

# Meeting Binder for Court Facilities Advisory Committee

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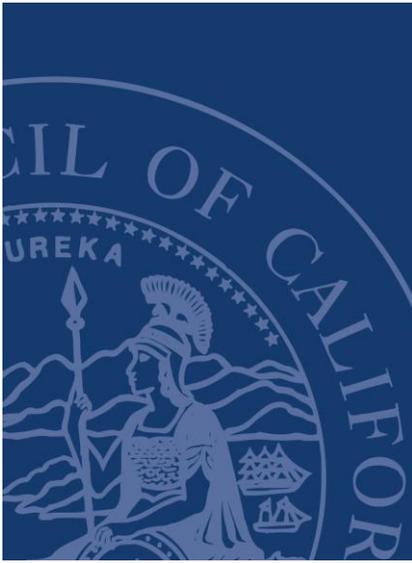
SEPTEMBER 7, 2017



JUDICIAL COUNCIL  
OF CALIFORNIA

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OPERATIONS AND PROGRAMS DIVISION  
FACILITIES SERVICES



Meeting Binder

Court Facilities Advisory  
Committee

September 7, 2017

## **CONTENTS**

<b>1</b>	Agenda
<b>2</b>	Draft Meeting Minutes CFAC Meeting – July 19, 2017
<b>3</b>	Lake–New Lakeport Courthouse Result of Sites Study
<b>4</b>	Glenn–Renovation and Addition to Willows Courthouse Scope, Schedule, and Budget Review
<b>5</b>	Court Facilities Advisory Committee Roster



JUDICIAL COUNCIL  
OF CALIFORNIA

OPERATIONS AND PROGRAMS DIVISION  
FACILITIES SERVICES



## 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

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**Date:** September 7, 2017

**Time:** 10:00 a.m. – 10:30 a.m. – Registration  
10:30 a.m. – 12:00 p.m. – Open Session (Item 1)  
12:00 p.m. – 12:45 p.m. – Anticipated Lunch Break  
12:45 p.m. – 2:00 p.m. – Open Session (Item 2)

**Location:** 455 Golden Gate Avenue  
San Francisco, California 94102-3688  
Third-Floor – Malcolm M. Lucas Board Room

**Public Call-In Number:** (877) 820-7831 and enter Passcode: 7004216

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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.

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#### I. OPEN MEETING (CAL. RULES OF COURT, RULE 10.75(C)(1))

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##### Call to Order, Roll Call and Opening Remarks

##### Approval of Minutes

Approve minutes of the Court Facilities Advisory Committee meeting held on July 19, 2017.

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

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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](mailto: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 September 6, 2017, will be provided to advisory body members.

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**III. DISCUSSION AND POSSIBLE ACTION ITEMS (ITEMS 1–2)**

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**Item 1**

**Lake County–New Lakeport Courthouse: Result of Sites Study (Action Required)**

Review of the project’s sites study including current and alternative site locations.

Presenters: Hon. Andrew S. Blum, Presiding Judge, Superior Court of California,  
County of Lake  
Ms. Deepika Padam, Senior Project Manager, Facilities Services  
Mr. Ed Ellestad, Security Supervisor, Facilities Services  
Mr. Ron Duek, Project Manager, Construction Management Agency,  
Kitchell  
Mr. Kevin Hallock, Architect, Construction Management Agency, Kitchell

**Item 2**

**Glenn County–Renovation and Addition to Willows Courthouse: Scope, Schedule, and Budget Review (Action Required)**

Review of the project’s scope, schedule, and budget to complete the working drawings phase.

Presenters: Hon. Donald Cole Byrd, Presiding Judge, Superior Court of California,  
County of Glenn  
Ms. Deepika Padam, Senior Project Manager, Facilities Services  
Mr. Peter Birkholz, Principal, Page & Turnbull  
Mr. Matt Wade, Project Director, Construction Manager at Risk, Kitchell  
Mr. Rob Nash, Senior Project Manager, Construction Management Agency,  
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**IV. ADJOURNMENT OF MEETING**

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**Adjourn**



# JUDICIAL COUNCIL OF CALIFORNIA

[www.courts.ca.gov/cfac.htm](http://www.courts.ca.gov/cfac.htm)  
[cfac@jud.ca.gov](mailto:cfac@jud.ca.gov)

COURT FACILITIES  
ADVISORY COMMITTEE

## COURT FACILITIES ADVISORY COMMITTEE

### MINUTES OF OPEN SESSION OF MEETING

July 19, 2017

10:30 AM – 12:30 PM – Open Session

Judicial Council of California – San Francisco Office

**Advisory Body  
Members Present:**

Hon. Brad R. Hill, Chair  
Hon. Patricia M. Lucas, Vice-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 (by phone)  
Mr. Stephen Nash  
Hon. David Edwin Power (Ret.) (by phone)  
Ms. Linda Romero Soles  
Mr. Kevin Stinson (by phone)

**Advisory Body  
Members Absent:**

Mr. Anthony P. Capozzi  
Mr. Stephan Castellanos, FAIA  
Hon. Robert D. Foiles  
Hon. Gary R. Orozco  
Mr. Larry Spikes  
Hon. Robert J. Trentacosta  
Mr. Thomas J. Warwick, Jr.  
Mr. Val Toppenberg

**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. Lloyd G. Connelly (Ret.), Interim Court Executive Officer, Superior Court of Sacramento County  
Hon. Robert C. Hight (Ret.), Judge, Superior Court of Sacramento County  
Hon. Jennifer K. Rockwell, Judge, Superior Court of Sacramento County  
Hon. Arthur G. Scotland (Ret.), Administrative Presiding Justice, Court of Appeal, Third Appellate District  
Mr. James L. Tully, Principal, NBBJ  
Mr. Dale Alberda, AIA, Design Principal, NBBJ  
Mr. Jason T. Miller, AIA, Senior Associate/Project Architect, NBBJ  
Mr. Charles (Chuck) Short, President, CTS Business Solutions, LLC  
Mr. Kevin J. Lane, Clerk/Administrator, Court of Appeal, Fourth Appellate District (by phone)  
Mr. Mike Courtney, Director, Facilities Services  
Ms. S. Pearl Freeman, AIA, Manager, Facilities Services  
Ms. Lisa Hinton, Project Manager, Facilities Services  
Mr. Chris Magnusson, Senior Facilities Analyst, Facilities Services  
Ms. Pella McCormick, Deputy Director, Facilities Services  
Ms. Kristine Metzker, Planner Manager, Facilities Services  
Mr. Loren (Mike) C. Smith, Project Manager, Facilities Services  
Ms. Millicent Tidwell, Chief Operating Officer, Operations and Programs Division

**OPEN SESSION OF MEETING**

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**Call to Order, Opening Remarks, and Approval of Meeting Minutes**

The chair called the open session of the meeting to order at 10:30 AM and opening remarks were made. The committee voted unanimously (with the abstention of all members absent from the May 17, 2017, meeting and the exceptions of judges Donald Cole Byrd and 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 May 17, 2017.

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**OPEN SESSION – DISCUSSION AND ACTION ITEMS**

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**Item 1****Five-Year Infrastructure Plan for Fiscal Year 2018–2019**

Mr. Mike Courtney, director of the Judicial Council’s Facilities Services, presented an update on the status of the five-year plan’s preparation, indicating that a draft of the five-year plan will be presented to the advisory committee by e-mail for vote to recommend it be submitted to the Judicial Council for adoption. At the conclusion of Mr. Courtney’s presentation, the advisory committee took no action.

**Item 2****Sacramento County—New Sacramento Criminal Courthouse: 100 Percent Schematic Design Review**

Mr. Loren (Mike) C. Smith, Judicial Council Project Manager, introduced the project team for the New Sacramento Criminal Courthouse: from the Superior Court of Sacramento County, Presiding Judge Kevin R. Culhane, Assistant Presiding Judge David De Alba, Judge Jennifer K. Rockwell, Retired Judge Robert C. Hight, and Retired Judge Lloyd G. Connelly, Interim Court Executive Officer; from the Court of Appeal, Third Appellate District, Retired Administrative Presiding Justice, Arthur G. Scotland; from NBBJ, Mr. James L. Tully, Principal, Mr. Dale Alberda, Design Principal, and Mr. Jason T. Miller, Senior Associate/Project Architect; and courts planner from CTS Business Solutions, LLC, Mr. Charles (Chuck) Short, President.

Mr. Smith, Mr. Tully, and Mr. Alberda presented the project’s 100 percent schematic design plans and drawings consistent with the PowerPoint slides included in the project materials that were posted on line for public viewing in advance of the meeting and available at [www.courts.ca.gov/documents/cfac-20170719-materials.pdf](http://www.courts.ca.gov/documents/cfac-20170719-materials.pdf). Mr. Smith presented the project’s background, space program compliance, site design, deviations from standards, cost reduction measures and budget, and next steps. Mr. Alberda presented the building’s design and courtroom layouts. Mr. Tully presented the security and building systems and the sustainability approach. In addition, the following comments were made:

- the cost estimate at 50 percent Schematic Design was reconciled through a number of cost reduction measures and as shown in PowerPoint slide No. 51 (see link above). These measures reduced the project budget by \$14.6 million, resulting in a delta of \$17.1 million from the current authorized construction budget of \$307.3 million to the 100-percent-Schematic-Design cost estimate of \$324.4 million;
- the courtyard cannot be entered from the courthouse building. Its users must exit the building to access it, and then to return back into the building, they must pass through security screening;

- the covering of the courtyard is proposed as a trellis-like structure that would be open to the sky above;
- ballistic glazing would be applied to all chambers including all upper-floor locations;
- no vehicular ingress or egress is planned on the south part of the site because light rail trains currently operating along H Street block site access when stopped in the street. Furthermore, the local transit authority has proposed the installation of an additional track within H Street to increase the number of light rail trains running within the downtown area;
- the project is tracking to meet its required LEED Silver certification and aspiring to meet LEED Gold certification within the current project budget;
- as a cost-savings measure, and because the central holding area had been relocated back to the Ground floor, one in-custody elevator was eliminated. In an earlier iteration of the design, this elevator, referred to as a jump elevator, had been planned to run only from the Ground-floor sallyport area to the then Third-floor central holding area. The relocation of the central holding area including elevator reduction was supported by the county sheriff; and
- in order to verify the correct number of holding cells and rated capacity for occupancy/seating within those cells prior to completion of 50 percent Design Development drawings, the holding core examples (i.e., typical holding cores A, B, and C) in the June 2015 *Catalog of Courtroom Layouts for California Trial Courts* should be compared to the layout shown between courtrooms on floors 7–16 in the 100 percent Schematic Design drawings.

**Action:** The advisory committee—with the exception of judges Donald Cole Byrd and William F. Highberger, as an Ex-Officio, non-voting members, and the members who were absent as shown above—voted unanimously to approve the following motion:

1. The 100 percent schematic design report is accepted, and the project move forward into design development of the preliminary plans phase.

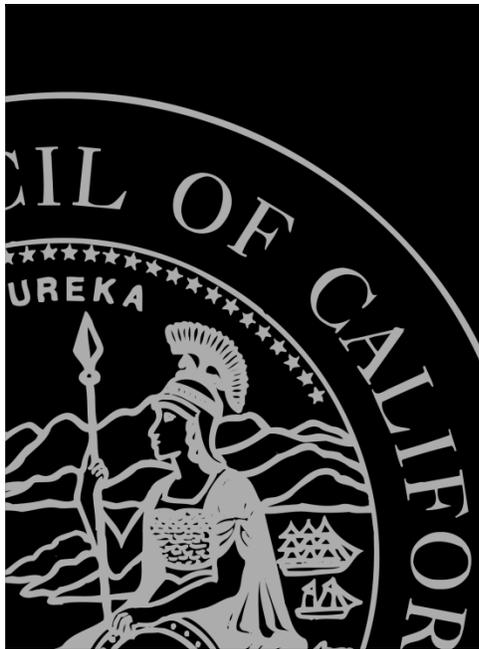
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**ADJOURNMENT TO EDUCATION SESSION (CLOSED TO PUBLIC) AND  
ADJOURNMENT**

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There being no further business, the open session of the meeting was adjourned at 12:30 PM, and the advisory committee moved to the education session of the meeting. The education session of the meeting—which was closed to the public and not subject to Cal. Rules of Court, Rule 10.75—was adjourned at 2:00 PM.

Approved by the advisory body on \_\_\_\_\_.



# **Court Facilities Advisory Committee Capital Project Budget Status Report**

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NEW LAKEPORT COURTHOUSE  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF LAKE

September 7, 2017

JUDICIAL COUNCIL OF CALIFORNIA  
OPERATIONS AND PROGRAMS DIVISION  
FACILITIES SERVICES

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SENIOR PROJECT MANAGER  
DEEPIKA PADAM

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(415) 865.4047 • Fax (415) 865-7524  
[deepika.padam@jud.ca.gov](mailto:deepika.padam@jud.ca.gov)

## 1. Executive Summary of Project Status

At the completion of Design Development of the revised design presented to CCRS on January 10, 2014, the project status is as follows:

- 1.1 Scope – the project is within the approved scope, as described below.
- 1.2 Budget – the project is over budget. Note that the Judicial Council required this project to achieve a mandatory 32.6 percent reduction to hard construction cost.
- 1.3 Schedule – the project schedule is delayed due to continued Value Engineering efforts to meet the project budget.
- 1.4 Status – the project has completed the CFAC directed Independent Site Study with findings described in this report and the attached documents.

## 2. Background

2.1. Budget Year 2009-2010 – initial project authorization:

- Project first submitted for SB 1407 funding authorization.
- Acquisition phase funding transferred in August 2009.
- Original Approved FY 2009-2010 Building Gross Square Feet (BGSF): 50,158 SF

2.2. Budget Year 2010-2011:

- Preliminary Plans phase funding was authorized and transferred in February 2011. Total project cost decreased due to decreases in the cost of construction materials including lumber, particle board and CMU. CCCI adjustment and escalation were updated. Markup for market conditions was also eliminated.

2.3. Budget Year 2011-2012

- Preliminary Plans phase was approved by the State Public Works Board.
- In December 2011, the Judicial Council approved a total of 4 percent reduction in the FY 2011-2012 unescalated hard construction cost budget.
- In April 2012, the Judicial Council approved a 3 percent reduction in the FY 2011-2012 unescalated hard construction budget.
- Workings Drawings phase funding was authorized in the Budget Act. However, this funding was not released due to potential program funding shortfalls.

- The recommendation of the Court Facilities Working Group was to move the Working Drawings phase to FY 2014-2015 and a re-appropriation of funding was requested for the FY 2014-2015 Budget Act.

2.4. Budget Year 2014-2015:

- Project restarted once Working Drawings phase appropriation was approved in the FY 2014-2015 Budget Act.
- New building size: 45,300 BGSF
- New Hard Construction Cost subtotal is \$23,800,000.

2.5. Budget Year 2015-2016:

- Construction phase funding appropriated in FY 2015-2016 Budget Act.

2.6. Summary of changes to Hard Construction Cost Subtotal:

- FY 2009-2010 Budget Year: \$ 35,320,290
- Current (2015-2016 Budget Year): \$ 23,800,000
- Reduction from FY 2009-2010 budget: \$ 11,520,290 or 32.6 percent

2.7. Summary of changes to BGSF:

- FY 2009-2010 Budget Year: 50,158 BGSF
- Current (2015-2016 Budget Year): 45,300 BGSF
- Reduction from Original to Current: 4,858 BGSF, or approximately 9.7 percent decrease.

### **3. Project Description**

The scope of this project includes the design and construction of a new four-courtroom, 45,300 building gross square foot (BGSF) courthouse with public and secure parking in the County of Lake. This project will replace the existing Lakeport Courthouse and leased Records Storage Annex, and will relieve the current space shortfall, increase security, and replace inadequate and obsolete facilities in the City of Lakeport.

### **4. CFAC/CCRS History and Project Update**

The New Lakeport Courthouse project was first presented to the CCRS on December 14, 2012. The project team presented the reductions of \$2,542,300 or 8.2 percent, exceeding the minimum reductions stipulated by 1.2 percent. The CCRS conveyed that this project was too high on a per square foot basis compared to other SB 1407 projects and directed that the cost be reduced from \$598 per square foot (\$/sf). It

directed the project team to target \$470-500/sf, which would result in a total reduction of \$6.9-8.4 million or 22.5-27.1 percent. The JCC responded with a request of a revised proposed construction budget of \$24,848,683, or \$525/sf. At a January 2013 CCRS meeting the team was directed to review site costs and alternatives, further engage with the city and county to reduce site access cost, explore other alternatives to reduce the current construction budget and reduce the hard construction budget to under \$20 million.

On January 10, 2014, the project team presented their research and findings based on the subcommittee's directives. The presentation included the distribution of the "*Lakeport Courthouse Cost Reduction Report*" dated December 16, 2013 and table titled "*New Lakeport Courthouse, Site Options Cost Comparison with Escalation*" ("Table") dated January 8, 2014. The subcommittee approved the following proceeding with the project with restoration of \$3.8 million in funding and authority to proceed into working drawings in FY 2014-2015, utilize the approved design already developed with minimal changes or redesign costs, and ensure that there is no further time or cost delays to the project. The project budget was established at \$23,800,000 for a reduced building gross square footage of 45,300 BGSF.

Design Development drawings were completed for the approved design in May 2015. The consolidated cost estimate of the Architect and Construction Manager at Risk (CMAR) estimated the project to be \$5.4 million over budget. In order to keep within the project budget, an alternative design for a rectangular and compact building design was studied with further reduction to square footage. Alternative designs for the site work were studied as well.

On completion of the alternative design diagrams, new cost estimates were completed in December 2015. In the new estimates, the L-shaped scheme was estimated to be \$6.2 million over budget with escalation and the rectangular scheme was estimated to be \$5.7 million over budget. The rectangular scheme presented savings of approximately \$500,000. However, in order to complete the Design Development drawings of the rectangular scheme with a fast-tracked schedule, additional design fees of approximately \$500,000 would have to be paid; changing the design of the project, could result in no cost savings.

The increase in costs were primarily due to high site costs related to topography and soil conditions. This analysis was presented to CFAC on March 3, 2016 with request for additional funds to proceed with the project. CFAC denied the request and directed that all work on the project's Working Drawings be suspended, except to study alternatives and project costs, and Judicial Council staff prepare a report—within six months or less—for review by the CFAC and the CCRS on all options to reduce costs.

JCC staff hired a Construction Management Agency to complete an independent cost estimate of the L-shaped scheme and to conduct a site study. Several sites were examined with the goal of studying in detail the sites that are flat, have easy access to utilities and public transportation, and have minimal CEQA costs. Three sites were selected for a detailed study in addition to the current site on Lakeport Boulevard; all of which will

have no added land costs due to either being donated or obtained through an equity exchange.

Several site plan studies were completed for the current site, a site at Bevins Court, a site adjacent to the Lake County Jail, and a site at Bevins Streets. Compact floor plans were studied for a simpler rectangular building and a 3-story square building. Delivery method of Design-Build was also studied as an alternate to CMAR delivery. At the conclusion, the cost estimates of the site options on the four sites shows that the CMAR delivery method on all four sites will not bring the project on budget. The design-build delivery method will bring the project on budget on alternate sites with either square or rectangular designs, or if a 3-story square building was designed for the current site.

The detailed findings of the study are attached for reference.

**5. Schedule**

If the project receives funding augmentation for the current authorized L-shaped design on the current site, the project schedule is as follows. For the alternate schemes, the schedule is depicted in the attached study documents. The schedule assumes cash funding for construction.

a	b	c	D	E	f
Phase	Current Authorized Schedule FY 15–16		Current Schedule		
	Start Date	Finish Date	Start Date	Finish Date	% Complete
Site Selection	7/1/09	3/15/10	7/1/09	3/15/10	100%
Site Acquisition	3/16/10	1/14/11	3/16/10	1/14/11	100%
Preliminary Plans	1/15/11	6/8/12	1/15/11	6/8/12	100%
Working Drawings & Approval to Bid	7/1/14	11/13/15	3/4/16	6/8/18	0%
Bid and Contract Award	11/14/15	6/1/16	6/11/18	9/14/18	
Construction	6/2/16	7/1/18	10/29/18	5/7/21	
Move-in	7/2/18	8/15/18	5/10/21	7/10/21	

**6. Status of Hard Construction Cost Budget**

Below is a summary of the original hard construction cost, hard construction revisions, hard construction reductions based on the council direction of December 12, 2011, April 24, 2012, January 18, 2013, and January 10, 2014, as well as the revised design-to-budget for the New Lakeport Courthouse.

