building alterations exceeds the current 2015 valuation threshold of \$ 147,863 ADA accessible path of travel compliance shall be provided to the greatest extent possible without creating an unreasonable hardship; but in no case shall the cost of compliance be less than 20 percent of the adjusted construction cost of alterations, structural repairs or additions, per CBC 2013 section 11B-202.4 exception 8 unless the project meets all ADA requirements. For the purpose of this exception, the adjusted construction cost of alterations, additions and structural repairs shall not include the cost of alterations to path of travel elements.



1. ADA accessible path of travel from a public street is available from the West side of the building with ramps that tie into to the sidewalk at the corner of 8th Street and G Street. ADA ramp upgrades were completed on the West side of the facility in 2001 under the 2001 CBC. However, the building entrance from 9th Street on the East of the facility is not ADA accessible.
 - a. The path of travel from the West public entrance to the elevator lobby is ADA accessible.
 - b. The path of travel from the East public entrance to the elevator lobby is accessed using stairs from the entry level lobby to a main lobby and is not ADA accessible.
 - c. Parking in the basement level is restricted to judicial staff only parking level, no public vehicles are allowed in that level. Accessible parking stalls are not currently provided in the basement level.
 - d. ADA parking for the public is provided in an adjacent parking structure to the West of the facility across 8th street.
2. Not all of the judge's chamber restrooms appear to be accessible based on the existing floor plans and limited field review of these areas.
3. In custody holding areas in the basement and second floor do not provide code compliant ADA accessible restroom facilities.
4. In 1985 the County completed upgrades to provide basement level restrooms that meet ADA requirements.
5. In 1987 the County added ADA public restrooms to the sixth floor and two 6th floor judge's chamber restrooms were upgraded to meet ADA requirements. Excluded from this upgrade were the staff restrooms and the remaining restrooms in Judges Chambers.
6. In 1998 the County completed upgrades to provide ADA accessible restrooms for the public on the first through fifth floors. Jury deliberation rooms on the third through fifth floors were renovated to provide ADA accessible unisex restrooms.
7. The building is provided with accessible low height drinking fountains but also needs high level drinking fountains for standing persons.
8. There have been several projects to modify and upgrade the existing building signage but it does not appear to be consistent at all locations throughout the building.
9. There appear to be no public phones provided in the building. Although public phones are not a code requirement, they would be required to be ADA accessible if installed.
10. An ADA accessible service counter station is provided in the Bonds room on the first floor North area. There is no ADA accessible service counter at the Records room to the building South area.

Recommendations:

- (1) Primary entrance to the building or facility;
 - (a) Provide ADA parking spaces at the basement level for staff to include striping, parking stall signage, striping, a detectable warning surface for crossing the driveway aisle.



- (b) Although the West side of the facility is ADA accessible a major renovation to the facility would most likely require that the East entrance be brought into compliance with ADA accessibility requirements.
- (2) Toilet and bathing facilities serving the area;
 - (a) Not all of the judge's chamber restrooms appear to be accessible based on the existing floor plans and limited field review. Provide ADA accessible restroom at locations where the courtroom and judge's chamber will remain in use upon renovation of the facility.
 - (b) The ADA public restroom fixtures are in good condition. The toilet partitions and rest room configurations appear to meet the ADA requirements. The toilet paper dispenser in the accessible stalls protrudes more than the code requirements and should be upgraded.
 - (c) If the renovation of Schaber is intended to provide continued use of the holding areas for criminal trials then the in-custody holding areas on the second and basement floor need to be provided with accessible restroom stalls for men and women.
- (3) Drinking fountains serving the area;
 - (a) The building is provided with an accessible low height drinking fountain but also needs a high level drinking fountain for standing persons.
 - (b) The drinking fountains in the secure hallway areas are not access compliant without wing walls, controls and a high-low configuration.
- (4) Upgrade the building signage to meet ADA requirements for the entire building including functional room signage, fixed room signage, restroom door and wall signage, assistive listening signage and tactile exit signage.
- (5) Replace all staff restroom plumbing fixtures, toilet room accessories, toilet partitions and signage as necessary to meet ADA requirements.

C. Architectural

1. The County replaced the original roofing in 1996 with a cold applied liquid aliphatic urethane waterproofing membrane and in 2015 the JCC installed a surface coating with a 5 year warranty. The roof is in fair condition but appears to be nearing the end of its useful life. The small roof areas between the perimeter walls and the vertical pre-cast concrete shading elements were re-roofed with a fully adhered roofing membrane system in 1998.
2. The exterior windows are single pane glazing which are very energy inefficient and do not meet current energy codes. There were a few with weathered or delaminating sealant and glazing strips that need to be replaced.
3. The exterior architectural concrete precast panel system appears to be in fair condition.
4. The building has a mix of original and upgraded door hardware. The County upgraded the exit panic hardware at the stairs, main court entry doors and jury rooms in 1985. The non-accessible existing hardware should be upgraded.



5. The building has had several carpet replacement projects over the years. In 2005, the carpet in the court rooms, judge's chambers and adjacent clerk's office areas (approximately 44,530 SF) was replaced and appears to be in good condition. The carpet in the rest of the office areas, appears to have wear and tear and in need of replacement. Based on documents reviewed from the JCC some spaces received carpet over existing vinyl tile flooring that may contain hazardous materials. Should the carpeting in these areas be replaced the hazardous materials below will most likely need to be abated.
6. The main entry lobby, elevator lobbies and floor circulation corridors have a combination of terrazzo in the main public areas and vinyl asbestos tile floor finishes in the secondary corridors. Most of the utility rooms in the building have clear sealed concrete floors.
7. The existing elevators were upgraded within the last two years and appear to be functioning well and compliant with current code.
8. The walls in the electrical and copier room at the north end of the first floor, have hairline cracks and spalls in the concrete.
9. The use of products now considered to be hazardous building materials were frequently used in buildings of similar age. Field discussions with the JCC personnel and review of limited reports indicate there is asbestos containing materials in various components of the building which would need to be abated, if these building areas are renovated. There have been several abatement projects in the facility including but not limited to the following areas; chiller room and the sixth floor east courtrooms.
10. The existing ceiling tiles in many of the public areas are composed of glue-on mineral tile over suspended plaster. These areas were identified in the by Cole Yee Shubert & Associates report as being susceptible to failure in a seismic event. The courtroom ceilings also have a suspended plaster system that is similarly susceptible to failure in a seismic event. The majority of the secondary corridors and office spaces have suspended t-bar ceilings with acoustical ceiling tiles. The age and condition of the acoustical ceiling tiles varies throughout the facility but some of the ceiling tiles are soiled or have water stains and are in need of replacement.
11. The basement currently has two dead end corridors that do not meet code requirements for egress exiting. One to the north of maintenance and the other to the south from the in-custody holding area.
12. There is no adequate parapet wall or davits to provide fall protection from the roof in compliance with current code.
13. The majority of the existing courtrooms have raised areas for the judge's bench, witness stands and jury boxes that do not contain ramps that meet ADA requirements. Renovation of the courtrooms could require incorporation of ADA compliant ramps. *This would most likely be voluntary and the need to implement them would be determined by the JCC per 2013 CBC 11B-808.3 Exception: in alterations, wheelchair spaces are not required to be located within the defined area of raised jury boxes or witness stands and shall be permitted to be located outside these spaces where ramp or platform lift access poses a hazard by restricting or projecting into a means of egress required by the appropriate administrative authority.*



Recommendations:

- a. Replace all fixtures at current non-accessible public restrooms and upgrade toilet partitions and signage. See plumbing for additional information.
- b. Verify source of water leaks at several ceiling tiles and replace damaged tile with new. Replace soiled ceiling tiles to match existing. The existing suspended ceiling system does not meet current seismic code requirements and should be replaced if specific areas of the building are renovated or as part of a building wide renovation.
- c. Re-roof both the partial fifth floor roof and the entire sixth floor roof, including all necessary flashing, walkway pads and accessories.
- d. Provide fall protection tie-off points around the roof edge since no parapet is provided.
- e. Remove existing worn-out carpet and replace with commercial grade carpet tiles.
- f. Extend the two dead end basement corridors to the building exterior or existing stairwells in compliance with current code requirements for egress exiting.
- g. Provide an accessible service counter station in the Records room on the first floor South area.
- h. As part of the building refurbishment, recommend all gypsum board surfaces to be repainted.
- i. To improve the building energy efficiency and reduce operational costs, replace all existing exterior windows with dual pane low-e glazing.
- j. As part of the building refurbishment all areas where construction is anticipated to occur should be tested for hazardous materials including asbestos containing materials and lead based paint. Hazardous materials should be abated and removed from building.

D. Structural

1. General:
 - a. A typical floor section of the building consists of an 18 inch deep light weight concrete waffle slab supported by normal weight concrete columns. The first floor is composed typically of a 4 ½ inch thick light weight concrete slab spanning between concrete beams and girders. Above the sixth floor, columns are 8" steel columns wrapped in plaster, supporting steel framing and decking which are covered with spray applied fireproofing. The roof construction consists of metal deck supported by steel wide flange beams and wide flange columns except in the area under the cooling towers, where the metal deck is topped with a 2 ½ inch thick lightweight concrete fill.
 - b. The lateral system of the building consists of concrete shear walls around the stairs and elevator shafts. The walls are 10 inch thick and continue to the foundation, except at the perimeter walls of first floor, which span between first and second



floor only and are supported by columns at the basement level. The walls above first floor are lightweight concrete. The building is supported by a pile foundation.

2. 2013 California Building Code (CBC) Requirements for Seismic Upgrade:
 - a. Section 3417 of the 2013 CBC establishes triggers for earthquake evaluation and seismic retrofit to meet Life Safety performance for existing state owned buildings whenever the structure is to be retrofitted, repaired or modified if:
 1. Total cost of the renovation exceeds 25 percent of replacement cost of the building. The total cost of renovation includes the cost of past renovations to the building that occurred after adoption of the 1995 CBC and did not include seismic retrofit,
 2. There are changes in risk category,
 3. The modifications to the structural components increase the seismic demand on the building by more than 10 percent cumulative since the original construction unless the structural components have the capacity to resist the increased force demand,
 4. The structural elements need repair where the damage has reduced the lateral load resisting capacity of the structural system by more than 10 percent,
 5. Changes in live or dead load increase story shear by more than 10 percent.
 - b. The estimated replacement cost of the building is \$160 million. Cost information received from the courts and JCC staff indicate that approximately \$12,651,000 has been expended in prior renovations or modifications to Schaber dating back to the adoption of the 1995 CBC. Based upon the 25 percent requirement identified above any additional renovation or modification to Schaber in excess of \$27,349,000 will require a structural upgrade to the building be completed as part of the project.
3. Building Seismic Risk Level Assessment:
 - a. In 2003, as part of the JCC's Courts of California Seismic Assessment Program, the building was evaluated per ASCE 31 with Tier 1 and Tier 2 analysis by Cole Yee Shubert & Associates. It was concluded that the building does not meet Life Safety performance objective and was assigned a Seismic Risk Level rating of V rating. See the table below, DSA Risk Level Descriptions, for the specific descriptions of each level. The deficiencies identified include highly stressed shear walls and coupling beams and potentially inadequate bracing of suspended lath and plaster in assembly areas. The anticipated strengthening measures include reinforcing the existing shear walls and coupling beams or to add new lateral elements (such as shear walls) at strategic locations to improve the building's lateral force resistance. Additionally, it was suggested to provide lateral bracing for the suspended lath and plaster ceiling in areas of public assembly.



DSA Risk Level Descriptions

RISK LEVEL	ASPECT	ANTICIPATED RESULTS
I	Building:	Potentially no structural damage: repairable, if any. Negligible non-structural damage: repairable.
	Risk to Life:	Negligible.
	Systems:	All systems will probably remain operational.
	Occupancy:	Immediate, with only negligible disruption during clean-up.
II	Building:	Negligible structural damage: repairable. Minor non-structural damage: repairable.
	Risk to Life:	Negligible.
	Systems:	Minor disruptions for hours to days.
	Occupancy:	Minor disruptions, return within hours.
III	Building:	Minor structural damage: repairable. Moderate non-structural damage: extensive repair.
	Risk to Life:	Minor
	Systems:	Disruption of systems for days to months.
	Occupancy:	Return within weeks, with minor disruptions.
IV	Building:	Moderate structural damage: substantial repair. Substantial non-structural damage: extensive repair.
	Risk to Life:	Moderate
	Systems:	Disruption of systems for months to years.
	Occupancy:	Partially to totally vacated during repairs.
V	Building:	Substantial structural damage: partial collapse likely: repair may not be cost effective. Extensive non-structural damage: repair may not be cost effective.
	Risk to Life:	Substantial.
	Systems:	Total disruption of systems: repair may not be cost effective.
	Occupancy:	Totally vacated during repairs.
VI	Building:	Extensive structural damage, partial to total collapse likely: repair may not be cost effective. Extensive non-structural damage; repair may not be cost effective.
	Risk to Life:	Extensive, but not imminent. Extrication protracted and difficult.
	Systems:	Total disruption of systems: repair may not be cost effective.
	Occupancy:	Totally vacated during repairs (if repairable).
VII	Building:	Unstable under existing vertical loads or earthquake.
	Risk to Life:	Imminent threat to occupants and/or adjacent property.
	Systems:	Total disruption of systems: most likely not repairable.
	Occupancy:	Should be vacated until structural upgrading is accomplished.

- b. In 2004, Buehler & Buehler reviewed the 2003 Cole Yee Shubert & Associates report and concurred with the conclusions of the evaluation in that a DSA Seismic Risk Level of V appears to be appropriate. They also conducted additional evaluation and a potential retrofit study to help ascertain the probable scope of work associated with a structural retrofit to upgrade the structure to a DSA Seismic Risk Level of IV and provided a preliminary cost estimate for the structural elements of the retrofit. The proposed retrofit measures include adding new steel braced frames on the roof level,



adding new concrete shear walls from the second to the sixth level, adding new concrete shear walls and new gunite at existing shear walls on the first/intermediate level and adding a combination of new gunite at existing shear walls and new concrete shear walls combined with new grade beams and pin piles at the new shear walls at the basement level.

Recommendations:

- a. Sections 3417 and 3419 of the 2013 California Building Code (CBC) set forth requirements for the seismic evaluation and design for retrofit of existing State-Owned buildings. These code sections require the seismic evaluation and retrofit of State-Owned buildings under specific criteria and by using specific analysis methodology. We have reviewed the Cole, Yee, Shubert (CYS) & Associates report, *California Court Building Seismic Assessment Program, Tier 1 Evaluation, Sacramento Superior Court, Building ID 34-A1*, dated July 18, 2003 and the Buehler & Buehler (B&B) letter, *Superior Court Building at 720 9th Street, Sacramento, CA 95814*, dated October 8, 2004. The difference for the methodology of seismic evaluation and design for retrofit of existing buildings as required in the 2013 CBC and the requirements in force when the CYS & Associates report and B&B letter were generated is minor in nature. The 2013 CBC references ASCE 41-06, *Seismic Rehabilitation of Existing Buildings*, for rehabilitation and references ASCE 31-03 for evaluation. The ASCE 41-06 seismic rehabilitation requirements are slightly more restrictive than ASCE 31-03. This is largely because ASCE 31 is specifically intended to accept somewhat greater levels of damage within each performance level than permitted by ASCE 41-06. Note that there is another updated standard called ASCE 41-13, *Seismic Evaluation and Retrofit of Existing Buildings*, which hasn't been adopted by current code. This standard, when adopted by future code, will supersede the two previous standards. We have reviewed and concur with the recommendations and cost identified in these reports and will rely upon the professional judgment and technical recommendations rendered by CYS & Associates and B&B for the seismic evaluation and retrofit of the Schaber Building. The cost presented in the B&B report as prepared by Sierra West has been used as the basis for the structural upgrade cost for Schaber.

E. Electrical

1. Normal electrical service is provided to the facility by Sacramento Municipal Utility District.
2. The main electrical service to the building is provided through the original 6000A, 480/277V, 3-phase, 4-wire metered main switchboard that was put into service when the building was constructed in the early 1960's. Although the equipment continues to function it is beyond its industry standard expected useful life and should be replaced as part of a major building renovation.
3. The existing main switchboard feeds transformers, motor control centers and panel boards in electrical and mechanical rooms in the basement, the elevator Penthouse and on all six floors throughout the building. With the exception of newer transformers and



panels in the elevator Penthouse serving the elevators, and the 1995 addition of a “clean” power distribution system for sensitive electronic loads on all floors, the existing electrical system is original to the building and beyond its industry standard expected useful life. Panel schedules in some areas, particularly on the second floor are not labelled properly making it difficult to control circuits when required. In order to achieve compliance with the newly implemented 2013 California Title 24, any significant alteration to the existing electrical distribution system will trigger several new requirements, including, but not limited to, the disaggregation of electrical circuits, more stringent voltage drop parameters for feeders, and circuit controls for specific 120V receptacles.

4. An existing 500kW, 480/277V, 3-phase generator provides emergency backup power for the facility. The generator was manufactured by Katolight (model D500FRV4) and was installed in 2002. Although we did not operate the generator it appears to be in good condition. It is reportedly loaded at approximately 20% of its rated capacity, assuming the elevators, telecom, security and lighting system loads when required. The emergency generator is connected via a Generac automatic transfer switch which was not operated but appears to be in good condition.
5. Most of the electrical feeders and branch conductors appear to be original to the building and are beyond their industry standard expected useful life.
6. With the exception of receptacles installed in 1995 as part of the “clean” power distribution system addition, most of the receptacles and switches appear to be approaching or beyond their industry standard expected useful life. This includes floor receptacles that utilize a floor duct system.
7. Interior lighting throughout the building primarily consists of dated surface-mounted and recessed linear fluorescent fixtures that have been retrofitted with T8 lamps along with older recessed can fixtures that have been retrofitted with compact fluorescent flood lamps. In order to achieve compliance with the newly implemented 2013 California Title 24 requirements, any significant alteration to the existing lighting system will most likely require replacement of the existing light fixtures with ones that utilize LED technology.
8. Exterior lighting consists of approximately 70 canopy-recessed can fixtures that are original to the building. Although the fixtures have been retrofitted with LED lamps it would be recommended to replace them as part of building wide renovation to provide an extended useful life.
9. Lighting control consists primarily of manual switches with a minimal use of wall occupancy sensor switches. Time clocks in electrical rooms on each floor control lighting in the public and private corridors during off-hours and there is some use of panel board breakers to control lighting loads. Many spaces in the building that were previously “open” spaces underwent space renovation projects to create confined office spaces. These are typically lacking code required local lighting control in these created office spaces. In order to achieve compliance with the newly implemented 2013 California Title 24 requirements, any significant alteration to the existing lighting system will trigger the installation of more stringent lighting controls.
10. A new Honeywell Notifier series Fire Alarm Control Panel (FACP) was installed in 2014 in the main lobby. The existing pull stations throughout the building were also replaced at that time, but the existing horn/strobes were not. These horn/strobes are beyond their industry standard expected useful life and should be replaced as part of a building wide



renovation. Smoke detectors are only located at the elevator lobbies at each floor for elevator recall purposes. The FACP dialer is Silent Knight Model 5204, located in Room 20 in the Basement and the system is monitored by a Simplex Grinnell central monitoring center.

11. The building card-access system is relatively new, consisting of C Cure apC/8X access control panels and Altronix access power controller/supply in telecom spaces throughout the building. This equipment controls access to locations in the building where card readers are placed and reports to the second floor Security Operations Center. Courtroom doors are excluded from this system
12. Intrusion detection and duress alarm monitoring occurs via auxiliary inputs at the access control panels. These systems utilize the building network to report to the second floor Security Operations Center.
13. The building CCTV security system is monitored and controlled at the second floor Security Operations Center. Cameras are located throughout the building with interface panels and power supplies in the various telecom rooms on each floor. The system coverage appears sufficient with no user concerns reported.
14. The building telecom voice and data backbone cabling system is assumed to be of sufficient size with no user concerns reported. Although the system is currently functioning the installation of new data backbone cabling system should be considered as part of a building wide renovation.
15. The building's traditional telephone system was abandoned-in-place in the recent past and replaced with a voice over internet protocol (VoIP) system. The VoIP network is maintained by the County's Department of Technology (DTech).
16. The building master clock system is by Franklin Time Systems. The controller is located in the Stationary Engineer Shop in the Basement. It controls the hard-wired and atomic clocks throughout the building. The system appears to be in good condition with no user concerns reported.

Recommendations:

- a. With the exception of the newer transformers and panels in the elevator Penthouse, and the 20 year old "clean" power distribution system, replace the entire remaining electrical distribution system with new devices, including switchgear, motor control centers, panel boards, transformers, feeders and conductors. Reuse the existing conduit to the greatest extent possible. The new distribution system will need to be compliant with the 2013 California Title 24 requirements.
- b. Provide new receptacles and switches throughout the building.
- c. Provide new interior and exterior lighting fixtures with LED lamps and associated lighting control system. Interface the new lighting control system with the building automation system (BAS – see mechanical). The new lighting system will need to be compliant with the 2013 California Title 24 requirements.
- d. Provide smoke and heat detectors throughout the building as required, and replace all existing horn/strobes. Provide tamper flow switches at new sprinkler standpipe (see mechanical) on floors 2 through 6 and at the elevator Penthouse. Provide new fire alarm system wiring. Reuse existing conduit to the greatest extent possible.



F. Mechanical

The primary source for both heating and cooling of the HVAC systems at the building is through the use of heating hot water (HHW) and chilled water (CW) that is supplied by the County of Sacramento from their downtown central plant. The Schaber Courthouse originally generated its own hot and chilled water for the building HVAC system. The original system included chillers, boilers, cooling tower, and circulating pumps. In 1994 these systems were abandoned and the HVAC system was converted to use hot and chilled water from the County of Sacramento central plant which is the system currently being used. The JCC currently has a long term agreement with the County which provides hot and chilled water at competitive rates. Consideration was given to the option of installing new boilers and chillers to allow the facility to operate independent of the County. Although this is an option, the cost of installation of new equipment along with the increased energy cost for the JCC to generate its own hot and chilled water would not be cost effective.

1. HHW and CW lines enter the building via the main mechanical room located in the basement. Two HHW pumps and two CW pumps provide water to the HHW coil and CW coil at the air handler units. HHW pumps #1 and #2 were installed in 1965 and 2011, respectively, and appear to be in good operational condition. HHW pump #1 will require replacement within the next five years as the unit is at the end of its expected useful life. CW pumps #1 and #2 were installed in 2011 and appear to be good operational conditions as well.
2. There are two built-up air handling units in the basement that serve the basement and first floor of the building. One serves the North side of the basement and first floor and the other serves the South side of the basement and first floor. Floors 2 through 6 are served by two large built-up air handling systems located in dedicated air handling rooms at the North and South ends of the building.
3. The built-up air handling systems contain a return fan discharging to a mixing section with relief/outside air/return air dampers. This is followed by a filter section, and a supply fan discharging to a split hot deck/cold deck coil section before being distributed via multiple hot deck and cold deck ducts to the individual floors. The existing built-up air handling systems are constant volume systems. A completed 2015 project replaced the existing supply and return fan motors with new motors and variable frequency drives to make the air handling system a variable volume system.
4. At the zone level, direct digital control thermostats control dual duct constant air volume terminal units. The hot/cold ducts as well as the terminal units are over 50 years old and at the end of their expected useful lives.
5. Supply air diffusers within the courtrooms, lobby, and hard-lid area are linear bar type perimeter zones are served by sidewall-type diffusers mounted to discharge in an upward direction along the exterior windows. Supply air diffusers within the offices and other spaces are ceiling-mounted 12" x 24" diffusers. These supply air diffusers are original with the building and at the end of their expected useful lives.
6. There are two exhaust fans at the 2nd, 3rd, 4th, and 5th floors serving the North and South side bathrooms. These fans are located at the North and South mechanical rooms on each floor and appear to be in good operational condition. Three out of eight exhaust



fans are original with the building and the other five exhaust fans were replaced in 2012. The original exhaust fans should be replaced within the next five years as they are at the end of their expected useful lives.

7. Exhaust air for the central restrooms from each level is collected to exhaust air shafts and discharged to the roof exhaust fan.
8. Kitchen exhaust fans are located on the roof serving the kitchen exhaust hood and the dishwasher at the 6th floor kitchen. These fans were installed in 2012 and in good operational condition.
9. Basement garage exhaust fans for the North and South sides of the building were installed in 1965. Although they appear to be in good operational condition at this time they are at the end of their expected useful lives and should be replaced within the next five years.
10. There are two Telecom spaces on each floor located at the North and South sides of the building. Each are served by a ceiling-mounted exhaust fan that discharges to exhaust air shafts. These fans appear to be in fair operational condition; however they are at the end of their expected useful lives and will require replacement within the next five years.
11. There are four Mitsubishi split air conditioning systems at the building serving IT spaces at the basement level, 2nd floor and 6th floor. These systems were installed between 2009 and 2011 and appear to be in good operational condition.
12. The elevator equipment room at the penthouse is served by a roof mounted packaged air conditioning unit and exhaust fan. The air conditioning unit and exhaust fan were installed in 2014 and 2009 respectively and appear to be in good operational condition.
13. Two air compressors with air storage tanks serve the HVAC and plumbing systems. The HVAC air compressor was installed in 2009 and good operational condition. The plumbing system air compressor was installed in 1989 and in fair operational condition. The plumbing system air compressor should be replaced within the next five year as this unit is at the end of its expected useful life.
14. The current Building Automation System (BAS) is a Schneider Electric TAC Vista LonWorks based system on the Windows 7 Professional operating system. The BAS is in good operational condition.

Recommendations:

- a. Replace existing HHW #1 as the pump and motor is at the end of its expected useful life.
- b. Replace existing supply fans for SF-2S, SF-3N, SF-3S, SF-4N, SF-4S, SF-5N, SF-Basement North, and SF-Basement South as these fans are original with the building and at the end of its expected useful lives. Typical of 8.
- c. Replace existing return fans for RF-1N, RF-2N, RF-2S, RF-3S, RF-3N, RF-4S, RF-4N, and RF-5N as these fans are original with the building and at the end of its expected useful lives. Typical of 8.
- d. Replace all existing dual duct terminal units as these units are at the end of its expected useful lives.
- e. Replace existing supply air ducts, return air ducts, exhaust air ducts, and diffusers as the duct systems and diffusers are at the end of its useful lives.



- f. Replace three bathroom exhaust fans as these fans are at the end of its expected useful lives.
- g. Replace two garage exhaust fans as these fans are at the end of its expected useful lives.
- h. Replace existing exhaust fans serving the Telecom spaces on each floor with air conditioning systems.
- i. Replace plumbing system air compressor as this unit is at the end of its expected useful life.

