

# Meeting Binder for Court Facilities Advisory Committee

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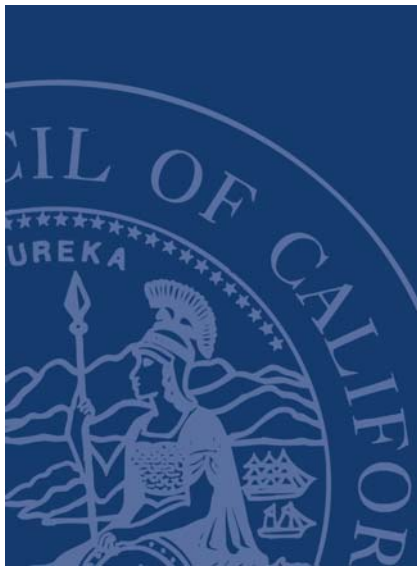
APRIL 3, 2018



JUDICIAL COUNCIL  
OF CALIFORNIA

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ADMINISTRATIVE DIVISION  
FACILITIES SERVICES



## Meeting Binder

### Court Facilities Advisory Committee

April 3, 2018

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COURT FACILITIES  
ADVISORY COMMITTEE

[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**

**OPEN MEETING WITH CLOSED EDUCATION SESSION AGENDA**

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

OPEN PORTION OF THIS MEETING IS BEING RECORDED

Date: April 3, 2018

Time: Open Session (Open to Public)  
10:00 a.m. – 10:30 a.m. – Registration  
10:30 a.m. – 12:30 p.m. – Open Session (Open to Public)  
12:30 p.m. – 1:00 p.m. – Anticipated Lunch Break

Education Session (Closed to Public)  
1:00 p.m. – 2:00 p.m. – Education Session (Closed to Public)

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

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

Agenda items are numbered for identification purposes only and will not necessarily be considered in the indicated order.

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

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

**Approval of Minutes**

Approve minutes of the Court Facilities Advisory Committee meeting held on September 7, 2017.

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

Members of the public requesting to speak during the public comment portion of the meeting must place the speaker's name, the name of the organization that the speaker represents if any, and the agenda item that the public comment will address, on the public comment sign-up sheet. The sign-up sheet will be available at the meeting location at least one hour prior to the meeting start time. The Chair will establish speaking limits at the beginning of the public comment session. While the advisory body welcomes and

encourages public comment, time may not permit all persons requesting to speak to be heard at this meeting.

**Written Comment**

In accordance with California Rules of Court, rule 10.75(k)(1), written comments pertaining to any agenda item of a regularly noticed open meeting can be submitted up to one complete business day before the meeting. For this specific meeting, comments should be e-mailed to [cfac@jud.ca.gov](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 April 2, 2018, will be provided to advisory body members.

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**III. DISCUSSION AND POSSIBLE ACTION ITEMS (ITEMS 1–3)**

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**Item 1**

**Glenn County–Renovation and Addition to Willows Courthouse: Project Review  
(Action Required)**

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

Presenter: Hon. Donald Cole Byrd, Presiding Judge, Superior Court of California,  
County of Glenn  
Ms. Pella McCormick, Deputy Director, Judicial Council Facilities Services  
Mr. Jagan Singh, Principal Manager, Judicial Council Facilities Services

**Item 2**

**Los Angeles County–New Los Angeles Mental Health Courthouse: Project Site Review  
(Action Required)**

Review of a proposed new project site and processes to acquire land.

Presenter: Mr. Mike Courtney, Director, Judicial Council Facilities Services

**Item 3**

**Santa Barbara County–New Santa Barbara Criminal Courthouse: Project Review  
(Action Required)**

Review of the project’s scope, schedule, and budget to complete the preliminary plans phase.

Presenters: Hon. Patricia L. Kelly, Presiding Judge, Superior Court of California,  
County of Santa Barbara  
Mr. Darrel E. Parker, Court Executive Officer, Superior Court of California,  
County of Santa Barbara  
Ms. Pella McCormick, Deputy Director, Judicial Council Facilities Services  
Mr. Jagan Singh, Principal Manager, Judicial Council Facilities Services

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**IV. ADJOURNMENT**

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**Adjourn to Education Session (Closed to Public)**

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

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**Item 1**

**Judicial Branch Courthouse Construction Program (No Action Required – Education Only)**

Educational discussion on courthouse capital projects.

Presenter: Mr. Mike Courtney, Director, Judicial Council Facilities Services

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**VI. ADJOURNMENT OF MEETING**

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**Adjourn**



# JUDICIAL COUNCIL OF CALIFORNIA

COURT FACILITIES  
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## COURT FACILITIES ADVISORY COMMITTEE

### MINUTES OF MEETING

September 7, 2017

10:30 AM –2:00 PM

Judicial Council of California – San Francisco Office

**Advisory Body  
Members Present:**

Hon. Brad R. Hill, Chair  
Mr. Anthony P. Capozzi (by phone)  
Hon. Donald Cole Byrd  
Hon. Keith D. Davis  
Hon. Robert D. Foiles  
Ms. Melissa Fowler-Bradley  
Hon. William F. Highberger (by phone)  
Hon. Jeffrey W. Johnson  
Hon. Laura J. Masunaga  
Mr. Stephen Nash  
Hon. Gary R. Orozco  
Hon. David Edwin Power (Ret.)  
Ms. Linda Romero Soles  
Mr. Larry Spikes  
Mr. Kevin Stinson  
Hon. Robert J. Trentacosta  
Mr. Thomas J. Warwick, Jr.