6.1. Calculation of Hard Construction Cost Budget with Judicial Council Directed and CCRS Accepted Reductions

FY 09-10 Hard Construction Cost Subtotal .....	\$	35,320,290
FY 10-11: Reductions to original estimate due to decreases in the cost of construction materials, updates to CCCI and escalation, and eliminated markup for market conditions .....	\$	(4,479,751)
FY 11-12: JC mandated 4% reduction .....	\$	(1,233,622)
FY 11-12: JC mandated 3% reduction .....	\$	(925,216)
FY13-14 CFWG mandated reduction .....		(2,382,114)
FY14-15 CCRS mandated BGSF reduction.....		(2,499,587)
<hr/>		
<i>Revised Hard Construction Cost Subtotal</i>	\$	23,800,000
<b>Cost Reduction Achieved</b>	\$	11,520,290
<b>Cost Reduction as percent of Construction Cost Subtotal</b>	%	32.6

6.2. Design-to-Budget Calculation

Current FY 15-16 Hard Construction cost subtotal .....	\$	23,800,000
Data, Communication and Security .....	\$	770,100
CCCI Adjustment to August 2017 dollars (CCCI 5264 to CCCI 6620).....	\$	6,329,228
<hr/>		
<b>Unauthorized Design-to-Budget</b>	\$	<b>30,899,328</b>

7. **Conclusion**

The project has gone through significant value engineering over the last several years. Reductions have been made not only architecturally by reducing square footage, level of architectural finishes, and reduction of glazing, but also structurally and in building systems. The mechanical, electrical and plumbing systems as well as data, communications, and security systems have all been reduced. The design and construction team have determined that a safe and functional building cannot be built without either augmenting the project budget or changing the delivery method and the site for the project.

# Independent Study For the Lakeport Courthouse

*Prepared by Kitchell*

*For the*

Judicial Council of California



**FINAL REPORT**

June 20, 2017

Job No. 6154A1





## Contents

Summary: .....	3
Method: .....	4
Site investigation: .....	4
Overview .....	4
Lakeport Boulevard (Current Site).....	5
Bevins Sites .....	6
Lake County Jail Site .....	9
Floor Plans: .....	28
Building Systems: .....	29
Site.....	29
Architecture.....	30
Structural .....	32
Mechanical and Plumbing.....	32
Electrical .....	33
Low Voltage Systems.....	34
Delivery Methods.....	34
Cost Ramifications: .....	35



**Summary:**

This report is the result of an Independent Study prepared by Kitchell for the new Lake County Courthouse in Lake County California for the Judicial Council of California (JCC). The Courthouse Cost Reduction Sub-Committee (CCFS) of the JCC Court Facilities Advisory Group directed JCC staff to study alternative building configurations, sites and other means to bring the project within the authorized budget. The scope of the Independent Study is to develop design concepts, alternative delivery methods and construction estimates for five different sites to arrive at the most cost effective solution that meets the needs of the Court and JCC. The independent study accomplishes two goals; 1.) Validate the original estimate by Plant Construction, Construction Manager at Risk, based on drawings that were prepared by Mark Cavagnero and Associates, the Architect and 2.) Analyze several site locations, provide independent conceptual test-to-fit solutions using two-story and three-story conceptual floor plans previously developed, and then estimate the construction costs of those solutions. This report consists of site investigation findings, building system narratives by discipline, cost estimates and sketches showing building plans on each site.

Concepts were developed for two-story rectangular and three-story square building plans on the current Lakeport Boulevard site, Bevin’s Court site, Bevin’s St. site and the Jail site as described in the Template for Cost Study below.

<b>New Lakeport Courthouse Independent Study</b> Template for Cost Study										
	<b>Current Site</b>		<b>Bevins Court</b>		<b>S. Bevins Street</b>		<b>Jail Site South</b>		<b>Jail Site North</b>	
	<b>CMAR</b>	<b>Design Build</b>	<b>CMAR</b>	<b>Design Build</b>	<b>CMAR</b>	<b>Design Build</b>	<b>CMAR</b>	<b>Design Build</b>	<b>CMAR</b>	<b>Design Build</b>
<b>L Shaped</b>	Validation of estimates only	Validation of estimates only								
<b>Rectangular</b>										
<b>Square</b>										

N/A  **Accepted for Study** 



## Method:

The Judicial Council staff met with Kitchell on September 28, 2016 to discuss the Independent Study and clarify the scope of work, deliverable format and schedule. Kitchell was provided with a background to the project and supporting documentation that included the L-Shaped design on the current Lakeport Boulevard site which was developed to a 90% Pre-working drawing level by the Architect. In addition, floor plans, surveys, soils reports and cost estimates were also provided. At the meeting, the JCC staff encouraged Kitchell team members to visit the sites.

With information obtained from the site visits, and background information provided by the JCC staff, Kitchell developed site plan concepts for the current Lakeport Boulevard site, Bevins sites and the County Jail site. These conceptual site plan and floor plan concepts were cost estimated by Leland Saylor Associates so that a cost comparison could be made between the different concepts. Leland Saylor Associates also reviewed the original Plant Construction estimate based on the 90% Pre-Working Drawings to verify their costs.

## Site investigation:

### Overview

On Thursday, October 20, 2016, Kitchell conducted onsite surveys of three separate sites to obtain a better understanding of their specific features and to gain a perspective of existing conditions. In addition, four alternate sites were reviewed to determine if they were suitable for development. The alternate sites were reviewed for location, topography, site area, and their distance from the 100 year flood plain. It was determined that these alternate sites either lacked the necessary site area to develop the courthouse with its's current square footage, the topography had areas that exceeded 20% slope, bordered on the 100 year flood plain or were located a distance that is impractical to transport detainees. Because of these factors, these sites were not considered candidates for further investigation. They are, however, included in the Site Appendix for reference. Kitchell contacted the Lake County jail to schedule a time to make a visit to the county jail and the other two sites. The following represents the general findings of those surveys.



## Lakeport Boulevard (Current Site)

The Lakeport Boulevard site is a 5.7 acre parcel located about one mile to the south of the current courthouse. The original courthouse design was proposed at this location as a two-story, L-shaped structure built on the North East edge with its first story built below grade into the hillside. The site had been previously graded into a large cut/fill pad at the upper level and is terraced radially from the pad on the east face down to the property line. Above the site on the west side, is the Chamber of Commerce building and parking lot. To the south of the Chamber building is an outdoor seating picnic area with views of Clear Lake to the east. There is an existing view corridor easement that runs from the parking lot of the Chamber building in an easterly direction to protect views toward Clear Lake which is located approximately ½ mile further to the east. This creates a building height limit of approximately twenty-one feet above the finish grade of the site and poses considerable design restrictions on development, especially those with multi-story solutions.

### 1. Upper Site

- The upper half of the site had been rough graded into a flat building pad and is approximately forty-five feet higher in elevation than Lakeport Boulevard. This elevation difference poses some challenges for building development.
- The main access to the site is by a long access road that starts at Lakeport Boulevard and follows the lower easterly edge heading south and winds its way up around to the upper pad. This additional distance increases site development roadway costs. Furthermore, the road would require the addition of a traffic signal and intersection on Lakeport Boulevard.
- As part of the original design, accessible ramps are proposed starting from a new dedicated off-street bus stop located at the lower South East corner of the site to the courthouse at the top of the site.
- Any development on this site would require long and costly utility runs from Lakeport Blvd. to the top of the site to service the new courthouse.
- This site poses some unwarranted security concerns for judges and staff. The upper



level of the site is approximately twenty feet lower than the Chamber building affording visual observation down onto the courthouse and surrounding parking. Any development would require a building configuration to reduce the potential security risk for judges and staff walking between the court building and their cars.

## 2. Lower site

- Early on in the study, the team looked at a solution of putting the courthouse on the lower portion of the site. It was found to be very restrictive and would require significant retaining to create a usable building pad that would accommodate fire access, handicap parking, judges parking, sallyport and building support areas. It would also require that the dirt road that is currently graded be adjusted to a higher elevation which would also require additional grading and retaining; in some areas as much as twenty feet. Because of these limitations, this option was not developed further.

## Bevins Sites

Four separate parcels were studied at this location. The vacant, West parcel is 1.4 acres and is owned by the County. It is adjacent to another county owned parcel to the east that is 1.7 acres and is the current location of a Lake County Health Department building. The vacant East parcel is 2.1 acres and is owned by the city of Lakeport. The fourth site is located at the corner of Bevins St. and Bevins Ct., is 3 acres and is owned by Lake County Tribal Health.



## 1. West Site (County)

- This site, comprised of two separate parcels, is relatively flat and is 1.4 acres. A geotechnical report was not provided for this site but granite type rock outcroppings were observed and a further investigation of the condition is needed.
- The north side of the site slopes down significantly ten to fifteen feet and makes the last thirty feet of the site unusable unless costly retaining walls are constructed.
- Due to its small size, the buildable area is restricted and would most likely only support a three-story building and minimal parking. Water detention basins would also take up valuable land area. A rectangular building may be possible if an Easement Agreement could be reached between the County and JCC to encroach on their adjacent Health Department parcel to the East.
- There is not an accessible path of travel between the East and West sites. This poses a challenge for the pedestrians because of separate sites for building and parking.
- This parcel is adjacent to a residential development to the west and therefore would be a less desirable location for the courthouse because of security concerns over detainee transfers in an open sallyport occurring so close.

## 2. Health Department Site (County)

- The center property on Bevins Court is a flat, 1.7 acre parcel that is owned by the county and is the current location of the Lake County Health Department. The existing building is a single story, approximately 11,780 square foot brick structure.
- The parking lot has two driveways on Bevins Court and there are approximately 60 parking spaces. There are a number of various storage buildings on the North West corner. There is minimal landscaping toward the front of the building and in the outdoor courtyard.



### 3. East Site (City)

- The site is a 2.1 acre parcel that is owned by the city and is accessed off a cul-de-sac at the end of Bevins Court. The site gently slopes downward to the east towards a tree line along the property line. The site tapers slightly inward making building development restrictive at the east end. This site is best suited for parking use as a building would most likely require costly retaining walls to account for the sloping topography.
- A 100 year flood plain bounds the site to the east.
- To the north east is a baseball park that is approximately twenty feet below.
- The northern edge of the site is steeply sloped down and there is an area that varies from approximately ten feet to fifty feet by 220 feet in width that appears to be unusable.
- With this site located at the end of a cul-de-sac, there is concern that heavy traffic could build up causing delays. A traffic study would be recommended and would likely be required as part of a CEQA study.

### 4. South Bevins Site (Lake County Tribal Health)

- The site is a 3.07 acre parcel owned by Lake County Tribal Health and is accessed from both Bevins Court to the north and Bevins St. to the west. The Tribal Health property borders the site to the east. The site is sub-divided into three individual parcels with two smaller parcels bordering Bevins Court on the north and the largest lot located adjacent to them directly to the south. Based on photos, the property appears to be rough graded and benched to create an upper and lower terrace with approximately eight to ten feet of difference in elevation between the two pads. Based on visual inspection, it appears that some earth retaining may be required at the southern boundary of the site to provide sufficient building area for the Court building and parking.



- In June of 2014, approximately 1,000 yards of fill was brought onto the site during the construction of the Tribal Health building located to the east. Based on documents provided by the City, the import was limited to parcel number two located on the upper northeast corner of the property.
- In October of 2015, a permit was issued by the City for a concrete driveway and a 7,700 sq.ft, 20 stall asphalt parking lot that is located on the upper northeast corner of the property. It is intended to be used for additional parking for the Lake County Tribal health Clinic.
- There is a neighboring Industrial building with a parking lot located to the south of the property that may pose security concerns and should be addressed during design.

### Lake County Jail Site

The Lake County jail site is located approximately 5 miles to the North of the current Courthouse and is operated by the Lake County Sherriff's Office that maintains custody and corrections service there. They also provide transport of prisoners to and from the courthouses serving Lake County. The jail site is located to the west of Highway 29 and the County Animal Control complex is located just to the North West. The Kitchell team met with and was escorted around the jail site by Captain Greg Hosman. During the investigation, it was determined that the pressure at the courthouse would not meet the minimum pressure requirement for domestic water and fire service. If the Courthouse is built on this site a water pump will be required.

#### 1. South Site

- The team walked the site and discussed two possible site locations for the courthouse. Option one is located to the south at the corner of Hoyt Ave and Kemp Ct. The site is flat and there appears to be adequate space for only a three-story structure at this location. Captain Hosman pointed out where there is direct access from the jail that could be connected to the courthouse via an outdoor sallyport.



- An exterior sallyport was designed for an un-built housing expansion and a similar configuration could be used for direct access between a courthouse and the jail.
- Captain Hosman pointed out existing utility locations during the walk. Water and fire laterals come off of Hoyt Street and continue to loop around the site. Utility access is sufficient. Main utility connections are located in this area and will need to be coordinated with any new building design to avoid conflicts.
- There are currently 95 existing parking stalls in the main parking lot to the West that support the jail so additional parking will need to be provided for a courthouse at this site. It was assumed that parking spaces could be added to the south next to the maintenance area. However, significant grading of the steep slope would be necessary to achieve a level area for parking. There is open land to the west but the terrain is also sloped and would be expensive to develop. One consideration would be to develop a parking lot to the north of the jail to provide enough parking for both the jail and the courthouse. Provisions for a drive aisle would be necessary, however, to ensure the usability of the remainder of the north site for future development. The drawback is that providing parking to the north of the jail separates the parking from the courthouse forcing visitors to walk through the site exposed to vehicular traffic.
- This site option would require the addition of site features and landscaping to guide the public towards the separate but close entries of a courthouse and the existing jail.
- Holding cell capacity in a proposed courthouse on this site could be reduced because of a direct connection potential to the jail.
- One of the concerns of the south jail site is the vulnerability of the judges parking. Lower security level inmates are routinely escorted by guards around that side of the property to perform various tasks and could come into direct contact with judges arriving at the courthouse. A secure and enclosed parking area would need to be provided.



- A benefit of this site option is the reduced holding cell need of central holding cells in the courthouse as this function is also provided by the jail. With the jail on the same property as the courthouse, the detainee transportation costs would also be reduced.
- A drawback of this concept is its semi remote location and the lack of local amenities for both visitors and staff.

## 2. North Site

- The parcel to the North of the jail is relatively flat and has adequate space for a three-story or a two-story structure. In addition, there is adequate space to provide all dedicated parking to support the courthouse. The topography slopes gently to the North West and some soil import would be required to balance the site to construct a building pad.
- A large Oak tree may need to be removed in order to allow for an entry to the site.
- Captain Hosman suggested that the parking spaces on the most westerly edge of the site could be removed to allow for a dedicated access road. Consideration should be given to keeping the spaces in order to maintain the maximum number of existing parking spaces.
- Utilities connections would be made from the access road directly to the south.
- A secure pathway can be constructed between the courthouse and the jail for direct transport of in-custodies.
- Holding cell capacity in a proposed courthouse on this site could be reduced because of a direct connection potential to the jail.



### Current and Bevins Sites



## Jail Sites





## Current Site



View from top of site looking east towards the lake



View from bottom of site looking east towards the shopping center



Proposed bus turn-around at top of site



View from bottom of site looking west towards the upper site



## Bevins Court Site West



View from Bevins Court looking north



View from back of site looking west showing slope



View from back of site looking east showing slope



Several locations on site where rock outcroppings appear



## Bevin's Court Site East



Looking east on non-accessible sidewalk



View of the County Health building



View from cul-de-sac of site looking north



View looking east from cul-de-sac



## South Bevins Site



View from Bevins Court looking southwest



View from Bevins St. looking southeast



View from Bevins St. looking east



View from Bevins St. looking northeast



## Jail Site South



Looking north east towards site and jail beyond



Looking north towards jail



Looking east towards sheriffs entrance



View looking south towards site entry



## Jail Site North



From west end of site Looking south towards parking lot



From west end of site Looking east towards jail



From east end of site Looking south towards service road



From west end of site Looking east towards proposed site on left



From west end of site Looking south towards sallyport



From west end of site Looking east towards the lake



From east end of site Looking west towards valley



From mid-point of site Looking south towards proposed jail connection



## Floor Plans:

### Overview

Two floor plan options were used in this study for the purposes of investigating various site solutions, a two-story rectangle plan and a three-story square plan, each with almost identical floor areas. The floor plans were provided by JCC staff and were developed by the original Architect as options for the Lakeport Boulevard site. Kitchell further used these floor plan templates in arriving at solutions for both the Bevins and Jail sites. Because the purpose of the study was to investigate various sites using plans with similar square footages and not develop individual site specific floor plans, the floor plans were used unaltered with the exception of some minor changes in order to account for different site conditions and various building orientations solely for the purpose of clarity.

#### 1. Two-story Rectangle Plan

The rectangle plan is a two-story building that has approximately 44,327 square feet and is roughly forty feet tall. The first floor is comprised of the public lobby, clerks, a portion of the administration, building support functions, jury assembly, self-help and the central holding cells that are accessed from an outdoor sallyport. The second floor is where the courtsets, judge's chambers, some administration and court room holding are located. The building is provided with four elevators, two secure, one for staff, and one for the public. There will be a minimum of 8 holding cells at the current Lakeport and Bevins Court sites. The plan at the jail site has two less adult holding cells because the jail provides these functions also. Each court set has a single attorney/defendant interview room.

#### 2. Three-story Square Plan

The square plan is a three-story building with approximately 44,332 square feet of floor area and just over fifty feet in height. This scheme, with a smaller foot print than the rectangle plan, was originally developed as a solution on the current Lakeport site to avoid the restrictive view easement. The first floor is comprised of the public lobby, clerks, administration, building



support functions and the central holding cells that are accessed from an outdoor sallyport. The second and third floors are where the courtsets, judge's chambers, court room holding, jury assembly and self-help are located. The building is provided with three elevators, one secure, one for staff, and one for the public. There will be a minimum of 8 holding cells at the current Lakeport and Bevins Court site. The plan at the jail site has two less adult holding cells because the jail provides these functions also. Each courtset has a single attorney/defendant interview room. With only four courtrooms, this plan suffers from some circulation inefficiency by separating them on two different floors making it a less desirable solution for Court operations than the rectangle scheme.

## Building Systems:

### Site

- The Civil Engineering aspect of the project will require site improvements such as clearing and grubbing, grading, a building pad, and a parking pad. It will also require site improvements such as asphalt pavement, striping, curb and gutter, sidewalk, fencing, gates, and landscaping. Utilities such as storm drain lines, sewer lines, gas lines, and water lines for both domestic and fire use will also be required. In addition, it may be difficult to obtain satisfactory fill materials from existing soils. To compensate for the unsatisfactory fill materials, some type of soil remediation such as lime treatment or the import of fill materials may be required. Based on storm water capacity, the need for bio retention and drainage basins such as swales, water collection and disposal systems, French drains, and other measures which keep surface water away from buildings and aid in ground water recharge will need to be verified.
- A total of 120 parking spaces will be provided that will include accessible handicap automobile and van parking. Access to the central holding area will be accessed through an exterior sallyport. The judge's parking spaces will be located in an enclosed or walled secured parking area.



- Outdoor pedestrian paths will be ADA accessible with detectible warnings and curb cuts at vehicular traffic locations.
- The site will be landscaped around the building and street frontage per current municipal design standards with particular attention to strategic tree placement in the parking lot to provide code compliant shading. Drought resistant planting will be used throughout the project to reduce the amount of irrigation in accordance with the current California Green Building Standards Code.
- The jail site is served from a 500,000 gallon water tank on Hill Road approximately a half mile from the jail. Information regarding the elevation of the water inside the water tank (both high and low), assumed pad elevation of the courthouse, size of the water main, assumed pipe type, assumed pipe condition, and water design standards for Lake County were reviewed and used to calculate the pressure that would exist at the courthouse. Based on this information, it was determined that the pressure at the courthouse would not meet the minimum pressure requirement of 20 psi as found on page 17 of the Lake County Water Design Standards. To obtain the required minimum pressure, it is recommended that a water pump be installed at the jail site location.

## Architecture

- The new courthouse building will be classified as Group A-3 (Assembly) and consists of mixed occupancies A-3 (Assembly), B (Business), and I-3 (Institutional) which permits up to a three-story building with a basic allowable area of 15,500 square feet per floor.
- The building will be Type II construction with a tilt-up concrete and steel structure, and two or three stories in height above grade. The building will be constructed of non-combustible materials except where permitted by code. Automatic fire sprinklers will be provided in accordance with NFPA 13 per CBC section 903.3.1.1.
- The roof will consist of modified bitumen roofing over R30 rigid insulation adequately sloped to



drain. A roof hatch provides access for service personnel to the roof that contains the mechanical air handlers and various other miscellaneous equipment.