G. Plumbing

1. Domestic water is supplied to the building from a 4-inch water line on the West side in the basement of the mechanical room. Water goes through the water meter and a 4-inch back flow preventer then branches to the building's plumbing systems. A booster pump system provides adequate water pressure to the various levels of the building. The booster pump system was installed in 2014 and is in good operational condition.
2. Domestic water piping that circulates water throughout the building is made of copper tubing. The waste water drainage system is made of cast iron pipe and the vent system is made of galvanized steel. As is typical with buildings most of the piping in the facility is concealed and could not be evaluated. However it can be expected that the with continual use of these metallic piping systems over 50 years they are at or near the end of their standard useful life.
3. Domestic hot water is generated by a gas-fired boiler located in the basement mechanical room. The boiler was installed in 2009 and appears to be in good operational condition. The hot water is circulated in the hot water system through a circulation pump in the basement.
4. Waste water from plumbing fixtures throughout the building is collected in the building sanitary sewer system and gravity fed to the lower levels of the building where it is discharged into the City of Sacramento sewer system. Waste water from the basement and elevator sumps is discharged using sewage ejector pumps into the same system. The sanitary sewer system for the building has a point of discharge on the West side of the building that connects to the City sewer system through an 8 inch sanitary sewer line.
5. The building does not have floor drains at various restrooms with multiple plumbing fixtures as required by California Plumbing Code.
6. The storm drain water system for the building consists of roof drains and rain water leaders on the roof. The system is interconnected through a series of pipes within the building and has a discharge location in the basement at the West side of the building. An 8-inch storm drain pipe on the West side of the building is connected to the City of Sacramento drainage system.
7. The majority of the plumbing fixtures at the public men's and women's restrooms, with the exception of fixtures replaced as part of ADA upgrades, are original with the building and in fair condition. Staff areas, staff restrooms and janitor closets are original with the building and in fair condition. Some restrooms were previously retrofitted with new plumbing fixtures. However, the original plumbing fixtures are nearing the end of their standard useful lives and typically do not meet the current code requirements for low flow fixtures. These should be replaced as part of a building wide modernization.



8. The pump system for the landscape fountain located in the plaza at the East side of the building is located in the basement. The system was non-operational during the site visit. This was assumed to be a result of the California drought. The pump was installed in 1995 and is at the end of its expected useful life. If the fountain is to be operated at a future time it is recommended that the pump be replaced.

Recommendations:

- a. Provide floor drain at the restrooms with multiple plumbing fixtures in order to comply with California Plumbing Code.
- b. Replace existing plumbing fixtures with new plumbing fixtures that are capable of low water flow.
- c. Replace existing plumbing pipes such as water, sanitary sewer and vent as the existing plumbing pipes is at the end of its expected useful lives.
- d. Replace existing landscape fountain pump system as the existing system is at the end of its expected useful life.

H. Fire Protection

1. The basement and first floor areas of the building are protected with an automatic wet fire sprinkler system.
2. The upper floors are served by a class I dry standpipe system with 2 ½ inch outlets in exit stairwells for fire-fighter hose connections. Additionally the upper floors are served by a class II wet standpipe system with 1 ½ inch hose stations for occupant use prior to fire department response.
3. The fire protection for the building has a point of connection on the West side of the building with 8-inch fire water line.

Recommendations:

- a. Provide fully automatic fire sprinkler system for the upper floors and penthouse areas.

Superior Court of California, County of Sacramento
 Projected Staff and Space Requirements Summary for
 New Sacramento Criminal Courthouse -44 courtrooms

Space NO.	Component Description	Revised Need				Notes
		Staff	Court rooms	NSF	DGSF	
1.0	Court Building Operations	0		4,554	5,237	
2A.	Large High Volume Courtroom	0	6	18,834	23,369	
2B.	Large Multi Jury/Special Proceedings Courtrooms	0	4	15,916	19,099	
2C.	Standard Courtroom	0	34	96,526	115,831	
3.0	Judiciary / Courtroom Support	139		30,584	39,759	
4A.	Criminal Division	46		8,754	11,818	
5.0	Court Support	65		3,763	4,892	
6.0	Exhibits	2		1,456	1,893	Feasibility Study did not include Appeals
7.0	Jury Services	8		9,801	11,761	
8.0	Court Administration	15		3,681	4,785	
9.0	Information Technology	0		1,768	2,298	
10.0	Sheriff's Operations	0		3,245	3,894	
11.0	Central Holding	0		9,970	13,958	
12.0	Building Support	3		12,112	14,534	
13.0	Parking / Basement Support	0		21,840	25,116	
Total Staff		278				
Total DGSF					298,245	
	32.1% Grossing Per Feasibility Study & 35% this draft				104,386	
Total Building Gross Square Feet					402,631	

1. Court and Building Operations

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Public Area							
	Weather vestibule	300	48		6	288	6 Lanes (4 in and 2 out) estimated at 48 NSF each
	Security Screening Queuing	14	10		100	1,000	Spread across 4 entry lanes (8 NSF/per)
	Weapons Screening Stations	250					
	<i>staging/line</i>		35		4	140	deposit of personal effects on x-ray belts
	<i>x-ray machines</i>		70		4	280	1/entry line
	<i>metal detectors</i>		70		4	280	1/entry line
	<i>retrieval</i>		35		4	140	recovery of personal effects
	<i>secondary screening</i>		48		2	96	2 serving 4 entry lines
	<i>recovery area/line</i>		35		4	140	open benches for seated recovery
	Law Enforcement gun lockers		90		1	90	place in small room just prior to screening stations
	Secure Public Lobby	2,000	2,000		1	2,000	place holder
	<i>Clerk - Drop Box</i>						in lobby
	<i>Information Counter</i>	64					In lobby Accommodates 2 individuals & provide infrastructure for calendar display system.
	Security Staff Room/Storage		100		1	100	Locate in proximity to weapons screening systems/incorporate 40 NSF temp lock-up holding area
	Sub-total					4,554	
Total Staff				0			
Total Net Square Feet (NSF)						4,554	
	20% grossing in Feasibility Study and 15% Grossing in this draft					683	
Total Departmental Gross Square Feet						5,237	

2A. Court Sets - Large High Volume Courtroom

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Large High Volume Courtroom							
	Courtroom (non-jury)	2,400			1	2,400	Assignment (1), Felony Home (2), Misd Home (2), Collaboration (1)
	Attorney/Client/Witness Room	100			2	200	
	PD Attorney / Client Plea Negotiation Room/Staffing room	240			1	240	1/courtroom - attached to well of each
	Shared Courtroom Holding	2,120				0	Not in this alternative - all High Volume Courtrooms connected to Central Holding
	Entry Vestibule	64			1	64	
	Courtroom Waiting	220			1	220	
	Courtroom Technology / Equipment Room	40					grouped - see Building Support Section
	Exhibit Storage Closet	40	15		1	15	
	Jury Deliberation Room	470			0	0	None for High Volume Courtrooms
	Sub-total					3,139	
Total Staff				0			
Total Net Square Feet (NSF)						3,139	
20% Grossing						628	
High Volume Courtroom Department Gross Square Feet						3,767	
Number of Courtrooms & Total DGsf					6	22,601	

2B. Court Sets - Multi-Jury/Special Proceedings Courtroom

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Large Multi Jury/Special Proceedings Courtrooms							
	Courtroom	2,400			1	2,400	Multi-jury (3)/Special Proceedings (1)
	Attorney/Client/Witness Room	100			2	200	
	PD Attorney / Client Plea Negotiation Room	240			0.5	120	1/ pair of Multi-jury/Special Proceedings Courtrooms
	Shared Courtroom Holding	360					Est. capacity of 6/courtroom (12 total per set)
	<i>small cell (single)</i>		40		2	80	2/courtroom
	<i>large cell</i>		110		0.5	55	1/courtroom pair
	<i>Secure atty/def interview</i>		60		1	60	1/courtroom
	Entry Vestibule	64			1	64	
	Courtroom Waiting	220			1	220	
	Courtroom Technology / Equipment Room	40					grouped - see Building Support Section
	Exhibit Storage Closet	40	15		1	15	
	Jury Deliberation suite	470	510		1.5	765	3 serving 4 multi-jury/Special Proceedings courtrooms/350 NSF deliberation room, 60 NSF RR x 2, 40 NSF vestibule
	Sub-total					3,979	
	Total Staff			0			
	Total Net Square Feet (NSF)					3,979	
	20% Grossing					796	
	Large Multi-Jury Courtroom Department Gross Squar					4,775	
	Number of Courtrooms & Total DGSE				4	19,099	

2C. Court Sets - Standard Jury
Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Standard Jury Courtrooms							
	Courtroom	1,750	1,850		1	1,850	Multi-Purpose Jury
	Attorney/Client/Witness Room	100			2	200	
	PD Attorney / Client Plea Negotiation Room	240			0	0	located with High volume courtrooms
	Shared Courtroom Holding	200			0.5	100	1 shared holding between 2 courtrooms
	<i>small cell</i>		70		1	70	
	<i>large cell</i>		110		0.5	55	
	<i>secure atty/def. interview</i>		60		0.5	30	
	Entry Vestibule	64			1	64	
	Courtroom Waiting	220	200		1	200	
	Courtroom Technology / Equipment Room	40					grouped - see Building Support Section
	Exhibit Storage Closet	40	15		1	15	
	Jury Deliberation Room	510			0.5	255	1 jury deliberation room per 2 courtrooms - 350 NSF Deliberation, 60 x 2 NSF RR, 40 NSF vestibule
	Sub-total					2,839	
Total Staff				0			
Total Net Square Feet (NSF)						2,839	
20% Grossing						568	
Lg. Multi-Jury Courtroom Department Gross Square .						3,407	
Number of Courtrooms & Total DGSF					34	115,831	

3. Judiciary - Courtroom Support

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Judiciary / Courtroom Support							
	Judicial Chambers	400		44	44	17,600	Includes toilet and closet per standard
	Courtroom Clerks Workstation	100		44	44	4,400	Includes workstation and shared waiting - couple with CC files/supply storage
	Additional Clerk for High Volume Courtrooms		48	6	6	288	Locate with appropriate judicial suites
	Supervising Courtroom Clerk	120				0	Locate Supervisor with Relief Clerks
	Court Attendant		0	1		0	Workstation located in courtroom, separate space not required.
	Court Reporter	100	48	44	44	4,400	Cluster court reporter workstations by floor: i.e. 4 courtrooms per floor = 4 workstations/floor
	Ct Reporter note storage		5		44	220	adjacent to Ct Reporter workstations
	Intern work area/Legal resources		36		6	216	alcove location with Judicial Library
	Judicial Conference/library Room	360	600		1	600	Provide shelving for legal research materials
	Courtroom Clerks Files/Supply Storage	40			44	1,760	adjacent to courtroom clerk's work area
	Shared Copy / Workroom / Supply Alcove	100			11	1,100	1 per court floor
	Staff Rest rooms						1 set per court floor - in grossing factor
	Sub-total					30,584	
Total Staff				139			
Total Net Square Feet (NSF)						30,584	
30% Grossing						9,175	
Total Departmental Gross Square Feet						39,759	

4. Clerk - Criminal Division

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Counters and Counter Support							
	Service Counter Area - Public						Insure design provides infrastructure to support the installation of a Q-Matic System
	Public Queuing Area	14			50	700	peak number related to high volume court proceedings calendar
	Public Kiosk / Copier/Drop Box & Forms Counter	200			1	200	Provide space in queuing area for public access to copier, kiosks (3), drop-box and forms counter
	Public Records Viewing Area	200			1	200	May be co-located with the Appeals/Exhibits viewing room, but the latter should be securable; bridge public/private circulation.
Service Counter Area - Staff							
	Counter Workstation - Criminal	48		2	6	288	Two of the counters are assigned with the other four unassigned
	Counter Workstation - Appeals/Exhibits	48			1	48	
	Work Counter & Forms Storage	100			1	100	Locate immediately behind counter workstations
	Network Printer / Fax Machine / Copier/Supplies	15			1	15	
	Sub-total					1,551	
Management Offices, Workstations and Shared Support							
	Director of Criminal Division	225	200	1	1	200	Locate this unit in proximity to the Criminal Presiding Judge suite.
	Manager	160	140	2	2	280	Locate office adjacent to Director
	Administrative Services Officer II	120		1	1	120	Locate office adjacent to Director
	Legal Secretary		48		1	48	
	Conference Room	160			1	160	Sized for 6 -8 - provide full teleconferencing & presentation capability.
	Coffee Service Unit	15			1	15	Space for sink, counter and small refrigerator
	Copier/Supply /Equipment Storage		48		1	48	Need access to copier, supplies, counter and cabinets for storage
	Reception/Waiting		60		1	60	
	Sub-total					931	
Staff -Operations							
	Supervisor	120		2	2	240	Offices for Supervisors may be co-located.
	Deputy Clerk 4	84	64	2	2	128	Lead Clerks
	Deputy Clerk 2/3	64	48	16	16	768	
	Deputy Clerk 2/3	64	48	9	9	432	New staff per 07-08 & 08-09 to support new JPE
	Clerk - Temporary		48	2	2	96	Hoteling space for staff temporarily assigned from other facilities.
	Copier/Supply /Equipment Storage		300		1	300	Need access to copier, supplies, counter and cabinets for storage
	File Carts		6		4	24	
	File Storage for Calendar Prep	12			10	120	
	Sub-total					2,108	

4. Clerk - Criminal Division

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Active Records and Shared Support							
	Active Criminal Files	12			150	1,800	36" x 7 active shelf unit (5 years) consider High Density filing system
Records Scanning Area							
	Staging - Incoming		100		1	100	
	Scanning workstations/tables		84		4	336	
	Staging - Outgoing		100		1	100	
	Calendar Prep Workstation	64	48		2	128	
	Network Printers / Fax Machine	15			3	45	
	Microfilm Viewer	15			1	15	
	File Carts	6			5	30	
	Supply / Forms / Box Storage Room	200			1	200	
	Copy / Workroom	300	150		1	150	High volume copy center, counter with cabinets - Includes paper storage
	Conference Room	240	320		1	320	Sized for 16 - provide full teleconferencing & presentation capability.
	Coffee Bar		60		1	60	
Sub-total						3,284	
Criminal Records & Appeals							Locate with Criminal Division's Public Service/Calendar Unit
Staff							
	Supervisor	84	120	1	1	120	Office
	Deputy Clerk 2/3	64	48	7	7	336	5 Records & 2 Appeals
	Lead Clerk		64	1	1	64	
Appeals Records & Shared Support							
	Active Records Storage	12			10	120	Open shelving
	Work Counter/Sorting Area	40	48		1	48	
	File Carts	6			2	12	
	Copier/Supply /Equipment Storage	120	60		1	60	Locate adjacent to Deputy Clerk workstations
	Death Penalty Case File Storage		120		1	120	
Sub-total						880	
Total Staff			46				
Total Net Square Feet (NSF) (See note below explaining the total NSF column for the Feasibility Study)						8,754	
35% Grossing						3,064	
Total Departmental Gross Square Feet						11,818	
* Appeals was not included in new criminal courthouse's feasibility program and its NSF is omitted in this total to maintain the feasibility study's total building square footage in the summary.							

5. Court Support

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Court Reporters & Relief Court Clerks							Locate Reporters (Floaters) and Relief Clerks adjacent to Criminal Division areas.
	Service Counter						
	<i>Public Side</i>						
	Waiting / Reception						Access for public will occur at Criminal Clerk Counters.
	Staff Offices & Workstations						
	Supervisor (Ct Reporters)	160	120	1	1	120	
	Lead Court Reporter	64		1	1	64	
	Court Reporter (Floaters)	100	48	13	10	480	Cluster workstations in same area. Alternate work space for Pro Tems not provided.
	Supervising Clerk	64	120	2	2	240	
	Relief Court Clerks	48		14	10	480	10 workstations to support 14 relief clerks
	Lead courtroom clerk		48	1	1	48	
	Shared Support						
	Copy/Workroom/Supply Storage	150	100		1	100	Space for copy, supplies, counter and cabinets for storage
	Storage - Court Reporter Notes		5		10	50	
	Reporter Work area		120		1	120	assembly of transcripts - counters - locate within open workstation area - includes time sheet computer access (6)
	Coffee Service Unit	15			1	15	Space for sink, counter and small refrigerator
	Sub-total			32		1,717	
Interpreter's Office							Locate space with access to public and private circulation
	Service Counter						
	<i>Public Side</i>						
	Reception Check-In	150	60		1	60	Small standing space for customer waiting
	Staff Offices & Workstations						
	Court Services Manager	160		1	1	160	
	Deputy Clerks	64	48	2	2	96	
	Interpreters	25		25	25	625	Work carrels - Hoteling Space for Interpreters
	Shared Support						
	Lockers	36	5		24	108	
	Copier/Supply /Equipment Storage	120	100		1	100	Space for copy, supplies, counter and cabinets for storage
	Coffee Service Unit	15	30		1	30	Space for sink, counter and small refrigerator
	Sub-total			28		1,179	

5. Court Support

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Accounting							Locate unit in proximity to the Criminal Division public counters with secure access in and out of unit.
	Service Counter						
	<i>Public Side</i>						
	Waiting / Reception	75					Access to this unit by the public will occur through use of the public counters.
	Staff Offices & Workstations						
	Supervisor	160	120	1	1	120	Locate adjacent to Accounting Clerks
	Accounting Specialists		48		2	96	Hotel space for off site staff and Audits.
	Accounting Clerks	64	48	4	4	192	Cluster workstations together
	Shared Support						
	Employee Queuing	14			6	84	Queuing for internal counter that bridges accounting and private circulation.
	Drop Safe						Locate adjacent to Accounting on private circulation
	Secured Safe Room	80			1	80	Provide shelving and space for large safe
	Secured Storage Records Room	200			1	200	Secure room for storage of a minimum of 20 boxes.
	Copier/Supply /Equipment Storage	80			1	80	Space for copy, fax, supplies, counter and cabinets for storage - locate adjacent to accounting clerk workstations.
	Coffee Service Unit	15			1	15	Space for sink, counter and small refrigerator
	Sub-total			5		867	Deleted 2 FTE so space decreased by 96 SF
	Total Staff			65			
	Total Net Square Feet (NSF)					3,763	
	30% Grossing					1,129	
	Total Departmental Gross Square Feet					4,892	

6. Exhibits

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit	Adj	Revised Need			Notes
		NSF	NSF	Program Need	Qty	NSF	
Exhibits							Locate with Criminal Division's Public Service/Calendar Unit
Service Counter - Public							
	Reception Counter	48					See Criminal Division - Public Service/Calendar Unit's Counters
	Queuing Area	14					See Criminal Division - Public Service/Calendar Unit's Counters
	Public File Viewing Room	120			1	120	Need secure area with public and staff entry - may be collocated but not combined with criminal file viewing. Must be securable.
Staff							
	Deputy Clerk 2/3	64	48	2	2	96	Exhibit Clerk Workstations
Shared Support							
	Exhibit Prep Area (Stand-up Counter)		120		1	120	Locking storage cabinet, open shelving, safe, computer workstation, cart storage and staging counter
	Secured Exhibit Storage Room	1,200	1,000		1	1,000	Secure exhibit storage includes open shelf racks for storage boxes and exhibits & slotted racks for large poster board storage. May require sub-room for death penalty cases
	Temporary Storage for Exhibits	120			1	120	
	Copier/Supply /Equipment Storage						Exhibits will share copier/supply room with Records/Appeals Unit
Sub-total						1,456	

Total Staff	2					
Total Net Square Feet (NSF)						1,456
30% Grossing						437
Total Departmental Gross Square Feet*						1,893

7. Jury Services

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes	
				Staff	Qty	NSF		
Jury Operations & Assembly								
Administration Offices, Workstations & Shared Support								
	Jury Manager		160	1	1	160	Locate adjacent to check-in counter	
	Lead Clerk		64	1	1	64		
	Jury Clerk	64	48	5	5	240	Locate out of the line of sight of check-in area - internal link to check-in counter clerk workstations/area	
	Excusal/Hardship Clerk (Hoteling)	64	24	1	2	48	Locate out of the line of sight of check-in counter with separate counter window access for Jurors. (1 assigned / 1 used during peak traffic times)	
	Storage/Copy/Supply Room		150		1	150	Locate adjacent to Jury Clerk workstation area	
Juror Processing								
	Queuing Area						All queuing areas to have overhead monitors for orientation/instructional video.	
	<i>Arrival Foyer</i>					0	absorb in counter queuing	
	<i>Check-In Counter Station</i>	64	48		4	192	Unassigned (2 related to direct check-in and 2 related to Assembly room inquiry)	
	<i>Forms</i>	5			45	225	Locate in assembly area near inquiry window, area for forms, shelves and counters.	
	<i>Counter Queuing</i>	14	10		125	1,250		
	<i>hardship counter</i>		64		1	64		
Juror Assembly/Waiting								
	General Seating	12			450	5,400	cap 450	
	Quiet Room	160	360		1	360		
	Power plug in tables	12			4	48	approx 24" x 72 " each table excluding sit-down (cap 24)	
	Table Seating	20			15	300	15 tables w/ seating	
Juror Support								
	Vending Machines	160			1	160	Locate as open area adjacent to Assembly Room	
	Equipment Storage Room	120			1	120	Storage for chairs, tables and equipment	
	Women's Restrooms	540			1	540	8 toilets / lactation room	
	Men's Restrooms	480			1	480	3 toilets / 5 urinals	
	Sub-total					9,801		
	* Assume call of 500							
Total Staff				8				
Total Net Square Feet (NSF)						9,801		
	35% Grossing in Feasibility study and 20% grossing this draft					1,960		
Total Departmental Gross Square Feet						11,761		

8. Court Administration - Executive

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Executive Office							
Access - Public							
	Reception Waiting	150			1	150	
Access - Staff Side							
	Reception Counter Workstation	64	48		1	48	
Staff Offices & Workstations							
	Office for the Presiding Judge	400			1	400	Includes bathroom and closet
	PJ conference space		250		1	250	
	Executive Officer	300		1	1	300	
	Chief Deputy Executive Officer	240	225	1	1	225	
	Deputy of Branch Operations	225	200	1	1	200	
	Director of Research & Evaluation	225	200	1	1	200	
	Judicial Services Officer	160	140	1	1	140	
	Judicial Assignment Manager	160	140	1	1	140	
	Public Relations Officer	160	140	1	1	140	
	Executive Secretary Workstation	100		1	1	100	
	Judicial Services Assistant Workstation	64		4	4	256	
	Admin Services Officer 2	84		1	1	84	
	Budget Analyst	84		1	1	84	New Position
	Assistant to Assignment Manager	64		1	1	64	New FTE
Shared Support							
	Conference Room	240	360		1	360	Fits 12-16 people
	Coffee Bar	60			1	60	
	Supply and Records Storage	120			1	120	
	Copy / Workroom	120			1	120	
	Office for Directors / Managers	160	120		2	240	Hoteling space for managers/supervisors temporarily on-site.
	Sub-total					3,681	
Total Staff				15			
Total Net Square Feet (NSF)						3,681	
30% Grossing						1,104	
Total Departmental Gross Square Feet						4,785	

9. Court Administration - Information Technology

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
<i>I.T. Staff and Shared Support</i>							Strong preference to locate Server Room & Support Spaces on 1st floor or higher.
	Access - Public						No Public Access to this unit.
Staff Workstations & Shared Support							
	Customer Support Specialist (Hoteling)	64			2	128	Hotel space. Co-locate space with testing lab
	supply & staging	140	240		1	240	Co-locate space with Customer Support Specialists
	New Equipment Storage Room	400			1	400	Locate in proximity to loading dock area
	Server Room	1,000			1	1,000	Locate adjacent to Testing Lab & staff
	Sub-total					1,768	
Total Staff				0			
Total Net Square Feet (NSF)						1,768	
30% Grossing						530	
Total Departmental Gross Square Feet						2,298	

10. Court Security - Sheriff Operations

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
<i>Court Security - Operations</i>							
	Reception Waiting	150	120		1	120	waiting for 6
	Administrative Staff	64		2	2	128	secured staff area
	Staff work room						open computers counter for official report writing - all spaces to be included in a common area
	<i>Records / Document Staging</i>	12			6	72	
	<i>Coffee bar</i>		60		1	60	
	<i>Work Counter</i>	60			1	60	
	<i>Copier / Printer / Supplies</i>	150			1	150	
	Captain	160		1	1	160	
	Lieutenant	160	140	1	1	140	
	Sergeant	120		4	4	480	
	Conference Room	160			1	160	Small Conference Room
	Weapons Storage	140			1	140	
	Ready Room	500			1	500	cap. 25, Include counter w/ sink
	Men's Locker / Shower / Toilet Room	565			1	565	45 lockers at 5 NSF ea = 225 + 3 showers/changing at 60 ea = 180 + toilet room at 160
	Women's Locker / Shower / Toilet Room	510			1	510	30 lockers at 5 NSF ea = 150 + 3 showers at 60 ea = 180 + toilet/makeup area at 180
	Sub-total					3,245	
Total Staff				8			
Total Net Square Feet (NSF)						3,245	
20% Grossing						649	
Total Departmental Gross Square Feet						3,894	

11. Court Security - Central Holding

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Central In-Custody Holding							
	Vehicular sallyport		4,800		1	4,800	2 bus lanes/parking + 1 drive though lane + 6 van/car parking slots
	Pedestrian Sallyport	250			1	250	Entry from vehicular sallyport - shared use County and State
County Holding Area							
Staff Areas							
	Central Control Room	260	240		1	240	courthouse security control and prisoner control (State and County)
	Weapons storage locker		40		1	40	
	Central Control toilet		60		1	60	access from inside control room
	Security Equipment Room	120			1	120	
	Court Dressing areas	60	20		4	80	dress-out/changing cubicles
	Clothing Storage	100			1	100	
	Janitorial Closet / Storage	80			1	80	
	Booking Station	150			1	150	
	Staff Restroom	60			2	120	
	Staff Break Area	150			1	150	
	Food storage (prisoner lunches)		30		1	30	
Cell Area and Groups							
	Pat Down Area	300	200		1	200	Total Capacity County Holding - 117
Cells - Adult Male							
Total capacity 103							
	Group Holding cells - Large		220		1	220	Sheriff Requested 2 standards be converted to 1 large holding cell
	Group Holding cells - Standard		110		9	990	
	Small cells		70		6	420	
	Single cells		40		7	280	6 cells wet and 1 dry/safety cell
Cells - Adult Female							
Total capacity - 12							
	Group Holding cells	160	110		1	110	
	Small cells	40	70		1	70	
Cells - Juvenile							
Total capacity 2 - sight and sound separate from Adult cell groups							
	Juvenile Male	80	70		1	70	
	Juvenile Female	80	70		1	70	
Attorney Visitation Areas							
Accessible from all holding groups County and State							
	Attorney Vestibule / Reception	80			1	80	
	Attorney / Detainee Interview Rooms	60			8	480	
	Sub-total					9,210	

11. Court Security - Central Holding

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
California Dept. Corrections							
	Control station		60		1	60	local cell door control
	Staff room		160		1	160	
	Staff toilet		60		1	60	
	Weapons storage locker		40		1	40	
	Cell Groups						
	<i>Cells - Adult Male</i>						<i>Total State Capacity - 11</i>
	CSP adult males	60	40		6	240	
	Folsom adult males	100	40		4	160	
	<i>Cells - Adult Females</i>						
	Old Folsom adult females	60	40		1	40	
	Sub-total					760	
Total Staff				0			
Total Net Square Feet (NSF)						9,970	
	50% grossing in Feasibility Study and 40% Grossing in this draft					3,988	
Total Departmental Gross Square Feet						13,958	