**Advisory Body  
Members Absent:**

Hon. Patricia M. Lucas, Vice-Chair  
Mr. Stephan Castellanos, FAIA  
Hon. Steven E. Jahr (Ret.)  
Mr. Val Toppenberg

**Others Present:**

The following Judicial Council staff/others were present:  
Hon. Andrew S. Blum, Presiding Judge, Superior Court of Lake County  
Mr. Ron Duek, Project Manager, Construction Management Agency, Kitchell  
Mr. Kevin Hallock, Architect, Construction Management Agency, Kitchell  
Mr. Brad Saylor, Cost Estimator, Leland Saylor Associates  
Mr. Kevin Harrigan, Court Executive Officer, Superior Court of Glenn County  
Mr. Peter Birkholz, Principal Architect, Page & Turnbull (by phone)  
Mr. Matt Wade, Project Director, Construction Manager at Risk, Kitchell (by phone)  
Mr. Rob Nash, Senior Project Manager, Construction Management Agency, Vanir (by phone)  
Mr. Mike Courtney, Director, Facilities Services (by phone)  
Mr. Ed Ellestad, Security Supervisor, Facilities Services  
Ms. S. Pearl Freeman, AIA, Manager, Facilities Services  
Mr. Chris Magnusson, Senior Facilities Analyst, Facilities Services  
Mr. Charles Martel, Supervising Attorney, Legal Services  
Ms. Pella McCormick, Deputy Director, Facilities Services  
Ms. Kristine Metzker, Manager, Facilities Services (by phone)  
Ms. Deepika Padam, Senior Project Manager, Facilities Services  
Ms. Akilah Robinson, Administrative Specialist, Facilities Services

**OPEN MEETING**

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

The chair called the meeting to order at 10:30 AM and opening remarks were made. The advisory committee voted unanimously (with the abstention of all members absent from the July 19, 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 July 19, 2017.

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**DISCUSSION AND ACTION ITEMS**

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**Item 1**

**Lake County—New Lakeport Courthouse: Result of Sites Study**

The following persons spoke during the open comments portion of the meeting:

1. Hon. Stacey Mattina, Mayor, City of Lakeport
  - a. She spoke in favor of keeping the new courthouse site within the City of Lakeport and at a site on Bevins Street.
2. Mr. Kevin Ingram, Community Development Director, City of Lakeport
  - a. He spoke in favor of keeping the new courthouse site within the City of Lakeport.
3. Ms. Margaret Silveira, City Manager, City of Lakeport
  - a. She spoke in favor of keeping the new courthouse site within the City of Lakeport.
4. Ms. Nancy Ruzicka, Owner, Ruzicka Associates Consulting Engineers
  - a. She spoke in favor of keeping the new courthouse site within the City of Lakeport and at a site she owns on North High Street.

Ms. Deepika Padam, Judicial Council Senior Project Manager, introduced the project team for the New Lakeport Courthouse: from the Superior Court of Lake County, Presiding Judge Andrew S. Blum; from construction management agency Kitchell, Mr. Ron Duek, Project Manager, and Mr. Kevin Hallock, Architect; from Leland Saylor Associates, Mr. Brad Saylor, Cost Estimator; and from Judicial Council Facilities Services, Mr. Ed Ellestad, Security Supervisor.

Respectively, Ms. Padam, Mr. Ellestad, Mr. Hallock, Mr. Duek, Mr. Saylor, and Presiding Judge Blum presented the project's sites study, including current and alternative site locations, 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-20170907-materials.pdf](http://www.courts.ca.gov/documents/cfac-20170907-materials.pdf). Ms. Padam presented the project's overview, summary report, alternate site study, floor plans, and schedule. Mr. Ellestad presented the security analysis including his concerns about locating on the Bevins Court site because it is on a cul-de-sac street with more limited vehicular access and egress and his preference for locating the new courthouse on the South Bevins site because of better vehicular access and egress for the sheriff, emergency medical, and fire department compared to the other sites. Mr. Hallock presented the site schemes. Mr. Duek presented the construction delivery methods considered: Construction Manager at Risk (CMAR) and Design-Build (DB). Mr. Saylor presented a cost comparison of the sites delivered by the CMAR and DB delivery methods including recommending the DB delivery method. Presiding Judge Blum made a closing statement. In addition, the following comments were made:

- The existing site has many challenges including but not limited to slope, limited buildable area, environmental issues, and security:
  - the elevation difference between Lakeport Boulevard and the proposed building pad is approximately 50 feet. Therefore, utilities and roadway access must come to the top of the site, which results in more infrastructure and developable area as well as a longer path for ADA accessible travel by public (switchback) sidewalk. Retaining walls must also be provided, which increases cost;
  - a view easement must be maintained, which restricts placement of the building to only the south portion of the site;
  - mitigation measures for environmental issues include but are not limited to traffic features for a roadway intersection, construction of a bus stop for public transit access, and construction sequencing to work around sensitive bird and plant species; and
  - security concerns exist with the site's overlook from the existing chamber of commerce building.
- The search area for the sites study included the City of Lakeport and surrounding areas as well as the City of Clearlake;
- The criteria for the site search included: flat topography, not within the flood plain, no existing structures, and fewer environmental concerns. Applying these criteria resulted in selecting three sites to study in detail: the Bevins Court site, the Jail site, and the South Bevins site. Acquisition would be via donation or equity exchange, which are assumed to take approximately 36 months (because of two owners) for the Bevins Court site and 18 months for either the South Bevins site or Jail site;
- The court no longer processes criminal case matters in their Clearlake facility, which is approximately 30 miles from the jail, and only processes these cases at the existing Lakeport courthouse. The cost of transportation from the jail to the existing courthouse is very small. The court and Judicial Council staff have discussed the prospective sites with the county sheriff, and the sheriff has not indicated a specific preference;
- The option for the jail site includes an at-grade pedestrian connector between the courthouse and jail buildings for the transport of in-custody defendants. It also includes a sallyport at the courthouse to receive juveniles directly from the juvenile hall facility and certain in-custody defendant populations directly from correctional facilities other than the jail facility;
- Two delivery methods were considered for this capital project:
  - CMAR Delivery Method:
    - A Construction Manager (CM) typically joins the project in design development to assist in construction and design coordination and pricing;
    - Once the design is completed, the CM bids the project to all subcontractors needed for its construction;
    - The CM assumes all subcontractor contracts, with a Guaranteed Maximum Price (GMP) to complete the project agreed to by the CM and the owner;
    - The main advantage of this delivery method is the control an owner has over the design, by utilizing an architect/engineering team throughout the design phase. The result is a set of drawings that the contractor must build from without discretion;
    - Concerning change orders, the owner contracts with the architect first to prepare design drawings, and then, the CMAR provides a cost based on those drawings. Any corrections or changes needed are addressed as change orders during the construction phase;



- Typically, more change orders occur with the CMAR delivery method compared to the DB method;
  - The primary risk to the contractor is the GMP as of the date the contract is signed with the owner; and
  - This delivery method is a step better than Low Bid. After the state's financial crisis, and because of the eagerness of contractors to find work, prices for construction pushed this method close to parallel with the DB method. As the market evolved since that time, CMAR contractors have become busier and their costs and schedules increased, resulting in a greater cost differential between these two methods.
- Design-Build Delivery Method:
- The DB architect prepares criteria documents, which are a combination of prescriptive and performance requirements defining the level of quality desired—such as the number of courtrooms and their layouts, the number and types of holding cells, and types of security systems;
  - Prescriptive requirements dictate the requirements the DB team (i.e., architect and contractor) must meet, and the performance requirements describe how the DB team will use their design and constructability expertise to construct the project;
  - The DB team has some discretion during the design phase in delivering the design through the owner's prescriptive and performance requirements, such as choosing the type of foundation system (e.g., footing or mat) based on current market prices;
  - Because there is one contract for design and construction, and the DB team is motivated by speed to increase profitability, DB is typically faster than CMAR;
  - The DB method allows the owner the option, by state statute, to either: (a) set the budget and select the DB team that provides the most value for that budget or (b) define the requirements and allow the construction community to determine the cost of those requirements;
  - Concerning change orders, the burden is on the owner to clearly define its criteria documents, such that if something is left out of those criteria documents, the owner is required to pay for it as a change order; and
  - For large and complex projects, and because they attract large and sophisticated design and construction firms, they can typically be constructed faster, for a better price, and with less cost exposure for the owner through the DB method.
- For this project, it is estimated that the DB method could provide the new courthouse building approximately one year and three months earlier than the CMAR method. Costs savings are gained through a shorter schedule/less escalation and on project soft costs owing to a single design-build phase. Also, there is an opportunity for additional cost savings should this delivery method be selected and the cost estimate further studied once the design package is executed.

**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 committee take the site options presented under consideration so it will be prepared to move the project forward once appropriate funding is back in place.

**Item 2****Glenn County—Renovation and Addition to Willows Courthouse: Scope, Schedule, and Budget Review**

Ms. Deepika Padam, Judicial Council Senior Project Manager, introduced the project team for the Renovation and Addition to Willows Courthouse: from the Superior Court of Glenn County, Presiding Judge Donald Cole Byrd, and Mr. Kevin Harrigan, Court Executive Officer; from Judicial Council Facilities Services, Mr. Chris Magnusson, Senior Facilities Analyst; and by phone, Mr. Peter Birkholz, Principal Architect, from Page & Turnbull; Mr. Matt Wade, Project Director, from construction manager at risk Kitchell; and Mr. Rob Nash, Senior Project Manager, from construction management agency Vanir.