- The building shell will be composed of tilt-up concrete panels with Gypsum board over metal stud furring channels on the interior. The new window system will consist of tinted double pane, low-E type of glazing. Ballistic privacy glazing will be provided at the judges' chambers and locations requiring security. There will be manual roll-up shades throughout.
- Typical Interior spaces will be 9'-6" in height. Interior walls will consist of metal stud partitions with batt insulation that provides an STC rating of 50 and painted gypsum board finishes. Ceilings will be composed of suspended acoustical tiles in general areas, and gypsum wall board in washrooms and ceilings that have soffited areas. Typical flooring will consist of carpet throughout the entire office spaces except in utility areas and break rooms. Tile flooring at all toilets will be ceramic tiles with 4-foot tile wainscot throughout, while storage and service rooms will be sealed concrete. The main lobby will have durable wall panels/coverings and porcelain tile floors. Typical interior doors will be 9'-0" in height with wood veneer and aluminum frames. All of the door hardware shall meet the current State accessibility standards.
- The judge's chambers will have carpet floors with a hardwood base, gypsum board walls with a vinyl wall covering and suspended acoustical tile ceilings.
- The courtrooms ceilings will be approximately 12'-0" in height. Floors will have carpet and walls will have a composite material wainscot to a height of 72 inches with a fabric wall covering above the wainscot to the ceiling and suspended acoustical tile ceilings with gypsum board soffits around the perimeter.
- Jury assembly rooms will have carpet floors, tackable wall coverings and suspended acoustical tile ceilings.
- Detention cells will have painted CMU walls and sealed concrete floors and stainless steel detention grade fixtures. All windows, doors and hardware will be security grade.
- There will be three to four hydraulic passenger elevators depending on the floor plan for



public, staff and detainees. High security elevators will have sallyports. The stairs will consist of cast-in-place concrete treads with metal framing, 42 inches high guardrails with handrails of 1½” diameter tube steel pipe on both sides installed at 34 inches high.

- The entire building will be provided with interior exit and accessibility signage required by current code.

### Structural

- The structural system consists of a two or three-story steel braced framed building. The exterior walls are a combination of tilt up concrete panels, metal stud walls and aluminum glazed storefront. Holding cell walls are concrete masonry unit (CMU). The ground floor consists of a reinforced concrete slab on grade.
- The second and third floor framing consist of metal deck with light weight concrete fill over steel wide flange beams spanning to steel wide flange girders and columns.
- The roof framing consists of similar framing as the second and third floor except there is no concrete fill on the metal deck.
- The foundation system consists of spread and continuous spread footings.

### Mechanical and Plumbing

- The plumbing system will consist of domestic hot & cold water, sanitary sewer, vent piping, condensate piping and gas piping. Hot water will be provided via multiple tankless electric water heaters ranging from 4KW to 12 KW. A storm drain sump pump will also be provided. Plumbing fixtures will include water closets, lavatories, showers, service sinks, urinals, drinking fountains, floor drains, trap primers, hose bibbs, and accessories. Plumbing fixtures will meet the maximum flow rate for water reduction per the California Green Building Standards Code.



- The fire protection system will consist of a concealed wet pipe fire sprinkler system with a six inch riser. Critical areas such as MDF and Server Rooms will be equipped with a dry fire suppression system to prevent damage to sensitive equipment.
- The HVAC and mechanical systems will consist of a 90 ton roof mounted packaged air handling unit system with variable air volume (VAV) single duct terminal units with hydronic reheat. The distribution system will consist of medium and low pressure ductwork, diffusers, and accessories. The heating water will be provided via a 1,000 MBH gas fired boiler system with a single distribution pump fitted with a variable frequency drive (VFD). The boiler will be provided with an expansion tank, air separator, and accessories. The HVAC system will also include two 4,500 cfm exhaust fans for general ventilation. Dedicated split system units will be provided at the telephone room and MDF room. A dedicated ducted air conditioning unit will also be provided to serve the Jury Room. The HVAC system will be controlled via a direct digital control energy management system (EMS).

## Electrical

- The main electrical service will be rated 1000A at 480/277V, 3 phase, 4 wire. The main service will be metered per utility company requirements. Additional sub-metering will be provided in order to comply with Title 24 requirements. Emergency power will be provided by a 225 KW generator and associated automatic transfer switches.
- Distribution throughout the building will be provided from switchboards and panelboards. The distribution voltage will be 480/277V for HVAC equipment and lighting, and 120/208V for convenience power and smaller equipment loads. Transformers will be provided to step the voltage down from 480/277V to 120/208V.
- An uninterruptable power supply system (UPS) will be provided to back-up critical low voltage loads.
- Lighting will be provided throughout the building and on the exterior. Parking lot lighting will be designed to reduce lighting pollution. Fixtures will be LED. Controls will be provided as per the



latest edition of Title 24. Lighting levels will be per the Illuminating Engineering Society (IES) of North America Standards.

### Low Voltage Systems

- Telephone and data outlets will be provided throughout the building to serve the occupant needs.
- A master clock system will be provided.
- A master antenna television system (MATV) will be provided.
- An audio/visual system will be provided in dedicated areas.
- A security/door control system will be provided with card readers located at critical areas.
- Closed circuit television cameras (CCTV) will be provided in strategic locations.
- A paging system will be provided.
- A complete fire alarm system will be provided throughout the building.
- AT&T converged network.

### Delivery Methods

- Two delivery methods were considered relative to pricing and schedules: Construction Management at Risk (CMAR) and Design/Build (D-/B).
- The CMAR delivery approach allows construction documents to be completed and permitted prior to starting construction. The contractor is selected and brought on during the preconstruction phase to provide constructability advice to the project team prior to completing the design documents. Once the project is approved and permitted, the contractor bids out the project and prepares the contract price for review and approval by the JCC.
- The D/B delivery approach allows a design/builder (contractor and their design team) to submit pricing based on criteria documents. Criteria documents are prepared by a separate licensed architect/engineer hired by the JCC which designs using a combination of prescriptive and



performance based requirements. The selected design/builder then completes the design, obtains permitting, and constructs the project.

- Under CMAR the project gets fully designed under the jurisdiction of the JCC so there is a certainty in the building design. The downside is that the process takes longer and there is no cost certainty until the design is 100 percent complete. Discrepancies in the design documents result in change orders funded by the JCC. CMAR is currently the approved delivery method of the JCC Capital Program.
- Under D/B the project gets is priced based on the criteria documents so cost certainty is known much sooner in the process. The D/B team takes on the responsibility of coordinating the design through the final phases of design. The D/B team also has the advantage of having their subcontractor team contribute to the design process which usually leads to a more efficient design. The owner does give up some of design control as the design/builder's design and priced are based on the previously prepared criteria documents. Design changes made after the D/B team is selected can result in change orders. Design/Build may require authorization from the state legislature.

#### Cost Ramifications:

- D/B is generally less expensive because construction costs are committed to earlier which reduces escalation and the JCC's overall administrative costs. Also, the design coordination risk is transferred to the D/B team.
- It should be noted that the cost information in the summaries are conceptual. Only simple floor plans and differing site attributes are used to generate the conceptual estimates. The certainty decreases with the amount of information known about each site. The estimate for the current site utilizing the L-shaped design has the most certainty as the design and mitigation costs are based on information that has been vetted by the JCC; but it is over budget. There is quite a bit more information on the jail site as both sites went through the CEQA process and design concepts



were developed for a planned expansion of the jail. The expansion was ultimately scrapped but the information was useful in developing the estimates for the jail sites. There has been no due diligence on the Bevins Court site except a site visit to visually observe the sites. CEQA and site geotechnical information must be performed.



# Initial Site Security Assessment for New Courthouse, Lake County

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MAY, 2017

SECURITY OPERATIONS



JUDICIAL COUNCIL  
OF CALIFORNIA

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OPERATIONS AND PROGRAMS DIVISION  
REAL ESTATE AND FACILITIES MANAGEMENT

On April 16, 2017, staff from the Judicial Council's Security Operations unit visited potential building sites for the new courthouse in Lake County. The sites are all located within, or on the outskirts of, the city of Lakeport.

Three of the sites are in close proximity to one another on the 900 block of Bevins Court and 600 Bevins Street. The other sites are adjacent to the Lake County Jail.

The Bevins sites are bordered by light industrial businesses; some residential areas; the Lake County Fairgrounds; the Lake County Public Health Department; the Environmental Health building; a small, county-operated mental-health rehabilitation residence; and the Tribal Health building.

#### Site 1, 902 Bevins Court

This 2.1 acre property is at the end of the Bevins Court cul-de-sac. It is bordered on the north by a mobile home park and baseball fields, on the west by the county fairgrounds, and on the south by the Tribal Health parking lot. To the north and immediately adjacent are the Lake County Public Health Department and Environmental Health Building.

There are no nearby structures that would overlook a courthouse site. A high-speed vehicular threat is unlikely due to the site location and accessibility. The surrounding neighborhood does not pose a significant threat; however, the site is accessible by foot from the north and east, with natural concealment. This could leave the eastern side of the building, depending on orientation, vulnerable to homeless occupation and vandalism. Some evidence of homeless occupation/presence on the southeast corner of the property was observed. The north and east sides of any potential courthouse on this site would not be visible from any street.

The site location is at the end of a one-block cul-de-sac, and is concerning due to the limitation of access and egress. Sheriff's transport vehicles would have only one way in and one way out of this site, using a relatively narrow residential type street. Vehicular traffic could be effectively blocked by a single vehicle such as a car or pick-up, and the street could be entirely blocked with a larger vehicle, essentially trapping occupants of the courthouse with no vehicular egress, and no access for vehicles to get in. This also presents an opportunity for assault or escape attempt from sheriff's transport vehicles, as well as hindering emergency medical and fire response.

Parking at this site would add to the congestion/bottleneck concerns as both the Lake County Public Health Department and the Tribal Health facilities have parking lots (approximately 150 spaces), which require traffic to use the same narrow street for access and egress.

#### Site 2, 934 and 946 Bevins Court

This 1.5 acre parcel sits between the Lake County Public Health Department/Environmental Health building to the east, and a county mental health residential facility to the west. On the

north side the parcel overlooks a new apartment complex and a mobile home park. To the south are vacant lots belonging to Tribal Health, also under consideration for a courthouse site, and east of that, the Tribal Health facility and parking lots.

There are no nearby structures that overlook this site, although the property directly across the street (south) could be improved and built on, as well as the parcel to the east described in **Site 1**, resulting in an overlook capability concern. As with the 902 Bevins site, this location will only have access from one narrow street, subjecting it to many of the same chokepoint concerns.

The property line is currently accessible by foot from the north, where a cyclone fence restricts access to the property itself.

The relatively small size of this site will make ideal setbacks more difficult to achieve, both from the street and from courthouse parking areas.

#### Site 3, 947 and 951 Bevins Court and 600 Bevins Street

This 3 acre corner site is located at the intersection of Bevins Street and Bevins Court, on the southeast corner. Bevins Street runs along the west side of the parcel, and Bevins Court along the north. To the east is the parking lot, and Tribal Health facility. The site overlooks a light industrial complex to the south, consisting of auto repair, light manufacturing, and similar shops. To the west, across Bevins Street are additional light industrial, auto repair, and supply businesses. Across Bevins Court, to the north is the vacant lot (Site 2), the county mental health residential facility, and the Lake County Public Health Department.

There are no nearby structures that overlook this site, although the properties described in **Site 1** and **Site 2** could be improved and built on, resulting in an overlook capability concern.

The Site 3 parcel is fairly close to the crest of the Bevins Street hill, and traffic observed was travelling at very reasonable speeds due to business driveways, parking and semi-blind hill crest. The site is large enough to mitigate high speed vehicle threats using setback and landscape features. This site is also large enough to achieve desirable setbacks from the street and dedicated parking area.

The light industrial complex does come with some inherent security concerns, mainly due to chemical use and the presence of flammable and/or explosive products used in fabrication and repair work (welding gasses, cutting torches, etc.). However, depending on building orientation, these concerns can be minimized by using space nearest the concern as parking or other open space to maximize distance between the threat and the courthouse.

Having access and egress points available from two sides of the property greatly reduces the concerns associated with a single point of entry and exit on a cul-de-sac as identified in the **Site 1** and **Site 2** descriptions.

## Site 4, Jail Sites A and B

The jail sites are located approximately 5 miles north of downtown Lakeport. The sites are on a small development in a rural area that consists of buildings for the National Guard, the Sheriff's Administration, the main Lake County Jail, and the Lake County Animal Control. There are no businesses or nearby residences in the immediate area.

### **Jail Site A**

The site at the front of the jail complex, **Site A**, is bordered by Hoyt Avenue and Kemp Court and is directly adjacent to the jail facility. During the visit for this report, several presumed inmate "trustees" were seen outside the confines of the jail, loading and/or unloading supplies from a loading dock, directly adjacent to the proposed **Site A**.

The relative isolation of the area, along with the narrow, curving access road make a high speed vehicular assault unlikely. However, the relatively small size of the site may present challenges in obtaining ideal setback recommendations. The Sheriff's Administration building and National Guard facility are on higher ground overlooking the jail complex. These facilities are an unlikely vantage point for a sniper overlook.

A courthouse at this location may present several security challenges for the Sheriff. As it is currently rather isolated, any visitor traffic is relatively easy to be alerted to and to monitor. With a courthouse on this site, dozens of additional vehicles and court users will be present on a daily basis. This significantly increases the opportunity for the introduction of contraband to the jail facility, and would most likely result in necessary operational changes to the current methods of groundskeeping and other work performed by inmate trustees.

### **Jail Site B**

The other site, **Site B**, is located at the rear of the complex, adjacent to the jail on the south and the Animal Control building on the west. This location is currently accessed by driving through the public parking lot serving the jail, or by circumventing around the east side of the jail facility. To the immediate north of the site is an elevated plateau sprinkled with oak trees. The elevation is approximately 15 to 20 feet above the proposed site and creates a natural overlook, complete with existing cover and concealment.

The jail sites are both affected by the isolation of the location, as well as the limited access and egress points. There is no nearby highway exiting, requiring surface streets to be used from both the north and south. During this visit, Hill Road, just north of the facility, was closed due to construction or slide repair, requiring anyone coming from the north to drive south on the highway, well past the site, before exiting and then backtracking on surface streets.

Due to the security sensitivity of the jail facility and immediate surrounding area, no ground level photography was conducted during this visit. Overhead views are included.

Photos

**Site 1, facing east, right to left, from end of cul-de-sac**





**Site 1, view from end of cul-de-sac, facing west**



**Site 2, left to right, facing west to start**





**Site 2, rear of site overlooking apartment complex and mobile home park**



**Site 3, from rear of site, facing south, moving clockwise (light industrial, fabricating, auto repair, etc.)**





Site 3, facing west from rear of site



Site 3, intersection at northwest corner of site



Site 4, overhead views

City of Lakeport, CA



Projected coordinate system name: NAD 1983 State Plane California II FIPS 0402 Feet  
Geographic coordinate system name: GCS North American 1983

Bevins Court Properties



County Jail Property



**COUNTY OF LAKE  
ADMINISTRATIVE OFFICE**  
255 North Forbes Street  
Lakeport, California 95453  
TELEPHONE (707) 263-2580  
FAX (707) 263-1012

**CAROL J. HUCHINGSON**  
COUNTY ADMINISTRATIVE OFFICER

February 8, 2017

Ms. Deepika Padam, AIA, LEED AP bd+c | Senior Project Manager  
Capital Program | Operations & Programs Division  
Judicial Council of California  
455 Golden Gate Avenue, San Francisco, CA 94102-3688

Dear Ms. Padam,

As you are aware, yesterday, the Lake County Board of Supervisors discussed the Lake County Courthouse Construction Project, and in particular, the sites your office has recently evaluated, on Bevins Court in Lakeport and adjacent to the Lake County Jail, north of Lakeport.

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The County of Lake and the City of Lakeport have a united front in that all parties want the Lake County Courthouse Construction Project to become reality. The existing court facility, built in the late 60's has long been inadequate to meet the needs of the court.

Please include this letter in the materials you are preparing for the consideration of the Judicial Council. It at all possible, I do plan to attend the Council meeting on March 17, along with Lake County Sheriff Brian Martin.

Thank you for your continuing efforts on this project. It has been a pleasure to work with you.

Sincerely yours,

*Carol J. Huchingson*

Carol J. Huchingson  
Lake County Administrative Officer

CC: Brian Martin, Lake County Sheriff  
Lake County Board of Supervisors  
Margaret Silveira, Lakeport City Manager

*Liv Fashion Boutique*

240 North Main Street  
Lakeport, CA 95453

SUPERIOR COURT  
CLERK OF SUPERIOR COURT  
SAN FRANCISCO

2017 MAR 24 P 6:58

March 18, 2017

Deepika Padam, Senior Project Manager  
Judicial Council of California  
455 Golden Gate Avenue  
San Francisco, CA 94102-3688

Dear Ms. Padam:

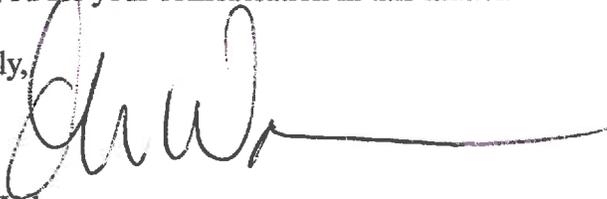
We have been advised that the State of California is considering a site five miles outside the City limits for the Superior Court location.

As a business owner in Lakeport, I'm very concerned and hope you will abandon this option and work on keeping the Superior Court located within the city limits of Lakeport. Moving out of the city would be very detrimental to my business, as well as an inconvenience for employees and visitors to the court house.

There are several locations within the city limits, that are already owned by the State of California, Lake County, or the City of Lakeport that would suit your needs. I am asking you to consider these locations in lieu of any alternatives that you may be contemplating outside the city limits.

Thank you for your consideration in this matter.

Sincerely,



Olivia Walton

Pieces Boutique  
155 N. Main Street  
Lakeport, Ca 95453  
(707) 262-0800

JUDICIAL COUNCIL OF CALIFORNIA  
CAPITOL BUILDING  
SAN FRANCISCO

2017 MAR 13 P 8:10

March 8, 2017

Deepika Padam, Senior Project Manager  
Judicial Council of California  
455 Golden Gate Avenue  
San Francisco, CA 94102-3688

Re: Superior Court Move

Dear Ms. Padam:

We have been advised that the State of California is considering a site five miles outside the city limits for the Superior Court location.

As a business owner in Lakeport, I am very concerned and hope you will abandon this option and work on keeping the superior court located within the city limits of Lakeport. Moving out of the city limits would be very detrimental to my business as well as all other businesses in the city limits. As well as an inconvenience for employees and visitors to the court house.

There are several locations within the city limits, that are already owned by the State of California, Lake County, or the City of Lakeport that could suit your needs. I am asking you to consider these locations in lieu of an alternative that you may be considering outside the city limits.

Thank you for your consideration in this matter.

Sincerely,

Pieces Boutique

Danna Bell, Owner

A handwritten signature in black ink, appearing to read 'Danna Bell', written over the printed name 'Danna Bell, Owner'.



**Angelina's Bakery & Espresso**

365 N Main Street  
Lakeport, CA 95453  
707.263.0391  
angelinasbakery@hotmail.com

JUL 10 10 11 AM '17  
CALIFORNIA  
SAN FRANCISCO

2017 MAR 30 P 6:05

23rd March 2017

**Deepika Padam, Senior Project Manager**

Judicial Council of California  
455 Golden Gate Avenue  
San Francisco, CA 94102-3688

RE: Lake County Superior Court Move

Dear Ms. Padam;

We have been advised the the State of California is considering a site five miles outside the City of Lakeport limits for the new Superior Court location.

As a business owner in Lakeport, I am very concerned about the impact this will have on our family business and all other businesses in our already struggling town. I hope you will work on an option to keep the Superior Court located within the core of downtown Lakeport. Moving out of the city will also present a huge issue with access for out of town visitors, as our town is very remote and public transportation is very scarce.

Perhaps you would consider the option of expanding the courts to more than just the 4th floor of the current courthouse, utilizing the third and/or second floors as well. The County offices could then be relocated to other buildings around town already owned by the County. I have also learned that there are several locations within the city limits, that are already owned by the State of California or the City of Lakeport, that would suit your needs. I am asking you to consider these alternate options and/or locations in lieu of any alternatives you may be contemplating outside the city limits.

Thank you for your consideration in this matter. I would also be available as a local consult should you have any questions on the impact this indeed does have on our small community.

Sincerely,

Angy DeSimone-Lundeen



**RUZICKA ASSOCIATES**  
CONSULTING ENGINEERS

April 10, 2017

Ms. Deepika Padam AIA, LEED AP bd+c. ***Via US Mail and Email***  
Senior Project Manager  
Capital Program | Operations & Program Division  
Judicial Council of California  
455 Golden Gate Ave.  
San Francisco, CA 94102-3688

**RE: New Lake County Judicial Facility – Proposed Site North High Street, Lakeport, CA 95453  
APN'S 26-161-13, 14, 17, 19, 20 and 26-162-21, 22, 23**

Dear Ms. Padam,

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Most importantly the team needs to meet the needs of the **citizens** of Lake County who will be served by a much overdue facility that is ADA compliant and served by existing "Around the Lake Bus Service." This site, north of the Lake County Library, is also served by scenic bicycle lanes and walking pathways. Additional pathways have been planned, proposed or are in design by the Lakeport Parks Commission along the lake from 1<sup>st</sup> Street to 16<sup>th</sup> and High Streets. The City of Lakeport is going to install new sidewalks on Hartley Street.