11. Building Support

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Court Support							
	BSC - Mail Distribution Center	400		2	1	400	
	Large Court Conference room	800	1,200		1	1,200	includes conf space for 50 with small adjacent storage
	Staff Breakroom	200	1,000		1	1,000	
	Staff Lactation Room	50			1	50	
	Staff Shower / Restroom	80			4	320	2 male; 2 female
	Court Floor AV Server rooms		200		12	2,400	consolidate a 1/4 courtrooms
	Sub-total					5,370	
Children's Waiting Room							
	Reception Check In Station	100	60		1	60	
	Contract Employee Work Area	48			1	48	
	Open Play Area	200			1	200	
	Television Viewing Area	100			1	100	
	Supply / Toy Storage	80	15		1	15	closet
	Kitchenette	60			1	60	refrigerator, sink. MW
	Restroom	80			1	80	child friendly
	Sub-total					563	
Public Vending							
11.13	Public Vending Services	2,000			1	2,000	vending and/or small snack bar with limited seating Specs to be determined in design
	Sub-total					2,000	
Ancillary Agency Space							
	Attorney Convenience Center	240			1	240	
	Media Room	160	200		1	200	
	Justice Partner spaces		100		3	300	day offices
	Sub-total					740	

11. Building Support

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
General Services - Facilities							
	ASO 2	84	64	1	1	64	
	Reception / Waiting	75			1	75	
	Work / Equipment Room	140	200		1	200	
	Facilities Storage Room	800			1	800	
	Sub-total					339	
Building Support Services							
	Loading/Receiving	200			1	200	
	Central Storage	600			1	600	Paper, Office supplies, etc...
	Main Telecommunications Room	300			1	300	
	Main Electrical Room	300	600		1	600	Satellite Telecommunications and electrical closets are included in building gross square foot calculation
	Janitorial Office / Breakroom	160			1	160	Satellite Telecommunications and electrical closets are included in building gross square foot calculation
	Janitorial Storage Room	80	320		1	320	
	Maintenance Storage Room	800	500		1	500	attic stock - potential storage at Schaber
	Maintenance Workshop	300			1	300	
	Maintenance Office	120			1	120	PRIDE
	Sub-total					3,100	
Total Staff				3			
Total Net Square Feet (NSF)						12,112	
20% Grossing (ONLY Applied to the Revised Program Column)						2,422	
Total Departmental Gross Square Feet						14,534	

12. Parking / Basement

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Structures							
	Basement Program Components	68,237			1	N/A	For Information Only- not included as a line item in Space Requirements Summary
	Sallyport and Sheriff's Parking	6,270			1		see Holding Program
	Sub-total					0	
Parking							
	Secure Staff Parking	420			52	21,840	52 judicial officers and key administrative staff parking spaces at 420 NSF per space
	Sub-total					21,840	
Total Staff				0			
Total Net Square Feet (NSF)						21,840	
25% Grossing in Feasibility - 15% grossing in Draft						3,276	
Total Departmental Gross Square Feet						25,116	

Superior Court of California, County of Sacramento
Projected Staff and Space Requirements Summary for
Schaber Courthouse Reuse Program (includes Probate)

Nine (9) Courtrooms - Existing Sizes

Space NO.	Component Description	Program Need				Notes
		Staff	Court rooms	NSF	DGSF	
1.0	Court & Building Ops	0		4,390	4,390	as measured
2.0	Civil Court Sets	0	9	14,873	23,797	9 courtroom only existing sizes and wo vestibules and Atty/Client conference rooms
3.0	Civil Settlement	1	0	4,936	6,664	No courtroom - internal hearing room
4.0	Judiciary Courtroom Support (Judicial Office sets)	18		5,700	9,120	9 judges only
5.0	Courtroom Operations - Relief Court Reporters/Clerk Attendants	29		2,470	3,335	
6.0	Probate - Clerk	16		2,841	3,835	
7.0	Probate - Support	13		1,908	2,576	
8.0	Civil Division	51		7,935	10,712	need plus small adjustment for available space
9.0	Accounting-Civil & Accounts Payable	12		1,543	2,083	goes with Civil Division
10.0	Civil Administration	5		3,338	4,506	
11.0	Legal Research	28		6,059	8,180	
12.0	Finance	10		1,829	2,469	
13.0	Human Resources	17		3,216	4,342	
14.0	Information Technology	34		5,649	7,626	
15.0	Jury Services	2		2,972	4,012	as measured
16.0	General Services-Facilities, Business Services & Purchasing	13		6,256	7,931	
17.0	Court Security Operations	0		11,447	12,592	as measured
18.0	Building Support	0		5,215	7,040	

Total Staff	249				
Total Net Square Feet and Departmental Gross			92,577	125,209	
35% Grossing				43,823	
Total Building Gross Square Feet				169,033	per programs (not actual)

1. Court and Building Operations

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Public Area							
	Entry Security queuing/screening	532			2	1,064	
	Secure Public Lobby					3,240	as measured
	Information Counter					0	in Lobby Area
	Security Staff Room/Storage	77	86		1	86	
	Sub-Total					4,390	
Total Staff				0			
Total Net Square Feet (NSF)						4,390	
20% Grossing							<i>Revised Need as measured - grossing included</i>
Total Departmental Gross Square Feet						4,390	

2. Civil Court Sets

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
<i>Civil Court sets - per standards</i>							
	Court set / Judiciary - Civil/Probate	1,250			4	5,000	Civil & Probate cases are planned to heard in these courtrooms
	Court set / Judiciary - Civil Law & Motion	1,250			5	6,250	
	Court set/Judiciary - Probate	1,250				0	Locate with Probate clerical and staff offices
	Court set/Judiciary - Overflow	1,250				0	Potential use for Family Court Trials
	Jury Deliberation Room					2,156	as measured
	Vestibule Entries					0	
	Courtroom waiting	220				1,467	as measured
	Atty./Client conf.rooms					0	
	Sub-total					14,873	
Total Staff				0			
Total Net Square Feet (NSF)						14,873	
	60% Grossing					8,924	
Total Departmental Gross Square Feet						23,797	

3. Civil Settlement Center*Superior Court of California, County of Sacramento*

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
<i>Civil Settlement Conference</i>							Locate on 1st Floor and insure public visibility
	Service Counter						
	<i>Public Side</i>						
	Public Queuing Area	14	8		20	160	
	Food Services	2,600	400		1	400	Accessible from front lobby - break room
						0	
	<i>Staff Side</i>					0	
	Counter Workstations	48		1	1	48	Assigned
	Counter Workstations	48			1	48	Unassigned
	Work Counter and Forms / File Storage	100			2	200	Locate adjacent to counter workstations
	Network Printer	15			1	15	Locate adjacent to counter workstations
	Copier	15			1	15	Locate adjacent to counter workstations
						0	
Hearing Room & Settlement Area							
	Hearing Room		1,200		1	1,200	Courtroom not needed
	Settlement Room	360	240		7	1,680	Sized for 10 occupants; cluster and insure there are no windows.
	Settlement Room	240	150		7	1,050	Sized for 6 occupants; cluster and insure there are no windows.
	Restrooms - 1 M & 1 F		60		2	120	Locate in proximity to settlement rooms
<i>Judiciary / Courtroom Support</i>							
	Judicial Chambers				1	0	Covered under Sec 4 Judicial Ctrm Support
	Settlement Clerk's Workstation				1	0	Covered under Sec 4 Judicial Ctrm Support
	Sub-total					4,936	
<i>Total Staff</i>				1			
Total Net Square Feet (NSF)						4,936	
35% Grossing						1,728	
Total Departmental Gross Square Feet						6,664	

4. Judiciary - Courtroom Support (Judicial office sets)

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
<i>Judiciary / Courtroom Support</i>							
	Judicial Chambers*	400		9	9	3,600	Includes toilet and closet -
	Courtroom Clerks Workstation	160		9	9	1,440	Includes receptions / waiting
	Legal Collection Room					0	
	Judicial Conference Room					0	
	Courtroom Clerks Files/Supply Storage	40			12	480	
	Shared Copy / Workroom / Supply Alcove	60			3	180	
	Sub-total					5,700	
Total Staff				18			
Total Net Square Feet (NSF)						5,700	
60% Grossing						3,420	
Total Departmental Gross Square Feet						9,120	

5. Courtroom Operations

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit		Program Need			Notes
		NSF	Adj NSF	Staff	Qty	NSF	
Relief Court Clerks, Relief Court Attendants and Court Reporters							
Service Counter							
<i>Public Side</i>							
	Reception / Waiting	150	60		1	60	
	Reception Counter workstation		15		1	15	
Offices							
	Operations Manager		160		1	160	Hotel space
	Supervising Courtroom Clerk	120		1	1	120	
	Lead Clerk		64		1	64	Hotel space
	Relief Courtroom Clerk	64	48	3	3	144	
	Lead Court Reporter		64		1	64	Hotel space
	Court Reporter Workstation (assigned)	64	48	7	12	576	
	Court Reporter Workstation (unassigned)	64	48	3	3	144	
	Court Attendants (assigned)			9		0	Workstation located in courtroom, separate space not required
	Relief Court Attendants		48	6	3	144	
Shared Area							
	Coffee Bar Area	60			1	60	
	Work Room	150			1	150	
	Conference Room						
Staff Support							
	Copy / Printer Room	120			1	120	
	Supply / Records Storage	160			1	160	
	Court Reporter note storage		5		15	75	
	adjustment to fill available space					414	
Sub-total						2,470	
Total Staff				29			
Total Net Square Feet (NSF)						2,470	
35% Grossing						865	
Total Departmental Gross Square Feet						3,335	

6. Probate Clerk

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit	Adj	Program Need			Notes	
		NSF	NSF	Staff	Qty	NSF		
Probate Filing Counter and Clerical Support								
Public Area								
	Waiting/Counter Queuing	750			1	750		
	Probate Interview Room	120			4	480	public access with separate staff access from restricted area	
Counter Area								
	Filing Counter	48		3	3	144	Deputy Clerk IV, Deputy Clerk III, Cashier	
	Forms Storage	12			2	24		
Open Area								
	Deputy Clerk IV - Leadworker	64		1	1	64		
	Deputy Clerk III	48		10	10	480		
	Legal Transcriber	48		1	1	48		
	Calendar Prep File Storage	12			4	48		
						0		
Office								
	Supervising Court Clerk	140		1	1	140		
						0		
Support Spaces								
	Large Copy Center	210			1	210	copier, computer printers (2), Work counter with storage above and below, PC printer on stand, Lockable storage cabinet, open shelf units and paper shredder	
	Coat Storage	30			1	30		
	Coffee Bar	15			1	15		
	Probate Files		12		34	408		
	Sub-total					2,841		
Total Staff				16				
Total Net Square Feet (NSF)						2,841		
35% Grossing						994		
Total Departmental Gross Square Feet						3,835		

7. Probate Staff

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
<i>Probate Attorneys and Investigators</i>							
Public Area							
	Waiting/Counter queuing					0	Visitors will wait in the space provided under the Probate Filing office section and will be met by Attorneys and Investigators as needed in the Probate Interview rooms also provided in that section
Offices							
	Lead Probate Investigator	180		1	1	180	
	Probate Investigators	144		5	5	720	
	Temporary Investigators	144		2	2	288	
	Mental Health Hearing Officer	144		1	1	144	
	DHHS Liaison	144		1	1	144	
	Probate File Examiner	144		1	1	144	
	Probate Research Attorney II	144		2	2	288	
						0	
	Sub-total					1,908	
Total Staff				13			
Total Net Square Feet (NSF)						1,908	
35% Grossing						668	
Total Departmental Gross Square Feet						2,576	

8. Civil Division

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Civil Support Unit /Law and Motion							
	Service Counter - Public						Insure design provides infrastructure to support the installation of a Q-matic system
	Public Queuing Area	14			50	700	Queuing space for as many as 25
	Public Kiosk / Microfilm Viewer / Photocopier	120	200		1	200	combined area - Provide space in queuing area for public access to copiers (2), kiosks (3), drop-box and forms counter and public viewing
	Public Records Viewing Area	24			5	120	
Staff Side							
	Counter Workstations (assigned)	48				0	
	Counter Workstations (unassigned)	48			8	384	
	Work Counter and Forms Storage	100			2	200	
	Printers / Fax /Copy machine	15			3	45	
Offices & workstations							
	Manager	160		1	1	160	
	Supervisor	160	120	3	3	360	
	Deputy Clerk (Temp Positions)	64	48		4	192	
	Deputy Clerk 2/3	64	48	44	44	2,112	
	Lead - Deputy Clerk 4	84	48	3	3	144	

8. Civil Division

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Active Records							
	Active Civil Files	872			1	872	Design to accommodate 53 racks for Bankers Boxes and 6 units for 126 LF of files
	File / Document Storage	12			10	120	
	File Scanning Station	40	48		4	192	
	Records Staging Area	100			2	200	
	Mail sorting workstation	64	160		1	160	includes sorting tables and computer workstation
	Office Equipment	15			3	45	
	Microfilm Viewers						delete
	File Carts	6			6	36	
Shared Area							
	File Storage for Calendar Prep						delete
	Secured Exhibit Storage Room	500			1	500	
	Work Station for Exhibits	40	48		1	48	
	Records Storage for Exhibits						delete
	Forms Storage Room						delete
Staff Support							
	Office Equipment	15				0	delete
	Copy / Work Room	200				0	delete
	Supply / Copy Paper / Box Storage Area	160			1	160	rack storage
	Staff Break Room	300	400		1	400	
	Conference Room	240	400		1	400	Medium - sized for 16 persons
	Adjustment for Available Space					185	
	Sub-total					7,935	
Total Staff							
				51			
Total Net Square Feet (NSF)						7,935	
35% Grossing						2,777	
Total Departmental Gross Square Feet						10,712	

9. Accounting & Accounts Payable*Superior Court of California, County of Sacramento*

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Accounting - First Floor							Locate unit in proximity to the Civil Division public counters with secure access in and out of unit.
	Service Counter						
	<i>Public Side</i>						
	Waiting / Reception	75					Access to this unit by the public will occur through use of the Civil public counters.
	Staff Offices & Workstations						
	Manager		160	1	1	160	Locate adjacent to Accounting Clerks
	Accounting Specialist		100	2	2	200	Locate adjacent to Accounting Clerks
	Sr. Accountant		64	1	1	64	
	Audit		100		1	100	Office space for auditors to use during periodic reviews - locate adjacent to Accounting Clerks.
	Accounting Clerk	64		8	8	512	Cluster workstations together
	Hotel Space		48		1	48	Workstation for staff from other facilities to work from this location.
	Shared Support						
	Employee Queuing		14		6	84	Queuing for internal counter that bridges accounting and private circulation.
	Drop Safe					0	
	Secured Safe Room	100	80		1	80	Provide shelving and space for large safe
	Secured Storage Records Room	250	200		1	200	Secure room for storage of a minimum of 20 boxes.
	Copier/Supply /Equipment Storage	200	80		1	80	Space for copy, fax, supplies, counter and cabinets for storage - locate adjacent to accounting clerk workstations.
	Coffee Service Unit		15		1	15	Space for sink, counter and small refrigerator
	Sub-total					1,543	
Total Staff				12			
Total Net Square Feet (NSF)						1,543	
35% Grossing						540	
Total Departmental Gross Square Feet						2,083	

10. Civil Administration

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Civil Administration							
Service Counter							
<i>Public Side</i>							
	Reception / Waiting	150			1	150	
Offices							
	Director of Civil Division	225	210	1	1	210	
	CEO Satellite Office						delete
	Deputy of Downtown Courts	225		1	1	225	
	Admin Svcs Officer 3						delete
	Admin Svcs Officer 2						delete
	Legal Secretary	84	64	1	1	64	
	Admin Services Officer 2		120	1	1	120	
	Business Analyst		120	1	1	120	
Shared Area							
	Shared Office for Offsite Managers / Directors	160			1	160	Courtroom not needed
	Conference Room	1,100			1	1,100	Large 40-60 people - includes kitchenette, chair, table and equipment storage spaces
	Conference Room	240			1	240	Medium 8-12 people
	Coffee Bar	60			1	60	
Staff Support							
	Copy / Workroom	120			1	120	Covered under Sec 4 Judicial Ctrm Support
	Supply and Records Storage	120			1	120	Covered under Sec 4 Judicial Ctrm Support
	adjustment for available space					649	
	Sub-total					3,338	
Total Staff				5			
Total Net Square Feet (NSF)						3,338	
35% Grossing						1,168	
Total Departmental Gross Square Feet						4,506	

11. Legal Research*Superior Court of California, County of Sacramento*

Space NO.	Component Description	Unit	Adj	Program Need			Notes
		NSF	NSF	Staff	Qty	NSF	
Legal Research							
	Service Counter						
	<i>Public Side</i>						
	Reception / Waiting	150	120		1	120	Waiting for 4 - 6
	<i>Staff Side</i>						
	Reception Counter Workstations		48		1	48	Secure reception counter workstation
	Staff Offices & Workstations						
	Chief Counsel	225		1	1	225	
	Manager		180	2	2	360	
	Research Attorney 2-3	140		21	21	2,940	
	Judicial Secretaries	84	48	2	2	96	Locate these workstations in proximity to the receptionist counter.
	Records staging racks		12		2	24	adjacent judicial secretaries
	Intern Carrels		36		6	216	
	Research Attorneys - New	140		2	2	280	
	Staff Support						
	Conference Room	240	400		1	400	Sized for 18 - 20, provide full teleconferencing & presentation capability, wall shelving. Locate off public waiting and bridge private/public circulation.
	Small Library Room		200		2	400	Provide wall shelves, space for shelving units and small table and chairs
	Copy / Printer Room	120			1	120	Locate in proximity to Judicial Secretaries
	Break Room	60	200		1	200	
	Supply / Records Storage Room	160			1	160	
	Case Records Storage		12		2	24	Racks located adjacent to Judicial Secretaries.
	adjustment for available space					446	
	Sub-total					6,059	
	Total Staff			28			
	Total Net Square Feet (NSF)					6,059	
	35% Grossing					2,121	
	Total Departmental Gross Square Feet					8,180	

12. Finance*Superior Court of California, County of Sacramento*

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Budget & Internal Audit				Adjacency with the Executive Officer preferred but not required			
	Service Counter						
	<i>Public Side</i>						
	Reception / Waiting	150					No public contact.
Staff Offices & Workstations							
	Chief Financial Officer	225		1	1	225	
	Budget:						
	Manager	160		1	1	160	
	Sr. Financial Analyst		120	1	1	120	
	Budget Analyst 2	120		1	1	120	
	Sr. Accountant	84		2	2	168	
	Budget Analyst 1	84	48	2	2	96	
	Hoteling		48		1	48	Workstation for staff from other facilities to work from this location.
	Internal Audit						
	Principal Internal Auditor	84	120	1	1	120	
	Sr. Auditor	64		1	1	64	
	Hoteling		48		1	48	Workstation for external auditor to work from this location.
Staff Support							
	Conference Room	240			1	240	Medium - sized for 10
	Break Room	60	80		1	80	
	Records Storage	12	9		6	54	
	Copy / Workroom	120			1	120	
	Supply and Records Storage	120			1	120	
	Adjustment for Available Space					46	
	Sub-total					1,829	
Total Staff				10			
Total Net Square Feet (NSF)				1,829			
35% Grossing				640			
Total Departmental Gross Square Feet				2,469			

13. Human Resources

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
HR / Payroll / Training							Locate in proximity to the Executive Office & Finance Divisions.
Service Counter							
	Reception / Waiting	150	120		1	120	Waiting for 4 - 6
Staff Side							
	Reception Counter workstations	64	48		1	48	Secure reception counter workstation
Staff Offices & Workstations							
	Director	225	210	1	1	210	
General							
	HR Manager/Payroll	160		1	1	160	
	Labor Relations Officer		160	1	1	160	
	Principal HR Analyst		120	1	1	120	
	Sr. Human Resources Analyst	120		4	4	480	
	Hoteling Office		100		1	100	
	Human Resources Analyst	120	64	2	2	128	
	Human Resources Assistant	84	48	1	1	48	
	Training Coordinator	120	100	1	1	100	
	Temp. Interns	84	48		2	96	
Coat Storage							
	HRIS Administrator		160	1	1	160	
	Sr. Employee Services Specialist	64		1	1	64	
	Employee Services Specialist	48		3	3	144	Payroll Staff - co-locate with HRIS Administrator
Staff Support							
	Conference Room	240	360		1	360	Sized for 12 - 16, provide full teleconferencing & presentation capability. Locate off public waiting and bridge private/public circulation.
	Interview Room		150		1	150	Locate off public waiting and bridge private/public circulation.
	Secure Records Room	12			8	96	Secured to store personnel files & confidential material.
	Copy / Workroom	120			1	120	Locate in proximity to reception workstation.
	Break Room	60	120		1	120	Include sink, counter, cabinets, refrigerator, table & chairs
	Storage	120	100		1	100	General supply & equipment storage
	Open Area Files		12		11	132	Open area file cabinets
	Sub-total					3,216	
Total Staff				17			
Total Net Square Feet (NSF)						3,216	
35% Grossing						1126	
Total Departmental Gross Square Feet						4,342	

14. Information Technology

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Information Technology Services							
Service Counter							
	Reception / Waiting	150					No public contact
Staff Offices & Workstations							
	Chief Technology Officer	225		1	1	225	
	Manager	160		2	2	320	Locate office in proximity to Chief Technology Officer
	Admin Svcs Officer 2	120	80	1	1	80	Locate workstation in proximity to Chief Technology Officer
	Enterprise Architect		64	4	4	256	
	Enterprise Business Sol. Architect		64	2	2	128	
	Support Supervisor		120	1	1	120	
	Sr. I.T. Analyst		64	9	9	576	
	I.T. Analyst 2		64	4	4	256	
	I.T. Training Coordinator		80	1	1	80	
	Future Staff		64		4	256	Space to provide for staff growth - assign 2 each to the Applications, Help Desk and Enterprise Architect Units.
	Contractor/ Temporary		64		6	384	Workstations for temporary contract or intern staff.
	Testing		64		2	128	Workstations for testing software - separate from other spaces.
Help Desk							
	I.T. Customer Support Specialist 2		80	4	4	320	
	I.T. Analyst 2		80	3	3	240	
	I.T. Analyst 1		80	2	2	160	Cluster Help Desk Staff and sound separate from other units
Staff Support							
	Conference Room	240			1	240	Sized for 8 - 12, provide full teleconferencing & presentation capability.
	Testing Lab	240			1	240	
	Equipment Storage	600	400		1	400	Locate in proximity to the Testing Lab
	I.T. Training Room	800			1	800	Need for software training - provide full teleconferencing & presentation capability.
	Break Room	60	200		1	200	Include sink, counter, cabinets, refrigerator, table & chairs
	Copy / Workroom	120			1	120	
	Supply and Records Storage	120			1	120	Locate adjacent to the Administrative Service Officer
	Sub-total					5,649	
Total Staff				34			
Total Net Square Feet (NSF)						5,649	
35% Grossing						1,977	
Total Departmental Gross Square Feet						7,626	

15. Jury Services

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Jury Commissioner's Office						809	as measured
	Service Counter						
	Staff Side						
	Reception Counter	150					Located in existing assembly room
	Offices						
	Manager	160				0	Relocated to the new criminal courthouse
	Supervisor	120				0	Relocated to the new criminal courthouse
	Deputy Clerk 3	64				0	Relocated to the new criminal courthouse
	Shared Area						
	Records / Form Storage	12				0	Relocated to the new criminal courthouse
	Coffee Bar	60				0	Relocated to the new criminal courthouse
	Copier / Printer / Supplies	160				0	
	Sub-total					809	
Jury Assembly*							
	Jury Assembly Room	2,916		2	1	2,163	use existing (occupancy of 145)
	Coat Storage					2,163	
<i>*Jury Assembly includes check-in counter, existing restrooms, snack area and general seating</i>							
Total Staff				2			
Total Net Square Feet (NSF)						2,972	
35% Grossing						1,040	
Total Departmental Gross Square Feet						4,012	

16. General Services

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Facilities							
	Facilities			5	1	3,430	Existing area including furniture storage
	Sub-total					3,430	
Business Services and Purchasing							
Public Side							
	Reception / Waiting	150	150		1	150	
Offices							
	Manager	160		1	1	160	
	Contract Services Officer 2	120		3	3	360	
	Deputy Clerk III	64	48	1	1	48	
Shared Spaces							
	Purchasing store room	120	160		1	160	
	Coffee Bar						
	Mail Distribution Center	1,000	1,000	2	1	1,000	
Coat Storage							
	Copy / Equipment Room	120	200	1	1	200	
	adjustment to fit available space					748	
	Sub-total					2,826	
Total Staff				13			
Total Net Square Feet (NSF)						6,256	
20% Grossing on Facilities & 35% on Business Services/Purchasing						1,675	
Total Departmental Gross Square Feet						7,931	

Note: * 20% Grossing does not include Facilities' existing space

17. Court Security

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
<i>Court Security Operations</i>							
	Administrative Offices	2,182			1	1,650	
	Control Room & Ready Room	866			1	866	
	Other support spaces						
						2,516	
<i>Holding and Prisoner circulation</i>							
	Existing cells/sally port and circulation					8,931	includes extensive circulation calculations
	Sub-total					8,931	
<i>Total Staff</i>				0			
Total Net Square Feet (NSF)						11,447	
10% Grossing						1,145	
Total Departmental Gross Square Feet						12,592	

18. Building Support

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
<i>Court / Building Support</i>							
	Children's Waiting Room	860			1	860	
	Children's Restroom	50			1	50	Locate with direct access to Children's Waiting Room
	Staff Training Room	800			1	800	
	Staff Showers	100			2	200	Use existing in basement & 3rd floor
	Intern Workroom	180			1	180	Use existing Room 505
	Attorney Convenience Center	412			1	412	Use existing Room 402
	Maintainance Shop	800			1	800	Use existing Room 29
	Maintenance Storage Room	600			1	600	Use existing Room 31
	Facilities Storage Room	800					covered in General Services (Facilities)
	Central Storage Room	800					covered in General Services (Facilities)
	Food Service	1,000	1,313		1	1,313	Vending/seating Only
						0	
	Sub-total					5,215	
Total Staff				0			
Total Net Square Feet (NSF)						5,215	
35% Grossing						1,825	
Total Departmental Gross Square Feet						7,040	

Superior Court of California, County of Sacramento
 Projected Staff and Space Requirements Summary for
 New Sacramento Criminal Courthouse - 33 courtrooms

Space NO.	Component Description	Revised Need				Notes
		Staff	Court rooms	NSF	DGSF	
1.0	Court Building Operations	0		4,554	5,237	
2A.	Large High Volume Courtroom	0	6	19,474	23,369	
2B.	Large Multi Jury/Special Proceedings Courtrooms	0	4	15,916	19,099	
2C.	Standard Courtroom	0	23	65,297	78,356	
3.0	Judiciary / Courtroom Support	105		21,673	28,175	
4A.	Criminal Division	46		8,754	11,818	
5.0	Court Support	59		3,763	4,892	
6.0	Exhibits	2		1,456	1,893	Feasibility Study did not include Appeals
7.0	Jury Services	8		9,801	11,761	
8.0	Court Administration	15		3,681	4,785	
9.0	Information Technology	0		1,768	2,298	
10.0	Sheriff's Operations	0		3,245	3,894	
11.0	Central Holding	0		9,970	13,958	
12.0	Building Support	3		12,112	14,534	
13.0	Parking / Basement Support	0		17,220	18,274	
Total Staff		238				
Total DGSF					242,344	
32.1% Grossing Per Feasibility Study & 35% this draft					84,821	
Total Building Gross Square Feet					327,165	