Respectively, Ms. Padam, Mr. Magnusson, Mr. Harrigan, and Presiding Judge Byrd presented the project's scope, schedule, and budget 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-20170907-materials.pdf](http://www.courts.ca.gov/documents/cfac-20170907-materials.pdf). Ms. Padam presented the project's overview, summary report, site context, and highlight of critical conditions, as well as two options, including their schedules and cost estimates, for moving forward—Option 1: Current Design and Option 2: Project Redesign for a Smaller Building. Mr. Magnusson presented the planning considerations of project Option 2. Mr. Harrigan presented the impact on the court's operations due to the delay of the project's construction start. Presiding Judge Byrd made a closing statement and indicated that because he recognized the advisory committee's constraints from the lack of statewide funding for the judicial branch courthouse construction program the project was being presented only for informational purposes to bring the advisory committee up to date on the status of its conditions. In addition, the following comments were made:

- In anticipation of the project's start of construction, court staff had been moved out of the Willows Courthouse to different facilities including leased facilities in the City of Willows and existing court facilities in the City of Orland. This move has been impacting the court's daily service delivery: For example, the public's ability to make payments or access files within the courthouse had to be suspended and relocated to a location four blocks away. Thus, operational deficiencies have been ongoing;
- The court's modular building, planned for use as swing space during the renovation project, remains unoccupied because of the delay to project's construction start. It requires monthly maintenance costs and is currently budgeted for funding only through January 2020;
- The Willows Courthouse is in the High Risk category of the Judicial Council's Seismic Risk Rating Database, ranking among the top 20 buildings statewide with the highest seismic risk rating for potential damage, business interruption, and injury or fatalities of occupants from a particular type of seismic event;
- The County of Glenn has not proceeded with the construction of the parking lot and separation of utilities because of this renovation project's funding delay; and
- A significant amount of this project's budget deficit is created by the delay, which estimates to several million. Mr. Mike Courtney, director of Judicial Council Facilities Services, indicated that cost escalation on courthouse capital projects ranges from three to five percent per year, and therefore, all projects delayed by July 1<sup>st</sup> of this year will be three to five percent more expensive at the end of fiscal year 2017–2018.

**Action:** Justice Jeffrey W. Johnson, sitting as advisory committee chair for this item, acknowledged Presiding Judge Byrd's closing statement by recognizing the project's presentation without recommendation and for informational purposes only due to the current economic impasse of the judicial branch courthouse construction program. He also indicated that this informational presentation would be accepted until such time the judicial branch's funding situation improved for courthouse construction and the advisory committee was then in a better position to provide needed guidance to move the project forward. He then called for a motion, and the advisory committee—with the exception of judges Donald Cole Byrd and William F. Highberger, as an Ex-Officio, non-voting members; Administrative Presiding Justice Brad R. Hill, who was absent from voting on this item; and the members who were absent as shown above—voted unanimously to approve the following motion:

1. The committee accept the comments of those present today on behalf of the Superior Court of Glenn County as well as the project budget status report and take these matters under advisement to be revisited as and when the committee has the funds available to continue discussion on the project's ability to move forward.

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**A D J O U R N M E N T**

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There being no further business, the meeting was adjourned at 2:00 PM.

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

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

Court Facilities Advisory Committee Meeting  
April 3, 2018

# 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



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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



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# Two Project Options

Option 1:  
Current  
design

OR

Option 2:  
Project  
redesign for  
smaller  
building



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# 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



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# Approval Requested

Request approval to proceed with the project with funding augmentation of \$4.6 million for current design

Note: This figure is based on CCCI Adjustment 6620 – August 2017



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# **New Los Angeles Mental Health Courthouse Project Status Presentation**

Court Facilities Advisory Committee Meeting  
April 3, 2018

# Authorized Project

- 4 Courtrooms
- 61,603 building gross square feet (BGSF)
- Purpose built for mental health calendar
- Demolishes existing Hollywood Courthouse
- New construction on 1.3 acre Hollywood site
- Budget \$38.9 M
- Design-build delivery method



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# Background

- Original project renovated the existing Hollywood Courthouse—determined to be infeasible due to earthquake fault
- Rescope to demolish and construct a new building on Hollywood site a safe distance from the earthquake fault
- Design Build delivery method



# Challenges

- October 2016 the existing Mental Health Courthouse on San Fernando Blvd (aka Pickle Factory) was evacuated due to structural fissures in roof supports
- Mental health calendars/operations relocated to the Metropolitan Courthouse and then to existing Hollywood Courthouse
- Cost to repair to allow occupancy of the Pickle Factory make it poor choice for bond financing