P O Box 1189 Lakeport CA 95453  
2495 Parallel Drive  
707.263.6155 Fax 707.263.0768  
E-mail: [ruzickaeng@ruzicka-engineering.com](mailto:ruzickaeng@ruzicka-engineering.com)  
[www.ruzicka-engineering.com](http://www.ruzicka-engineering.com)

---

*Civil Engineering Planning Surveying*

**RUZICKA ASSOCIATES**  
CONSULTING ENGINEERS

This site has the required infrastructure including existing paved parking, adequate sewer and water hook ups and other utilities. We do not anticipate any traffic mitigation. The existing building and pads fronting on High Street are "Clean." There will be no residential or business relocation costs. We have requested an archeological review.

We have a 50 year track record of making quality projects happen in Lake County quickly, cost effectively and within budget.

Can we work with you, your architects and contractor to use some of the investment the State of California has already made to get the project constructed and operational? How does completion in 18-24 months sound?

Very truly yours,

  
Nancy Ruzicka

Encl:

Summary

Site map

CC:

Don Anderson, Lake County District Attorney

Honorable Andrew S. Blum, Presiding Judge

Carol J. Huchingson, Lake County Administrative Officer

Krista LeVier, Court Executive Officer

Brian Martin, Lake County Sheriff

Margaret Silveria, Lakeport City Manager

Kevin Ingram, Community Development Director, City of Lakeport

26-160

T.R.A.  
1-000



DEL LAGO  
SUBDIVISION

**ASSESSOR'S CADASTRAL MAP  
LAKE COUNTY, CALIFORNIA**

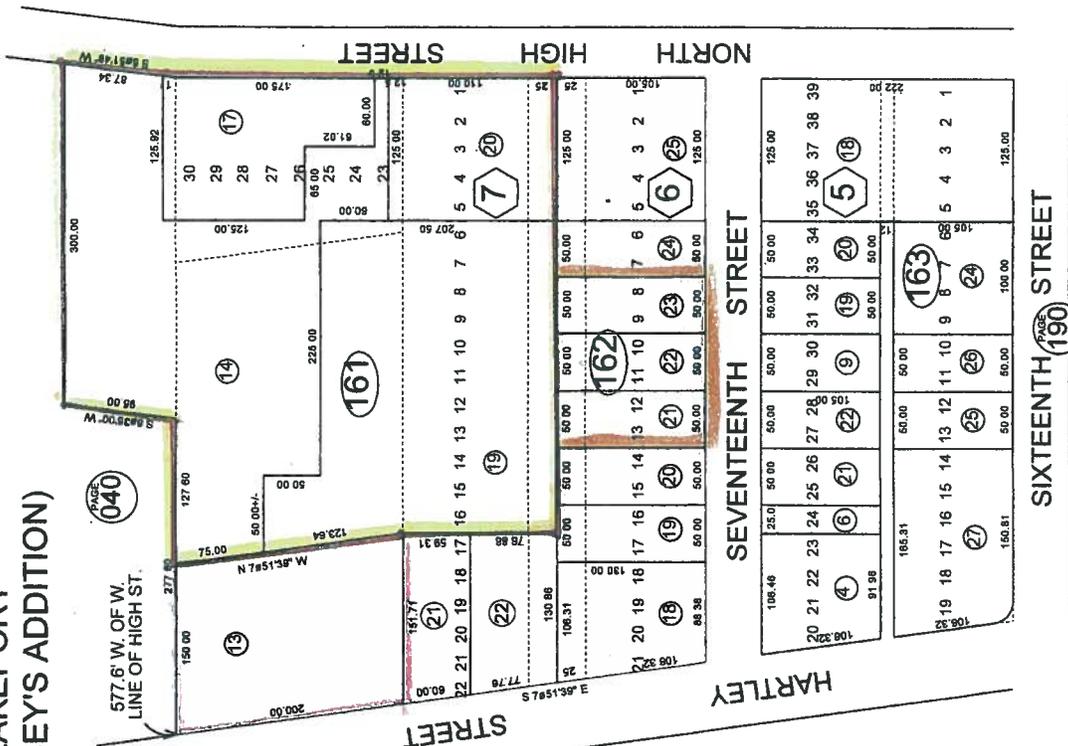
1	THIS MAP WAS PREPARED FOR THE COUNTY OF LAKE COUNTY, CALIFORNIA.
2	NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN HEREON.
3	ASSESSOR'S PARCELS MAY NOT BE IDENTICAL TO THE PARCELS OR BUILDING SITE ORDINANCES.

PAGE 420

PAGE 440

PAGE 450

LAKEPORT  
(RUMSEY'S ADDITION)





**SUMMARY**  
**SUPPORTING A NEW LAKE COUNTY JUDICIAL FACILITY**  
**NORTH HIGH STREET**  
**LAKEPORT, CALIFORNIA**

April 10, 2017

**I. INTRODUCTION**

We can meet your goal to provide “Californians the best value initially and over the long term operational life of a new facility” with space for future expansion by offering you a first right of refusal for the remaining property we own on adjacent land.

We are willing and our bank has initially agreed to support the proposal and the community by financing a design build lease with an option to buy 3± acres with an existing “clean” sturdy building to repurpose and expand, or to demolish. The sale could be completed when the site the State currently owns is sold or repurposed.

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**II. “SITE SELECTION AND ACQUISITION POLICY FOR JUDICIAL BRANCH FACILITIES, AUGUST 14, 2009”**

The following are responses to some specific sections of the above site requirement.

**1. Goals and Principles Guiding Site Selection and Acquisition**

- 1.1 Strive to maximize the efficiency of each dollar appropriated by making a timely decision.

*This site is an environmentally clean commercial site with all utilities in place, no access problems, capable of completion in 18-24 months.*

- 1.2 The scope of the project shall not be reduced which would jeopardize the quality and functionality of the building.

*An existing 18,000± S.F. building can be expanded and repurposed or demolished to accommodate current and future needs. First right of refusal can be offered on adjoining land.*

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This site has an existing bus stop serving both north and southbound riders as part of the county-wide bus system. It is served by scenic bicycle lanes and walking pathways both existing and planned for High Street and Hartley Streets. It is near the County Library and the Office of the District Attorney to the south on High Street. It is closer to the jail than the site purchased and thus a savings in prisoner transportation costs would be realized.

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Since 1871 the Lake County Courthouse has been located on the Main Street, High Street, and the Lakeshore Boulevard corridor. Businesses and residents would like the courts to remain on this corridor, but not on the lakefront.

- 1.5 The AOC will work in partnership with the courts to implement this policy.

We invite you, as the AOC Project Manager, to meet with the City, County and Judiciary to visit the site with us. Perhaps the Administrative Director of the court (ADOCI) could also attend?

2. **Definitions**

3. **Decision Making Authority – Role of the Administrative Director of the Courts**

4. **Role of the Project Advisory Group (PAG) in Site Evaluation and Selection**

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We have read and understand this section and have the following additions and comments in addition to the items expressed in our cover letter and this summary.

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Previously discussed.

5.2 Downtown Site

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Not necessary

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6. **Use of Eminent Domain**

No eminent domain will be required.

7. **Selection of Competitive Sites for PWB Approved**

Other sites have been proposed by the City and County.

8. **Site Selection Criteria**

This section is understood. A site must “best meet the established criteria.”

9. **Site Evaluation, Selection, and Acquisition Process**

This process is understood and makes good sense.



As consulting engineers and surveyors, we can contribute a geotechnical study by a Santa Rosa firm with a Lake County branch office and a survey which can be reviewed by the County of Lake Surveyor. We can do lot line adjustments to meet parcel size requirements.

We will immediately order a preliminary title report. We have clear title with no known encumbrances.

**10. Site Selection Criteria, Ranking and Approval Form**

We have reviewed this form and we feel the site will be ranked as PREFERRED.



**COUNTY OF LAKE  
ADMINISTRATIVE OFFICE**  
255 North Forbes Street  
Lakeport, California 95453  
TELEPHONE (707) 263-2580  
FAX (707) 263-1012

**CAROL J. HUCHINGSON**  
COUNTY ADMINISTRATIVE OFFICER

February 8, 2017

Ms. Deepika Padam, AIA, LEED AP bd+c | Senior Project Manager  
Capital Program | Operations & Programs Division  
Judicial Council of California  
455 Golden Gate Avenue, San Francisco, CA 94102-3688

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Lake County Administrative Officer

CC: Brian Martin, Lake County Sheriff  
Lake County Board of Supervisors  
Margaret Silveira, Lakeport City Manager





**Nancy Ruzicka**  
**(707) 489-2626**

High Street between 18<sup>th</sup> & 20<sup>th</sup> Streets, Lakeport, California



**RUZICKA ASSOCIATES**  
CONSULTING ENGINEERS

April 10, 2017

Ms. Deepika Padam AIA, LEED AP bd+c. *Via US Mail and Email*  
Senior Project Manager  
Capital Program | Operations & Program Division  
Judicial Council of California  
455 Golden Gate Ave.  
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E-mail: ruzickaeng@ruzicka-engineering.com  
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*Civil Engineering Planning Surveying*

**RUZICKA ASSOCIATES**  
CONSULTING ENGINEERS

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Encl:  
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Brian Martin, Lake County Sheriff  
Margaret Silveria, Lakeport City Manager  
Kevin Ingram, Community Development Director, City of Lakeport



# **SUMMARY**

## **SUPPORTING A NEW LAKE COUNTY JUDICIAL FACILITY**

### **NORTH HIGH STREET**

### **LAKEPORT, CALIFORNIA**

April 10, 2017

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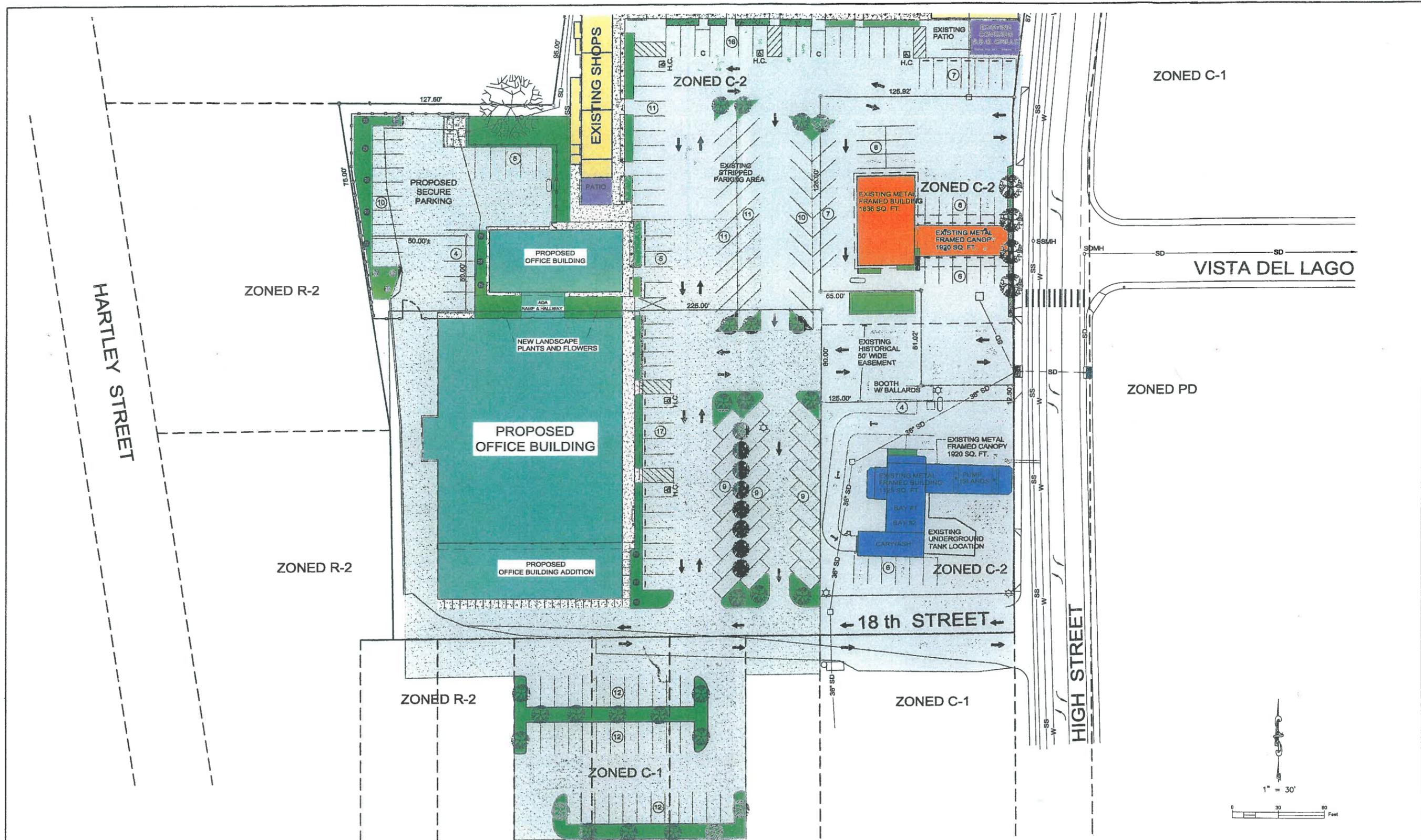
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NO.	DATE	DESCRIPTION	BY

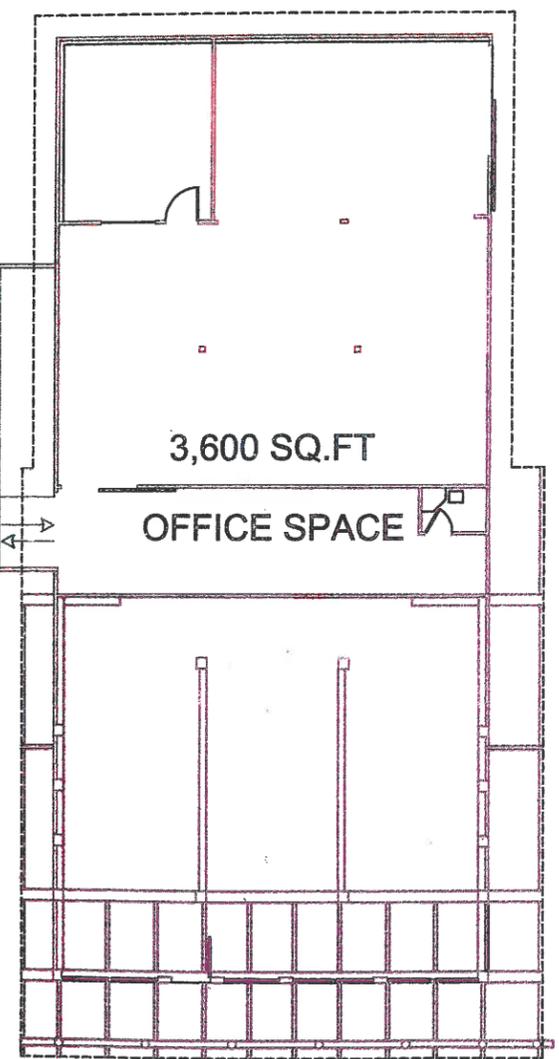
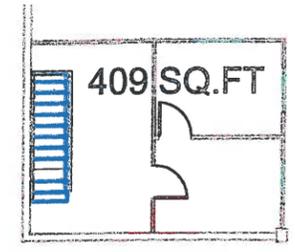
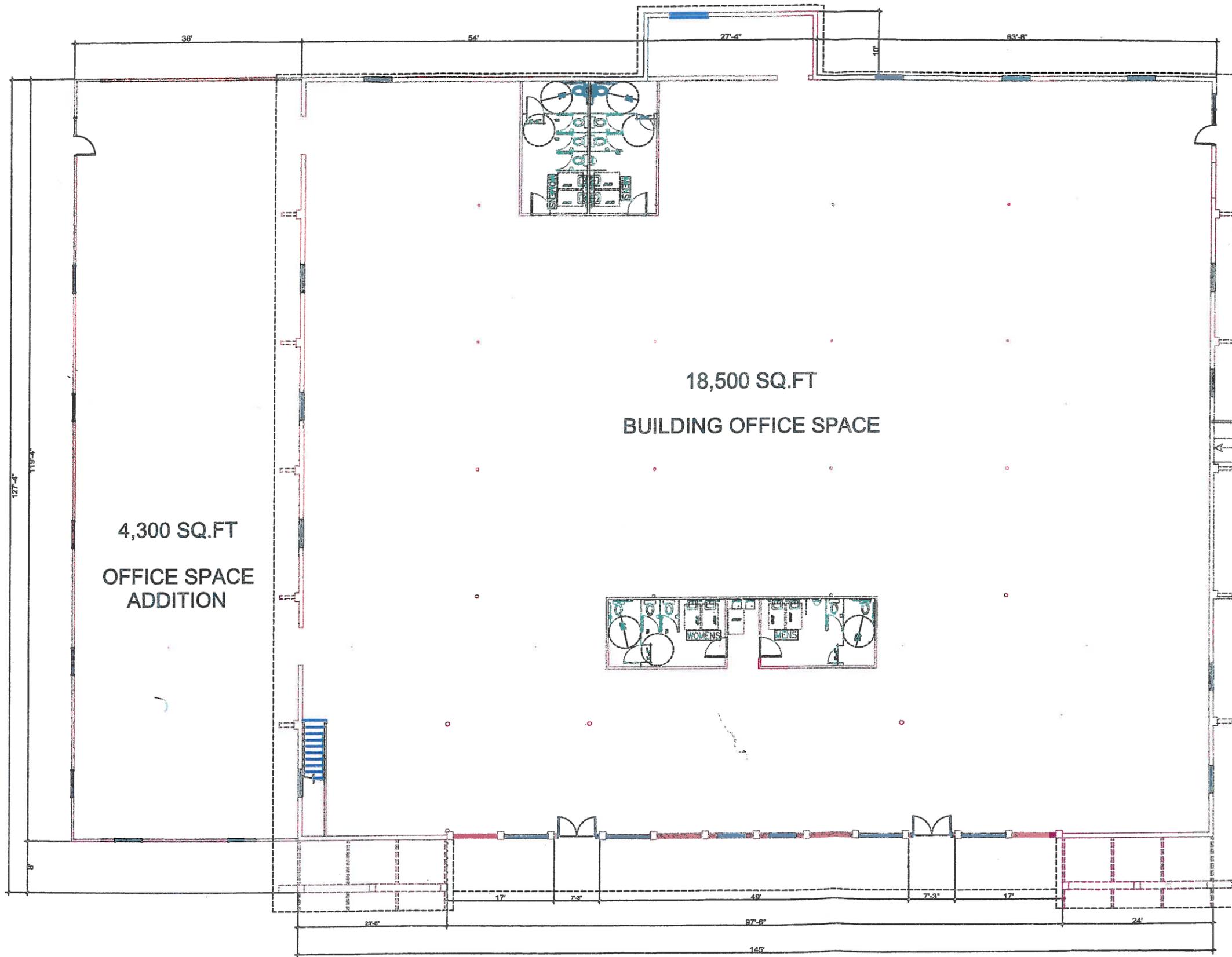
**PROPOSED OFFICE SPACE**

**Option 3 - Site Plan**  
 1833 NORTH HIGH STREET  
 LAKEPORT, CALIFORNIA



**RUZICKA ASSOCIATES**  
 CONSULTING ENGINEERS  
 CIVIL ENGINEERING PLANNING SURVEYING  
 P.O. BOX 1189 2495 PARALLEL DRIVE  
 LAKEPORT, CALIFORNIA 95453 (707) 263 6155  
 FAX (707) 263 0768

DRAWN BY: <i>DJD/AG</i>	DATE: <i>6-26-15</i>
CHECKED BY: <i>CR</i>	DRAWING NO.:
JOB NO.: <i>03-5367</i>	SHEET <i>1</i> OF <i>1</i>



FLOOR PLAN  
1"=8'

NO.	DATE	DESCRIPTION	BY

PROPOSED OFFICE SPACE

OPTION 3 - FLOOR PLAN  
1833 NORTH HIGH STREET  
LAKEPORT, CALIFORNIA



**RUZICKA ASSOCIATES**  
CONSULTING ENGINEERS  
CIVIL ENGINEERING PLANNING SURVEYING  
P.O. BOX 1188 2405 PARALLEL DRIVE  
LAKEPORT, CA. 95453 (707) 283-8155  
FAX (707) 283-0768

DRAWN BY: AG  
CHECKED BY: CR  
RCE:  
JOB NO.: 03-5367

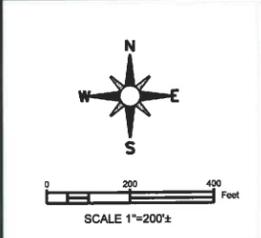
DATE: 6-29-15  
DRAWING NO.:  
SHEET 1 of 1



PROPOSED  
COURTHOUSE  
SITE

11TH STREET PLAZA  
SAFEWAY  
CVS  
HALLMARK  
AND OTHERS

CLEAR  
LAKE





COUNTY OF LAKE  
ADMINISTRATIVE OFFICE  
255 North Forbes Street  
Lakeport, California 95453  
TELEPHONE (707) 263-2580  
FAX (707) 263-1012

CAROL J. HUCHINGSON  
COUNTY ADMINISTRATIVE OFFICER

February 8, 2017

Ms. Deepika Padam, AIA, LEED AP bd+c | Senior Project Manager  
Capital Program | Operations & Programs Division  
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Dear Ms. Padam,

As you are aware, yesterday, the Lake County Board of Supervisors discussed the Lake County Courthouse Construction Project, and in particular, the sites your office has recently evaluated, on Bevins Court in Lakeport and adjacent to the Lake County Jail, north of Lakeport.