1. Court and Building Operations

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Public Area							
	Weather vestibule	300	48		6	288	6 Lanes (4 in and 2 out) estimated at 48 NSF each
	Security Screening Queuing	14	10		100	1,000	Spread across 4 entry lanes (8 NSF/per)
	Weapons Screening Stations	250					
	<i>staging/line</i>		35		4	140	deposit of personal effects on x-ray belts
	<i>x-ray machines</i>		70		4	280	1/entry line
	<i>metal detectors</i>		70		4	280	1/entry line
	<i>retrieval</i>		35		4	140	recovery of personal effects
	<i>secondary screening</i>		48		2	96	2 serving 4 entry lines
	<i>recovery area/line</i>		35		4	140	open benches for seated recovery
	Law Enforcement gun lockers		90		1	90	place in small room just prior to screening stations
	Secure Public Lobby	2,000	2,000		1	2,000	place holder
	<i>Clerk - Drop Box</i>						in lobby
	<i>Information Counter</i>	64					In lobby Accommodates 2 individuals & provide infrastructure for calendar display system.
	Security Staff Room/Storage		100		1	100	Locate in proximity to weapons screening systems/incorporate 40 NSF temp lock-up holding area
	Sub-total					4,554	
Total Staff				0			
Total Net Square Feet (NSF)						4,554	
	20% grossing in Feasibility Study and 15% Grossing in this draft					683	
Total Departmental Gross Square Feet						5,237	

2A. Court Sets - Large High Volume Courtroom

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Large High Volume Courtroom							
	Courtroom (non-jury)	2,400			1	2,400	Assignment (1), Felony Home (2), Misd Home (2), Collaboration (1)
	Attorney/Client/Witness Room	100			2	200	
	PD Attorney / Client Plea Negotiation Room/Staffing room	240			1	240	1/courtroom - attached to well of each
	Shared Courtroom Holding					0	4 courtrooms attached to central holding - this holding area (below) serves one additional set of 2
	Entry Vestibule	64			1	64	
	Courtroom Waiting	220			1	220	
	Courtroom Technology / Equipment Room	40					grouped - see Building Support Section
	Exhibit Storage Closet	40	15		1	15	
	Jury Deliberation Room	470			0	0	None for High Volume Courtrooms
	Sub-total					3,139	
	Total Staff			0			
	Total Net Square Feet (NSF)					3,139	
	20% Grossing					628	
	High Volume Courtroom Department Gross Square Feet					3,767	
	Number of Courtrooms & Total DGSF				6	22,601	

Shared Holding Area for One Courtroom Set (Misd Home an

	Single cell		40		4	160	2/courtroom
	Small cell		70		2	140	1/courtroom
	Large cell		110		2	220	1/courtroom
	Secure atty/def interview		60		2	120	1/courtroom
	Sub-total					640	
	20% grossing					128	
	Total Departmental Gross Square Feet					768	
	Combined Total for Summary Sheet					23,369	

2B. Court Sets - Multi-Jury/Special Proceedings Courtroom

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Large Multi Jury/Special Proceedings Courtrooms							
	Courtroom	2,400			1	2,400	Multi-jury (3)/Special Proceedings (1)
	Attorney/Client/Witness Room	100			2	200	
	PD Attorney / Client Plea Negotiation Room	240			0.5	120	1/ pair of Multi-jury/Special Proceedings Courtrooms
	Shared Courtroom Holding	360					Est. capacity of 6/courtroom (12 total per set)
	<i>small cell (single)</i>		40		2	80	2/courtroom
	<i>large cell</i>		110		0.5	55	1/courtroom pair
	<i>Secure atty/def interview</i>		60		1	60	1/courtroom
	Entry Vestibule	64			1	64	
	Courtroom Waiting	220			1	220	
	Courtroom Technology / Equipment Room	40					grouped - see Building Support Section
	Exhibit Storage Closet	40	15		1	15	
	Jury Deliberation suite	470	510		1.5	765	3 serving 4 multi-jury/Special Proceedings courtrooms/350 NSF deliberation room, 60 NSF RR x 2, 40 NSF vestibule
	Sub-total					3,979	
	Total Staff			0			
	Total Net Square Feet (NSF)					3,979	
	20% Grossing					796	
	Large Multi-Jury Courtroom Department Gross Square					4,775	
	Number of Courtrooms & Total DGSF				4	19,099	

2C. Court Sets - Standard Jury

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Standard Jury Courtrooms							
	Courtroom	1,750	1,850		1	1,850	Multi-Purpose Jury
	Attorney/Client/Witness Room	100			2	200	
	PD Attorney / Client Plea Negotiation Room	240			0	0	located with High volume courtrooms
	Shared Courtroom Holding	200			0.5	100	1 shared holding between 2 courtrooms
	<i>small cell</i>		70		1	70	
	<i>large cell</i>		110		0.5	55	
	<i>secure atty/def. interview</i>		60		0.5	30	
	Entry Vestibule	64			1	64	
	Courtroom Waiting	220	200		1	200	
	Courtroom Technology / Equipment Room	40					grouped - see Building Support Section
	Exhibit Storage Closet	40	15		1	15	
	Jury Deliberation Room	510			0.5	255	1 jury deliberation room per 2 courtrooms - 350 NSF Deliberation, 60 x 2 NSF RR, 40 NSF vestibule
	Sub-total					2,839	
	Total Staff			0			
	Total Net Square Feet (NSF)					2,839	
	20% Grossing					568	
	Lg. Multi-Jury Courtroom Department Gross Square l					3,407	
	Number of Courtrooms & Total DGsf				23	78,356	

3. Judiciary - Courtroom Support
Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Judiciary / Courtroom Support							
	Judicial Chambers	400		33	33	13,200	Includes toilet and closet per standard
	Courtroom Clerks Workstation	100		33	33	3,300	Includes workstation and shared waiting - couple with CC files/supply storage
	Additional Clerk for High Volume Courtrooms		48	6	6	288	Locate with appropriate judicial suites
	Supervising Courtroom Clerk	120				0	Locate Supervisor with Relief Clerks
	Court Reporter	100	48	33	33	1,584	Cluster court reporter workstations by floor: i.e. 4 courtrooms per floor = 4 workstations/floor
	Ct Reporter note storage		5		33	165	adjacent to Ct Reporter workstations
	Intern work area/Legal resources		36		6	216	alcove location with Judicial Library
	Judicial Conference/library Room	360	600		1	600	Provide shelving for legal research materials
	Courtroom Clerks Files/Supply Storage	40			33	1,320	adjacent to courtroom clerk's work area
	Shared Copy / Workroom / Supply Alcove	100			10	1,000	1 per court floor
	Staff Rest rooms						1 set per court floor - in grossing factor
	Sub-total					21,673	
Total Staff				105			
Total Net Square Feet (NSF)						21,673	
30% Grossing						6,502	
Total Departmental Gross Square Feet						28,175	

4. Clerk - Criminal Division

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Counters and Counter Support							
	Service Counter Area - Public						Insure design provides infrastructure to support the installation of a Q-Matic System
	Public Queuing Area	14			50	700	peak number related to high volume court proceedings calendar
	Public Kiosk / Copier/Drop Box & Forms Counter	200			1	200	Provide space in queuing area for public access to copier, kiosks (3), drop-box and forms counter
	Public Records Viewing Area	200			1	200	May be co-located with the Appeals/Exhibits viewing room, but the latter should be securable; bridge public/private circulation.
Service Counter Area - Staff							
	Counter Workstation - Criminal	48		2	6	288	Two of the counters are assigned with the other four unassigned
	Counter Workstation - Appeals/Exhibits	48			1	48	
	Work Counter & Forms Storage	100			1	100	Locate immediately behind counter workstations
	Network Printer / Fax Machine / Copier/Supplies	15			1	15	
	Sub-total					1,551	
Management Offices, Workstations and Shared Support							
	Director of Criminal Division	225	200	1	1	200	Locate this unit in proximity to the Criminal Presiding Judge suite.
	Manager	160	140	2	2	280	Locate office adjacent to Director
	Administrative Services Officer II	120		1	1	120	Locate office adjacent to Director
	Legal Secretary		48		1	48	
	Conference Room	160			1	160	Sized for 6 -8 - provide full teleconferencing & presentation capability.
	Coffee Service Unit	15			1	15	Space for sink, counter and small refrigerator
	Copier/Supply /Equipment Storage		48		1	48	Need access to copier, supplies, counter and cabinets for storage
	Reception/Waiting		60		1	60	
	Sub-total					931	
Staff -Operations							
	Supervisor	120		2	2	240	Offices for Supervisors may be co-located.
	Deputy Clerk 4	84	64	2	2	128	Lead Clerks
	Deputy Clerk 2/3	64	48	16	16	768	
	Deputy Clerk 2/3	64	48	9	9	432	New staff per 07-08 & 08-09 to support new JPE
	Clerk - Temporary		48	2	2	96	Hoteling space for staff temporarily assigned from other facilities.
	Copier/Supply /Equipment Storage		300		1	300	Need access to copier, supplies, counter and cabinets for storage
	File Carts		6		4	24	
	File Storage for Calendar Prep	12			10	120	
	Sub-total					2,108	

4. Clerk - Criminal Division

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Active Records and Shared Support							
	Active Criminal Files	12			150	1,800	36" x 7 active shelf unit (5 years) consider High Density filing system
Records Scanning Area							
	<i>Staging - Incoming</i>		100		1	100	
	<i>Scanning workstations/tables</i>		84		4	336	
	<i>Staging - Outgoing</i>		100		1	100	
	Calendar Prep Workstation	64	48		2	128	
	Network Printers / Fax Machine	15			3	45	
	Microfilm Viewer	15			1	15	
	File Carts	6			5	30	
	Supply / Forms / Box Storage Room	200			1	200	
	Copy / Workroom	300	150		1	150	High volume copy center, counter with cabinets - Includes paper storage
	Conference Room	240	320		1	320	Sized for 16 - provide full teleconferencing & presentation capability.
	Coffee Bar		60		1	60	
	Sub-total					3,284	
Criminal Records & Appeals Locate with Criminal Division's Public Service/Calendar Unit							
	Staff						
	Supervisor	84	120	1	1	120	Office
	Deputy Clerk 2/3	64	48	7	7	336	5 Records & 2 Appeals
	Lead Clerk		64	1	1	64	
Appeals Records & Shared Support							
	Active Records Storage	12			10	120	Open shelving
	Work Counter/Sorting Area	40	48		1	48	
	File Carts	6			2	12	
	Copier/Supply /Equipment Storage	120	60		1	60	Locate adjacent to Deputy Clerk workstations
	Death Penalty Case File Storage		120		1	120	
	Sub-total					880	
Total Staff			46				
Total Net Square Feet (NSF) (See note below explaining the total NSF column for the Feasibility Study)						8,754	
35% Grossing						3,064	
Total Departmental Gross Square Feet						11,818	
* Appeals was not included in new criminal courthouse's feasibility program and its NSF is omitted in this total to maintain the feasibility study's total building square footage in the summary.							

5. Court Support

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Court Reporters & Relief Court Clerks							Locate Reporters (Floaters) and Relief Clerks adjacent to Criminal Division areas.
	Service Counter						
	<i>Public Side</i>						
	Waiting / Reception						Access for public will occur at Criminal Clerk Counters.
	Staff Offices & Workstations						
	Supervisor (Ct Reporters)	160	120	1	1	120	
	Lead Court Reporter	64		1	1	64	
	Court Reporter (Floaters)	100	48	11	10	480	Cluster workstations in same area
	Supervising Clerk	64	120	2	2	240	
	Relief Court Clerks	48		10	10	480	
	Lead courtroom clerk		48	1	1	48	
	Shared Support						
	Copy/Workroom/Supply Storage	150	100		1	100	Space for copy, supplies, counter and cabinets for storage
	Storage - Court Reporter Notes		5		10	50	
	Reporter Work area		120		1	120	assembly of transcripts - counters - locate within open workstation area - includes time sheet computer access (6)
	Coffee Service Unit	15			1	15	Space for sink, counter and small refrigerator
	Sub-total					1,717	
Interpreter's Office							Locate space with access to public and private circulation
	Service Counter						
	<i>Public Side</i>						
	Reception Check-In	150	60		1	60	Small standing space for customer waiting
	Staff Offices & Workstations						
	Court Services Manager	160		1	1	160	
	Deputy Clerks	64	48	2	2	96	
	Interpreters	25		25	25	625	Work carrels - Hoteling Space for Interpreters
	Shared Support						
	Lockers	36	5		24	108	
	Copier/Supply /Equipment Storage	120	100		1	100	Space for copy, supplies, counter and cabinets for storage
	Coffee Service Unit	15	30		1	30	Space for sink, counter and small refrigerator
	Sub-total					1,179	

5. Court Support

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Accounting							Locate unit in proximity to the Criminal Division public counters with secure access in and out of unit.
	Service Counter						
	<i>Public Side</i>						
	Waiting / Reception	75					Access to this unit by the public will occur through use of the public counters.
	Staff Offices & Workstations						
	Supervisor	160	120	1	1	120	Locate adjacent to Accounting Clerks
	Accounting Specialists		48		2	96	Hotel space for off site staff and Audits
	Accounting Clerks	64	48	4	4	192	Cluster workstations together
	Shared Support						
	Employee Queuing	14			6	84	Queuing for internal counter that bridges accounting and private circulation.
	Drop Safe						Locate adjacent to Accounting on private circulation
	Secured Safe Room	80			1	80	Provide shelving and space for large safe
	Secured Storage Records Room	200			1	200	Secure room for storage of a minimum of 20 boxes.
	Copier/Supply /Equipment Storage	80			1	80	Space for copy, fax, supplies, counter and cabinets for storage - locate adjacent to accounting clerk workstations.
	Coffee Service Unit	15			1	15	Space for sink, counter and small refrigerator
	Sub-total					867	Deleted 2 FTE so space decreased by 96 SF
Total Staff				59			
Total Net Square Feet (NSF)						3,763	
30% Grossing						1,129	
Total Departmental Gross Square Feet						4,892	

6. Exhibits

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Exhibits							Locate with Criminal Division's Public Service/Calendar Unit
Service Counter - Public							
	Reception Counter	48					See Criminal Division - Public Service/Calendar Unit's Counters
	Queuing Area	14					See Criminal Division - Public Service/Calendar Unit's Counters
	Public File Viewing Room	120			1	120	Need secure area with public and staff entry - may be collocated but not combined with criminal file viewing. Must be securable.
Staff							
	Deputy Clerk 2/3	64	48	2	2	96	Exhibit Clerk Workstations
Shared Support							
	Exhibit Prep Area (Stand-up Counter)		120		1	120	Locking storage cabinet, open shelving, safe, computer workstation, cart storage and staging counter
	Secured Exhibit Storage Room	1,200	1,000		1	1,000	Secure exhibit storage includes open shelf racks for storage boxes and exhibits & slotted racks for large poster board storage. May require sub-room for death penalty cases
	Temporary Storage for Exhibits	120			1	120	
	Copier/Supply /Equipment Storage						Exhibits will share copier/supply room with Records/Appeals Unit
Sub-total							1,456

Total Staff	2					
Total Net Square Feet (NSF)						1,456
30% Grossing						437
Total Departmental Gross Square Feet*						1,893

7. Jury Services

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Jury Operations & Assembly							
Administration Offices, Workstations & Shared Support							
	Jury Manager		160	1	1	160	Locate adjacent to check-in counter
	Lead Clerk		64	1	1	64	
	Jury Clerk	64	48	5	5	240	Locate out of the line of sight of check-in area - internal link to check-in counter clerk workstations/area
	Excusal/Hardship Clerk (Hoteling)	64	24	1	2	48	Locate out of the line of sight of check-in counter with separate counter window access for Jurors. (1 assigned / 1 used during peak traffic times)
	Storage/Copy/Supply Room		150		1	150	Locate adjacent to Jury Clerk workstation area
Juror Processing							
	Queuing Area						All queuing areas to have overhead monitors for orientation/instructional video.
	<i>Arrival Foyer</i>					0	absorb in counter queuing
	<i>Check-In Counter Station</i>	64	48		4	192	Unassigned (2 related to direct check-in and 2 related to Assembly room inquiry)
	<i>Forms</i>	5			45	225	Locate in assembly area near inquiry window, area for forms, shelves and counters.
	<i>Counter Queuing</i>	14	10		125	1,250	
	<i>hardship counter</i>		64		1	64	
Juror Assembly/Waiting							
	General Seating	12			450	5,400	cap 450
	Quiet Room	160	360		1	360	
	Power plug in tables	12			4	48	approx 24" x 72 " each table excluding sit-down (cap 24)
	Table Seating	20			15	300	15 tables w/ seating
Juror Support							
	Vending Machines	160			1	160	Locate as open area adjacent to Assembly Room
	Equipment Storage Room	120			1	120	Storage for chairs, tables and equipment
	Women's Restrooms	540			1	540	8 toilets / lactation room
	Men's Restrooms	480			1	480	3 toilets / 5 urinals
	Sub-total					9,801	
	* Assume call of 500						
Total Staff				8			
Total Net Square Feet (NSF)						9,801	
	35% Grossing in Feasibility study and 20% grossing this draft					1,960	
Total Departmental Gross Square Feet						11,761	

8. Court Administration - Executive

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Executive Office							
Access - Public							
	Reception Waiting	150			1	150	
Access - Staff Side							
	Reception Counter Workstation	64	48		1	48	
Staff Offices & Workstations							
	Office for the Presiding Judge	400			1	400	Includes bathroom and closet
	PJ conference space		250		1	250	
	Executive Officer	300		1	1	300	
	Chief Deputy Executive Officer	240	225	1	1	225	
	Deputy of Branch Operations	225	200	1	1	200	
	Director of Research & Evaluation	225	200	1	1	200	
	Judicial Services Officer	160	140	1	1	140	
	Judicial Assignment Manager	160	140	1	1	140	
	Public Relations Officer	160	140	1	1	140	
	Executive Secretary Workstation	100		1	1	100	
	Judicial Services Assistant Workstation	64		4	4	256	
	Admin Services Officer 2	84		1	1	84	
	Budget Analyst	84		1	1	84	New Position
	Assistant to Assignment Manager	64		1	1	64	New FTE
Shared Support							
	Conference Room	240	360		1	360	Fits 12-16 people
	Coffee Bar	60			1	60	
	Supply and Records Storage	120			1	120	
	Copy / Workroom	120			1	120	
	Office for Directors / Managers	160	120		2	240	Hoteling space for managers/supervisors temporarily on-site.
	Sub-total					3,681	
Total Staff				15			
Total Net Square Feet (NSF)						3,681	
30% Grossing						1,104	
Total Departmental Gross Square Feet						4,785	

9. Court Administration - Information Technology

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
<i>I.T. Staff and Shared Support</i>							Strong preference to locate Server Room & Support Spaces on 1st floor or higher.
	Access - Public						No Public Access to this unit.
Staff Workstations & Shared Support							
	Customer Support Specialist (Hoteling)	64			2	128	Hotel space. Co-locate space with testing lab
	supply & staging	140	240		1	240	Co-locate space with Customer Support Specialists
	New Equipment Storage Room	400			1	400	Locate in proximity to loading dock area
	Server Room	1,000			1	1,000	Locate adjacent to Testing Lab & staff
	Sub-total					1,768	
Total Staff							
Total Net Square Feet (NSF)						1,768	
30% Grossing						530	
Total Departmental Gross Square Feet						2,298	

10. Court Security - Sheriff Operations

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
<i>Court Security - Operations</i>							
	Reception Waiting	150	120		1	120	waiting for 6
	Administrative Staff	64		2	2	128	secured staff area
	Staff work room						open computers counter for official report writing - all spaces to be included in a common area
	<i>Records / Document Staging</i>	12			6	72	
	<i>coffee bar</i>		60		1	60	
	<i>Work Counter</i>	60			1	60	
	<i>Copier / Printer / Supplies</i>	150			1	150	
	Captain	160		1	1	160	
	Lieutenant	160	140	1	1	140	
	Sergeant	120		4	4	480	
	Conference Room	160			1	160	Small Conference Room
	Weapons Storage	140			1	140	
	Ready Room	500			1	500	cap. 25, Include counter w/ sink
	Men's Locker / Shower / Toilet Room	565			1	565	45 lockers at 5 NSF ea = 225 + 3 showers/changing at 60 ea = 180 + toilet room at 160
	Women's Locker / Shower / Toilet Room	510			1	510	30 lockers at 5 NSF ea = 150 + 3 showers at 60 ea = 180 + toilet/makeup area at 180
	Sub-total					3,245	
Total Staff				8			
Total Net Square Feet (NSF)						3,245	
20% Grossing						649	
Total Departmental Gross Square Feet						3,894	

11. Court Security - Central Holding

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Central In-Custody Holding							
	Vehicular sallyport		4,800		1	4,800	2 bus lanes/parking + 1 drive though lane + 6 van/car parking slots
	Pedestrian Sallyport	250			1	250	Entry from vehicular sallyport - shared use County and State
County Holding Area							
Staff Areas							
	Central Control Room	260	240		1	240	courthouse security control and prisoner control (State and County)
	Weapons storage locker		40		1	40	
	Central Control toilet		60		1	60	access from inside control room
	Security Equipment Room	120			1	120	
	Court Dressing areas	60	20		4	80	dress-out/changing cubicles
	Clothing Storage	100			1	100	
	Janitorial Closet / Storage	80			1	80	
	Booking Station	150			1	150	
	Staff Restroom	60			2	120	
	Staff Break Area	150			1	150	
	Food storage (prisoner lunches)		30		1	30	
Cell Area and Groups							
	Pat Down Area	300	200		1	200	
Cells - Adult Male							
							Total Capacity County Holding - 117
							Total capacity 103
	Group Holding cells - Large		220		1	220	Sheriff Requested 2 standards be converted to 1 large holding cell
	Group Holding cells - Standard		110		9	990	
	Small cells		70		6	420	
	Single cells		40		7	280	6 cells wet and 1 dry/safety cell
Cells - Adult Female							
							Total capacity - 12
	Group Holding cells	160	110		1	110	
	Small cells	40	70		1	70	

11. Court Security - Central Holding

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
	<i>Cells - Juvenile</i>						<i>Total capacity 2 - sight and sound separate from Adult cell groups</i>
	Juvenile Male	80	70		1	70	
	Juvenile Female	80	70		1	70	
	Attorney Visitation Areas						Accessible from all holding groups County and State
	Attorney Vestibule / Reception	80			1	80	
	Attorney / Detainee Interview Rooms	60			8	480	
	Sub-total					9,210	
California Dept. Corrections							
	Control station		60		1	60	local cell door control
	Staff room		160		1	160	
	Staff toilet		60		1	60	
	Weapons storage locker		40		1	40	
	Cell Groups						
	<i>Cells - Adult Male</i>						<i>Total State Capacity - 11</i>
	CSP adult males	60	40		6	240	
	Folsom adult males	100	40		4	160	
	<i>Cells - Adult Females</i>						
	Old Folsom adult females	60	40		1	40	
	Sub-total					760	
Total Staff				0			
Total Net Square Feet (NSF)						9,970	
	50% grossing in Feasibility Study and 40% Grossing in this draft					3,988	
Total Departmental Gross Square Feet						13,958	

11. Building Support

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Court Support							
	BSC - Mail Distribution Center	400		2	1	400	
	Large Court Conference room	800	1,200		1	1,200	includes conf space for 50 with small adjacent storage
	Staff Breakroom	200	1,000		1	1,000	
	Staff Lactation Room	50			1	50	
	Staff Shower / Restroom	80			4	320	2 male; 2 female
	Court Floor AV Server rooms		200		12	2,400	consolidate a 1/4 courtrooms
	Sub-total					5,370	
Children's Waiting Room							
	Reception Check In Station	100	60		1	60	
	Contract Employee Work Area	48			1	48	
	Open Play Area	200			1	200	
	Television Viewing Area	100			1	100	
	Supply / Toy Storage	80	15		1	15	closet
	Kitchenette	60			1	60	refrigerator, sink, MW
	Restroom	80			1	80	child friendly
	Sub-total					563	
Public Vending							
11.13	Public Vending Services	2,000			1	2,000	vending and/or small snack bar with limited seating
							Specs to be determined in design
	Sub-total					2,000	
Ancillary Agency Space							
	Attorney Convenience Center	240			1	240	
	Media Room	160	200		1	200	
	Justice Partner spaces		100		3	300	day offices
	Sub-total					740	

11. Building Support

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
General Services - Facilities							
	ASO 2	84	64	1	1	64	
	Reception / Waiting	75			1	75	
	Work / Equipment Room	140	200		1	200	
	Facilities Storage Room	800			1	800	
	Sub-total					339	
Building Support Services							
	Loading/Receiving	200			1	200	
	Central Storage	600			1	600	Paper, Office supplies, etc...
	Main Telecommunications Room	300			1	300	
	Main Electrical Room	300	600		1	600	Satellite Telecommunications and electrical closets are included in building gross square foot calculation
	Janitorial Office / Breakroom	160			1	160	Satellite Telecommunications and electrical closets are included in building gross square foot calculation
	Janitorial Storage Room	80	320		1	320	
	Maintenance Storage Room	800	500		1	500	attic stock - potential storage at Schaber
	Maintenance Workshop	300			1	300	
	Maintenance Office	120			1	120	PRIDE
	Sub-total					3,100	
Total Staff				3			
Total Net Square Feet (NSF)						12,112	
20% Grossing (ONLY Applied to the Revised Program Column)						2,422	
Total Departmental Gross Square Feet						14,534	

12. Parking / Basement

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Structures							
	Basement Program Components	68,237			1	N/A	For Information Only- not included as a line item in Space Requirements Summary
	Sallyport and Sheriff's Parking	6,270			1		see Holding Program
	Sub-total					0	
Parking							
	Secure Staff Parking	420			41	17,220	41 judicial officers and key administrative staff parking spaces at 420 NSF per space
	Sub-total					17,220	
Total Staff				0			
Total Net Square Feet (NSF)						17,220	
25% Grossing in Feasibility - 15% grossing in Draft						1,054	
Total Departmental Gross Square Feet						18,274	

Superior Court of California, County of Sacramento
Projected Staff and Space Requirements Summary for
Schaber Courthouse Reuse Program (includes Probate)
Twenty (20) Courtrooms Expanded Size

Space NO.	Component Description	Program Need				Notes
		Staff	Court rooms	NSF	DGSF	
1.0	Court & Building Ops	0		4,390	4,390	as measured
2.0	Civil Court Sets	0	20	47,677	59,596	brought up to standard
3.0	Civil Settlement	1	0	4,936	6,664	excluding courtroom
4.0	Judiciary Courtroom Support (Judicial Office Sets)	40		12,600	19,530	
5.0	Courtroom Operations - Relief Court Reporters / Clerks /Attendants	47		2,470	3,335	
6.0	Probate - Clerk	16		2,841	3,835	
7.0	Probate - Support	13		1,908	2,576	
8.0	Civil Division	51		7,935	10,712	need plus small adjustment for available space
9.0	Accounting-Civil & Accounts Payable	12		1,543	2,083	goes with Civil Division
10.0	Civil Administration	5		3,338	4,506	
11.0	Legal Research	28		6,059	8,180	
12.0	Finance	10		1,829	2,469	
13.0	Human Resources	17		3,216	4,342	
14.0	Information Technology	34		5,649	7,626	
15.0	Jury Services	2		2,972	4,012	as measured
16.0	General Services-Facilities, Business Services & Purchasing	13		6,256	7,931	
17.0	Court Security Operations	0		11,447	12,592	as measured
18.0	Building Support	0		5,215	7,040	