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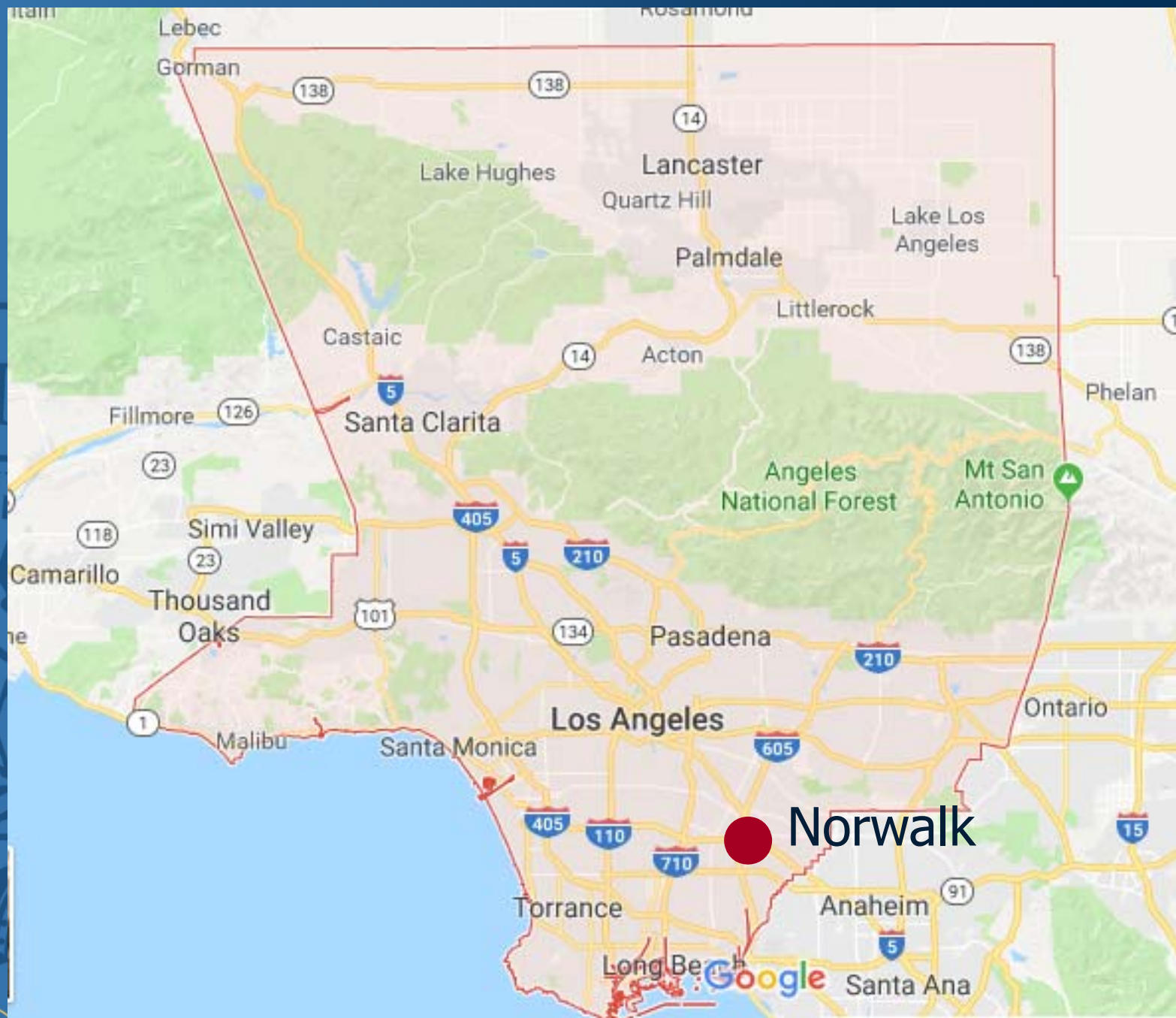
# Project Status

- May 2017 CFAC re-opened acquisition phase
- Fall 2017 near completion of Performance Criteria phase of the Design-Build delivery method
- Fall 2017 due to high cost of land in Los Angeles JCC reviews underutilized state owned property in Los Angeles County
- California Department of State Hospitals Metropolitan State Hospital in Norwalk is top candidate site