After deliberations with City officials and other interested parties, our Board directed that I send letter to you advising that the County has a preference that the Courthouse Construction project remain within the Lakeport City limits, if at all possible. This could be at the County and City owned Bevins Court site, provided acceptable terms could be reached regarding the relocation of the Lake County Health Department, or at any other Lakeport site your office deems appropriate. In addition, the County and Sheriff Brian Martin continues to make our site adjacent to the Lake County Jail available for your consideration in the event no other site within the City of Lakeport is determined feasible.

The County of Lake and the City of Lakeport have a united front in that all parties want the Lake County Courthouse Construction Project to become reality. The existing court facility, built in the late 60's has long been inadequate to meet the needs of the court.

Please include this letter in the materials you are preparing for the consideration of the Judicial Council. It at all possible, I do plan to attend the Council meeting on March 17, along with Lake County Sheriff Brian Martin.

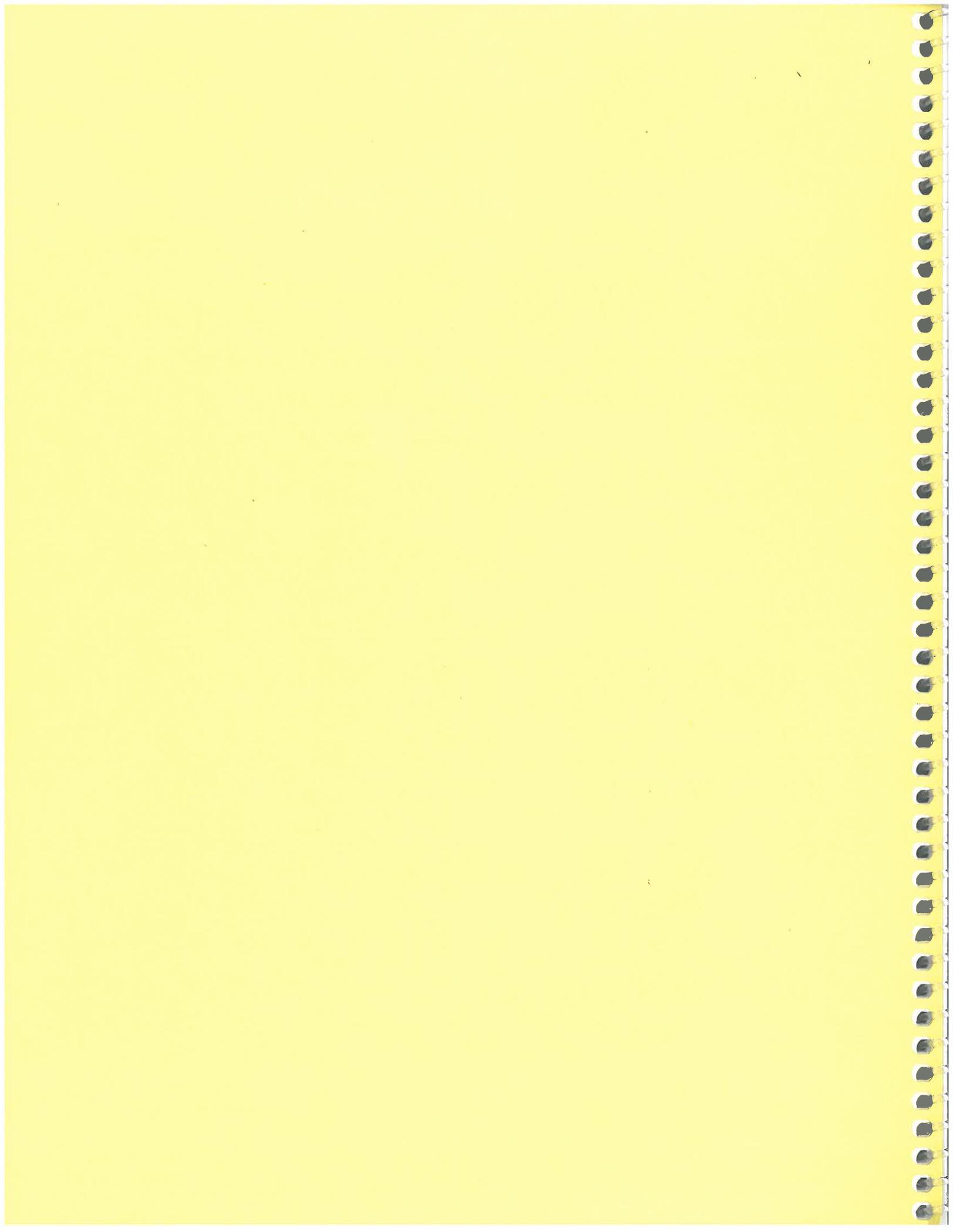
Thank you for your continuing efforts on this project. It has been a pleasure to work with you.

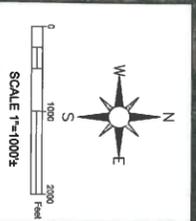
Sincerely yours,

*Carol J. Huchingson*

Carol J. Huchingson  
Lake County Administrative Officer

CC: Brian Martin, Lake County Sheriff  
Lake County Board of Supervisors  
Margaret Silveira, Lakeport City Manager





**LAKEPORT**

**CLEAR LAKE**

PROPOSED LAKEPORT BLVD SITE

PROPOSED BEVINS COURT SITE

LAKE COUNTY SHERIFF'S OFFICE

CURRENT COURTHOUSE SITE

LAKE COUNTY DISTRICT ATTORNEY'S OFFICE

PROPOSED HIGH STREET VILLAGE SITE

COUNTY JAIL

The background features a large, faint seal of the Council of California Superior Courts. The seal is circular and contains the text "COUNCIL OF CALIFORNIA SUPERIOR COURTS" around the perimeter. In the center, there is a figure holding a scale of justice and a sword, with the word "EUREKA" above it. The year "1926" is at the bottom of the seal.

# **New Lakeport Courthouse Project Site Study Presentation**

Court Facilities Advisory Committee Meeting  
September 07, 2017

# Agenda

- Project Overview
- Summary Report
- Alternate Site Study
- Floor Plans
- Site Schemes
- Construction Delivery Methods Considered
- Security Analysis
- Project Schedule
- Cost Comparison
- Court Statement



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# Project Overview

- Current Site Area: 5.74 acres
- Authorized Building Area: 45,300 BGSF
- 2 Stories, 1<sup>st</sup> Floor Embedded in Hill
- 4 Courtrooms
- Site is Owned by JCC
- Preliminary Plans complete



# Summary Report

March 3, 2016 CFAC Meeting

- Project team requested additional funds to proceed with Working Drawings
- CFAC Action: All work suspended
  - Team to study alternatives and prepare a report on all options to reduce costs



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# Alternate Site Study



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# 36 Alternate Sites Reconsidered



# 9 New Alternate Sites Considered



# 3 Selected Study Sites



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# Current Site



# Bevins Court Site



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Transit Stop



Sloped Topography

# Jail Site



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-  Transit Stop
-  Gentle Slope

# South Bevins Site

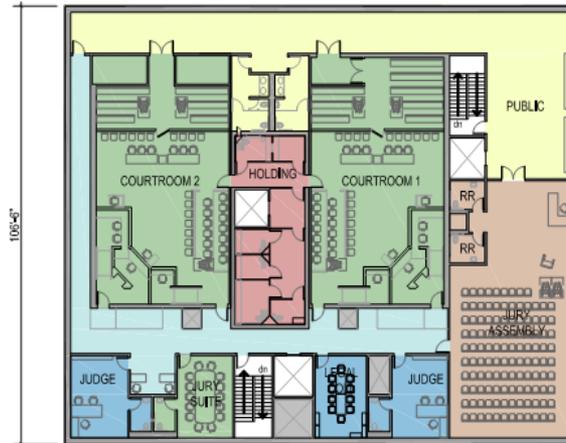
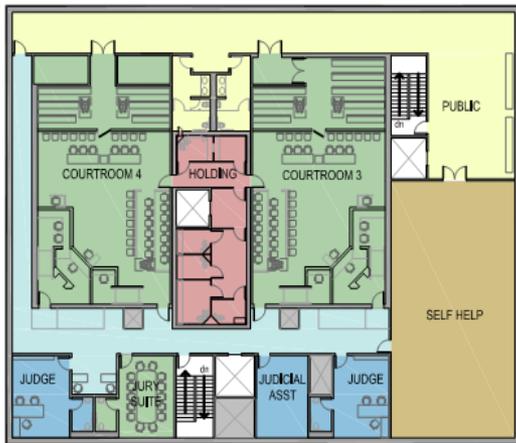


# Floor Plans



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# Floor Plans - Square Scheme



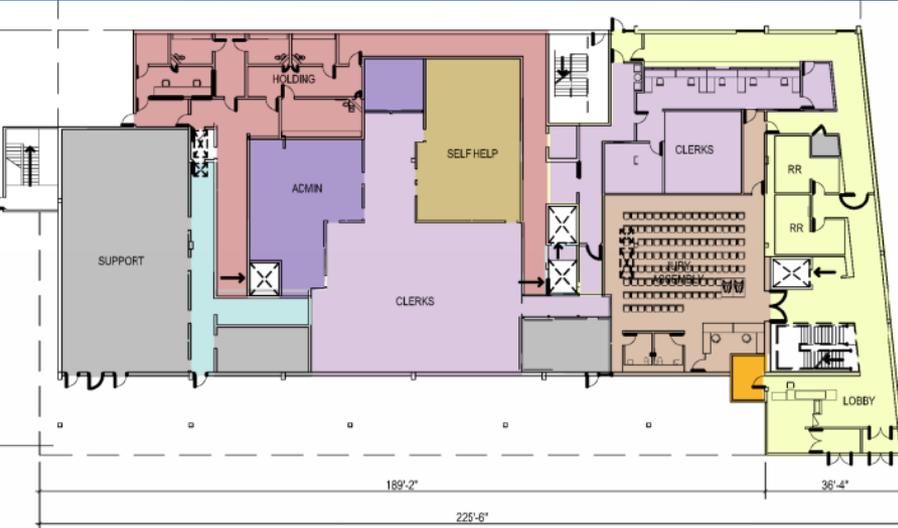
- PUBLIC CORRIDOR / LOBBY
- ADMINISTRATION
- JURY ASSEMBLY
- CHAMBERS
- COURTSETS
- HOLDING
- SELF-HELP
- SECURITY OPERATIONS
- RESTRICTED CIRCULATION
- BUILDING SUPPORT
- STAFF
- CLERKS

TOTAL = 44,332 GSF



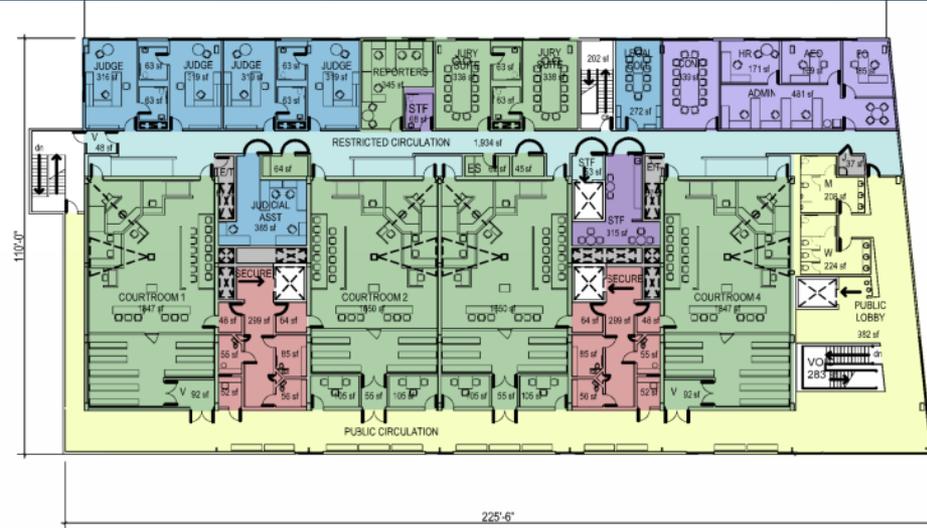
JUDICIAL COUNCIL OF CALIFORNIA

# Floor Plans - Rectangle Scheme



**FIRST FLOOR = 20,232 GSF**

FIRST FLOOR AREA = 20,232 sf - (void 0 sf)



**SECOND FLOOR = 24,095 GSF**

SECOND FLOOR AREA = 24,378 sf - (void 283 sf) = 24,095

NOTE: ELEVATOR SHAFTS, MECHANICAL SHAFTS AND DOUBLE HEIGHT LOBBY SPACE ONLY COUNTED ON ONE LEVEL

- |   |   |
|---|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> PUBLIC CORRIDOR / LOBBY     | <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> ADMINISTRATION      |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> JURY ASSEMBLY               | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> STAFF                 |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> SELF-HELP               | <span style="display:inline-block; width:15px; height:15px; background-color:lightpurple; border:1px solid black;"></span> CLERKS         |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> COURTSETS                | <span style="display:inline-block; width:15px; height:15px; background-color:lightred; border:1px solid black;"></span> HOLDING           |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightcyan; border:1px solid black;"></span> CHAMBERS                 | <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> SECURITY OPERATIONS |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightyellow; border:1px solid black;"></span> RESTRICTED CIRCULATION | <span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> BUILDING SUPPORT      |

**TOTAL = 44,327 GSF**



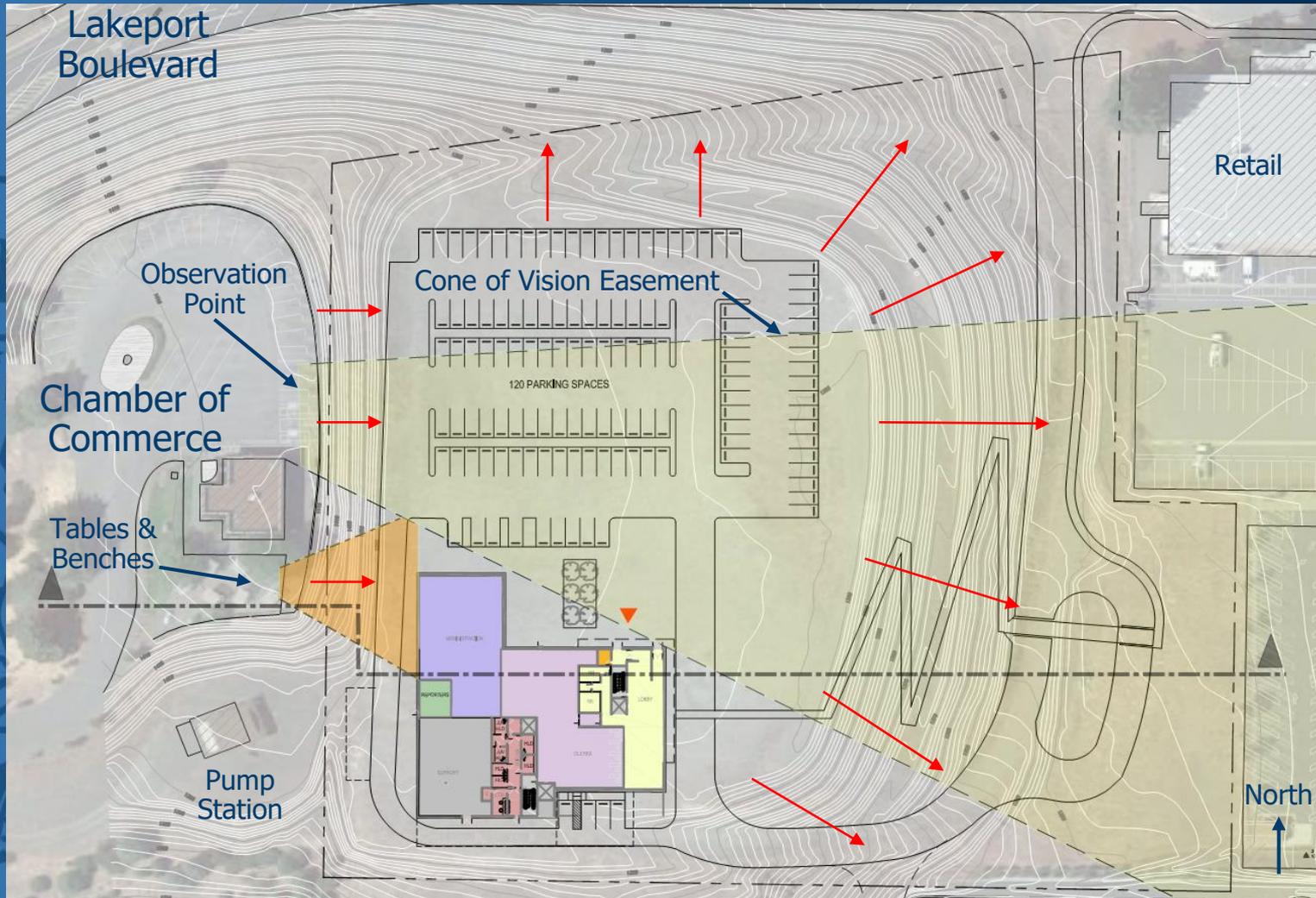
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# Site Schemes



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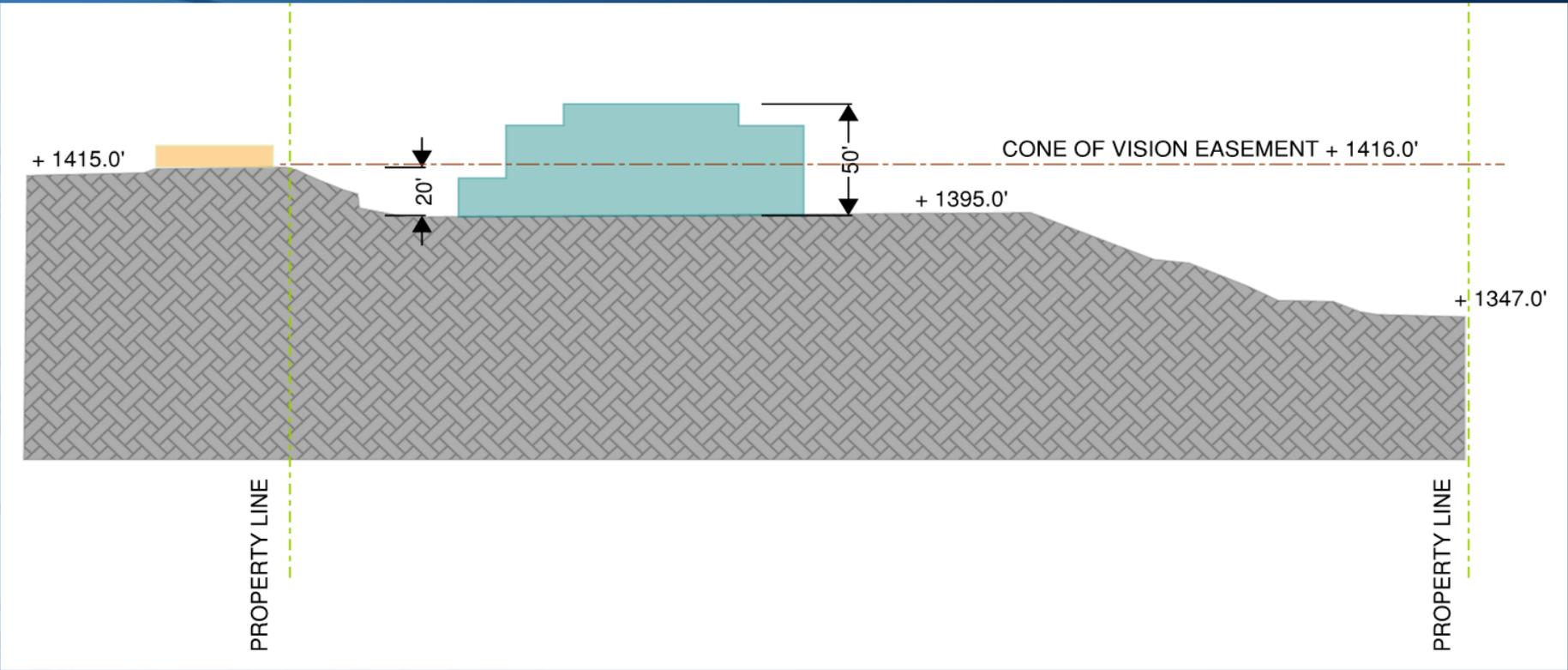
# Current Site: Square Scheme