Total Staff	289				
Total Net Square Feet and Departmental Gross Square Feet DGSF)			132,281	171,419	
35% Grossing				59,997	
Total Building Gross Square Feet				231,416	per programs (not actual)

1. Court and Building Operations

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Public Area							
	Entry Security queuing/screening	532			2	1,064	
	Secure Public Lobby					3,240	as measured
	Information Counter					0	in Lobby Area
	Security Staff Room/Storage	77	86		1	86	
	Sub-total					4,390	
Total Staff				0			
Total Net Square Feet (NSF)						4,390	
20% Grossing							<i>Revised Need as measured - grossing included</i>
Total Departmental Gross Square Feet						4,390	

2.Civil Court Sets

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
<i>Civil Court sets - per standards</i>							
	Court set / Judiciary	1,800			20	36,000	Civil/Probate and certain criminal cases will be heard in these courtrooms.
	Jury Deliberation Room				10	6,210	includes 350 deliberation room, 2 RR @ 60 NSF ea, and 40 NSF vestibule
	vestibule entries	64			0	0	
	Courtroom waiting	220				1,467	
	Atty./Client conf.rooms	100			40	4,000	
	Sub-total					47,677	
Total Staff				0			
Total Net Square Feet (NSF)					20	47,677	
	25% Grossing					11,919	
Total Departmental Gross Square Feet						59,596	

3. Civil Settlement Center*Superior Court of California, County of Sacramento*

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Civil Settlement Conference							Locate on 1st Floor and insure public visibility
	Service Counter						
	Public Side						
	Public Queuing Area	14	8		20	160	
	Food Services	2,600	400		1	400	Accessible from front lobby - break room
						0	
	Staff Side					0	
	Counter Workstations	48		1	1	48	Assigned
	Counter Workstations	48			1	48	Unassigned
	Work Counter and Forms / File Storage	100			2	200	Locate adjacent to counter workstations
	Network Printer	15			1	15	Locate adjacent to counter workstations
	Copier	15			1	15	Locate adjacent to counter workstations
						0	
Hearing Room & Settlement Area							
	Hearing Room		1,200		1	1,200	courtroom not needed
	Settlement Room	360	240		7	1,680	Sized for 10 occupants; cluster and insure there are no windows.
	Settlement Room	240	150		7	1,050	Sized for 6 occupants; cluster and insure there are no windows.
	Restrooms - 1 M & 1 F		60		2	120	Locate in proximity to settlement rooms
Judiciary / Courtroom Support							
	Judicial Chambers				1	0	covered under Sec 4 Judicial Ctrm Support
	Settlement Clerk's Workstation				1	0	covered under Sec 4 Judicial Ctrm Support
	Sub-total					4,936	
Total Staff				1			
Total Net Square Feet (NSF)						4,936	
35% Grossing						1,728	
Total Departmental Gross Square Feet						6,664	

4. Judiciary - Courtroom Support (Judicial office Sets)

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
<i>Judiciary / Courtroom Support</i>							
	Judicial Chambers	400		20	20	8,000	Includes toilet and closet -
	Courtroom Clerks Workstation	160		20	20	3,200	Includes receptions / waiting
	Legal Collection Room					0	
	Judicial Conference Room					0	
	Courtroom Clerks Files/Supply Storage	40			20	800	
	Shared Copy / Workroom / Supply Alcove	60			10	600	
	Sub-total					12,600	
Total Staff				40			
Total Net Square Feet (NSF)						12,600	
55% Grossing						6,930	
Total Departmental Gross Square Feet						19,530	

5. Courtroom Operations

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit	Adj	Program Need			Notes
		NSF	NSF	Staff	Qty	NSF	
Relief Court Clerks, Relief Court Attendants and Court Reporters							
Service Counter							
<i>Public Side</i>							
	Reception / Waiting	150	60		1	60	
<i>Access - Staff Side</i>							
	Reception Counter workstation		15		1	15	
Offices							
	Operations Manager		160	1	1	160	
	Supervising Courtroom Clerk	120		1	1	120	
	Lead Clerk		64	1	1	64	
	Relief Courtroom Clerk	64	48	6	3	144	
	Lead Court Reporter		64	1	1	64	
	Court Reporter Workstation (assigned)	64	48	18	12	576	
	Court Reporter Workstation (unassigned)	64	48	4	3	144	
	Court Attendants (assigned)			10		0	Workstation located in courtroom, separate space not required
	Relief Court Attendants		48	5	3	144	
Shared Area							
	Coffee Bar Area	60			1	60	
	Work Room	150			1	150	computer stations for time sheet entry
	Conference Room						deleted
Staff Support							
	Copy / Printer Room	120			1	120	
	Supply / Records Storage	160			1	160	
	Court Reporter note storage		5		15	75	
	adjustment to fill available space					414	
	Sub-total					2,470	
Total Staff				47			
Total Net Square Feet (NSF)						2,470	
35% Grossing						865	
Total Departmental Gross Square Feet						3,335	

6. Probate Clerk

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit	Adj	Program Need			Notes
		NSF	NSF	Staff	Qty	NSF	
Probate Filing Counter and Clerical Support							
Public Area							
	Waiting/Counter Queuing	750			1	750	
	Probate Interview Room	120			4	480	public access with separate staff access from restricted area
Counter Area							
	Filing Counter	48		3	3	144	Deputy Clerk IV, Deputy Clerk III, Cashier
	Forms Storage	12			2	24	
Open Area							
	Deputy Clerk IV - Lead worker	64		1	1	64	
	Deputy Clerk III	48		10	10	480	
	Legal Transcriber	48		1	1	48	
	Calendar Prep File Storage	12			4	48	
						0	
Office							
	Supervising Court Clerk	140		1	1	140	
						0	
Support Spaces							
	Large Copy Center	210			1	210	copier, computer printers (2), Work counter with storage above and below, PC printer on stand, Lockable storage cabinet, open shelf units and paper shredder
	Coat Storage	30			1	30	
	Coffee Bar	15			1	15	
	Probate Files		12		34	408	
	Sub-total					2,841	
Total Staff				16			
Total Net Square Feet (NSF)						2,841	
35% Grossing						994	
Total Departmental Gross Square Feet						3,835	

7. Probate Support

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
<i>Probate Attorneys and Investigators</i>							
Public Area							
	Waiting/Counter queuing					0	Visitors will wait in the space provided under the Probate Filing office section and will be met by Attorneys and Investigators as needed in the Probate Interview rooms also provided in that section
Offices							
	Lead Probate Investigator	180		1	1	180	
	Probate Investigators	144		5	5	720	
	Temporary Investigators	144		2	2	288	
	Mental Health Hearing Officer	144		1	1	144	
	DHHS Liaison	144		1	1	144	
	Probate File Examiner	144		1	1	144	
	Probate Research Attorney II	144		2	2	288	
						0	
	Sub-total					1,908	
Total Staff				13			
Total Net Square Feet (NSF)						1,908	
35% Grossing						668	
Total Departmental Gross Square Feet						2,576	

8. Civil Division

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Civil Support Unit /Law and Motion							
	Service Counter - Public						Insure design provides infrastructure to support the installation of a Q-matic system
	Public Queuing Area	14			50	700	Queuing space for as many as 25
	Public Kiosk / Microfilm Viewer / Photocopier	120	200		1	200	combined area - Provide space in queuing area for public access to copiers (2), kiosks (3), drop-box and forms counter and public viewing
	Public Records Viewing Area	24			5	120	
Staff Side							
	Counter Workstations (assigned)	48				0	
	Counter Workstations (unassigned)	48			8	384	
	Work Counter and Forms Storage	100			2	200	
	Printers / Fax /Copy machine	15			3	45	
Offices & workstations							
	Manager	160		1	1	160	
	Supervisor	160	120	3	3	360	
	Deputy Clerk (Temp Positions)	64	48		4	192	
	Deputy Clerk 2/3	64	48	44	44	2,112	
	Lead - Deputy Clerk 4	84	48	3	3	144	

8. Civil Division

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Active Records							
	Active Civil Files	872			1	872	Design to accommodate 53 racks for Bankers Boxes and 6 units for 126 LF of files
	File / Document Storage	12			10	120	
	File Scanning Station	40	48		4	192	
	Records Staging Area	100			2	200	
	Mail sorting workstation	64	160		1	160	includes sorting tables and computer workstation
	Office Equipment	15			3	45	
	Microfilm Viewers						delete
	File Carts	6			6	36	
Shared Area							
	File Storage for Calendar Prep						delete
	Secured Exhibit Storage Room	500			1	500	
	Work Station for Exhibits	40	48		1	48	
	Records Storage for Exhibits						delete
	Forms Storage Room						delete
Staff Support							
	Office Equipment	15				0	delete
	Copy / Work Room	200				0	delete
	Supply / Copy Paper / Box Storage Area	160			1	160	rack storage
	Staff Break Room	300	400		1	400	
	Conference Room	240	400		1	400	Medium - sized for 16 persons
	round-off to existing 1st floor availability					185	
	Sub-total					7,935	
Total Staff							
				51			
Total Net Square Feet (NSF)						7,935	
35% Grossing						2,777	
Total Departmental Gross Square Feet						10,712	

9. Accounting & Accounts Payable*Superior Court of California, County of Sacramento*

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Accounting - First Floor							Locate unit in proximity to the Civil Division public counters with secure access in and out of unit.
	Service Counter						
	<i>Public Side</i>						
	Waiting / Reception	75					Access to this unit by the public will occur through use of the public counters.
	Staff Offices & Workstations						
	Manager		160	1	1	160	Locate adjacent to Accounting Clerks
	Accounting Specialist		100	2	2	200	Locate adjacent to Accounting Clerks
	Sr. Accountant		64	1	1	64	
	Audit		100		1	100	Office space for auditors to use during periodic reviews - locate adjacent to Accounting Clerks.
	Accounting Clerk	64		8	8	512	Cluster workstations together
	Hoteling		48		1	48	Workstation for staff from other facilities to work from this location.
	Shared Support						
	Employee Queuing		14		6	84	Queuing for internal counter that bridges accounting and private circulation.
	Drop Safe					0	Locate adjacent to Accounting on private circulation
	Secured Safe Room	100	80		1	80	Provide shelving and space for large safe
	Secured Storage Records Room	250	200		1	200	Secure room for storage of a minimum of 20 boxes.
	Copier/Supply /Equipment Storage	200	80		1	80	Space for copy, fax, supplies, counter and cabinets for storage - locate adjacent to accounting clerk workstations.
	Coffee Service Unit		15		1	15	Space for sink, counter and small refrigerator
	Sub-total					1,543	
Total Staff				12			
Total Net Square Feet (NSF)						1,543	
35% Grossing						540	
Total Departmental Gross Square Feet						2,083	

10. Civil Administration

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Civil Administration							
Service Counter							
<i>Public Side</i>							
	Reception / Waiting	150			1	150	
Offices							
	Director of Civil Division	225	210	1	1	210	
	CEO Satellite Office						delete
	Deputy of Downtown Courts	225		1	1	225	
	Admin Svcs Officer 3						delete
	Admin Svcs Officer 2		120	1	1	120	
	Legal Secretary	84	64	1	1	64	
	Business Analyst		120	1	1	120	
Shared Area							
	Shared Office for Offsite Managers / Directors	160			1	160	
	Conference Room	1,100			1	1,100	Large 40-60 people - includes kitchenette, chair, table and equipment storage spaces
	Conference Room	240			1	240	Medium 8-12 people
	Coffee Bar	60			1	60	
Staff Support							
	Copy / Workroom	120			1	120	
	Supply and Records Storage	120			1	120	
	adjustment for available space					649	
	Sub-total					3,338	
Total Staff				5			
Total Net Square Feet (NSF)						3,338	
35% Grossing						1,168	
Total Departmental Gross Square Feet						4,506	

11. Legal Research*Superior Court of California, County of Sacramento*

Space NO.	Component Description	Unit	Adj	Program Need			Notes
		NSF	NSF	Staff	Qty	NSF	
Legal Research							
	Service Counter						
	<i>Public Side</i>						
	Reception / Waiting	150	120		1	120	Waiting for 4 - 6
	<i>Staff Side</i>						
	Reception Counter Workstations		48		1	48	Secure reception counter workstation
	Staff Offices & Workstations						
	Chief Counsel	225		1	1	225	
	Manager		180	2	2	360	
	Research Attorney 2-3	140		21	21	2,940	
	Judicial Secretaries	84	48	2	2	96	Locate these workstations in proximity to the receptionist counter.
	Records Staging Racks		12		2	24	adjacnet judicial secretaries
	Intern Carrels		36		6	216	
	Reseach Attorneys - New	140		2	2	280	Growth to support additional Judges = 1 per 4
	Staff Support						
	Conference Room	240	400		1	400	Sized for 18 - 20, provide full teleconferencing & presentation capability, wall shelving. Locate off public waiting and bridge private/public circulation.
	Small Library Room		200		2	400	Provide wall shelves, space for shelving units and small table and chairs
	Copy / Printer Room	120			1	120	Locate in proximity to Judicial Secretaries
	Break Room	60	200		1	200	Include sink, counter, cabinets, refrigerator, table & chairs
	Supply / Records Storage Room	160			1	160	
	Case Records Storage		12		2	24	Racks located adjacent to Judicial Secretaries.
	adjustment for available space					446	
	Sub-total					6,059	
	Total Staff			28			
	Total Net Square Feet (NSF)					6,059	
	35% Grossing					2,121	
	Total Departmental Gross Square Feet					8,180	

12. Finance*Superior Court of California, County of Sacramento*

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Budget & Internal Audit							Adjacency with the Executive Officer preferred but not required
	Service Counter						
	<i>Public Side</i>						
	Reception / Waiting	150					No public contact.
Staff Offices & Workstations							
	Chief Financial Officer	225		1	1	225	
	Budget:						
	Manager	160		1	1	160	
	Sr. Financial Analyst		120	1	1	120	
	Budget Analyst 2	120		1	1	120	
	Sr. Accountant	84		2	2	168	
	Budget Analyst 1	84	48	2	2	96	
	Hoteling		48		1	48	Workstation for staff from other facilities to work from this location.
	Internal Audit						
	Principal Internal Auditor	84	120	1	1	120	
	Sr. Auditor	64		1	1	64	
	Hoteling		48		1	48	Workstation for external auditor to work from this location.
Staff Support							
	Conference Room	240			1	240	Medium - sized for 10
	Break Room	60	80		1	80	
	Records Storage	12	9		6	54	6 racks at 9 NSF each
	Copy / Workroom	120			1	120	
	Supply and Records Storage	120			1	120	
	Adjustment for Available Space					46	
	Sub-total					1,829	
Total Staff				10			
Total Net Square Feet (NSF)						1,829	
35% Grossing						640	
Total Departmental Gross Square Feet						2,469	

13. Human Resources*Superior Court of California, County of Sacramento*

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
HR / Payroll / Training							Locate in proximity to the Executive Office & Finance Divisions.
Service Counter							
<i>Public Side</i>							
	Reception / Waiting	150	120		1	120	Waiting for 4 - 6
<i>Staff Side</i>							
	Reception Counter Workstations	64	48		1	48	Secure reception counter workstation
Staff Offices & Workstations							
	Director	225	210	1	1	210	
<i>General</i>							
	HR Manager/Payroll	160		1	1	160	
	Labor Relations Officer		160	1	1	160	
	Principal HR Analyst		120	1	1	120	
	Sr. Human Resources Analyst	120		4	4	480	
	Hoteling Office		100		1	100	Office for manager/supervisor temporarily assigned to this facility.
	Human Resources Analyst	120	64	2	2	128	
	Human Resources Assistant	84	48	1	1	48	
	Training Coordinator	120	100	1	1	100	
	Temp. Interns	84	48		2	96	
<i>Payroll</i>							
	HRIS Administrator		160	1	1	160	Co-Locate with Payroll staff
	Sr. Employee Services Specialist	64		1	1	64	Payroll Staff - co-locate with HRIS Administrator
	Employee Services Specialist	48		3	3	144	Payroll Staff - co-locate with HRIS Administrator
Staff Support							
	Conference Room	240	360		1	360	Sized for 12 - 16, provide full teleconferencing & presentation capability. Locate off public waiting and bridge private/public circulation.
	Interview Room		150		1	150	Locate off public waiting and bridge private/public circulation.
	Secure Records Room	12			8	96	Secured to store personnel files & confidential material.
	Copy / Workroom	120			1	120	Locate in proximity to reception workstation.
	Break Room	60	120		1	120	Include sink, counter, cabinets, refrigerator, table & chairs
	Storage	120	100		1	100	General supply & equipment storage
	Open Area Files		12		11	132	Open area file cabinets
Sub-total							3,216
Total Staff				17			
Total Net Square Feet (NSF)						3,216	
35% Grossing						1126	
Total Departmental Gross Square Feet						4,342	

14. Information Technology*Superior Court of California, County of Sacramento*

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Information Technology Services							
Service Counter							
<i>Public Side</i>							
	Reception / Waiting	150					No public contact
Staff Offices & Workstations							
	Chief Technology Officer	225		1	1	225	
	Manager	160		2	2	320	Locate office in proximity to Chief Technology Officer
	Admin Svcs Officer 2	120	80	1	1	80	Locate workstation in proximity to Chief Technology Officer
	Enterprise Architect		64	4	4	256	
	Enterprise Business Sol. Architect		64	2	2	128	
	Support Supervisor		120	1	1	120	
	Sr. I.T. Analyst		64	9	9	576	
	I.T. Analyst 2		64	4	4	256	
	I.T. Training Coordinator		80	1	1	80	
	Future Staff		64		4	256	Space to provide for staff growth - assign 2 each to the Applications, Help Desk and Enterprise Architect Units.
	Contractor/ Temporary		64		6	384	Workstations for temporary contract or intern staff.
	Testing		64		2	128	Workstations for testing software - separate from other spaces.
Help Desk:							
	I.T. Customer Support Specialist 2		80	4	4	320	Cluster Help Desk Staff and sound separate from other units
	I.T. Analyst 2		80	3	3	240	Cluster Help Desk Staff and sound separate from other units
	I.T. Analyst 1		80	2	2	160	Cluster Help Desk Staff and sound separate from other units
Staff Support							
	Conference Room	240			1	240	Sized for 8 - 12, provide full teleconferencing & presentation capability.
	Testing Lab	240			1	240	
	Equipment Storage	600	400		1	400	Locate in proximity to the Testing Lab
	I.T. Training Room	800			1	800	Need for software training - provide full teleconferencing & presentation capability.
	Break Room	60	200		1	200	Include sink, counter, cabinets, refrigerator, table & chairs
	Copy / Workroom	120			1	120	
	Supply and Records Storage	120			1	120	Locate adjacent to the Administrative Service Officer
	Sub-total					5,649	
Total Staff				34			
Total Net Square Feet (NSF)						5,649	
35% Grossing						1,977	
Total Departmental Gross Square Feet						7,626	

15. Jury Services

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Jury Commissioner's Office							as measured
	Service Counter						
	<i>Staff Side</i>						
	Reception Counter	150					Located in existing assembly room
Offices							
	Manager	160				0	Relocated to the new criminal courthouse
	Supervisor	120				0	Relocated to the new criminal courthouse
	Deputy Clerk 3	64				0	Relocated to the new criminal courthouse
Shared Area							
	Records / Form Storage	12				0	Relocated to the new criminal courthouse
	Coffee Bar	60				0	Relocated to the new criminal courthouse
	Copier / Printer / Supplies	160				0	
	Sub-total					809	
Jury Assembly*							
	Jury Assembly Room	2,916		2	1	2,163	use existing (occupancy of 145)
	Sub-total					2,163	
<i>*Jury Assembly includes check-in counter, existing restrooms, snack area and general seating</i>							
Total Staff				2			
Total Net Square Feet (NSF)						2,972	
35% Grossing						1,040	
Total Departmental Gross Square Feet						4,012	

16. General Services

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Facilities							
	Facilities			5	1	3,430	Existing area including furniture storage
	Sub-total					3,430	
Business Services and Purchasing							
Service Counter							
<i>Public Side</i>							
	Reception / Waiting	150	150		1	150	
Offices							
	Manager	160		1	1	160	
	Contract Services Officer 2	120		3	3	360	
	Deputy Clerk III	64	48	1	1	48	
Shared Spaces							
	Purchasing store room	120	160		1	160	
	Coffee Bar						
	Mail Distribution Center	1,000	1,000	2	1	1,000	
Staff Support							
	Copy / Equipment Room	120	200	1	1	200	
	adjustment to fit available space					748	
	Sub-total					2,826	
Total Staff				13			
Total Net Square Feet (NSF)						6,256	
20% Grossing on Facilities & 35% on Business Services/Purchasing						1,675	
Total Departmental Gross Square Feet						7,931	

Note: * 20% Grossing does not include Facilities' existing space

17. Court Security

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
<i>Court Security Operations</i>							
	Administrative Offices	2,182			1	1,650	
	Control Room & Ready Room	866			1	866	
	Other Support Spaces						
	Sub-total					2,516	
<i>Holding and Prisoner circulation</i>							
	Existing cells/Sallyport and Circulation					8,931	includes extensive circulation calculations
	Sub-total					8,931	
<i>Total Staff</i>				0			
<i>Total Net Square Feet (NSF)</i>						11,447	
10% Grossing						1,145	
<i>Total Departmental Gross Square Feet</i>						12,592	

18. Building Support

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
<i>Court / Building Support</i>							
	Children's Waiting Room	860			1	860	
	Staff Lactation Room	50			1	50	
	Staff Training Room	800			1	800	
	Staff Showers	100			2	200	Use existing in basement & 3rd floor
	Intern Work Room	180			1	180	Use existing Room 505
	Attorney Convenience Center	412			1	412	Use existing Room 402
	Maintenance Shop	800			1	800	Use existing Room 29
	Maintenance Storage Room	600			1	600	Use existing Room 31
	Facilities Storage Room	800					covered in General Services (Facilities)
	Central Storage Room	800					covered in General Services (Facilities)
	Food Service	1,000	1,313		1	1,313	Vending/seating Only
						0	
	Sub-total					5,215	
Total Staff				0			
Total Net Square Feet (NSF)						5,215	
35% Grossing						1,825	
Total Departmental Gross Square Feet						7,040	

Projected Staff and Space Requirements Summary for New Sacramento Combined Civil/Criminal Courthouse - 53 Courtrooms

Space NO.	Component Description	Combined Crim/Civil Need				Notes
		Staff	Court rooms	NSF	DGSF	
Access Functions						
1.0	Court Building Operations	0		5,554	6,387	
Courtroom Functions						
2.0	Large High Volume Courtrooms	0	6	18,834	23,369	unchanged from NCC Option2
3.0	Large Multi Jury/Special Proceedings Courtrooms	0	4	15,916	19,099	unchanged from NCC
4.0	Standard Courtrooms	0	43	113,560	146,492	increased from 34 to 43
5.0	Judiciary / Courtroom Staff	175		36,689	47,696	increased to 53 judge office sets and support
6.0	Courtroom Support - Relief Staff	40		2,251	2,926	combines Civil/Criminal relief staffs
7.0	Courtroom Support - Interpreters	28		1,209	1,572	combined function
Criminal Functions						
8.0	Criminal Division	48		10,302	13,908	now includes Exhibits
Civil Functions						
9.0	Civil Division	53		7,476	10,093	absorbs Civil Administration
10.0	Civil Settlement Conf.	2		4,671	6,072	unchanged from Schaber
11.0	Probate - Clerk	16		2,841	3,835	
12.0	Probate - Staff	13		1,908	2,576	

Space NO.	Component Description	Combined Crim/Civil Need				Notes
		Staff	Court rooms	NSF	DGSF	
Court Administration Functions						
13.0	Jury Services	8		9,859	11,831	
14.0	Court Executive Office	16		3,881	5,045	unchanged from NCC
15.0	Human Resources/Payroll	17		3,116	4,051	
16.0	Finance	10		1,624	2,111	
17.0	Accounting	15		1,692	2,200	
18.0	Legal Research	28		4,799	6,239	
19.0	Information Technology	34		6,412	8,656	
20.0	Business Services/Purchasing	8		2,295	2,746	
21.0	Facilities	6		2,246	2,695	
Sheriff Functions						
22.0	Sheriff's Operations	0		3,519	4,223	unchanged from NCC
23.0	Central Holding	0		9,970	13,958	unchanged from NCC - includes vehicular sally-port previously in Basement Support
Building Functions						
24.0	Building Support	0		14,033	16,840	revised and reduced from NCC+Schaber
25.0	Parking / Basement Support	0		29,400	33,810	enlarged for additional judges
Total Staff		517				
Total DGSF				314,057	398,429	
32.1% Grossing Per Feasibility Study & 35% this draft					139,450	
Total Building Gross Square Feet					537,879	

1. Court Building Operations

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Public Area							
	Weather vestibule	300	48		6	288	6 Lanes (4 in and 2 out) estimated at 48 NSF each
	Security Screening Queuing	14	10		100	1,000	Spread across 4 entry lanes (8 NSF/per)
	Weapons Screening Stations	250					
	<i>staging/line</i>		35		4	140	deposit of personal effects on x-ray belts
	<i>x-ray machines</i>		70		4	280	1/entry line
	<i>metal detectors</i>		70		4	280	1/entry line
	<i>retrieval</i>		35		4	140	recovery of personal effects
	<i>secondary screening</i>		48		2	96	2 serving 4 entry lines
	<i>recovery area/line</i>		35		4	140	open benches for seated recovery
	Law Enforcement gun lockers		90		1	90	place in small room just prior to screening stations
	Secure Public Lobby	2,000	3,000		1	3,000	place holder
	<i>Clerk - Drop Box</i>						in lobby
	<i>Information Counter</i>	64					In lobby Accommodates 2 individuals & provide infrastructure for calendar display system.
	Security Staff Room/Storage		100		1	100	Locate in proximity to weapons screening systems/incorporate 40 NSF temp lock-up holding area
	Sub-total					5,554	
Total Staff				0			
Total Net Square Feet (NSF)						5,554	
15% Grossing						833	
Total Departmental Gross Square Feet						6,387	

2. Large High Volume Courtrooms

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Large High Volume Courtroom							
	Courtroom (non-jury)	2,400			1	2,400	Assignment (1), Felony Home (2), Misd Home (2), Collaboration (1)
	Attorney/Client/Witness Room	100			2	200	
	PD Attorney / Client Plea Negotiation Room/Staffing room	240			1	240	1/courtroom - attached to well of each
	Shared Courtroom Holding	2,120				0	Not in this alternative - all High Volume Courtrooms connected to Central Holding
	Entry Vestibule	64			1	64	
	Courtroom Waiting	220			1	220	
	Courtroom Technology / Equipment Room	40					grouped - see Building Support Section
	Exhibit Storage Closet	40	15		1	15	
	Jury Deliberation Room	470			0	0	None for High Volume Courtrooms
	Sub-total					3,139	
Total Staff				0			
Total Net Square Feet (NSF)						3,139	
20% Grossing						628	
High Volume Courtroom Department Gross Square Feet						3,767	
Number of Courtrooms & Total DGsf					6	22,601	

Shared Holding Area for One Courtroom Set (Misd Home a.