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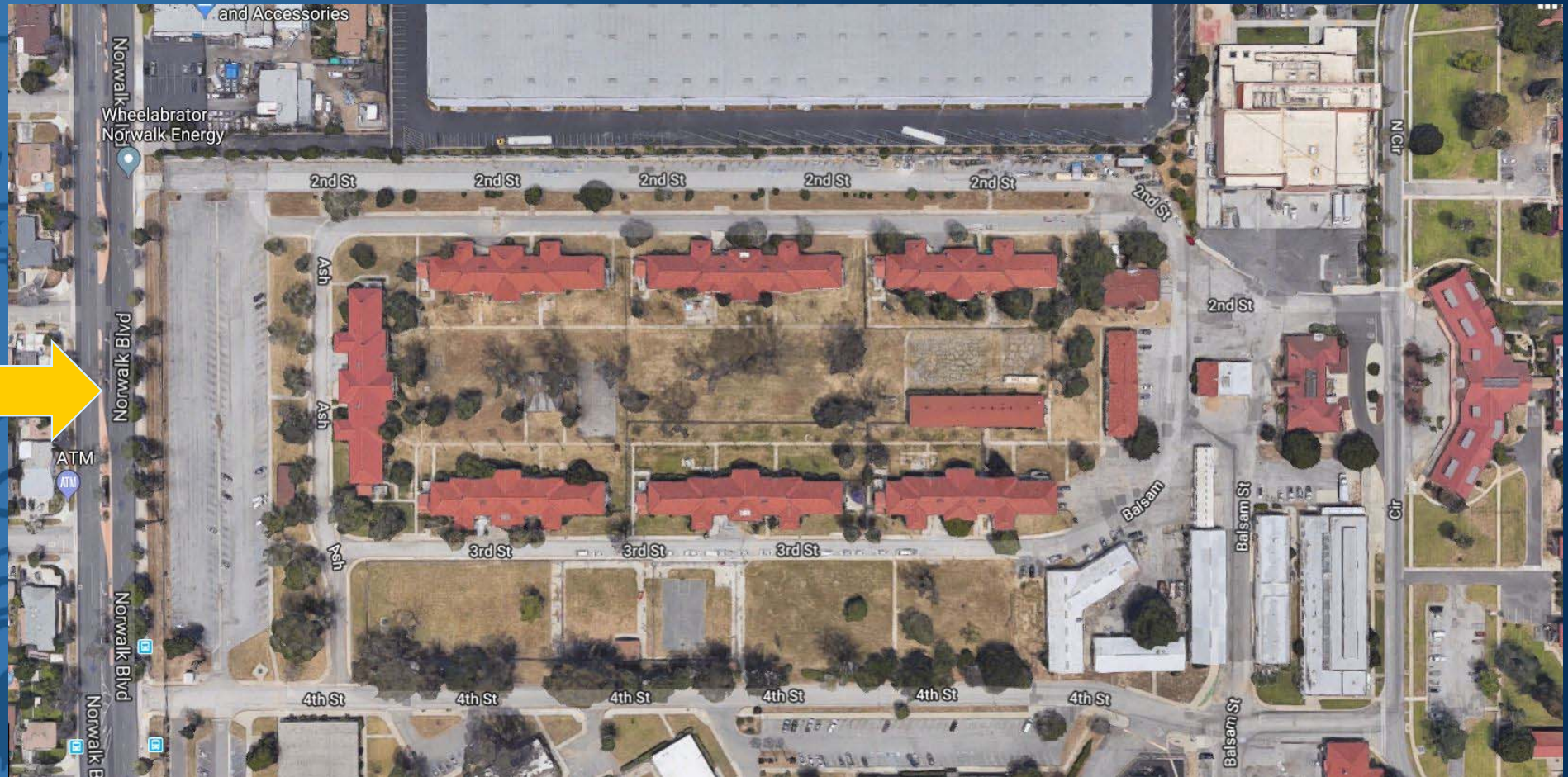


# Vicinity Map





# Site Map



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# Outline of Process

- CFAC authorizes JCC to request DOF/DSH via SPWB to transfer jurisdiction of underutilized property at MSH to JCC
- DOF/SPWB agrees to provide the land
- CFAC approves site selection
- JCC proceeds with revisions to performance criteria



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# **New Santa Barbara Criminal Courthouse Project Status Presentation**

Court Facilities Advisory Committee Meeting  
April 3, 2018

# Authorized Project

- 8 Courtrooms
- 92,331 building gross square feet (BGSF)
- JCC owned 1.8 acres in Santa Barbara near historic Anacapa Courthouse
- Minimal parking (eight spaces)
- Budget \$54.2 M



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# Current Status

- 2016 Completed Schematic Design
- Over budget by ~17.5% (\$9.5 M)
- May 2017 CFAC authorized a study for shared use with County to determine if a shared building could rectify budget issue



# Study Scope

- Study a joint occupied court and county building
- Analyzed four options
- Incorporate County Probation Department into courthouse; (County occupancy  $\sim 37\%$ )
- All options assume use of additional site area provided by county ( $\sim .23$  acre)
- Allows for single phase construction
- Reduces disruption to court operations



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# Summary of Findings

- Cost sharing of building shell, core and site development with County would allow JCC to meet targeted courthouse budget of \$54.2 M in three of the studied schemes
- Costs range from \$78 M to \$80 M; with a JCC contribution range of \$52 M to \$54 M and a County contribution range of \$25 M to \$27 M (~37% of cost)
- County has opted out of project due to cost
- County supports the courthouse project and is willing to consider a real estate transaction to provide additional property to enable a single-phase project