Current Site (5.7 acres)



# Current Site: Square Scheme - Section



# Current Site: Square Scheme

- Pros:

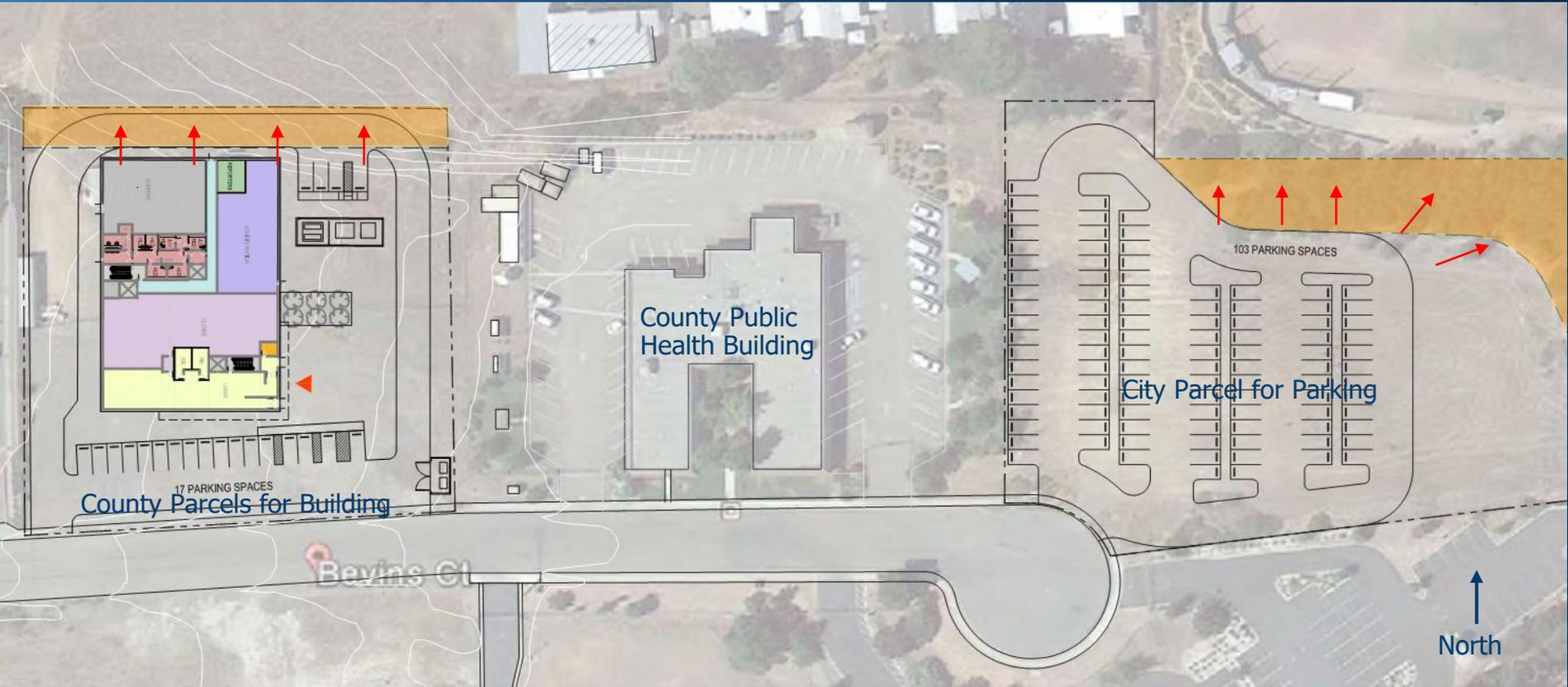
- Existing site owned by JCC
- Within city limits
- CEQA completed, simple amendment needed

- Cons:

- Site Development Costs:
  - ADA ramping from the street
  - Long vehicular access road and utility service runs
  - Retaining walls
- Environmental Mitigation Costs:
  - Intersection improvements – traffic mitigation
  - New bus stop construction – traffic mitigation
  - Mitigation of sensitive plant species
  - Construction sequencing to work around migratory birds
- 3-story building not ideal for court operations and blocks view from chamber building



# Bevins Ct. Site: Square Scheme



# Bevins Ct. Site: Square Scheme

## • Pros:

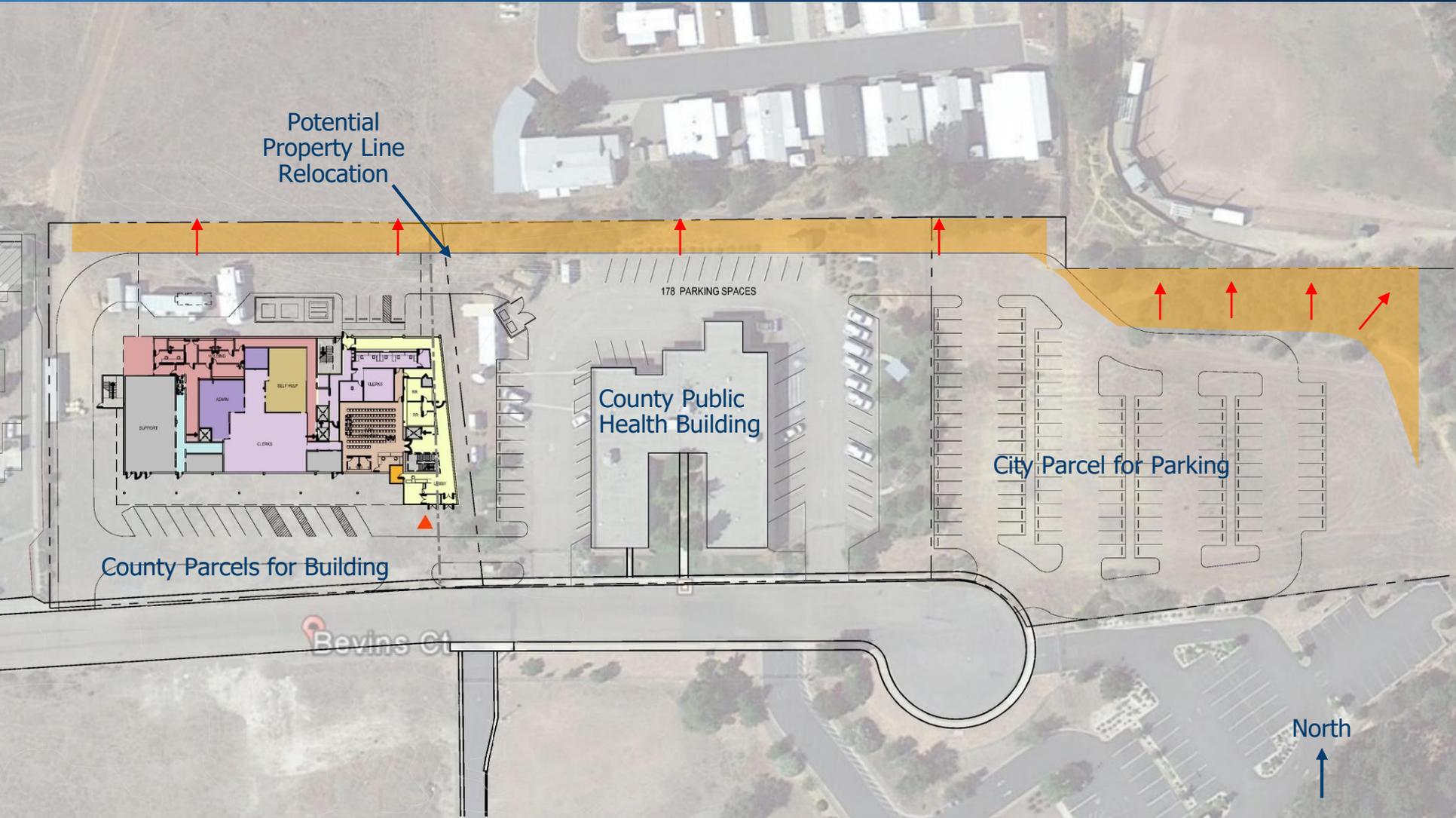
- Within city limits
- Generally flat site
- Existing utilities

## • Cons:

- New site must be acquired
- Parking separate from courthouse
- Sidewalk improvements required
- Cul-de-sac could pose traffic problems
- Negotiations with multiple property owners
- Both sites contain un-buildable areas
- East site is near flood plain
- Potential traffic mitigation issues at intersections
- 3-story building not ideal for court operations
- CEQA process required



# Bevins Ct. Site: Rectangle Scheme



# Bevins Ct. Site: Rectangle Scheme

## • Pros:

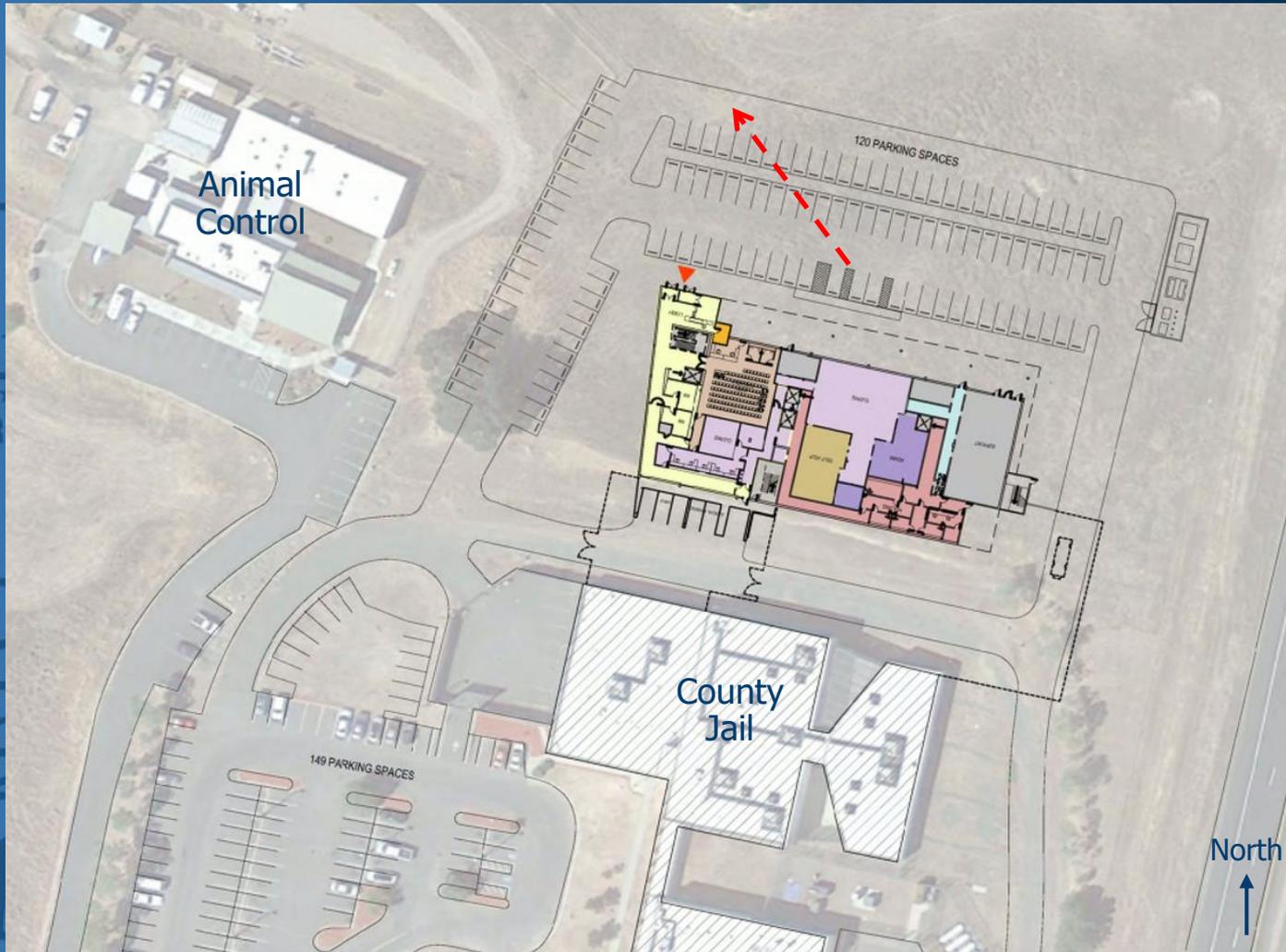
- Within city limits
- Generally flat site
- Existing utilities

## • Cons:

- New site must be acquired
- Parking separate from courthouse
- Sidewalk improvements required
- Cul-de-sac could pose traffic problems
- Negotiations with multiple property owners
- Both sites contain un-buildable areas
- East site is near flood plain
- Potential traffic mitigation issues similar to current site
- CEQA process required
- Easement required for property line relocation



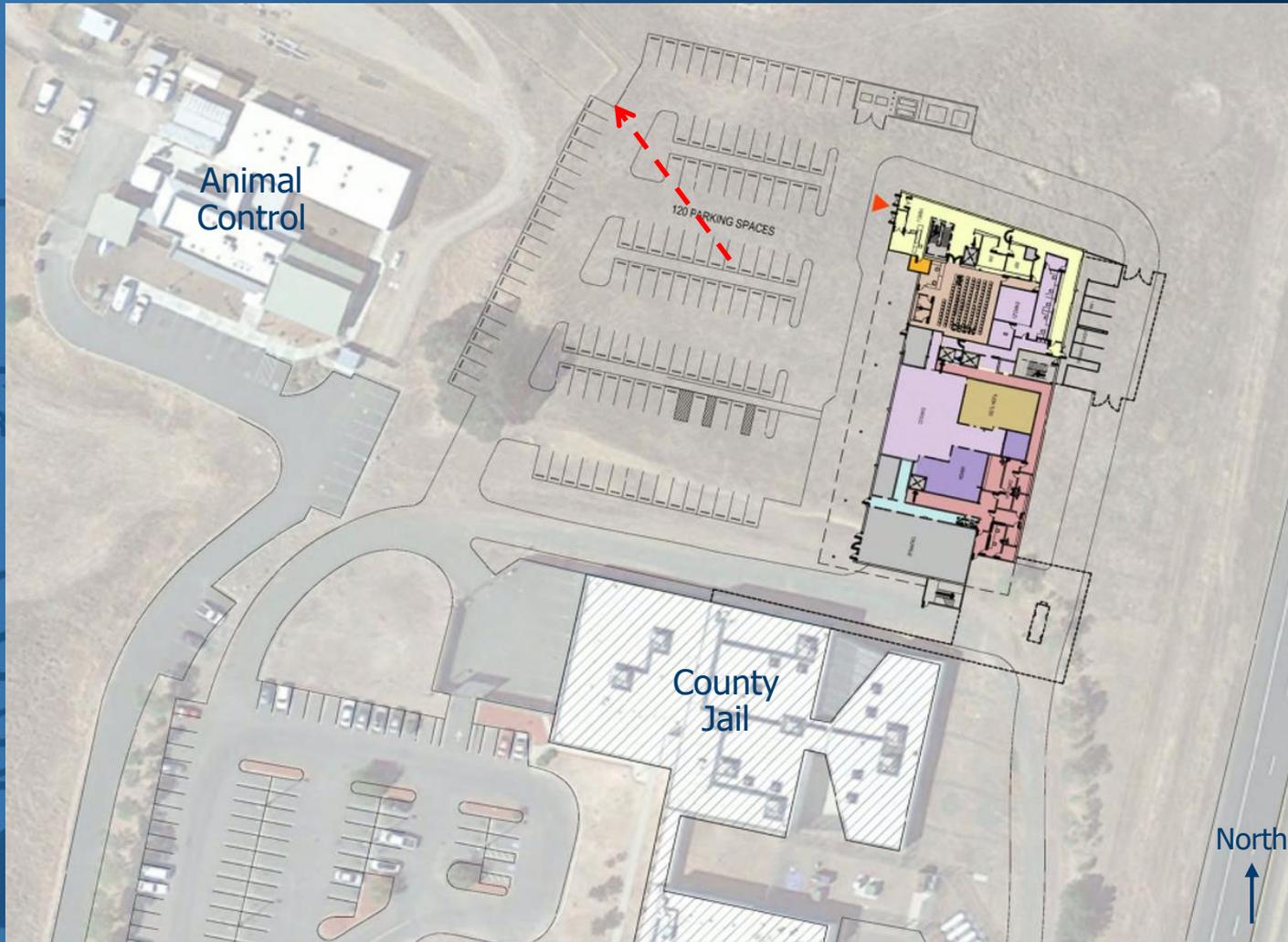
# Jail Site: Rectangle Scheme Opt. 1



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Jail Site (2.5 acres)

# Jail Site: Rectangle Scheme Opt. 2



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Jail Site (2.5 acres)

# Jail Site: Rectangle Scheme

## • Pros:

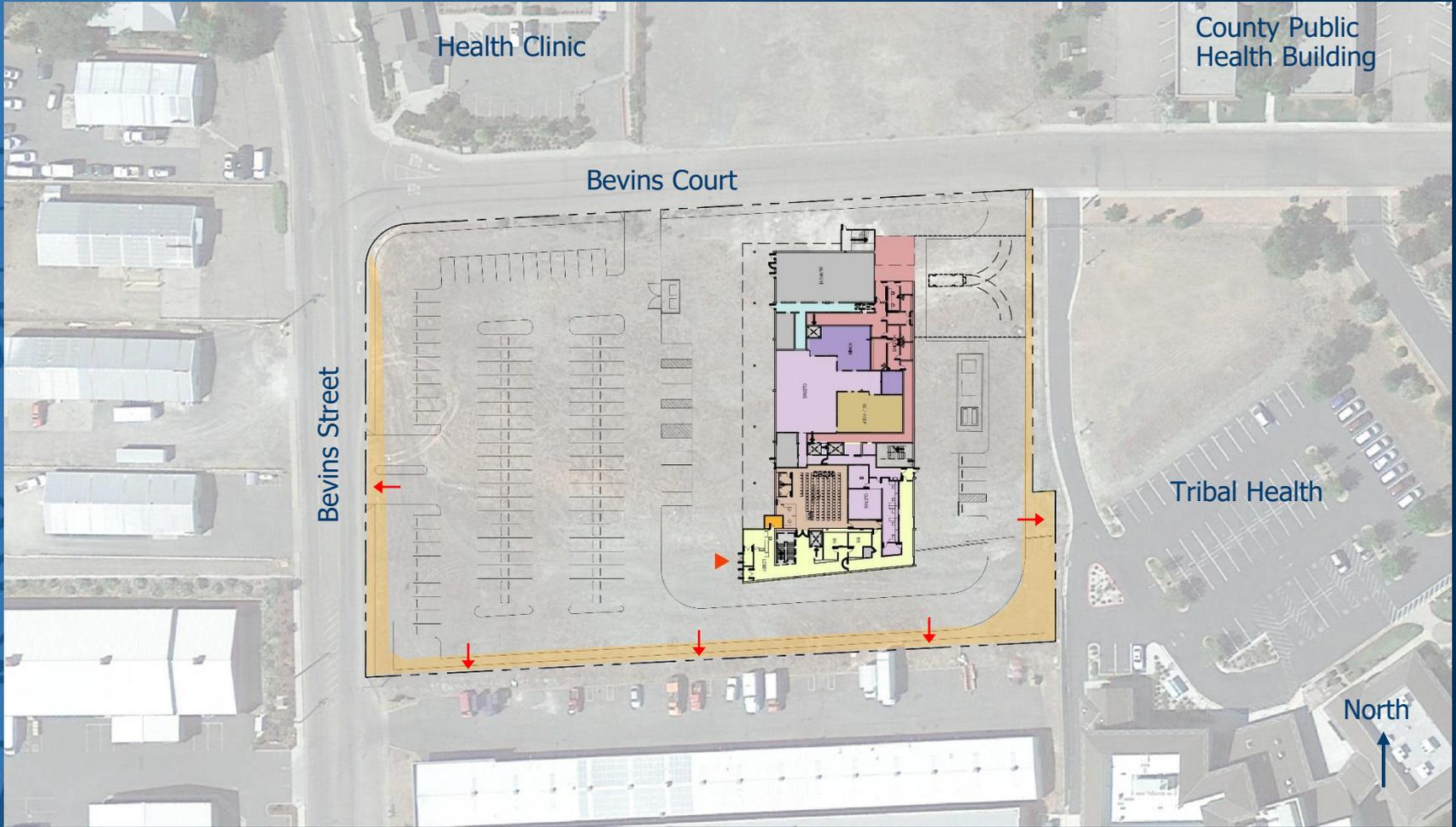
- Existing utilities in place
- Direct access to jail
- Reduces central holding
- Reduces county costs for detainee transport
- Parking on site
- CEQA completed, simple amendment needed
- Generally flat site