	Single cell		40		4	160	2/courtroom
	Small cell		70		2	140	1/courtroom
	Large cell		110		2	220	1/courtroom
	Secure atty/def interview		60		2	120	1/courtroom
	Sub-total					640	
	20% grossing					128	
Total Departmental Gross Square Feet						768	
Combined Total for Summary Sheet						23,369	

3. Large Multi-Jury/Special Proceedings Courtrooms

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Large Multi Jury/Special Proceedings Courtrooms							
	Courtroom	2,400			1	2,400	Multi-jury (3)/Special Proceedings (1)
	Attorney/Client/Witness Room	100			2	200	
	PD Attorney / Client Plea Negotiation Room	240			0.5	120	1/ pair of Multi-jury/Special Proceedings Courtrooms
	Shared Courtroom Holding	360					Est capacity of 6/courtroom (12 total per set)
	<i>small cell (single)</i>		40		2	80	2/courtroom
	<i>large cell</i>		110		0.5	55	1/courtroom pair
	<i>Secure atty/def interview</i>		60		1	60	1/courtroom
	Entry Vestibule	64			1	64	
	Courtroom Waiting	220			1	220	
	Courtroom Technology / Equipment Room	40					grouped - see Building Support Section
	Exhibit Storage Closet	40	15		1	15	
	Jury Deliberation suite	470	510		1.5	765	3 serving 4 multi-jury/Special Proceedings courtrooms/350 NSF deliberation room, 60 NSF RR x 2, 40 NSF vestibule
	Sub-total					3,979	
Total Staff				0			
Total Net Square Feet (NSF)						3,979	
20% Grossing						796	
Lg. Multi-Jury Courtroom Department Gross Square Ft						4,775	
Number of Courtrooms & Total DGSF					4	19,099	

4. Standard Jury Courtrooms

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Standard Jury Courtrooms							
	Courtroom	1,750	1,850		1	1,850	Multi-Purpose Jury Courtroom
	Attorney/Client/Witness Room	100			2	200	
	PD Attorney / Client Plea Negotiation Room	240			0	0	located with High volume courtrooms
	Shared Courtroom Holding	200			0.5	100	1 shared holding between 2 courtrooms
	<i>small cell</i>		70		1	70	
	<i>large cell</i>		110		0.5	55	
	<i>secure atty/def. interview</i>		60		0.5	30	
	Entry Vestibule	64			1	64	
	Courtroom Waiting	220	200		1	200	
	Courtroom Technology / Equipment Room	40					grouped - see Building Support Section
	Exhibit Storage Closet	40	15		1	15	
	Jury Deliberation Room	510			0.5	255	1 jury deliberation room per 2 courtrooms - 350 NSF Deliberation, 60 x 2 NSF RR, 40 NSF vestibule
	Sub-total					2,839	
	Total Staff			0			
	Total Net Square Feet (NSF)					2,839	
	20% Grossing					568	
	Standard Jury Courtroom Department Gross Square					3,407	
	Number of Courtrooms & Total DGSF				43	146,492	

5. Judiciary / Courtroom Staff

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Judiciary / Courtroom Staff							
	Judicial Chambers	400		53	53	21,200	Includes toilet and closet per standard
	Courtroom Clerks Workstation	100		53	53	5,300	Includes workstation and shared waiting - couple with CC files/supply storage
	Additional Clerk for High Volume Courtrooms		48	6	6	288	Locate with appropriate judicial suites
	Courtroom Clerks Files/Supply Storage	40			53	2,120	adjacent to courtroom clerk's work area
	Supervising Courtroom Clerk	120					<i>Locate Supervisor with Relief Clerks (See Section 6)</i>
	Court Attendant	0		10	0	0	Workstation located in courtroom, separate space not required.
	Court Reporter	100	48	53	53	5,300	Cluster court reporter workstations by floor: i.e. 4 courtrooms per floor = 4 workstations/floor
	Ct Reporter note storage		5		53	265	adjacent to Ct Reporter workstations
	Intern work area		36		6	216	alcove location with Judicial Library
	Shared Copy / Workroom / Supply Alcove	100			14	1,400	1 per court floor
	Judicial Conference/library Room	360	600		1	600	Provide shelving for legal research materials
	Staff Rest rooms						1 set per court floor - in grossing factor
	Sub-total					36,689	
	Total Staff			175			
	Total Net Square Feet (NSF)					36,689	
	30% Grossing					11,007	
	Total Departmental Gross Square Feet					47,696	

6. Courtroom Support - Relief Staff

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Relief Court Clerks, Relief Court Attendants and Relief Court Reporters							
	<i>Service Counter</i>						
	<i>Public Side</i>						
	Reception / Waiting	150	60		1	60	
	<i>Access - Staff Side</i>						
	Reception Counter workstation		48		1	48	
	<i>Staff Offices & Workstations</i>						
	Operations Manager		140	1	1	140	
	Supervising Courtroom Clerk	120		2	2	240	
	Supervisor (Court Reporters)	160	120	1	1	120	
	Lead Courtroom Clerk		64	1	1	64	
	Relief Courtroom Clerks	64	48	16	4	192	4 workstations to support 16 relief courtroom clerks
	Lead Court Reporter		64	1	1	64	
	Court Reporter Workstation (assigned)	64	48				<i>Assigned Court Reporters captured in Section 5.</i>
	Relief Court Reporters	64	48	13	13	624	
	Relief Court Attendants		48	5	3	144	3 workstations to support 15 court attendants (most assigned to courtrooms)
	<i>Shared Support</i>						
	Coffee Bar	60			1	60	Space for sink, counter and refrigerator
	Copier/Printer Workroom	120			1	120	
	Supply / Records Storage	160			1	160	
	Court Reporter Workroom	150			1	150	Assembly of transcripts - counters - 6 computer workstations for time sheet entry
	Court Reporter note storage		5		13	65	
	Sub-total					2,251	
Total Staff				40			
Total Net Square Feet (NSF)						2,251	
30% Grossing						675	
Total Departmental Gross Square Feet						2,926	

Formerly Section 11. "Civil Courtroom Operations" and Section 5. "Court Support - Relief Court Reporters & Relief Court Clerk

7. Courtroom Support - Interpreters

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Interpreter's Office							Locate space with access to public and private circulation
	<i>Service Counter</i>						
	<i>Public Side</i>						
	Reception Check-In	150	60		1	60	Small standing space for customer waiting
	Staff Offices & Workstations						
	Court Services Manager	160		1	1	160	
	Deputy Clerks	64	48	2	2	96	
	Interpreters	25		25	25	625	Work carrels - Hoteling Space for Interpreters
	Shared Support						
	Lockers	36	5		24	108	
	Copier/Supply /Equipment Storage	120	100		1	100	Space for copy, supplies, counter and cabinets for storage
	Coffee Bar	15	60		1	60	Space for sink, counter and refrigerator
	Sub-total					1,209	
	Total Staff			28			
	Total Net Square Feet (NSF)					1,209	
	30% Grossing					363	
	Total Departmental Gross Square Feet					1,572	

Formerly Section 5. "Court Support - Interpreter's Office"

8. Criminal Division

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit		Program Need			Notes
		NSF	Adj NSF	Staff	Qty	NSF	
Criminal - Public Service/Calendar Unit							
	Service Counter Area - Public						Insure design provides infrastructure to support the installation of a Q-Matic System
	Public Queuing Area	14			50	700	Peak number related to high volume court proceedings calendar
	Public Kiosk /Copier/Drop Box & Forms Counter	200			1	200	Provide space in queuing area for public access to copier, kiosks (3), drop-box and forms counter
	Public Records Viewing Area	200			1	200	May be co-located with the Appeals/Exhibits viewing room, but the latter should be securable; bridge public/private circulation.
	Service Counter Area - Staff						
	Counter Workstation - PSU	48		2	5	240	Two of the counters are assigned with the other three unassigned except during peak traffic times.
	Counter Workstation - Records	48		1	1	48	
	Counter Workstation - Appeals/Exhibits	48			1	48	
	Work Counter & Forms Storage	100			1	100	Locate immediately behind counter workstations
	Network Printer/Fax/Copier	15			1	15	
	Staff Offices & Workstations						
	Supervisor	120		2	2	240	Offices for Supervisors may be co-located.
	Deputy Clerk 4 (Lead)	84	64	3	3	192	Lead Clerks
	Deputy Clerk 2/3	64	48	17	17	816	
	Deputy Clerk 2/3	64	48	9	9	432	New staff per 07-08 & 08-09 to support new JPE
	Deputy Clerk - Temp. Positions		48		2	96	Space for temporary positions filled as needed
	Shared Support						
	Copier Workroom		300		1	300	High volume copy center, counter with cabinets - Includes paper storage
	Document Scanning Area:						
	<i>Staging - Incoming</i>		100		1	100	
	<i>Scanning workstations/tables</i>		84		4	336	
	<i>Staging - Outgoing</i>		100		1	100	
	Calendar Prep Workstation	64	48		2	128	
	File Storage for Calendar Prep	12			10	120	
	Supply/Forms/Box Storage	200			1	200	
	Network Printers / Fax Machine	15			3	45	
	File Carts		6		4	24	
	Coffee Bar		60		1	60	Space for sink, counter and refrigerator
	Breakroom		600		1	600	To be used by entire Criminal Division
Criminal - Records Unit							
	Staff Offices & Workstations						Collocate with Appeals & Exhibits Units and near Public Service/Calendar Unit
	Supervisor	84	120	1	1	120	Office
	Deputy Clerk 4 (Lead)		64	1	1	64	
	Deputy Clerk 2/3	64	48	5	5	240	
	Shared Support						
	Active Criminal Files	12			150	1,800	36" x 7 active shelf unit (5 years) consider High Density filing system
	Microfilm Viewer	15			1	15	
	File Carts	6			5	30	
	Copier Workroom	300	150		1	150	Copy center, counter with cabinets - Includes paper storage
	Network Printers / Fax Machine	15			2	30	

8. Criminal Division

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit		Program Need			Notes
		NSF	Adj NSF	Staff	Qty	NSF	
Criminal - Appeals Unit							Collocate with Records & Exhibits Units and near Public Service/Calendar Unit
<i>Staff Offices & Workstations</i>							
	Deputy Clerk 2/3	64	48	2	2	96	Supervisor and Lead captured under Records Unit
<i>Shared Support</i>							
	Active Records Storage	12			10	120	Open shelving
	Work Counter/Sorting Area	40	48		1	48	
	Death Penalty Case File Storage		120		1	120	
	File Carts	6			2	12	
	Copier/Supply/Equipment Storage	120	60		1	60	Locate adjacent to Deputy Clerk workstations
Criminal - Exhibits Unit							Collocate with Records & Appeals Units and near Public Service/Calendar Unit
<i>Staff Offices & Workstations</i>							
	Deputy Clerk 2/3	64	48	2	2	96	Supervisor and Lead captured under Records Unit
<i>Shared Support</i>							
	Public File Viewing Room	120			1	120	Need secure area with public and staff entry - may be collocated but not combined with criminal file viewing. Must be securable.
	Exhibit Prep Area (Stand-up Counter)		120		1	120	Locking storage cabinet, open shelving, safe, computer workstation, cart storage and staging counter
	Secured Exhibit Storage Room	1,200	1,000		1	1,000	Secure exhibit storage includes open shelf racks for storage boxes and exhibits & slotted racks for large poster board storage. May require sub-room for death penalty cases
	Temporary Storage for Exhibits	120			1	120	
Criminal - Administration							Collocate on the same floor as the Criminal Division, but not within the same area
<i>Management Offices</i>							
	Director of Criminal Division	225	200	1	1	200	
	Manager	160	140	1	1	140	Locate office adjacent to Director
	Administrative Services Officer II	120		1	1	120	Locate office adjacent to Director
	Legal Secretary		48		4	48	
<i>Shared Support</i>							
	Kitchenette	15	45		1	45	Space for sink, counter and small refrigerator
	Copier/Supply/Equipment Storage		48		1	48	Need access to copier, supplies, counter and cabinets for storage
	Reception/Waiting		60				
Sub-total						10,302	
Total Staff				48			
Total Net Square Feet (NSF) (See note below explaining the total NSF column for the Feasibility Study)						10,302	
35% Grossing						3,606	
Total Departmental Gross Square Feet						13,908	
* Appeals was not included in new criminal courthouse's feasibility program and its NSF is omitted in this total to maintain the feasibility study's total building square footage in the summary.							

Formerly Section 4. "Clerk - Criminal Division" and Section 6. "Exhibits"

9. Civil Division

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Civil Support Unit /Law and Motion							
	Service Counter Area - Public						Insure design provides infrastructure to support the installation of a Q-Matic System
	Public Queuing Area	14			50	700	Queuing space for as many as 25
	Public Kiosk /Copier/Drop Box & Forms Counter	120	200		1	200	combined area - Provide space in queuing area for public access to copiers (2), kiosks (3), drop-box and forms counter and public viewing
	Public Records Viewing Area	24			5	120	
	Service Counter Area - Staff						
	Counter Workstations	48			8	384	6 General Civil, 1 for Records, 1 for Law and Motion
	Work Counter & Forms Storage	100			1	100	Locate immediately behind counter workstations
	Network Printer/Fax/Copier	15			1	15	
	Staff Offices & Workstations						
	Supervisor	160	120	3	3	360	
	Deputy Clerk 4 (Lead)	84	64	3	3	192	
	Deputy Clerk 2/3	64	48	44	44	2,112	
	Deputy Clerk (Temp Positions)	64	48		2	96	
	Shared Support						
	Active Civil Files	872			1	872	Design to accommodate 53 racks for Bankers Boxes and 6 units for 126 LF of files
	File/Document Storage	12			10	120	
	Supply/Forms/Box Storage	200			1	200	
	Document Scanning Area:						
	<i>Staging - Incoming</i>		100		1	100	
	<i>Scanning workstations/tables</i>		84		4	336	
	<i>Staging - Outgoing</i>		100		1	100	
	Mail Sorting Workstation	64	160		1	160	Includes sorting tables and computer workstation
	Network Printers/Fax/Copier	15			4	60	
	File Carts	6			6	36	
	Coffee Bar		60		1	60	Space for sink, counter and refrigerator
	Breakroom		600		1	600	To be used by entire Civil Division
Civil - Administration							
							Collocate on the same floor as the Civil Division, but not within the same area
	Management Offices						
	Director of Civil Division	225	200	1	1	200	
	Manager	160	140	1	1	140	Locate office adjacent to Director
	Business Analyst (ASO 2)	120		1	1	120	Locate office adjacent to Director
	Shared Support						
	Kitchenette	15	45		1	45	Space for sink, counter and small refrigerator
	Copier/Supply/Equipment Storage		48		1	48	Need access to copier, supplies, counter and cabinets for storage
	Sub-total					7,476	
Total Staff				53			
Total Net Square Feet (NSF)							7,476
35% Grossing							2,617
Total Departmental Gross Square Feet							10,093

Formerly Section 7. "Civil Division" and Section 10. "Civil Administration"

10. Civil Settlement Conference

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Civil Settlement Conference							Locate low in the building & insure public visibility
Service Counter Area - Public							
	Public Queuing Area	14	8		20	160	
	Settlement vending	2,600	400		1	400	accessible to clients
Service Counter Area - Staff							
	Counter Workstations	48		1	1	48	Assigned
	Counter Workstations	48			1	48	Unassigned
	Work Counter & Forms Storage	100			2	200	Locate adjacent to counter workstations
	Network Printer/Fax/Copier	15			1	15	Locate adjacent to counter workstations
Settlement Area							
	Hearing Room		1,000		1	1,000	instead of courtroom
	Pro Tem Office		340	1	1	340	used by visiting Attorney serving as Pro Tem Judges
	Settlement Room	360	240		6	1,440	Sized for 10 occupants; cluster and insure there are no windows.
	Settlement Room	240	150		6	900	Sized for 6 occupants; cluster and insure there are no windows.
	Restrooms - 1 M & 1 F		60		2	120	Locate in proximity to settlement rooms
Judiciary / Courtroom Support							
	Judicial Chambers						<i>covered under Sec 4 Judicial Ctrm Support</i>
	Settlement Clerk's Workstation						<i>covered under Sec 4 Judicial Ctrm Support</i>
	Sub-total					4,671	
Total Staff				2			
Total Net Square Feet (NSF)						4,671	
30% Grossing						1,401	
Total Departmental Gross Square Feet						6,072	

Formerly Section 9. "Civil Settlement Center"

11. Probate Filing and Support Unit

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Probate Filing Counter and Clerical Support							
Public Area							
	Waiting/Counter Queuing	750			1	750	
	Probate Interview Room	120			4	480	Public access with separate staff access from restricted area
Counter Area							
	Filing Counter	48		3	3	144	Deputy Clerk IV, Deputy Clerk III, Cashier
	Forms Storage	12			2	24	
Open Area							
	Deputy Clerk IV - Lead worker	64		1	1	64	
	Deputy Clerk III	48		10	10	480	
	Legal Transcriber	48		1	1	48	
	Calendar Prep File Storage	12			4	48	
						0	
Office							
	Supervising Court Clerk	140		1	1	140	
						0	
Support Spaces							
	Large Copy Center	210			1	210	Copier, computer printers (2), Work counter with storage above and below, PC printer on stand, Lockable storage cabinet, open shelf units and paper shredder
	Coat storage	30			1	30	
	Coffee Bar	15			1	15	
	Probate Files		12		34	408	
Sub-total						2,841	
Total Staff				16			
Total Net Square Feet (NSF)						2,841	
35% Grossing						994	
Total Departmental Gross Square Feet						3,835	

12. Probate Staff

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Probate Attorneys and Investigators							
Public Area							
	Waiting/Counter queuing					0	visitors will wait in the space provided under the Probate Filing office section and will be met by Attorneys and Investigators as needed in the Probate Interview rooms also provided in that section
Offices							
	Lead Probate Investigator	180		1	1	180	
	Probate Investigators	144		5	5	720	
	Temporary Investigators	144		2	2	288	
	Mental Health Hearing Officer	144		1	1	144	
	DHHS Liaison	144		1	1	144	
	Probate File Examiner	144		1	1	144	
	Probate Research Attorney II	144		2	2	288	
						0	
Sub-total				1,908			
Total Staff				13			
Total Net Square Feet (NSF)				1,908			
35% Grossing				668			
Total Departmental Gross Square Feet				2,576			

13. Jury Services

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Jury Operations & Assembly							
<i>Staff Offices & Workstations</i>							
	Jury Manager		140	1	1	140	Locate adjacent to check-in counter
	Deputy Clerk 4 (Lead)		64	1	1	64	
	Deputy Clerk 2/3	64	48	6	6	288	Locate out of the line of sight of check-in area - internal link to check-in counter clerk workstations/area
	Excusal/Hardship Clerk (Hoteling)	64	24		2	48	Locate out of the line of sight of check-in counter with separate counter window access for Jurors.
Shared Support							
	Storage/Supply Room		120		1	120	Locate adjacent to deputy clerks workstation area
	Network Printer/Fax/Copier	15			1	15	
	Coffee Bar		45		1	45	Space for sink, counter and refrigerator
Juror Processing							
	Queuing Area						All queuing areas to have overhead monitors for orientation/instructional video.
	Arrival Foyer					0	absorb in counter queuing
	Check-In Counter Station	64	48		4	192	Unassigned (2 related to direct check-in and 2 related to Assembly room inquiry)
	Forms	5			45	225	Locate in assembly area near inquiry window, area for forms, shelves and counters.
	Counter Queuing	14	10		125	1,250	
	Hardship Counter		64		1	64	
Juror Assembly/Waiting							
	General Seating	12			450	5,400	cap 450
	Quiet Room	160	360		1	360	
	Power plug in tables	12			4	48	approx 24" x 72 " each table excluding sit-down (cap 24)
	Table Seating	20			15	300	15 tables w/ seating
Juror Support							
	Vending Machines	160			1	160	Locate as open area adjacent to Assembly Room
	Equipment Storage Room	120			1	120	Storage for chairs, tables and equipment
	Women's Restrooms	540			1	540	8 toilets / lactation room
	Men's Restrooms	480			1	480	3 toilets / 5 urinals
Sub-total						9,859	
* Assume call of 500							
Total Staff				8			
Total Net Square Feet (NSF)						9,859	
35% Grossing in Feasibility study and 20% grossing this draft						1,972	
Total Departmental Gross Square Feet						11,831	

14. Court Executive Office

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Executive Office							
<i>Access - Public</i>							
	Reception Waiting	150			1	150	
<i>Access - Staff Side</i>							
	Reception Counter Workstation	64	48		1	48	
<i>Staff Offices & Workstations</i>							
	Office for the Presiding Judge	400			1	400	Includes bathroom and closet
	PJ conference space		250		1	250	adjacent PJ office
	Executive Officer	300		1	1	300	
	Chief Deputy Executive Officer	240	225	1	1	225	
	Deputy of Downtown Courts		200	1	1	200	
	Deputy of Branch Operations	225	200	1	1	200	
	Director of Research & Evaluation	225	200	1	1	200	
	Judicial Services Officer	160	140	1	1	140	
	Judicial Assignment Manager	160	140	1	1	140	
	Public Relations Officer	160	140	1	1	140	
	Executive Secretary Workstation	100		1	1	100	
	Judicial Services Assistant Workstation	64		4	4	256	
	Admin Services Officer 2	84		1	1	84	
	Budget Analyst	84		1	1	84	New Position
	Assistant to Assignment Manager	64		1	1	64	New FTE
<i>Shared Support</i>							
	Conference Room	240	360		1	360	Fits 12-16 people
	Coffee Bar	60			1	60	Space for sink, counter and refrigerator
	Supply and Records Storage	120			1	120	
	Copy/Workroom	120			1	120	
	Office for Directors/Managers	160	120		2	240	Hoteling space for managers/supervisors temporarily on-site.
Sub-total						3,881	
Total Staff			16				
Total Net Square Feet (NSF)						3,881	
30% Grossing						1,164	
Total Departmental Gross Square Feet						5,045	

13. Human Resources/Payroll

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
HR / Payroll / Training							Locate in proximity to the Executive Office & Finance Divisions.
<i>Access - Public</i>							
	Reception Waiting	150	120		1	120	
<i>Access - Staff Side</i>							
	Reception Counter Workstation	64	48		1	48	Secure reception counter workstation
<i>Staff Offices & Workstations</i>							
	Director	225	200	1	1	200	
	HR/Payroll Manager	160	140	1	1	140	
<i>Human Resources</i>							
	Labor Relations Officer		140	1	1	140	
	Principal HR Analyst		120	1	1	120	
	Sr. Human Resources Analyst	120		4	4	480	
	Human Resources Analyst	120	64	2	2	128	
	Human Resources Assistant	84	48	1	1	48	
	Training Coordinator	120	100	1	1	100	
	Temp. Interns	84	48		2	96	
<i>Payroll</i>							
	HRIS Administrator		120	1	1	120	Co-Locate with Payroll staff
	Sr. Employee Services Specialist	64		1	1	64	Payroll Staff - co-locate with HRIS Administrator
	Employee Services Specialist	48	64	3	3	144	Payroll Staff - co-locate with HRIS Administrator
<i>Staff Support</i>							
	Conference Room	240	360		1	360	Sized for 12-16. Locate off public waiting & bridge private/public circulation.
	Interview Room		150		1	150	Locate off public waiting and bridge private/public circulation.
	Employee Processing/ Orientation Room		150		1	150	
	Secure Records Room	12			8	96	Secured to store personnel files & confidential material.
	Copy/Workroom	120			1	120	Locate in proximity to reception workstation.
	Coffee Bar	60			1	60	Space for sink, counter and refrigerator
	Storage	120	100		1	100	General supply & equipment storage
	Open Area Files		12		11	132	Open area file cabinets
Sub-total						3,116	
Total Staff				17			
Total Net Square Feet (NSF)						3,116	
30% Grossing						935	
Total Departmental Gross Square Feet						4,051	

14. Finance

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Budget & Internal Audit							Adjacency with the Executive Officer preferred but not required
	Service Counter						
	Public Side						
	Reception / Waiting	150					<i>No public contact.</i>
Staff Offices & Workstations							
	Chief Financial Officer	225	200	1	1	200	
	Budget:						
	Manager	160	140	1	1	140	
	Sr. Financial Analyst		120	1	1	120	
	Budget Analyst 2	120		1	1	120	
	Sr. Accountant	84	64	2	2	128	
	Budget Analyst 1	84	48	2	2	96	
	Internal Audit						
	Principal Internal Auditor	84	120	1	1	120	
	Sr. Auditor	64		1	1	64	
	Hoteling		48		2	96	Workstation for external auditor to work from this location.
	Staff Support						
	Conference Room	240			1	240	Medium - sized for 10
	Coffee Bar	60	60		1	60	Space for sink, counter and refrigerator
	Copy/Workroom	120			1	120	
	Supply and Records Storage	120			1	120	Include space for 6 racks
Sub-total				1,624			
Total Staff				10			
Total Net Square Feet (NSF)				1,624			
30% Grossing				487			
Total Departmental Gross Square Feet				2,111			

15. Accounting

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Accounting							Locate unit in proximity to the Criminal Division public counters with secure access in and out of unit.
<i>Access - Public</i>							
	Waiting / Reception	75					Access to this unit by the public will occur through use of the public counters.
<i>Staff Offices & Workstations</i>							
	Manager		140	1	1	140	Locate adjacent to Accounting Clerks
	Supervisor		120	1	1	120	
	Sr. Accountant		64	1	1	64	
	Accounting Specialist		100	2	2	200	Locate adjacent to Accounting Clerks
	Audit		48		1	48	Office space for auditors to use during periodic reviews - locate adjacent to Accounting Clerks.
	Accounting Tech		48	2	2	96	
	Accounting Clerk	65	48	8	8	520	Cluster workstations together
<i>Shared Support</i>							
	Employee Queuing		14		6	84	Queuing for internal counter that bridges accounting and private circulation.
	Drop Safe					0	Locate adjacent to Accounting on private circulation
	Secured Safe Room	100	80		1	80	Provide shelving and space for large safe
	Secured Storage Records Room	250	200		1	200	Secure room for storage of a minimum of 20 boxes.
	Copier/Supply /Equipment Storage	200	80		1	80	Space for copy, fax, supplies, counter and cabinets for storage - locate adjacent to accounting clerk workstations.
	Coffee Bar		60		1	60	Space for sink, counter and refrigerator
	Sub-total					1,692	
Total Staff				15			
Total Net Square Feet (NSF)						1,692	
30% Grossing						508	
Total Departmental Gross Square Feet						2,200	

Formerly Section 8. "Civil Accounting" and Section 5. "Court Support - Accounting"