FIGUEROA STREET

(E)  
SURFACE  
PARKING

(E)  
1 STORY  
BUILDING

(E)  
2 STORY  
BUILDING

PROPERTY LINE

JCC Owned

SANTA BARBARA STREET

MINIMUM ADDITIONAL SITE  
AREA REQUIRED FOR  
COMBINED COURTS /  
PROBATION FOR BUILDING  
OPTIONS 1 & 2

County Land

ASSUMED PROPERTY LINE

EXISTING  
PROBATION

Security  
Gate

Security  
Gate

(E)  
1 STORY  
BUILDING

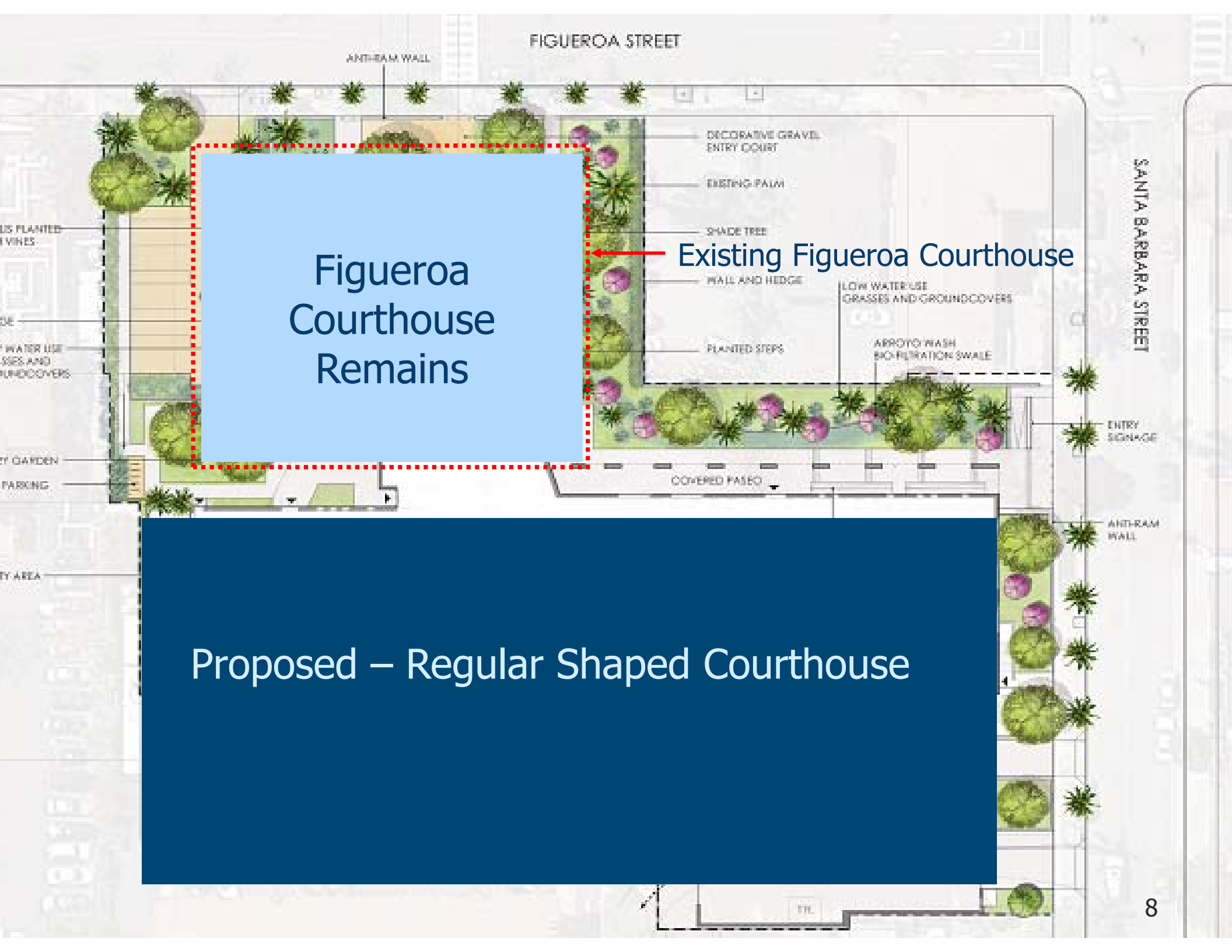
(E)  
2 STORY  
BUILDING

CARILLO STREET

# Merits of Additional Site Area

- Figueroa Courthouse remains operational
- Single-phase construction saves \$/time
- Standard 4 court set per floor arrangement
- Potential to divest the existing state-owned Figueroa Courthouse and return funds to ICNA in future