## • Cons:

- New site must be acquired
- 5 miles outside city limits
- No amenities nearby
- Low water flow on site will require pumps or upgrade to system



# S. Bevins Site: Rectangle Scheme



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S. Bevins Site (3.0 acres)

# S. Bevins Site: Rectangle Scheme

- Pros:

- Within city limits
- Generally flat site
- Existing utilities
- Contiguous site
- Single property owner
- 2-story rectangular building supports Court operations
- Parking on site

- Cons:

- New site must be acquired
- Potential traffic mitigation issues similar to current site
- CEQA process required
- Slight slope south of site may require retaining



# Construction Delivery Methods Considered

Construction  
Management at Risk  
(CMAR)

Approved delivery method

Design Build  
(DB)

New project, new budget  
authorization



# Security Analysis



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# Project Schedule

## Site Option

## Project Completion

Current Site: CMAR (Current L Shaped Scheme)

06/2021

Current Site: CMAR (Square Shaped Scheme)

07/2023

Current Site: DB (L or Square Scheme)

02/2022

Bevins Ct. Site: CMAR

12/2025

Bevins Ct. Site: DB

07/2024

Jail Site: CMAR

07/2024

Jail Site: DB

03/2023

South Bevins Site: CMAR

07/2024

South Bevins Site: DB

03/2023

Schedules assume cash funding for construction



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# Review of Design-to-Budget

Design-to-Budget includes:

Hard Construction Costs

Data, Communications, and Security

CCCI Adjustment to CCCI 6620 (August 2017)

Design-to-Budget      \$30,899,328



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# Cost Comparison: CMAR

<u>Site Option</u>	<u>Cost Estimate</u> (Hard Cost)	<u>Budget Shortfall</u> (Escl., Hard, Soft)
Current L-Shape: Plant Estimate	\$35,917,988	\$6,950,884
Current L-Shape: LSA Estimate	\$34,383,149	\$4,329,495
Current Site Square Plan	\$27,740,135	\$3,577,944
Bevins Ct. Square Plan	\$24,912,094	\$4,354,323
Bevins Ct. Rectangle Plan	\$25,832,883	\$5,463,495
Jail Site Rectangle Plan	\$25,348,349	\$2,632,228
South Bevins Rectangle Plan	\$25,726,577	\$3,136,885

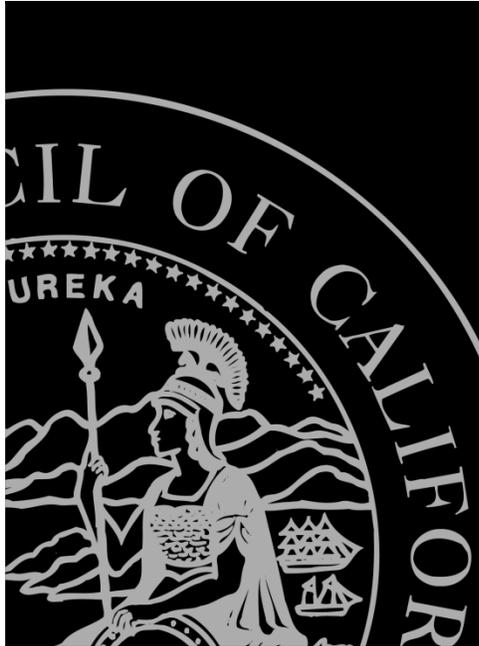


# Cost Comparison: Design-Build

<u>Site Option</u>	<u>Cost Estimate</u> (Hard Cost)	<u>Budget Shortfall</u> (Excl., Hard, Soft)
Current L-Shape: LSA Estimate	\$36,049,062	\$7,158,263
Current Site Square Plan	\$27,740,135	\$0
Bevins Ct. Square Plan	\$24,912,094	\$0
Bevins Ct. Rectangle Plan	\$25,832,883	\$0
Jail Site Rectangle Plan	\$25,348,349	\$0
South Bevins Rectangle Plan	\$25,726,577	\$0



# Court Statement



# **Court Facilities Advisory Committee**

## **Capital Project Budget Status Report**

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RENOVATION AND ADDITION TO WILLOWS  
HISTORIC COURTHOUSE

SUPERIOR COURT OF CALIFORNIA  
COUNTY OF GLENN

September 7, 2017

JUDICIAL COUNCIL OF CALIFORNIA  
OPERATIONS AND PROGRAMS DIVISION  
FACILITIES SERVICES

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SENIOR PROJECT MANAGER  
DEEPIKA PADAM

455 Golden Gate Avenue • San Francisco, California 94102  
(415) 865-4047 • Fax (415) 865-7524  
[deepika.padam@jud.ca.gov](mailto:deepika.padam@jud.ca.gov)

## **1. Executive Summary of Project Status at 100 Percent Working Drawings**

At the conclusion of the Working Drawings phase, the project status is as follows:

- 1.1 Scope – The project is within the approved scope, as described below.
- 1.2 Schedule – The project schedule is delayed due to budget challenges.
- 1.3 Budget – The project is over budget.

## **2. Background**

### **2.1. Budget Year 2009-2010 – initial project authorization:**

- Project first submitted for SB 1407 funding authorization of the Acquisition and Preliminary Plans phases.
- Acquisition phase funding transferred in March 2010.
- Original Hard Construction Cost subtotal: \$24,029,266
- Existing Willows Historic Courthouse Building Gross Square Feet (BGSF): 15,798 BGSF.
- Original approved BGSF of the addition: 29,028 BGSF.
- Total approved BGSF: 44,826 BGSF.

### **2.2. Budget Year 2010-2011**

- The State Public Works Board (SPWB) approved site acquisition for the expansion parcel and transfer of title of the historic courthouse in February 2011.

### **2.3. Budget Year 2011-2012**

- Acquisition for the parking site completed and Preliminary Plans phase funding transferred in December 2011.
- In December 2011, the Judicial Council approved a total of 4 percent reduction in the unescalated hard construction cost budget.
- In April 2012, the Judicial Council approved a 2 percent reduction to renovation projects in the unescalated hard construction budget.

### **2.4. Budget Year 2013-2014**

- Workings Drawings phase funding was authorized in the Budget Act.

- The Glenn project team met the Judicial Council mandates above by reducing the overall space of the addition by 2,959 BGSF to 26,069 BGSF; a reduction of approximately 6.6 percent from the approved building size.
- Mandates were also met by reducing costs at the building exterior and interior.
- New Hard Construction Cost subtotal: \$22,260,906
- New Total approved BGSF: 41,867 BGSF.
- Preliminary Plans phase was approved by SPWB and Working Drawings phase funding was transferred in May 2014.

2.5. Budget Year 2014-2015:

- Construction phase funding was authorized in the Budget Act.
- New Hard Construction Cost subtotal: \$21,529,485; a reduction of \$731,422 for Interim Space Improvements. This was removed from the budget as it was funded using Operations/Support funds.

2.6. Budget Year 2015-2016:

- Construction phase funding was reappropriated in the Budget Act due to schedule delays in the Working Drawings phase.

2.7. Budget Year 2016-2017:

- Construction phase funding was reappropriated in the Budget Act due to delays caused by a code compliance issue identified by the State Fire Marshall in the Working Drawings phase.

2.8. Summary of changes to Hard Construction Cost Subtotal:

- FY 2009-2010 Budget Year: \$ 24,029,266
- Current (FY 2015-2016 Budget Year): \$ 21,529,485
- Reduction from FY 2009-2010 budget: \$ 2,499,781 or 10.4 percent

2.9. Summary of changes to BGSF:

- FY 2009-2010 Budget Year: 44,826 BGSF
- Current (FY 2015-2016 Budget Year): 41,867 BGSF
- Reduction from Original to Current: 2,959 BGSF, or approximately 6.6 percent decrease.

### 3. CFAC/CCRS History

#### 3.1. Pre-Design Review December 2012: Main discussion points:

- The Judicial Council directed reductions were a total of 6 percent.
- Project team presented budget reductions of 7.4 percent.
- Recommendation: The CCRS accepted the 7.4 percent budget reduction to the hard construction cost and directed that another \$500,000 be reduced from the construction phase budget. The subcommittee had several concerns with the design of this project and recommendations, as follows: (1) reduce the number of holding cells considering that the jail is next door and the juvenile hall is nearby, (2) limit the number of attorney/client rooms, (3) consider bench seating in courtrooms, (4) although the finishes are not finalized, minimize use of wood and bullet resistant glazing, and (5) break out the contingency between the renovation and addition—7 percent for renovation and 5 percent for the addition.
- The project team was given discretion to determine how to reduce the construction phase budget by the additional mandated amount and prepared a letter to the subcommittee identifying how the reduction will be achieved by January 14, 2013.

#### 3.2. 100 Percent Schematic Design Review:

- Although bench seating was to be considered for this project, the Court would like to pursue theatre seating in the new courtrooms to match the seating in the existing historic courtroom. The subcommittee approved this request.
- After review of the directive to apply two different contingencies to the renovation and expansion areas, the project team suggested that it would be best to keep the contingency for the renovation and addition the same at 7 percent, given the complexity of the project. The subcommittee approved this request.
- Given that this project is a renovation and addition to the existing building, it is important to ensure that the exterior finish is consistent and matches the finish of the historic building.
- The 100 Percent Schematic Design estimate is currently 3 percent over budget. One of the key drivers is the difference in the actual cost to relocate utilities compared to the initial utility budget assumptions made when the project was originally scoped. As the project team moves through design development, the team will look for new savings to bring the project on budget.

- This project is located on a constrained site with limited area for a new addition, which impacts all site utilities. Therefore, this requires that a sewer ejection system be installed on the sewer line servicing the adjacent county jail by the project, with the intent that the County will maintain the system. The subcommittee raised concern with this option and requested that the project team look for alternative solutions to sewer system issues and report back to the group. In addition, the project team will meet and coordinate with the County to discuss maintenance for the system and confirm that the County is willing to accept the responsibility.
- The HVAC system for the project is expected to be purchased as a package unit. The subcommittee was concerned that although there are initial savings with this option, the long-term costs associated with the package unit may not be beneficial. The subcommittee requested that the project team complete a life-cycle cost presentation on the HVAC system recommended and report back to the group.
- The subcommittee approved the project to proceed with design development with the expectation that they will respond to the following items by providing additional information to the group at the project 50 percent design development review:
  - Identify ways to meet the established budget for the project;
  - Find alternative solutions in lieu of installing a sewer ejection system, which is proposed to be maintained by the County; and
  - Complete a life-cycle cost presentation on the proposed HVAC system.

### 3.3. 50 Percent Design Development Review:

- The project team addressed all items requested of them from the December 2013 100 Percent Schematic Design Review meeting. Some of the main discussion points and subcommittee member comments included the following:
  - Project team reviewed alternative options to resolve the routing of the underground site utilities.
  - The team presented the alternative options and informed the subcommittee that the preferred option is to locate the new county sewer line and electrical feeder under the new addition of the courthouse. A sleeve would be provided for County access at the east and west end of the new courthouse addition for future maintenance.

- After reviewing the life-cycle analysis results, and considering the desire that the existing historic building be minimally impacted, the project team recommended the base design for the HVAC system.
- The subcommittee discussed the possibility of having one attorney/client room instead of two to allow more seating in the multi-purpose courtroom.
- Although the team attempted to revise the project as much as possible to meet the established budget, the team advised the subcommittee that the project is slightly over budget and will continue to look for ways to reduce the current estimate.
- The subcommittee also approved the project to move forward with completion of Design Development of the Preliminary Plans phase, with the acceptance of the slight overrun on the project budget due to site utility costs and the review of conference room redesign to accommodate more seating within the multipurpose courtroom.
- Budget overrun: The current hard construction cost estimate was 2.86 percent over the original budget. The site utility relocations remain over budget at \$1,180,260.

#### **4. Project Description**

The scope of this project is for the renovation and expansion of the existing Willows Branch main Courthouse located in the City of Willows. This project will provide a modern, secure courthouse with three courtrooms for the residents of Glenn County, improving the existing deficient court facility and consolidating the Willows and Orland court facilities in Willows to alleviate operational and services restrictions; and providing associated parking for the judicial officers, staff and the public.

This project is ranked in the Critical Need priority group in the Trial Court Five-Year Infrastructure Plan adopted by the Judicial Council of California (JCC) in October 2008, and consequently is one of the highest priority trial court capital-outlay projects for the judicial branch.

#### **5. Project Update**

- 5.1 The 100 percent DD report was approved by the CCRS on April 28, 2014, which acknowledged that the project proceed with requesting PP approval from SPWB and proceed to the WD phase. The SPWB granted PP approval on May 9, 2014.
- 5.2 The working drawings were submitted to the Authorities Having Jurisdiction between May 2015 and July 2015.

- 5.3 Design team received and responded to 100 percent WD comments from DSA and BSCC and received the respective approvals in September 2015. Interwest, third party plan reviewing consultant, approved the documents in October 2015.
- 5.4 The Court's phased move from the Historic Courthouse began in anticipation of construction beginning in November 2015. The Phase 1 move to the Resource Center, Records Storage, and Orland Courthouse was completed in September 2015.
- 5.5 A modular building from the Yolo Superior Court was relocated to Willows for reuse as swing space during construction of the Glenn-Willows project. The modular building's site utility construction work was bid in November 2015. The utility construction began in January 2016 and was completed in May 2016.
- 5.6 The project team met with the State Fire Marshal to review the working drawings in November 2015. This meeting resulted in the SFM questioning the fire rating at the property line between the historic courthouse and the County's one-story structure (Connector) which connects to the main County building.

A Request for Alternate Method of Design (AMMR) for the property line issue was submitted to the SFM in December 2015 which was subsequently rejected. In January 2016, the project team set up another meeting with SFM to discuss the issue and submitted a revised AMMR which was again rejected. The team created a third proposal to partially or completely demolish the Connector and received verbal approval from SFM in February 2016.

JCC spoke with County representative to discuss the approach. A letter signed by SFM office in March 2016 and later revised and re-signed by SFM on April 6, 2016, was provided to the County.

JCC and Court met with the County on April 7, 2016, to discuss a term sheet for demolishing a portion of or the entire Connector. The County asked for revisions and delegated the decision to County Facilities Committee. Between May and July 2016, JCC and Court met with the Facilities Committee to develop an acceptable term sheet for the loss of their usable space and compensation for that loss. JCC met with County Ad-hoc Committee on August 1, 2016, with a proposal of compensation to County. The County requested a new 2016 appraisal of value to receive compensation in current dollars. JCC hired an appraiser and revised the term sheet for the County's review in October 2016. Glenn County Ad-hoc Committee formally accepted the revised term sheet via email on November 16, 2016.

- 5.7 The Judicial Council, at its meeting on August 26, 2016, approved the Court Facilities Advisory Committee recommendation that the schedules of active SB 1407 courthouse capital projects are modified or put on hold until funding can be restored. The impact of the Judicial Council's direction for this project is to the continuation and completion of the Working Drawings phase. The project will be placed on hold after this phase until funding can be restored.

- 5.8 JCC hired a Construction Management Agency (CMA) to develop an independent cost estimate of the project beginning in November 2016. After reconciliation with the CMAR’s estimate and additional value engineering, the project was confirmed to be over budget by January 2017.
- 5.9 Lease for Resource Center was extended to allow the Court to continue using the swing space.
- 5.10 Two alternates have been prepared for presentation to the CFAC/CCRS: keeping the original design with added scope of Connector, or square footage reduction with added scope of Connector. For the latter option, JCC staff previously met with the Court to determine the spaces that may be eliminated from or reduced in size in the program, if the original project is not granted additional funds.

**6. Schedule**

a	b	c	d	e
Phase	Current Authorized Schedule FY 16-17		Current Schedule	
	Start Date	Finish Date	Start Date	Finish Date
Site Selection	3/10	2/11/11	3/10	2/11/11
Site Acquisition	2/12/11	12/9/11	2/12/11	12/9/11
Preliminary Plans	2/1/12	5/9/14	2/1/12	5/9/14
Working Drawing & Approval to Proceed to Bid <sup>1</sup>	5/10/14	9/2/16	5/10/14	5/25/18
Bid and Contract Award	9/3/16	11/25/16	5/28/18	9/28/18
Construction	11/26/16	11/30/18	10/1/18	10/27/20
Move-in	12/1/18	12/31/18	10/28/20	12/8/20

<sup>1</sup> This schedule assumes the project will be granted the budget shortfall by CFAC/CCRS in September 2017 to avoid redesign delay. It further assumes cash funding for construction instead of bond sale funding available after July 1, 2018.

**7. Status of Hard Construction Cost Budget and 100 Percent Working Drawings Estimate**

Below is a summary of the original hard construction cost, hard construction reductions based on the council direction, the current design-to-budget, and a comparison of the current hard construction cost budget to the 100 Percent Working Drawings estimate.

**Hard Construction Cost**

Original FY 09-10 Hard Construction Cost	\$ 24,029,266
<u>Current Hard Construction Cost</u>	<u>\$ 21,529,485</u>
Total Reductions	\$ 2,499,781
Percent Reduced	10.4%

**Design-to-Budget**

Current Hard Construction Cost	\$ 21,529,485
Data, Communications and Security	\$ 711,739
<u>CCCI Adjustment to August 2017 dollars (CCCI 5264 to CCCI 6620)</u>	<u>\$ 5,729,312</u>
Unauthorized Design-to-Budget	\$ 27,970,536

**8. Conclusion**

The project has gone through significant value engineering. Reductions have been made not only architecturally by reducing square footage, level of architectural finishes, and area of glazing, but also structurally and in building systems. The mechanical, electrical and plumbing systems have been reduced, as well as the data, communications, and security systems. The design and construction team have determined that the project cannot be built without the requested augmentation to the original project budget or without further reduction to the scope for the project. In either option, the Working Drawings phase cannot be completed until the SFM approves the drawings with the added Connector building demolition scope.

**9. Approval Requested**

The project is estimated to be \$4.6 million over budget with the current design. It is requested that either the project funding be augmented by this amount to account for the added scope of the Connector building, utility separation cost, added waterproofing scope, increased cement plaster scope and added structural upgrade scope, or by \$2.3 million for redesigning the project for a smaller building and including the scope of Connector building.

The background features a large, faint seal of the Council of California Superior Courts. The seal is circular and contains the text "COUNCIL OF CALIFORNIA SUPERIOR COURTS" around the perimeter. In the center, there is a figure holding a scale and a sword, with the word "EUREKA" above it. The year "1926" is at the bottom.