18. Legal Research

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Legal Research							
	<i>Access - Public</i>						
	Reception Waiting	150	75		1	75	
	<i>Access - Staff Side</i>						
	Reception Counter Workstation		48		1	48	Secure reception counter workstation
	Staff Offices & Workstations						
	Chief Counsel	225	200	1	1	200	
	Manager		140	2	2	280	
	Research Attorney 2-3	140	120	21	21	2,520	
	Judicial Secretaries	84	48	2	2	96	Locate these workstations in proximity to the receptionist counter.
	Reseach Attorneys - New	140	120	2	2	240	Growth to support additional Judges = 1 per 4
	Intern Carrels		36		6	216	
	Staff Support						
	Records staging racks		42				Locate adjaenet judicial secretaries
	Case Records Storage		12		2	24	Racks located adjacent to Judicial Secretaries.
	Conference Room	240	400		1	400	Sized for 18 - 20, provide full teleconferencing & presentation capability, wall shelving. Locate off public waiting and bridge private/public circulation.
	Small Library Room		200		2	400	Provide wall shelves, space for shelving units and small table and chairs
	Copy / Printer Room	120			1	120	Locate in proximity to Judicial Secretaries
	Coffee Bar	60	60		1	60	Space for sink, counter and refrigerator
	Supply / Records Storage Room	160	120		1	120	
Sub-total						4,799	
Total Staff				28			
Total Net Square Feet (NSF)						4,799	
30% Grossing						1,440	
Total Departmental Gross Square Feet						6,239	

19. Information Technology

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Information Technology							
<i>Staff Offices & Workstations</i>							
	Chief Technology Officer	225	200	1	1	200	
	Manager	160	140	2	2	280	Locate office in proximity to Chief Technology Officer
	Admin Services Officer 2	120	80	1	1	80	Locate workstation in proximity to Chief Technology Officer - includes space for 2 lateral cabinets
	Enterprise Architect		64	4	4	256	
	Enterprise Business Sol. Architect		64	2	2	128	
	Support Supervisor		120	1	1	120	
	Sr. I.T. Analyst		64	9	9	576	
	I.T. Analyst 2		64	4	4	256	
	I.T. Training Coordinator		80	1	1	80	Includes space for 1 lateral cabinet and 1 bookcase
	Future Staff		64		4	256	Space to provide for staff growth - assign 2 each to the Applications, Help Desk and Enterprise Architect Units.
	Contractor/ Temporary		48		6	288	Workstations for temporary contract or intern staff.
	Testing		48		2	96	Workstations for testing software - separate from other spaces.
	Help Desk:						
	I.T. Customer Support Specialist 2		64	4	4	256	Cluster Help Desk Staff and sound separate from other units
	I.T. Analyst 2		64	3	3	192	Cluster Help Desk Staff and sound separate from other units
	I.T. Analyst 1		64	2	2	128	Cluster Help Desk Staff and sound separate from other units
	Technical Areas and Staff Support						
	Server Room		1,000		1	1,000	
	Conference Room	240			1	240	Sized for 8 - 12, provide full teleconferencing & presentation capability.
	Testing Lab	240			1	240	
	New Equipment Staging		240		1	240	Locate in proximity to the Testing Lab
	Equipment Storage	600	400		1	400	
	I.T. Training Room	800			1	800	Need for software training - provide full teleconferencing & presentation capability.
	Coffee Bar	60	60		1	60	Space for sink, counter and refrigerator
	Copy/Workroom	120			1	120	
	Supply and Records Storage	120			1	120	Locate adjacent to the Administrative Service Officer
Sub-total				6,412			
Total Staff				34			
Total Net Square Feet (NSF)				6,412			
35% Grossing				2,244			
Total Departmental Gross Square Feet				8,656			

20. Business Services & Purchasing

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Business Services and Purchasing							
<i>Access - Public</i>							
	Reception Waiting	150	40		1	40	
<i>Access - Staff Side</i>							
	Reception Counter		36		1	36	
<i>Staff Offices & Workstations</i>							
	Manager	160	140	1	1	140	
	Contract Services Officer 2	120	64	3	3	192	
	Deputy Clerk 3 (Purchasing)	64	48	1	1	48	
	Deputy Clerk 3 (BSC)		48	3	3	144	
<i>Shared Support</i>							
	Coffee Bar		45		1	45	Space for sink, counter and refrigerator
	Network Printer/Fax		15		2	30	1 in BSC area and 1 near Purchasing area
	Purchasing Storage Room	120	240		1	240	
	Vendor Meeting Space		140		1	140	Meeting space for 4-6
	Mail Distribution Center:	1,000	600		1	600	
	<i>Distribution Boxes</i>						2,280 L.F.
	<i>Mail Sorting Station</i>						
	<i>Mail Stamping Machine</i>						
	<i>Mail Opening Machine</i>						
	<i>Package Labeling Machine</i>						
	<i>Space for Mail Bins & Dollies</i>						
	Copying Center:		600		1	600	
	<i>High Volume Copiers (3)</i>						
	<i>Sorting & Assembly Station</i>						
	<i>Supply Storage</i>						
	<i>Paper Box Storage</i>						
Sub-total						2,255	
Total Staff				8			
Total Net Square Feet (NSF)						2,295	
35% Grossing Feasibility Study changed to 20% this report						451	
Total Departmental Gross Square Feet						2,746	

Note: * 20% Grossing does not include Facilities' existing space

Formerly Section 19. "General Services"

21. Facilities

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Facilities							
	<i>Access - Public</i>						
	Reception Waiting		75		1	75	
	<i>Access - Staff Side</i>						
	Reception Counter Workstation		36		1	36	
	<i>Staff Offices & Workstations</i>						
	Director		160	1	1	160	
	Manager		140	1	1	140	
	Administrative Services Officer 2		64	4	4	256	Include space for 1 lateral cabinet each
	<i>Shared Support</i>						
	Coffee Bar		60		1	60	Space for sink, counter and refrigerator
	Network Printer/Fax/Copier		15		2	30	
	Supply Cabinets		15		3	45	Storage and check-out of Facility related items
	Building Access Badging Station		64		1	64	
	Work/Equipment Room		200		1	200	
	Archive Records Storage & Plan Room		140		1	140	
	Furniture Storage Room		800		1	800	
	Conference Room		240		1	240	Meeting space for 10
Sub-total						2,246	
Total Staff				6			
Total Net Square Feet (NSF)						2,246	
35% Grossing Feasibility Study changed to 20% this report						449	
Total Departmental Gross Square Feet						2,695	

Note: * 20% Grossing does not include Facilities' existing space

Brand New Section

22. Court Security - Sheriff Operations

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Court Security - Operations							
	<i>Access - Public</i>						
	Reception Waiting	150	120		1	120	Waiting for 6
	Staff Offices & Workstations						
	Captain	160		1	1	160	
	Lieutenant	160	140	1	1	140	
	Sergeant	120		4	4	480	
	Administrative Staff	64		3	3	192	Secured staff area
	Shared Support						
	Staff Workroom:						Open computers counter for official report writing - all spaces to be included in a common area
	<i>Records / Document Staging</i>	12			6	72	
	<i>Coffee Bar</i>		60		1	60	
	<i>Work Counter</i>	60			1	60	
	<i>Copier/Printer/Supplies</i>	150			1	150	
	Conference Room	160			1	160	Small Conference Room
	Computer Network Closet		60		1	60	
	Weapons Storage	140			1	140	
	Ready Room	500			1	500	cap. 25, Include counter w/ sink - locate next to Central Control Room
	Men's Locker / Shower / Toilet Room	715			1	715	75 lockers at 5 NSF ea = + 3 showers/changing at 60 ea = 180 + toilet room at 160
	Women's Locker / Shower / Toilet Room	510			1	510	30 lockers at 5 NSF ea = 150 + 3 showers at 60 ea = 180 + toilet/makeup area at 180
Sub-total						3,519	
Total Staff				9			
Total Net Square Feet (NSF)						3,519	
20% Grossing						704	
Total Departmental Gross Square Feet						4,223	

23. Court Security - Central Holding

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Central In-Custody Holding							
	Vehicular Sallyport		4,800		1	4,800	2 bus lanes/parking + 1 drive through lane + 6 van/car parking slots
	Pedestrian Sallyport	250			1	250	Entry from vehicular sallyport - shared use County and State
Court Holding Area							
<i>Staff Areas</i>							
	Central Control Room	260	240		1	240	courthouse security control and prisoner control (State and County)
	Weapons Storage Locker		40		1	40	
	Central Control toilet		60		1	60	access from inside control room
	Security Equipment Room	120			1	120	
	Booking Station	150			1	150	
	Staff Restroom	60			2	120	
	Staff Break Area	150			1	150	
	Food Storage (prisoner lunches)		30		1	30	
Cell Area and Groups							
Total Capacity County Holding - 117							
	Pat Down Area	300	200		1	200	
	Inmate Dressing Areas	60	20		4	80	Dress-out/changing for inmates
	Clothing Storage	100			1	100	For inmates
	Janitorial Closet / Storage	80			1	80	
Cells - Adult Male							
Total capacity 103							
	Group Holding Cells - Large		220		1	220	Sheriff Requested 2 standards be converted to 1 large holding cell
	Group Holding Cells - Standard		110		9	990	
	Small Cells		70		6	420	
	Single Cells		40		7	280	6 cells wet and 1 dry/safety cell
Cells - Adult Female							
Total capacity - 12							
	Group Holding Cells	160	110		1	110	
	Small Cells	40	70		1	70	
Cells - Juvenile							
Total capacity 2 - sight and sound separate from Adult cell groups							
	Juvenile Male	80	70		1	70	
	Juvenile Female	80	70		1	70	
Attorney Visitation Areas							
Accessible from all holding groups County and State							
	Attorney Vestibule / Reception	80			1	80	
	Attorney / Detainee Interview Rooms	60			8	480	
Sub-total				9,210			

23. Court Security - Central Holding

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
California Dept. Corrections							
	Control station		60		1	60	local cell door control
	Staff Room		160		1	160	
	Staff Toilet		60		1	60	
	Weapons Storage Locker		40		1	40	
Cell Groups							
<i>Cells - Adult Male</i>							<i>Total State Capacity - 11</i>
	CSP Adult Males	60	40		6	240	
	Folsom Adult Males	100	40		4	160	
Cells - Adult Females							
	Old Folsom Adult Females	60	40		1	40	
Sub-total						760	
Total Staff				0			
Total Net Square Feet (NSF)						9,970	
50% grossing in Feasibility Study and 40% Grossing in this draft						3,988	
Total Departmental Gross Square Feet						13,958	

24. Building Support

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Court Support							
	Mail Distribution Center	400					<i>Moved to Section 20. BSC & Purchasing</i>
	Large Court Conference Room	800	1,200		1	1,200	Includes conf space for 50 with small adjacent storage
	Medium Court Conference Room		320		2	640	Space for 16 - Moved from Criminal & Civil Divisions
	Staff Breakroom	200	1,000				<i>Moved to Criminal & Civil Divisions</i>
	Staff Lactation Room	50			1	50	
	Staff Shower / Restroom	80	160		2	320	1 male; 1 female
	Court Floor AV Server rooms		200				<i>Moved under Building Support Services</i>
	Sub-total					2,210	
Public Vending							
	Food Services	2,000	4,000		1	4,000	Vending and/or Snack Bar with table seating - specs to be determined in design
	Sub-total					4,000	
Ancillary Agency Space							
	Attorney Convenience Center	240			1	240	
	Law Enforcement Waiting		240		1	240	
	Media Room	160	200		1	200	
	Justice Partner Offices		100		4	400	Day use offices
	Live Scan Office		260		1	260	Room includes areas for queuing/waiting, equipment and workstation
	Sub-total					1,340	
Children's Waiting Room							
	Reception Check In Station	100	60		1	60	
	Contract Employee Work Area	48			1	48	
	Open Play Area	200			1	200	
	Television Viewing Area	100			1	100	
	Supply / Toy Storage	80	15		1	15	closet
	Kitchenette	60			1	60	refrigerator, sink. MW
	Restroom	80			1	80	child friendly
	Sub-total					563	
General Services - Facilities							
<i>Spaces re-located to others of this division</i>							
	ASO 2	84	64				
	Reception / Waiting	75					
	Work / Equipment Room	140	200				
	Facilities Storage Room	800					
	Sub-total						

24. Building Support

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Building Support Services							
	Loading/Receiving	200			1	200	
	Central Storage	600			1	600	Paper, Office supplies, etc...
	Main Telecommunications Room	300			1	300	
	Main Electrical Room	300	600		1	600	Satellite Telecommunications and electrical closets are included in building gross square foot calculation
	Court Floor AV Server Rooms		200		12	2,400	1 for every courtroom floor
	Janitorial Office / Breakroom	160			1	160	Satellite Telecommunications and electrical closets are included in building gross square foot calculation
	Janitorial Storage Room	80	320		1	320	
	Maintenance Storage Room	800	800		1	800	
	Maintenance Workshop	300			1	300	
	Facilities Maintenance Supervisor Office	120			1	120	Judicial Council Facilities Maintenance Supervisor
	Maintenance Office	120			1	120	Pride
Sub-total						5,920	
Total Staff				0			
Total Net Square Feet (NSF)						14,033	
20% Grossing (ONLY Applied to the Revised Program Column)						2,807	
Total Departmental Gross Square Feet						16,840	

25. Parking / Basement

Superior Court of California, County of Sacramento

Space NO.	Component Description	Unit NSF	Adj NSF	Program Need			Notes
				Staff	Qty	NSF	
Structures							
	Basement Program Components	68,237			1	N/A	For Information Only- not included as a line item in Space Requirements Summary
	Sallyport and Sheriff's Parking	6,270			1		see Holding Program
	Sub-total					0	
Parking							
	Secure Staff Parking	420			70	29,400	53 Judges + Core Executive Staff + 2 Sheriff Command
	Sub-total					29,400	
Total Staff				0			
Total Net Square Feet (NSF)						29,400	
25% Grossing in Feasibility - 15% grossing in Draft						4,410	
Total Departmental Gross Square Feet						33,810	

AREA ASSIGNMENTS

- ELEVATOR CIRCULATION
- ENG / STOR
- IN CUSTODY CIRCULATION
- RESTROOM
- SHERIFF HOLDING
- AVAILABLE SPACE
- PUBLIC CIRCULATION
- ADMIN FACILITIES
- BUILDING SUPPORT



Capital Expenditure Managers
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GORDON SCHABER COURTHOUSE
 720 9TH STREET
 SACRAMENTO, CA 95814
 JUDICIAL COUNCIL OF CALIFORNIA
 ADMINISTRATIVE OFFICE OF THE COURTS



PROJECT STATUS:

SHEET TITLE:
**9 COURTROOM OPTION -
 BASEMENT
 PROGRAM TEST FIT**

SCALE: 1" = 10'-0"

REVISIONS

No.	Description	Date
1	BASELINE	4/30/15
2	REVISION	11/5/15

JOB NO. 4949A3
 DATE 4/20/2015
 SHEET **C.0**

LAST REVISION: 11/30/2015 10:22:23 AM

1 BASEMENT FLOOR
 1" = 10'-0"

AREA ASSIGNMENTS

- CIVIL DIVISION
- ELEVATOR CIRCULATION
- ENG / STOR
- IN CUSTODY CIRCULATION
- RESTROOM
- SHERIFF OPS
- PUBLIC CIRCULATION
- ACCOUNTING
- BUILDING OPERATIONS / CIRCULATION
- CIVIL / SETTLEMENT
- PROBATE STAFF
- PROBATE FILING AND SUPPORT



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PROJECT STATUS:

SHEET TITLE:
9 COURTROOM OPTION - 1ST FLOOR PROGRAM TEST FIT

SCALE: 1" = 10'-0"

REVISIONS

No.	Description	Date
1	BASELINE	4/30/15
2	REVISION	11/5/15

JOB NO. 4949A3
DATE 4/20/2015

SHEET **C.1**

LAST REVISION: 11/30/2015 10:22:24 AM

1ST FLOOR
1" = 10'-0"

AREA ASSIGNMENTS

- COURTROOM SETS
- ELEVATOR CIRCULATION
- ENG / STOR
- IN CUSTODY CIRCULATION
- JUDGE OFFICE SETS
- RESTROOM
- SHERIFF HOLDING
- SHERIFF OPS
- PUBLIC CIRCULATION
- JURY SERVICES
- JURY DELIBERATION
- JUDICIAL CIRCULATION



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PROJECT STATUS:

SHEET TITLE:
9 COURTROOM OPTION - 2ND FLOOR PROGRAM TEST FIT

SCALE: 1" = 10'-0"

REVISIONS

No.	Description	Date
1	BASELINE	4/30/15
2	REVISION	11/5/15

JOB NO. 4949A3
DATE 4/20/2015

SHEET **C.2**

LAST REVISION: 11/30/2015 10:22:26 AM

2ND FLOOR
1" = 10'-0"

AREA ASSIGNMENTS

- COURTROOM SETS
- ELEVATOR CIRCULATION
- ENG / STOR
- IN CUSTODY CIRCULATION
- JUDGE OFFICE SETS
- RESTROOM
- AVAILABLE SPACE
- PUBLIC CIRCULATION
- LEGAL RESEARCH
- JURY DELIBERATION
- JUDICIAL CIRCULATION
- COURTROOM OPERATIONS



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PROJECT STATUS:

SHEET TITLE:
**9 COURTROOM OPTION -
3RD FLOOR
PROGRAM TEST FIT**

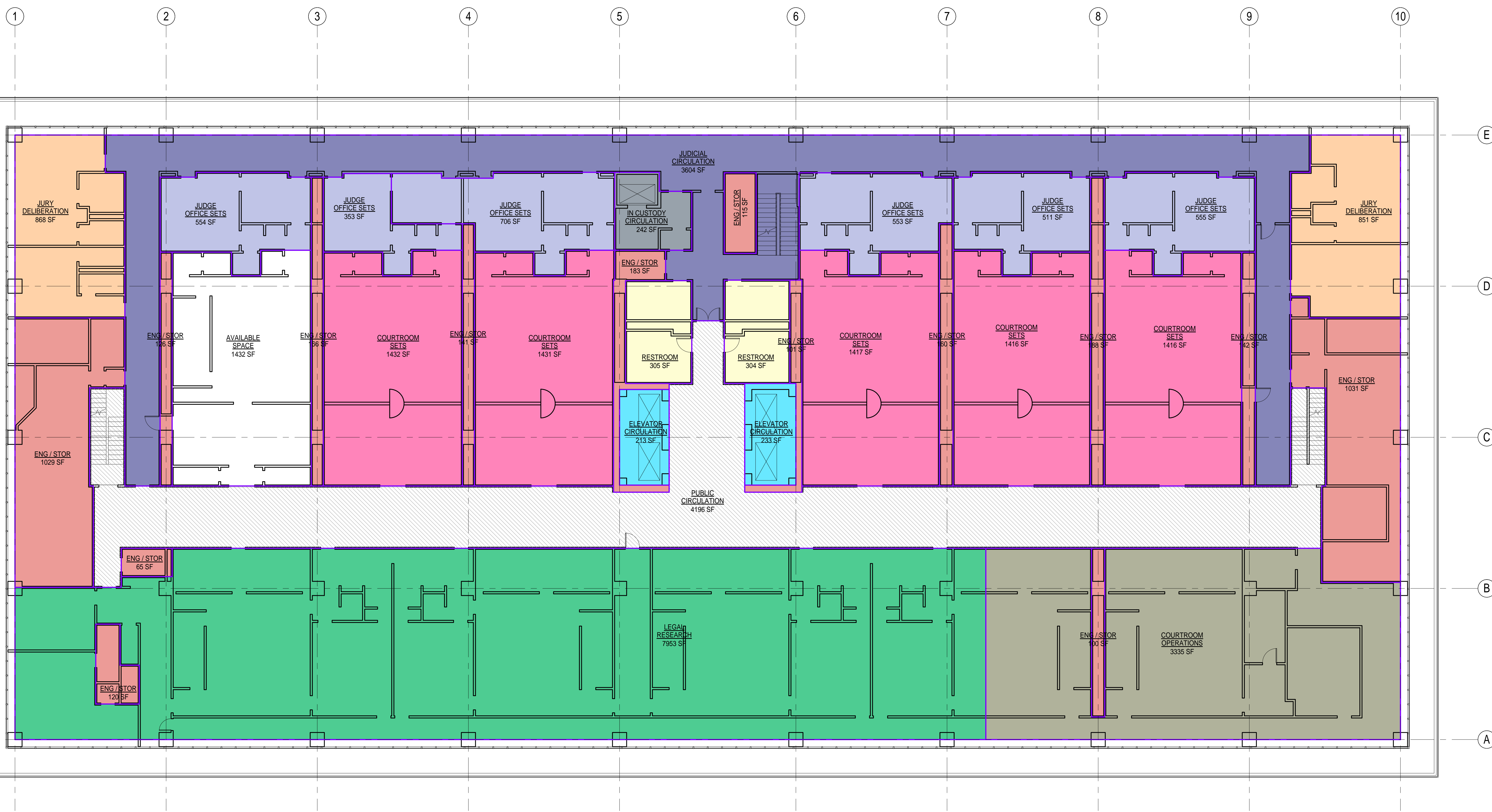
SCALE: 1" = 10'-0"

REVISIONS

No.	Description	Date
1	BASELINE	4/30/15
2	REVISION	11/5/15

JOB NO. 4949A3
DATE 4/20/2015

SHEET **C.3**



LAST REVISION: 11/30/2015 10:22:28 AM

3RD FLOOR
1" = 10'-0"

AREA ASSIGNMENTS

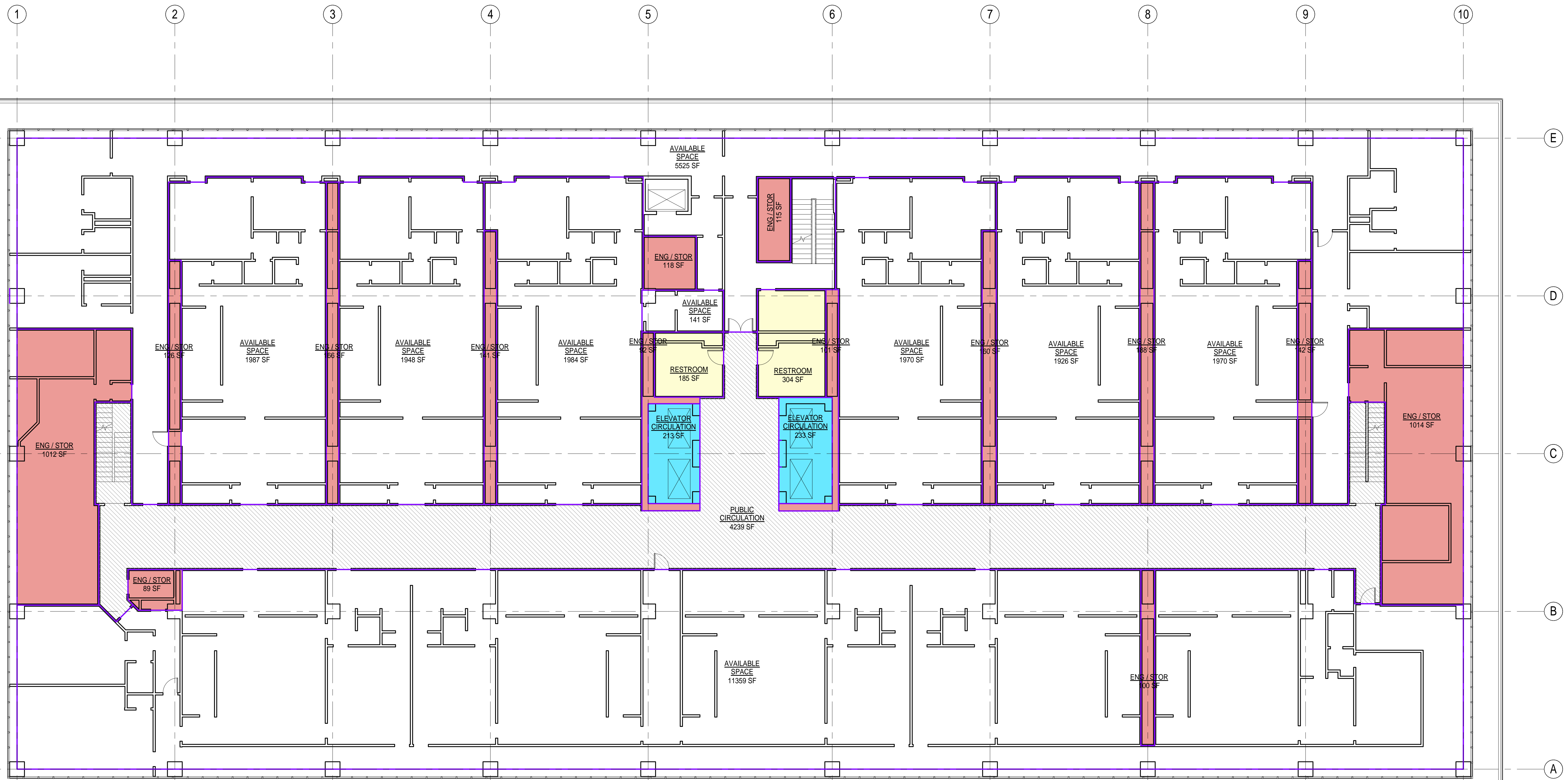
- ELEVATOR CIRCULATION
- ENG / STOR
- RESTROOM
- AVAILABLE SPACE
- PUBLIC CIRCULATION



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LAST REVISION: 11/30/2015 10:22:30 AM

1 4TH FLOOR
1" = 10'-0"

PROJECT STATUS:

SHEET TITLE:
**9 COURTROOM OPTION -
4TH FLOOR
PROGRAM TEST FIT**

SCALE: 1" = 10'-0"

REVISIONS

No.	Description	Date
1	BASELINE	4/30/15
2	REVISION	11/5/15

JOB NO. 4949A3
DATE 4/20/2015
SHEET **C.4**

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AREA ASSIGNMENTS

- ELEVATOR CIRCULATION
- ENG / STOR
- RESTROOM
- AVAILABLE SPACE
- PUBLIC CIRCULATION
- IT
- PURCHASING / BUSINESS SERVICES