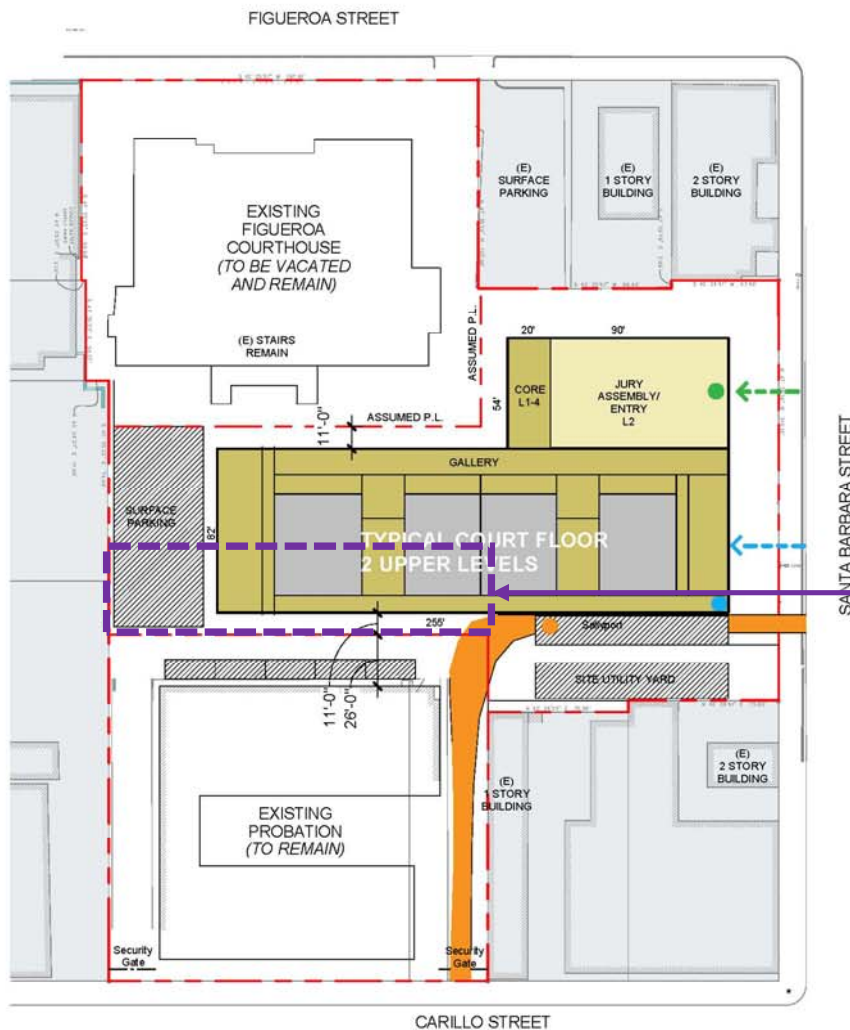


Figueroa  
Courthouse  
Remains

Existing Figueroa Courthouse

Proposed – Regular Shaped Courthouse

# Test Fit – Regular Shape



## Site Option 5

- Courts Program Located in a 93,300 GSF Four Story Building Plus Mechanical Penthouse, with Entry Screening Lobby/ Jury Assembly
- Existing Figueroa Courthouse Remains in Place
- Existing County Probation Remains in Place
- New Courthouse Built in Single Phase
- Following Courthouse Construction, Existing Courthouse to be Vacated
- 16' Floor to Floor Heights are Provided at the Upper Two Courtroom Floors
- 14' Floor to Floor Heights are Provided at the Lower Two Floor Levels for Court Office Functions
- Continued Use of Existing Probation Site for In-Custody Circulation

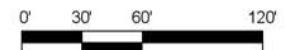
## Area Summary

	New Building
Ground	22,150 GSF
Level 1	26,850 GSF
Level 2	22,150 GSF
Level 3	22,150 GSF
<b>Total</b>	<b>93,300 GSF</b>

County Land

## Circulation and Entry

--- Judge Circulation	● Judge Entry
--- Public Circulation	● Public Entry
--- In-Custody Circulation	● In-Custody Entry



Santa Barbara Courthouse Site Study

Moore Ruble Yudell Architects & Planners

**SITE OPTION 5**

March 9, 2018

# Outline of Process

- County agrees to provide the land
- Reach a mutual agreement for a real estate transaction
- JCC seeks DOF/SPWB approval for the additional land
- Proceed with acquisition and design





# Options

## Option 1: Current Site, Demolish Figueroa

Building Estimate	\$63,700,000
Land Cost	\$0
<hr/>	
Subtotal	\$63,700,000
Approved Budget	\$54,200,000
Deficit	<\$9,500,000>

## Option 2: Additional Site Area, Keep Figueroa

Building Estimate	\$57,200,000
Land Cost	\$2,500,000
<hr/>	
Subtotal	\$59,700,000
Approved Budget	\$54,200,000
Deficit	<\$5,500,000>

- Estimated value of the Figueroa Courthouse is \$21,000,000 to \$23,500,000



JUDICIAL COUNCIL  
OF CALIFORNIA

# “Move Forward” Options

1. Approve cost increase of \$9.5 M to move the project forward to complete Preliminary Plans
2. Explore acquiring additional site area and rescope/design project for single phase on more regular site, estimated cost increase of \$5.5 M



# **Court Facilities Advisory Committee**

As of April 26, 2017

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Former Redevelopment Director for the  
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Attorney at Law



# **Court Facilities Advisory Committee**

As of April 26, 2017

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