# **Willows Historic Courthouse Renovation and Addition Project Status Presentation**

Court Facilities Advisory Committee Meeting  
September 7, 2017

# Agenda

- Project Overview
- Summary Report
- Highlight of Critical Conditions
- Two Project Options
- Project Schedule
- Design-to-Budget/Cost Estimate
- Approval Requested
- Court Statement



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# Project Overview

- Historic Courthouse Area: 15,798 SF
- Addition Authorized Area: 26,069 SF
- Site Area: 0.275 Acres of Infill Property for Addition
  - 2 Stories, Existing Mechanical Basement
  - 3 Courtrooms
  - Historic Courthouse constructed in 1894
  - Transfer of Title: December 2009
  - Currently in Working Drawings phase, over-budget



# Summary Report

CCRS 100% DD Report:

- Project on budget
- Approved by CCRS through action by email on May 9, 2014

August 26, 2016 Judicial Council directive:

- Complete Working Drawings
- Gain approvals from Authorities Having Jurisdiction
- Hold due to lack of funding



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# Site Context



# Highlight of Critical Conditions

- Poor existing conditions – water intrusion, mold, hazmat, seismic V building
- Building requires system upgrades – ongoing electrical and HVAC issues
- Security and accessibility deficiencies
- Staff and judicial officers segregated – Orland, Resource Center, Historic Courthouse, Records Storage
- Modular building swing space:
  - Relocated and renovated December 2015
  - Remains unused
  - Ongoing monthly costs –funding runs out in January 2020



# Two Project Options

Option 1:  
Current  
design

OR

Option 2:  
Project  
redesign for  
smaller  
building



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# Option 1: Current Design

- After significant value engineering project is over budget
- Primarily due to unforeseen conditions of historic renovation
- Issues impacting budget are:
  - Waterproofing
  - Structural upgrade
  - Cement plaster condition
  - Connector building demolition
  - Utility separation



# Existing Courthouse Waterproofing

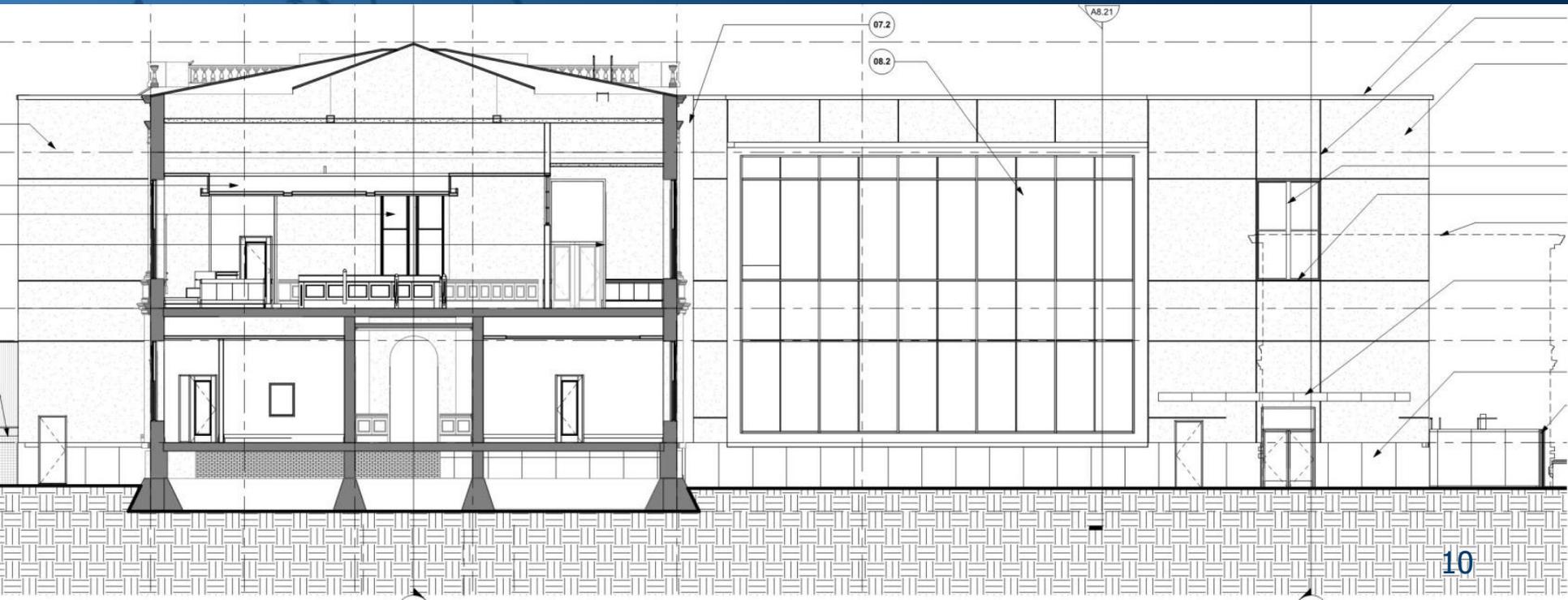


- Enhanced waterproofing at historic courthouse
- Storm water diversion from roof & site will not address water issues
- Rains in 2016 resulted in roof leaks, flooding, mold
- Current estimate for added waterproofing: \$108,000



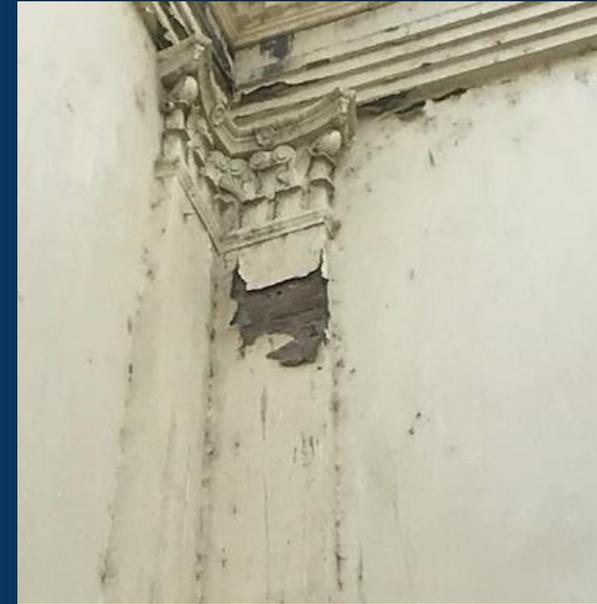
# Existing Courthouse Structural Upgrade

- Existing courthouse with seismic V rating
- Unreinforced brick masonry bearing walls with wood framed floors & roof
- Foundation upgrade was not included in original project scope
- Increased floor construction and structural refinement necessary
- Current estimate for structural upgrade: \$335,000

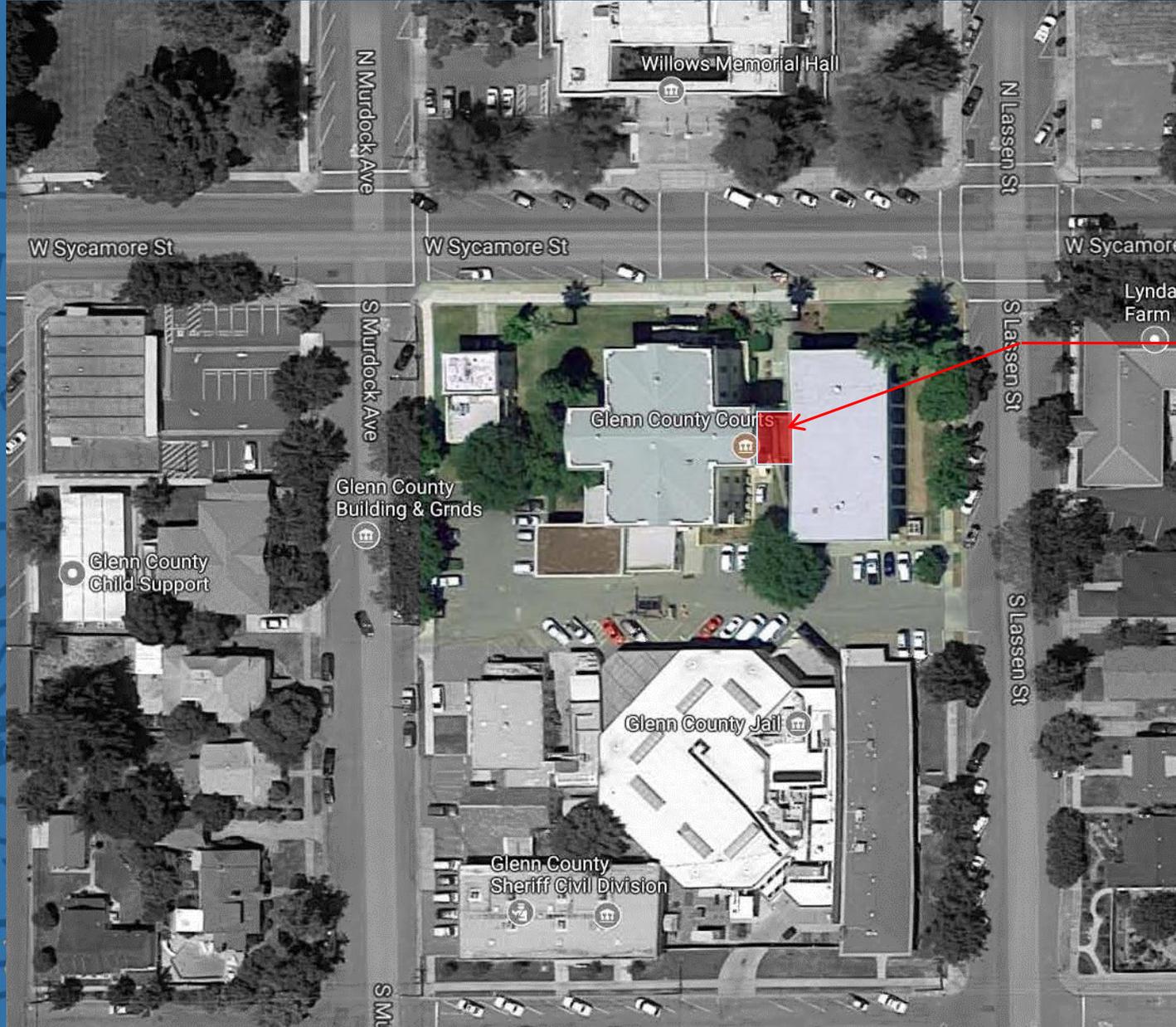


# Existing Courthouse Cement Plaster

- Project delay has led to continued deterioration
- Cement plaster was to be patched and repaired, not replaced in original project scope
- Crumbling stucco cannot be patched or repaired
- Current estimate for repair: \$865,000



# Connector Building Demolition



Connector Building



# Connector Building Demolition

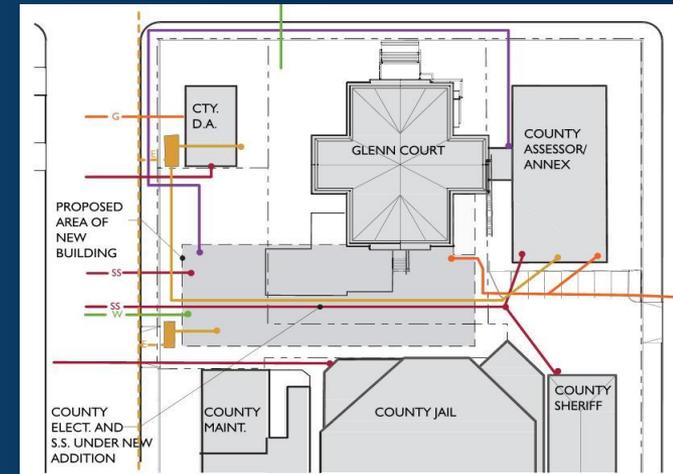


- 2015 – SFM identified connector as a code/property line issue
- Alternative solutions were rejected by SFM
- 4/2016 – SFM required demolition of the Connector
- 12/2016 – County Facilities Committee accepted terms of demolition for compensation
- Current estimate for demolition: \$891,000

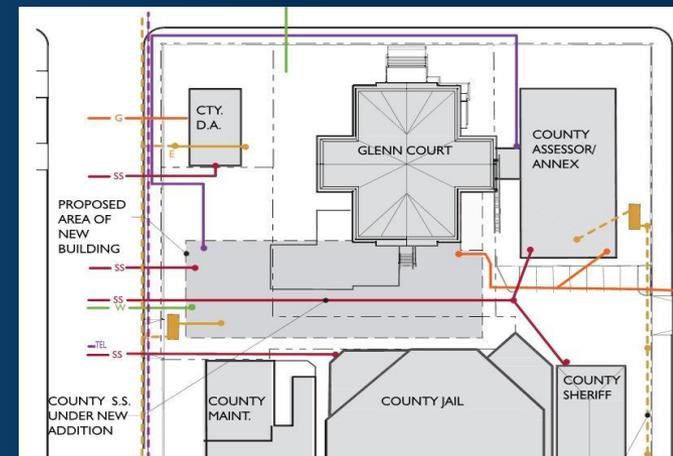


# Site Utility Separation

- Courthouse and County buildings share utilities
- Issue reviewed with CCRS in 2014 with identified need of \$1.6m for utility separation
- CCRS directed project to absorb costs
- MOU signed with County for separation of utilities - County to build parking lot and JCC to pay for utility separation
- Current estimate for site utilities: \$1.95m



PROPOSED SITE UTILITY - OPTION 1



PROPOSED SITE UTILITY - OPTION 2

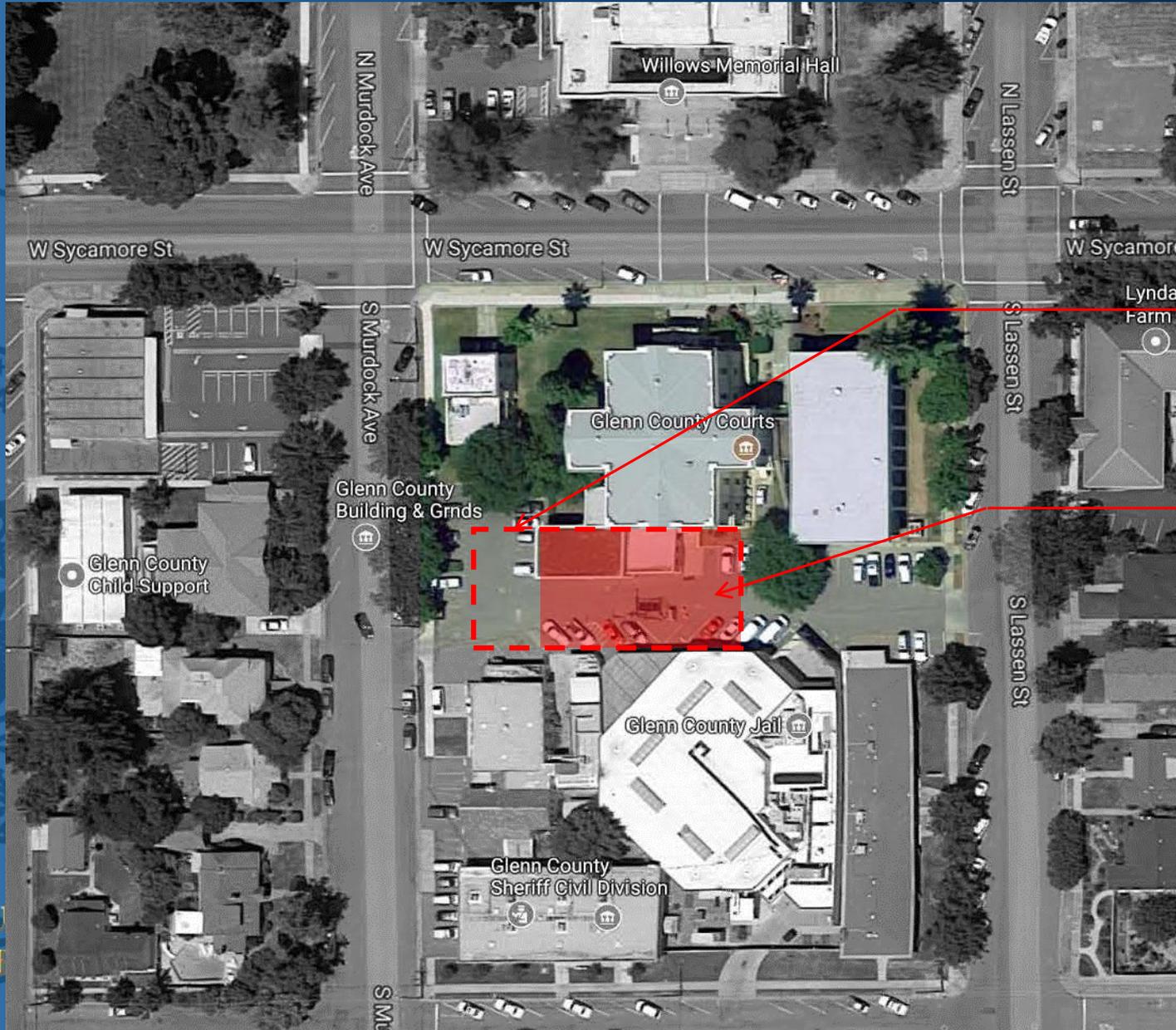
BELOW GROUND  
GAS  
WATER  
STORM SEWER  
SANITARY SEWER  
TELEPHONE

OVERHEAD  
ELECTRICAL  
TELEPHONE

COUNTY ANNEX ELECT. VIA NEW OVERHEAD



# Option 2: Project Redesign



Planned Building Addition

Reduced Addition



# Option 2: Project Redesign

- Multiple meetings to reduce program for:
  - Reduced budget
  - Retain functionality
- Reductions to staff and space made throughout program
- Largest space reductions in:
  - Court Administration
  - Clerk's Office
  - Family Court Mediation/Self-Help
  - Court Sets/Judiciary



# Option 2: Project Redesign

- Example reductions:
  - Court Administration: reduced CEO office, reception area, collections
  - Court Sets/Operations: eliminated one jury deliberation (3:1 ratio), IT workroom, attorney interview room
  - Clerk's Office: eliminated traffic and civil staff positions, 3 counter workstations
  - Family Court Mediation/Self-Help: eliminated staff workstation, combined meeting spaces
- Reduced overall program by 4,500 BGSF or 11%



# Option 2: Project Redesign

Department / Functional Area	(A) Working Drawings Program		(B) Adjusted Program	
	Staff	NSF	Staff	NSF
Court Administration	10	1,505	10	1,129
Court Operations	3	153	3	192
Court Sets / Judiciary	5	9,281	5	8,232
Clerk's Office	20	2,353	12	1,567
Family Court Mediation / Self-Help	4	1,618	3	1,196
Jury Services	1	1,190	0	1,265
In-Custody Holding	0	1,485	0	1,474
Public Area	2	1,310	2	1,116
Building Support	1	2,181	2	1,970
Mechanical / Electrical Support Space	0	8,482	0	8,136
<b>Total Staff and Net Square Feet (NSF)</b>	<b>46</b>	<b>29,558</b>	<b>37</b>	<b>26,227</b>
Gross Area Factor	37%	11,022	37%	9,799
<b>Total Building Gross Square Feet (BGSF)</b>		<b>40,580</b>		<b>36,076</b>

# Project Schedule

## Option 1: Current Design

Scope Change Approval	12/2017
Working Drawings Complete	04/2018
Bidding Complete	08/2018
Construction	10/2018 – 10/2020

## Option 2: Project Redesign

Scope Change Approval	12/2017
Working Drawings Complete	11/2018
Bidding Complete	03/2019
Construction	05/2019 – 05/2021

- Schedules assume cash funding for construction
- Redesign requires SHPO review and approval



# Design-to-Budget / Cost Estimate

Design-to-Budget includes:

Hard Construction Costs

Data, Communications, and Security

CCCI Adjustment to CCCI 6620 (August 2017)

**Design-to-Budget: \$27,970,536**

<u>Design Option</u>	<u>Cost Estimate</u> (Hard Cost)	<u>Budget Shortfall</u> (Escl., Hard, Soft)
Option 1: Current Design	\$31,194,010	\$4,593,229
Option 2: Project Redesign	\$27,481,217	\$2,317,114



# Approval Requested

Request approval to proceed with the project with funding augmentation of:

\$4.6 million  
for current  
design

OR

\$2.3 million  
for redesign  
costs



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# Court Statement



# **Court Facilities Advisory Committee**

As of April 26, 2017

**Hon. Brad R. Hill, Chair**

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

**Hon. Patricia M. Lucas, Vice-Chair**

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

**Hon. Donald Cole Byrd**

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

**Mr. Anthony P. Capozzi**

Attorney at Law

**Mr. Stephan Castellanos, FAIA**

Principal Architect  
Derivi Castellanos Architects  
Former State Architect of California

**Hon. Keith D. Davis**

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

**Hon. Robert D. Foiles**

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

**Ms. Melissa Fowler-Bradley**

Court Executive Officer  
Superior Court of California,  
County of Shasta

**Hon. William F. Highberger**

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

**Hon. Steven E. Jahr (Ret.)**

Judge of the Superior Court of California,  
County of Shasta

**Hon. Jeffrey W. Johnson**

Associate Justice of the Court of Appeal  
Second Appellate District, Division One

**Hon. Laura J. Masunaga**

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

**Mr. Stephen Nash**

Court Executive Officer  
Superior Court of California,  
County of Contra Costa

**Hon. Gary R. Orozco**

Judge of the Superior Court of California,  
County of Fresno

**Hon. David Edwin Power (Ret.)**

Judge of the Superior Court of California,  
County of Solano

**Ms. Linda Romero Soles**

Court Executive Officer  
Superior Court of California,  
County of Merced

**Mr. Larry Spikes**

County Administrative Officer,  
County of Kings

**Mr. Kevin Stinson**

Assistant Clerk Administrator  
Court of Appeal  
Fourth Appellate District, Division Three

**Mr. Val Toppenberg**

Consultant  
Former Redevelopment Director for the  
City of West Sacramento and the City of Merced

**Hon. Robert J. Trentacosta**

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

**Mr. Thomas J. Warwick, Jr.**

Attorney at Law

# **Court Facilities Advisory Committee**

As of April 26, 2017

## **SUBCOMMITTEES**

### **Courthouse Cost Reduction Subcommittee**

Hon. Jeffrey W. Johnson, Chair  
Hon. Donald Cole Byrd  
Mr. Stephan Castellanos, FAIA  
Hon. Keith D. Davis  
Ms. Melissa Fowler-Bradley  
Hon. William F. Highberger  
Hon. Steven E. Jahr (Ret.)  
Hon. Gary R. Orozco  
Mr. Kevin Stinson  
Mr. Thomas J. Warwick, Jr.

### **Independent Outside Oversight Consultant (IOOC) Procurement Subcommittee**

Hon. Patricia M. Lucas, Chair  
Mr. Stephen Nash  
Hon. Gary R. Orozco  
Hon. David Edwin Power (Ret.)  
Mr. Thomas J. Warwick, Jr.

### **Subcommittee on Courthouse Names**

Hon. Keith D. Davis, Chair  
Hon. Donald Cole Byrd  
Mr. Anthony P. Capozzi  
Hon. Jeffrey W. Johnson  
Hon. Gary R. Orozco  
Hon. David Edwin Power (Ret.)  
Mr. Thomas J. Warwick, Jr.