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COURT FACILITIES
ADVISORY COMMITTEE

COURT FACILITIES ADVISORY COMMITTEE

MINUTES OF OPEN MEETING

February 3, 2016

11:00 AM –3:00 PM

Judicial Council of California – San Francisco Office

Advisory Body Hon. Brad R. Hill, Chair
Members Present: Hon. Patricia M. Lucas, Vice-Chair
Hon. Donald Cole Byrd
Mr. Anthony P. Capozzi
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 (by phone)
Mr. Stephen Nash
Hon. Gary R. Orozco
Hon. David Edwin Power (Ret.)
Ms. Linda Romero Soles
Mr. Kevin Stinson
Mr. Val Toppenberg

Advisory Body Mr. Stephan Castellanos, FAIA
Members Absent: Mr. Larry Spikes
Hon. Robert J. Trentacosta
Mr. Thomas J. Warwick, Jr.

Others Present: The following Judicial Council staff/others were present:
Hon. Kevin R. Culhane, Presiding Judge, Superior Court of Sacramento County
Hon. David De Alba, Assistant Presiding Judge, Superior Court of Sacramento County
Hon. Robert C. Hight, Judge, Superior Court of Sacramento County
Hon. Lloyd G. Connelly (Ret.), Judge, Superior Court of Sacramento County
Ms. Debbie Moynier, Facilities Manager, Superior Court of Sacramento County
Ms. Kim Pedersen, Business Analyst/Public Information Officer, Superior Court of Sacramento County
Mr. Dan L. Wiley, President, Dan L. Wiley & Associates, Inc.
Mr. Douglass C. Evans, Project Director, Kitchell
Ms. Kim Davis, Capital Program
Mr. William J. Guerin, Capital Program
Ms. Angela Guzman, Finance
Mr. Chris Magnusson, Capital Program
Ms. Kristine Metzker, Capital Program
Ms. Kelly Quinn, Capital Program
Mr. Loren (Mike) Smith, Capital Program

OPEN MEETING

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

The chair called the meeting to order at 11:00 AM, and roll was taken. The advisory committee voted unanimously (with the abstention of all members absent from the October 2015 meeting, and the exceptions of Hon. Donald Cole Byrd and Hon. William F. Highberger, as Ex-Officio, non-voting members, and of the members who were absent as shown above) to approve the minutes from its meeting held on October 22, 2015.

DISCUSSION AND ACTION ITEM (ITEM 1)

Item 1

Sacramento County–New Sacramento Downtown Capital Project: Project Scope, Budget, and Schedule Review

In favor of the single-building option for the Sacramento Downtown Capital Project, Hon. Arthur G. Scotland (Ret.), former Administrative Presiding Justice of the Court of Appeal, Third Appellate District, spoke in person, and Mr. Steve Hansen, Councilmember of the City of Sacramento, spoke by phone.

Hon. Kevin R. Culhane, Presiding Judge of the Superior Court of Sacramento County, introduced the project team for the New Sacramento Downtown Capital Project: Hon. David De Alba, Assistant Presiding Judge, Hon. Robert C. Hight, Judge, Hon. Lloyd G. Connelly (Ret.), Judge, Ms. Debbie Moynier, Facilities Manager, and Ms. Kim Pedersen, Business Analyst/Public Information Officer, from the Superior Court of Sacramento County; Mr. Douglass C. Evans, Project Director, from Kitchell; Mr. Dan L. Wiley, President, from Dan L. Wiley & Associates, Inc.; and Mr. Loren (Mike) Smith, Project Manager, Ms. Kristine Metzker, Planning Manager, Ms. Kim Davis, Manager, and Chris Magnusson, Facilities Analyst, from the Judicial Council Capital Program.

Consistent with the powerpoint slides included in the project materials that were posted on line for public viewing in advance of the meeting, Mr. Chris Magnusson presented an overview of the authorized project and the proposed program scope change, describing the court's inventory of existing facilities, the downtown project site and parking, and the process for developing the space programs and their key features. Mr. Loren (Mike) Smith then presented a comprehensive review of the features, advantages, and disadvantages of the three options studied. Mr. Smith described the three options as follows:

Option 1: An update to the authorized project that includes a 44-courtroom new courthouse and minimal renovation of the Gordon D. Schaber Courthouse with 9 courtrooms. This option is flawed in that it leaves approximately 77,000 gross square feet of space vacant.

Option 2: This option was developed in response to Option 1 and explored the maximum reuse of the Schaber Courthouse. This option is more expensive than other options studied, from a first-cost perspective as well as total project development and long-term/25-year, life cycle costs. In addition, this option takes longer to implement than the other options.

Renovation of a partially-occupied building is very disruptive to the superior court, and the alternative of leasing space to fully vacate the Schaber Courthouse is very costly.

Option 3: This option is construction of a single, 53-courtroom courthouse that fully consolidates all existing downtown leases and allows for expanded court services to the public in downtown Sacramento. The advantages of this option included:

1. Consolidation of court operations into a single facility—saving approximately 35,000 BGSF and reducing first and ongoing costs:
 - a. Lower initial cost than Option 2;
 - b. Lowest ongoing costs for O&M, deferred maintenance, utilities, and janitorial; and
 - c. Lowest total life-cycle cost;
2. Shortest implementation schedule;
3. Elimination of initial costs of duplicating functional spaces and ongoing staffing costs;
4. Disposition of the Schaber Courthouse may offset costs;
5. Highest efficiency for court operations, consolidating criminal and civil JPEs and support staff/functions for master calendar/trial assignments;
6. Best wayfinding—for jurors, witnesses, and public, and attorneys and clients and justice agency staff;
7. Constructs all courtrooms to trial court standards; and
8. Supports Railyards property development.

In addition to the information contained within those materials, Mr. Smith made the following comments:

- the provision of parking for the project was based on utilizing the current conditions experienced by the Schaber Courthouse, and in addition, a new parking structure of approximately 1,250 spaces is planned for construction two blocks from the project site at the Railyards and the arena project will provide an additional 1,500–1,700 spaces for daytime use;
- the administrative space in the project would be designed in such a way to accommodate the build out of courtrooms in the future, should the court require additional courtrooms downtown due to caseload growth; and
- the process for redirecting the sales proceeds of the Schaber Courthouse back to the capital project to offset costs involves legislation, as the sales proceeds would currently divert to the state General Fund under current surplus property laws.

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

1. Recommend the Judicial Council approve the scope, budget, and schedule for a new 53-courtroom courthouse in downtown Sacramento, predicated on two future conditions: the Judicial Council would not commit to moving the project into Construction until

construction-funding legislation has been enacted, and at the completion of construction, the vacated Schaber Courthouse property will be disposed.

2. Direct Judicial Council staff to prepare a report to the Judicial Council supporting this recommendation for council approval at the February 2016 Judicial Council meeting.
3. Delegate to the advisory committee chair and vice-chair and chair of the Courthouse Cost Reduction Subcommittee the oversight of the preparation and final approval of the report to the Judicial Council.

A D J O U R N M E N T

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

Approved by the advisory body on March 3, 2016.