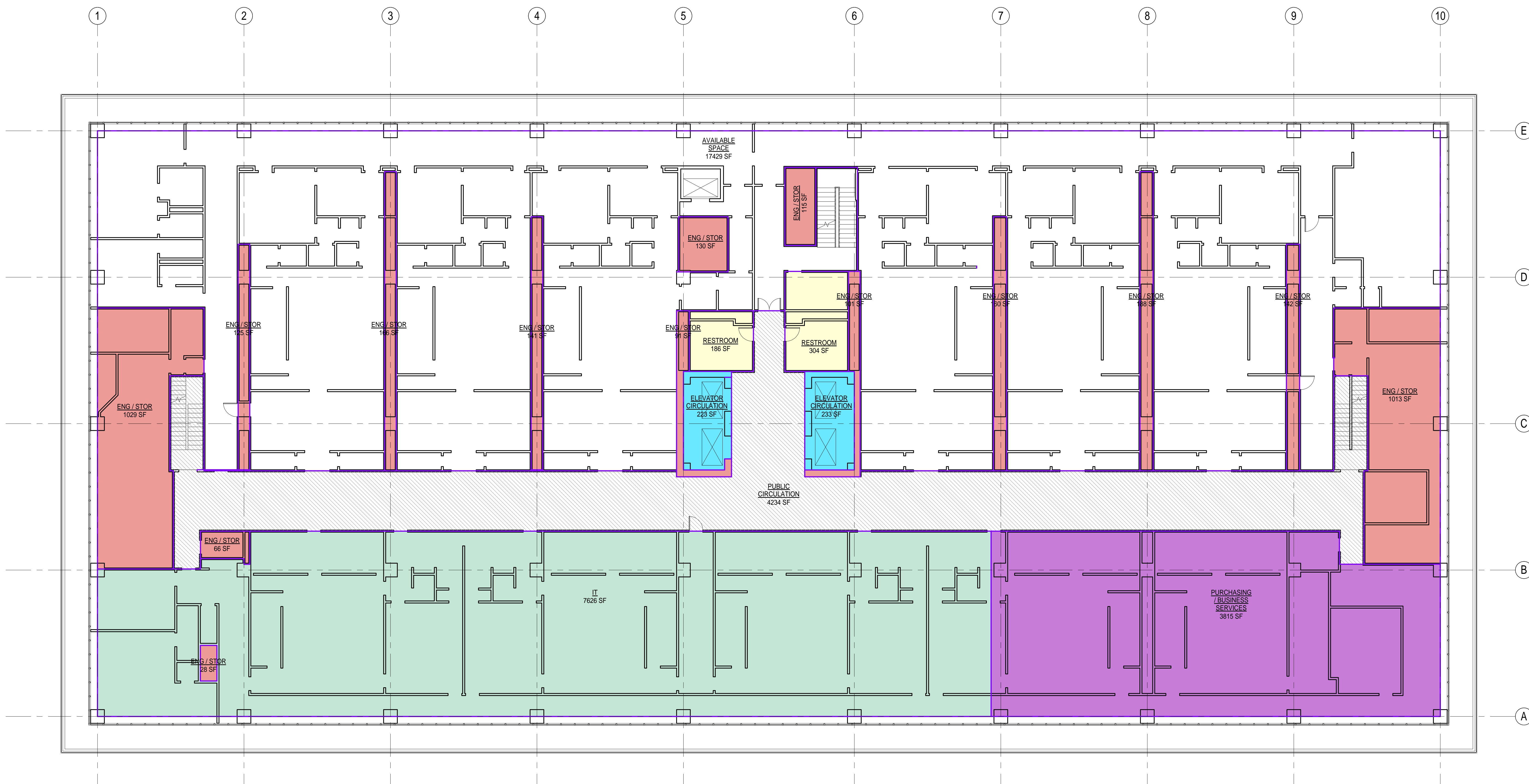


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PROJECT STATUS:

SHEET TITLE:
**9 COURTROOM OPTION -
5TH FLOOR
PROGRAM TEST FIT**

SCALE: 1" = 10'-0"

REVISIONS

No.	Description	Date
1	BASELINE	4/30/15
2	REVISION	11/5/15

JOB NO. 4949A3
DATE 4/20/2015

SHEET **C.5**

LAST REVISION: 11/30/2015 10:22:32 AM

5TH FLOOR
1" = 10'-0"

AREA ASSIGNMENTS

- ELEVATOR CIRCULATION
- ENG / STOR
- RESTROOM
- AVAILABLE SPACE
- PUBLIC CIRCULATION
- ADMIN HR/PAYROLL
- HUMAN RESOURCES
- FINANCE
- COURT EXECUTIVE OFFICE - CIVIL
- VENDING



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PROJECT STATUS:

SHEET TITLE:
9 COURTROOM OPTION - 6TH FLOOR PROGRAM TEST FIT

SCALE: 1" = 10'-0"

REVISIONS

No.	Description	Date
1	BASELINE	4/30/15
2	REVISION	11/5/15

JOB NO. 4949A3
DATE 4/20/2015

SHEET **C.6**

LAST REVISION: 11/30/2015 10:22:33 AM

6TH FLOOR
1" = 10'-0"

AREA ASSIGNMENTS

- ELEVATOR CIRCULATION
- ENG / STOR
- IN CUSTODY CIRCULATION
- RESTROOM
- SHERIFF HOLDING
- AVAILABLE SPACE
- PUBLIC CIRCULATION
- ADMIN FACILITIES
- BUILDING SUPPORT



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LAST REVISION: 11/20/2015 10:31:40 AM

1 BASEMENT FLOOR
1" = 10'-0"

PROJECT STATUS:

SHEET TITLE:
**20 COURTROOM OPTION
- BASEMENT
PROGRAM TEST FIT**

SCALE: 1" = 10'-0"

REVISIONS

No.	Description	Date
1	BASELINE	11/18/15

JOB NO. 4949A3
DATE 4/20/2015
SHEET D.0

AREA ASSIGNMENTS

- CIVIL DIVISION
- COURTROOM SETS
- ELEVATOR CIRCULATION
- ENG / STOR
- IN CUSTODY CIRCULATION
- JUDGE OFFICE SETS
- RESTROOM
- SHERIFF OPS
- AVAILABLE SPACE
- PUBLIC CIRCULATION
- ACCOUNTING
- BUILDING OPERATIONS / CIRCULATION
- CIVIL / SETTLEMENT



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PROJECT STATUS:

SHEET TITLE:
**20 COURTROOM OPTION
- 1ST FLOOR
PROGRAM TEST FIT**

SCALE: 1" = 10'-0"

REVISIONS

No.	Description	Date
1	BASELINE	11/18/15

JOB NO. 4949A3	SHEET D.1
DATE 4/20/2015	

LAST REVISION: 11/20/2015 10:31:42 AM

1ST FLOOR
1" = 10'-0"

AREA ASSIGNMENTS

- COURTROOM SETS
- ELEVATOR CIRCULATION
- ENG / STOR
- IN CUSTODY CIRCULATION
- JUDGE OFFICE SETS
- RESTROOM
- SHERIFF HOLDING
- SHERIFF OPS
- PUBLIC CIRCULATION
- JURY SERVICES
- JURY DELIBERATION
- JUDICIAL CIRCULATION



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PROJECT STATUS:

SHEET TITLE:
**20 COURTROOM OPTION
- 2ND FLOOR
PROGRAM TEST FIT**

SCALE: 1" = 10'-0"

REVISIONS

No.	Description	Date
1	BASELINE	11/18/15

JOB NO. 4949A3	SHEET D.2
DATE 4/20/2015	

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2ND FLOOR
1" = 10'-0"

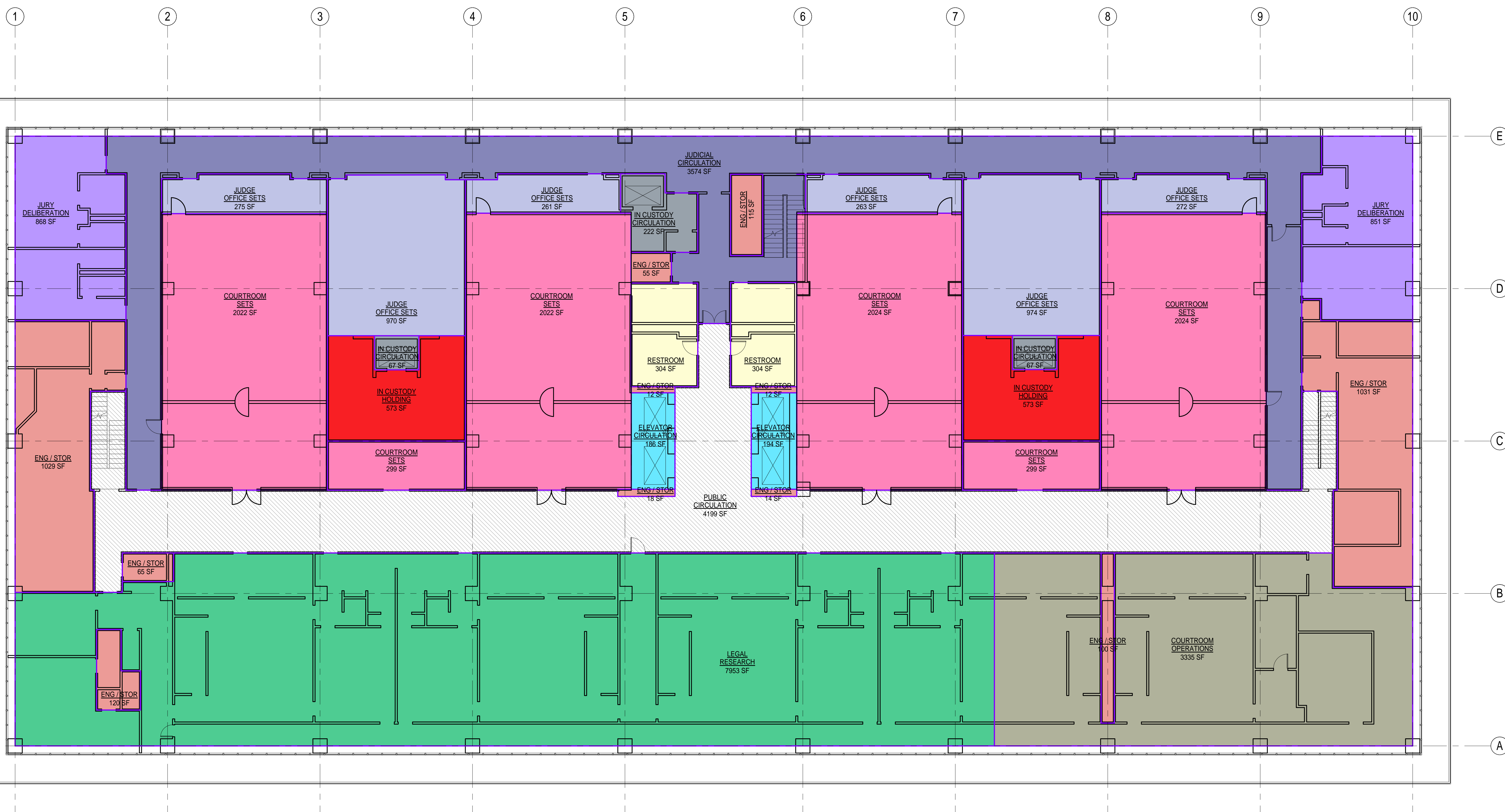
AREA ASSIGNMENTS

- COURTROOM SETS
- ELEVATOR CIRCULATION
- ENG / STOR
- IN CUSTODY CIRCULATION
- JUDGE OFFICE SETS
- RESTROOM
- PUBLIC CIRCULATION
- LEGAL RESEARCH
- JURY DELIBERATION
- JUDICIAL CIRCULATION
- COURTROOM OPERATIONS
- IN CUSTODY HOLDING



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PROJECT STATUS:

SHEET TITLE:
**20 COURTROOM OPTION
- 3RD FLOOR
PROGRAM TEST FIT**

SCALE: 1" = 10'-0"

REVISIONS

No.	Description	Date
1	BASELINE	11/18/15

JOB NO. 4949A3	SHEET D.3
DATE 4/20/2015	

LAST REVISION: 11/20/2015 10:31:45 AM

3RD FLOOR
1" = 10'-0"

AREA ASSIGNMENTS

- COURTROOM SETS
- ELEVATOR CIRCULATION
- ENG / STOR
- IN CUSTODY CIRCULATION
- JUDGE OFFICE SETS
- RESTROOM
- AVAILABLE SPACE
- PUBLIC CIRCULATION
- JURY DELIBERATION
- JUDICIAL CIRCULATION
- IN CUSTODY HOLDING
- BUILDING SUPPORT
- PROBATE CLERK
- PROBATE SUPPORT



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LAST REVISION: 11/20/2015 10:31:48 AM

4TH FLOOR
1" = 10'-0"

PROJECT STATUS:

SHEET TITLE:
**20 COURTROOM OPTION
- 4TH FLOOR
PROGRAM TEST FIT**

SCALE:

REVISIONS

No.	Description	Date
1	BASELINE	11/18/15

JOB NO. 4949A3
DATE 4/20/2015

SHEET **D.4**

AREA ASSIGNMENTS

- COURTROOM SETS
- ELEVATOR CIRCULATION
- ENG / STOR
- IN CUSTODY CIRCULATION
- JUDGE OFFICE SETS
- RESTROOM
- PUBLIC CIRCULATION
- IT
- JURY DELIBERATION
- JUDICIAL CIRCULATION
- IN CUSTODY HOLDING
- PURCHASING / BUSINESS SERVICES

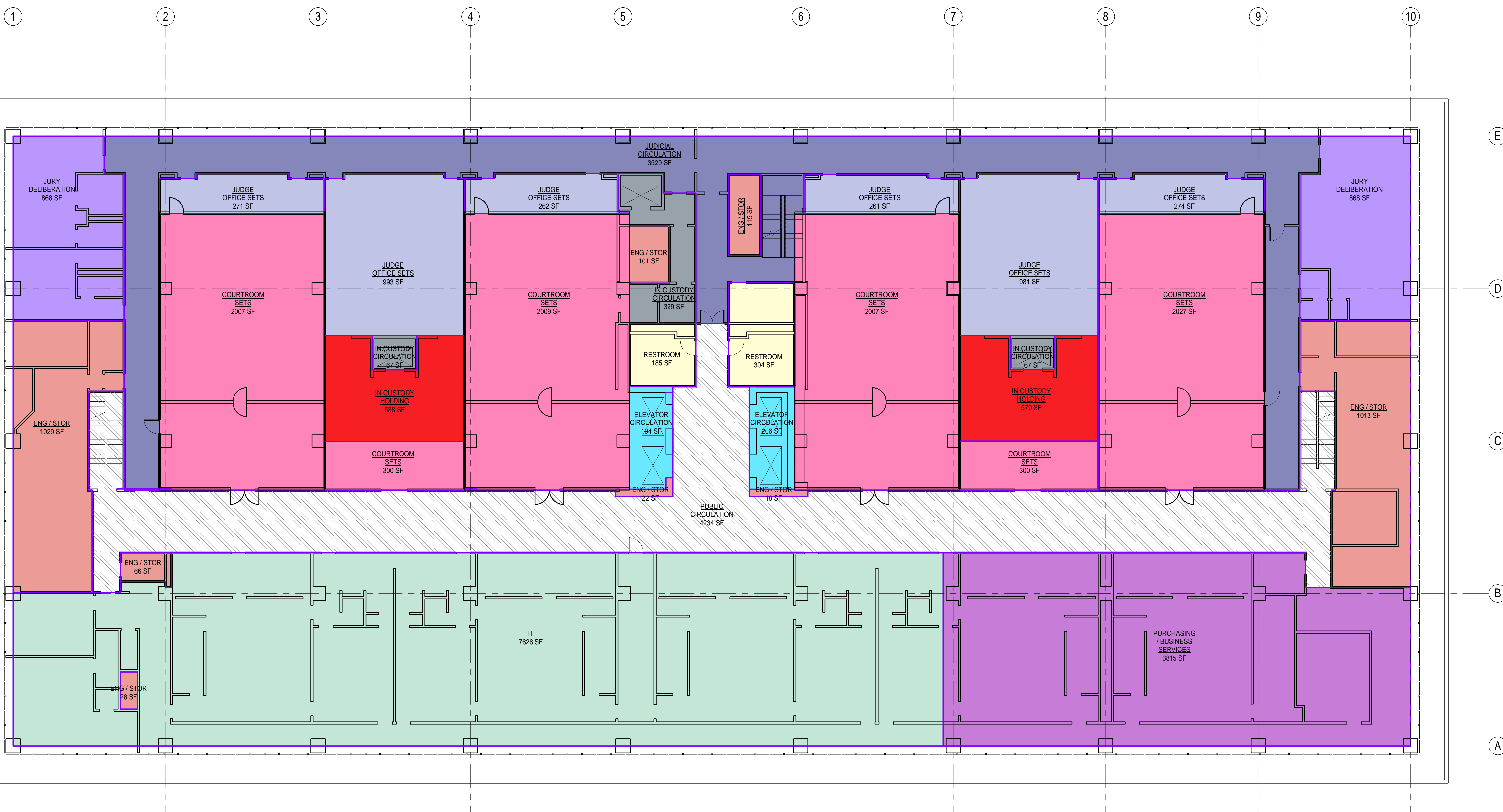


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LAST REVISION: 11/20/2015 10:34:00 AM

5TH FLOOR
1" = 10'-0"

PROJECT STATUS:

SHEET TITLE:
**20 COURTROOM OPTION
- 5TH FLOOR
PROGRAM TEST FIT**

SCALE: 1" = 10'-0"

REVISIONS

No.	Description	Date
1	BASELINE	11/18/15

JOB NO. 4949A3
DATE 4/20/2015

SHEET **D.5**

AREA ASSIGNMENTS

- COURTROOM SETS
- ELEVATOR CIRCULATION
- ENG / STOR
- JUDGE OFFICE SETS
- RESTROOM
- PUBLIC CIRCULATION
- HUMAN RESOURCES
- CIVIL ADMINISTRATION
- FINANCE



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ADMINISTRATIVE OFFICE OF THE COURTS

PROJECT STATUS:

SHEET TITLE:
**20 COURTROOM OPTION
- 6TH FLOOR
PROGRAM TEST FIT**

SCALE: 1" = 10'-0"

REVISIONS

No.	Description	Date
1	BASELINE	11/18/15

JOB NO. 4949A3
DATE 4/20/2015

SHEET **D.6**

LAST REVISION: 11/20/2015 10:31:51 AM

6TH FLOOR
1" = 10'-0"

Appendix F: Leased Swing Space Analysis

Leasing temporary “swing” space in the Sacramento area that could accommodate the on-going courts operations during the renovation of the Schaber Courthouse was evaluated as an alternative for Option 2. This would allow the Schaber courthouse to be fully vacated and eliminate the need for phased construction, reducing the duration of the Schaber Courthouse renovation from 40 months to 27 months. Although this possibility would reduce the time for renovation it was determined to cost more than phased renovation of an occupied building.

This approach would require sufficient space to accommodate the functions that would remain in Schaber after the new facility is occupied. It would also need to accommodate the functions currently in leased space adjacent to the Schaber Courthouse as their proximity to the on-going civil operations is required. The likelihood of locating this amount of space in the Sacramento area that could accommodate the on-going Schaber functions was reviewed with CBRE. Their consensus was the possibility of finding this office space in the downtown Sacramento area was unlikely due to the following:

- The 27 month lease term for the project would be difficult to negotiate.
- The type and size of office space required is not readily available in the downtown or suburban Sacramento area.
- The cost and type of modifications to a facility for a courts function is non-standard requiring modifications that would not be usable by traditional tenants after the courts vacate the facility. It is also likely that the JCC would be required to pay for the removal of the improvements at the end of the lease term.
- The operations of a criminal courts function including security, holding, in-custody movements and secure parking are not compatible with other tenants.

The possibility of converting warehouse space outside of the downtown Sacramento area was evaluated as a possible option. Should a suitable space be identified for the relocation of Schaber functions during renovation the cost for tenant improvements and lease cost are estimated as follows:

Renovation Cost 231,430 sf @ \$235/sf	\$54.39 M
Lease Cost 231,430 sf @ \$2.00/sf-mo for 27 months	<u>\$12.50 M</u>
Total	\$66.89 M

A copy of the CBRE letter is on the following pages.

Appendix F: Leased Swing Space Analysis

COMMERCIAL REAL ESTATE SERVICES

Jim King
First Vice President

CBRE, Inc.
Brokerage Services
Office Properties

CBRE

500 Capitol Mall
Suite 2400
Sacramento, CA 95814-4599

916 446 8270
916 446 8750
jim.king@cbre.com

jim.king@cbre.com
www.cbre.com/jim.king

December 7, 2015

Mr. Loren Smith, Project Manager
Sacramento Courthouse Project
Judicial Council of California
2860 Gateway Oaks Drive, Suite 400
Sacramento, CA 95833

RE: Short Term Lease

Dear Mr. Smith,

Pursuant to your request concerning the feasibility of leasing up 75,000-100,000 gross square feet for temporary court rooms in the Downtown Sacramento area for a two-year period, I offer the following thoughts:

It is highly improbable that a lease of this type (two years or less for multiple courtrooms) could be negotiated. Consideration of the current inventory and the history of development in the downtown area convinces me that the space required for the courts and related security areas is virtually non-existent anywhere near the downtown area. The larger office buildings have most of their leased space tied up in long term leases which go beyond dates that are useful to the court; any building with vacant space that would be coming on line would be looking for a much longer term.

Many of the same considerations apply to the suburban market. Office buildings are leasing at a very good clip currently, and most landlords are able to get longer term deals. As is also the case in the downtown area, the ability to secure leasable space is complicated exponentially by the unique use anticipated in this case. More specifically, the anticipated use would require the construction of court rooms; this would require the demolition of a "typical" office build-out, the building of a very unusual improvement which, upon lease expiration, would have to be torn out and replaced with another typical improvement. These issues are made even more difficult when security issues are

Appendix F: Leased Swing Space Analysis

considered. In the event that there would be a need for holding cells or detention facilities, the cost and compatibility with other tenants and neighbors would rule that occupancy out.

I have also considered whether the improvements could be constructed in a warehouse. This would put the temporary court rooms in an industrial area and add \$70-\$80 per square foot to provide HVAC, rest rooms, parking and other typical components of an office shell. Tenant improvements, including security, could easily be an additional \$150-\$175 per square foot. Even if the Court did all the tenant improvements the full service rent would probably be in the \$2.00 per square foot range in current dollars. It should be noted however that many industrial areas are not readily served by public transportation and access routes in these areas are typically not sized for heavy traffic. Finally, it should be noted that an industrial building owner would likely be reluctant to do a 2 year deal in the current market.

Kind regards,

CBRE, Inc.



James King
First Vice President

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Appendix G: Schaber Courthouse Sales Proceeds

In the event Option 3 is selected as the preferred option and the Schaber Courthouse is vacated, the existing courthouse could be sold with the proceeds benefiting the state.

On June 9, 2015, Jim King, Senior Vice President with CBRE, issued a Broker Opinion of Value for the real property commonly known as 720 Ninth Street, in Sacramento, CA.

Description of Property

2.8 acres or approximately 122,000 sf

Opinion of Land Value \$150.00 sf

Residual value of improvements, 291,082 bgsf, including garage \$6,704,800

Total Surplus Value \$25,000,000

The property is currently utilized as a Courthouse, which is a specialized use, and severely under parked for a potential office use. The replacement value is approximately \$325/sf, however the demolition and upgrade costs for systems and TI's is approximately \$300/sf, leaving a residual value of 6.7M, round off the value to \$25M.

A copy of the CBRE Brokers Opinion of Value is on the following pages.

Appendix G: Schaber Courthouse Sales Proceeds



BROKER OPINION OF VALUE

Prepared by:
CBRE
Jim King
916-446-8270

PROPERTY INFORMATION

Address:	720 – 9 th Street
City, State:	Sacramento, CA 95814
Type:	Courthouse
Building SF:	291,082
Land SF:	2.8 ac.
Location: (A-B-C)	B
Deferred Maintenance:	Unknown
Property Description and Comments:	Courthouse - six (6) stories plus penthouse 60 subterranean parking spaces; off-site central plant for chilled/heated water.



MARKET INFORMATION

Name of market area:	Sacramento Downtown
Size of overall market:	10,596,405 SF
Vacancy:	14.94%
Asking Lease Rates:	\$1.90 to \$3.50 psf, full service gross
Est. TI Allowance:	\$50.00 psf
Concessions:	3 months free on a 5 year lease.

Appendix G: Schaber Courthouse Sales Proceeds

Potential Leasing of Surplus Space in the Gordon Schaber Courthouse Building (Assumes Court occupies approximately 70% of the building)

PRIVATE SECTOR

Currently private sector downtown tenants have options ranging from Class A buildings to Class C buildings. Private sector tenants tend to prefer the Capitol Mall or Capitol Area submarkets. The Schaber Building, even with extensive renovation would only be considered Class B. Its location is on the fringe of the downtown area, it has no parking and any space would be shared with Court functions and the resultant large volume of public visitors.

These factors will limit the rent that can be charged and will, in all likelihood, eliminate larger, well financed tenants. These larger tenants will gravitate to higher quality building with adequate parking.

Since the building will be in "shell" condition and tenants will likely be smaller, tenant improvements will be costly.

PRIVATE SECTOR ECONOMICS

Fully Serviced Monthly Rent per Square Foot:	\$2.00-\$2.25
Term:	5 years minimum
Tenant Improvements:	\$45-\$60 psf
Size of Premises:	Less than 10,000SF
Commissions:	\$5.00psf

STATE OF CALIFORNIA

The State of California is by far the largest tenant in Sacramento, leasing 20-25% of all space in the market (exclusive of State owned buildings). The State is both rent sensitive and very demanding. State space has to meet stringent Seismic, Fire and Life Safety, ADA and energy requirements (Title 24, LEED, etc.). The State requires "turn-key" Tenant Improvements, including voice and data cabling.

On the plus side, most or all of the State's requirements will be incorporated into the Court's core and shell work. Also, the State is less sensitive to the lack of parking.

The State's definition of "Building Shell" is more extensive than the private sector.

STATE OF CALIFORNIA ECONOMICS

Fully Serviced Monthly Rent per <u>usable</u> square foot:	\$2.00-\$2.30
Term:	4 years firm
Tenant Improvements:	\$50-\$65 psf
Size of Premises:	Greater than 10,000SF
Commissions:	\$3-\$4 per SF



Appendix G: Schaber Courthouse Sales Proceeds

BROKER OPINION OF VALUE

(a) Income Based Value (Entire Building):
 Market Rent Range* / Comparable Property: \$2.25psf/month to \$2.75 psf/month
 Valuation
 Annualized Net Rent \$4,948,394 to \$6,694,886
 5% Vacancy and Reserve (Deduct)
 Adjusted Annual Net Rent \$ 4,273,474 to \$ 6,360,142
 Value at Capitalization Rate – 8.0% \$53,418,425 to \$79,501,775
 Value at Capitalization Rate – 9.0% \$47,483,044 to \$70,668,244
 Value Range \$53,418,474 to \$70,668,244
 *Note: Rent quoted on a "Net" basis \$184 per SF to \$243 per SF

The Income Approach to value is based upon market rate and terms for a general office tenant in the marketplace. It would likely take a Tenant Improvement expenditure of \$45 - \$65 per SQ FT to achieve these results, in addition to \$50 to \$70 per SQ FT for demolition, seismic and ADA upgrades.

(b) Replacement Cost:
 Land: ± \$150.00 per square foot; Total Land Value: \$18,295,200
 Building: ± \$325.00 per square foot Value: \$94,601,650
 TOTAL VALUE/LAND AND BUILDING: ± \$112,896,850 / \$388 per SF

The property is currently designed as a Courthouse, which is a single and specialized use. The improvements are not easily adapted for alternative use and in the event the Court vacates the property, it is anticipated that the interior tenant improvements would be demolished. The land price utilized in this valuation is based upon sales data. The building is severely underparked for general, multi-tenant office space.

(c) Market Comparables:

Property Address	Building SF	Land SF	Sale Price (per SF)	Date of Sale
630 K Street	85,153	18,731 SF	\$293.59	March 2015
1325 J Street	363,723	38,560 SF	\$307.88	Dec. 2014
501-525 J Street	198,000	48,838 SF	\$202.02	Dec. 2014

VALUE OPINION - \$25,000,000



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