



Meeting Binder for Court Facilities Advisory Committee

OCTOBER 1, 2019



JUDICIAL COUNCIL
OF CALIFORNIA

ADMINISTRATIVE DIVISION
FACILITIES SERVICES



Meeting Binder

Court Facilities Advisory Committee

October 1, 2019

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3	Updated <i>Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects</i> ➤ Draft policy – dated 10/1/19
4	Draft Statewide List of Trial Court Capital-Outlay Projects ➤ Draft list in summary ➤ Draft list with details
5	Public Comments ➤ Letters/Correspondence
6	Court Facilities Advisory Committee Roster





COURT FACILITIES ADVISORY COMMITTEE

OPEN MEETING AGENDA

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

THIS MEETING IS BEING RECORDED

Date: October 1, 2019

Time: Open Session (Open to Public)
9:30 a.m. – 10:00 a.m. – Registration
10:00 a.m. – 12:30 p.m. – Open Session (Open to Public)
12:30 p.m. – 1:00 p.m. – Anticipated Lunch Break
1:00 p.m. – 2:00 p.m. – Open Session (Open 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

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

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

Written Comment

In accordance with California Rules of Court, rule 10.75(k)(1), written comments pertaining to any agenda item of a regularly noticed open meeting can be submitted up to one complete business day before the meeting. For this specific meeting, comments should be e-mailed to cfac@jud.ca.gov or mailed or delivered to 455 Golden Gate Avenue, San Francisco, CA 94102, attention: Chris Magnusson. Only written comments received by 5:00 PM on September 30, 2019, will be provided to advisory body members.

III. DISCUSSION AND POSSIBLE ACTION ITEMS (ITEM 1)

Item 1

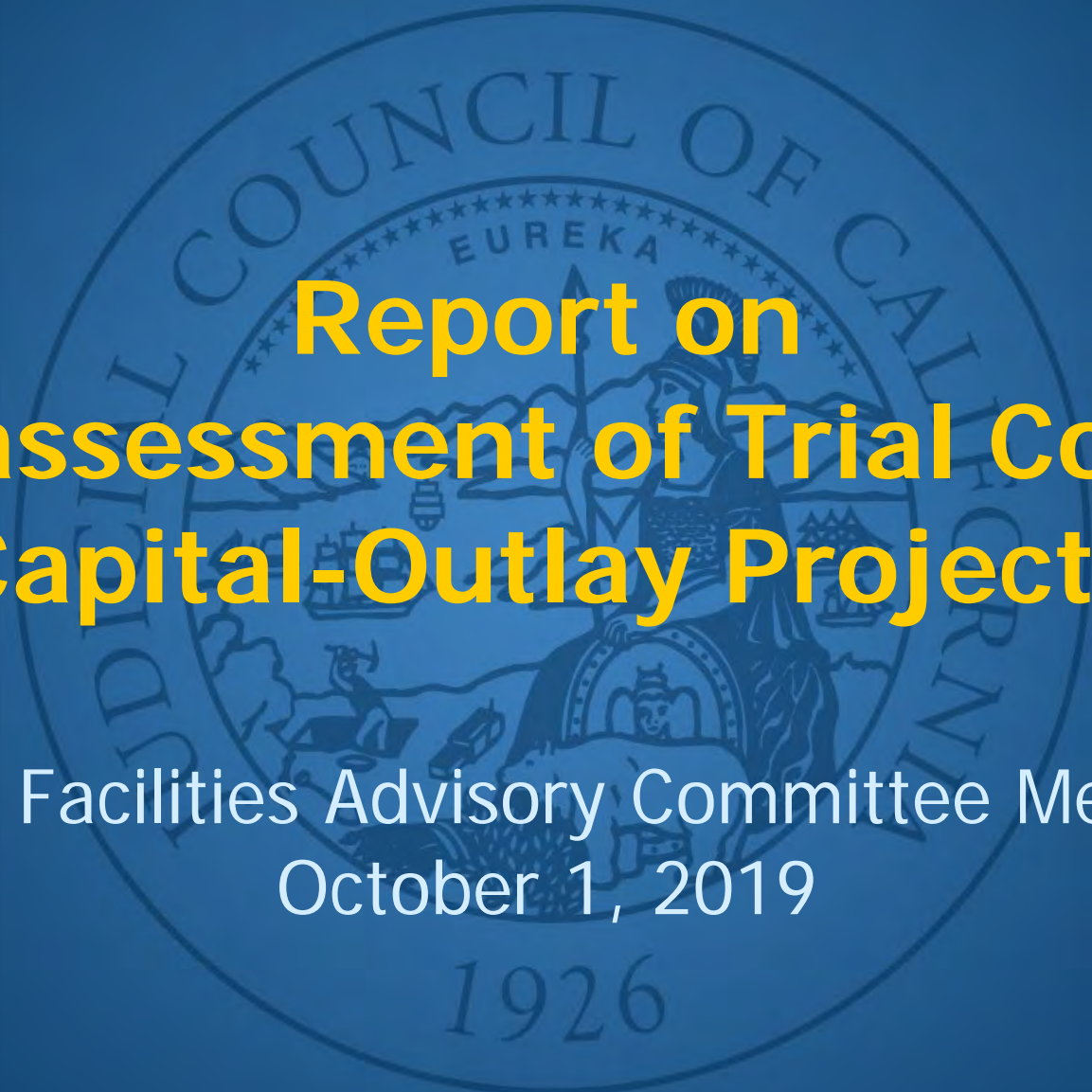
**Reassessment of Trial Court Capital-Outlay Projects
(Action Required)**

Review of Judicial Council Facilities Services' progress on the reassessment of trial court capital-outlay projects and recommendation to move the reassessment documents forward for Judicial Council review/action. The following will be discussed: (1) public comments on the draft *Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects* and draft statewide list of capital projects (prioritized on needs-based/cost-based scores per the council's updated draft prioritization methodology) reviewed at the Court Facilities Advisory Committee meeting on August 29, 2019, and posted subsequently for comment, (2) finalization of Court Facility Plans for all 58 trial courts, (3) final updates to the council's draft prioritization methodology, and (4) final updates to the draft statewide list of capital projects. Senate Bill 847 (Committee on Budget and Fiscal Review) revises Government Code section 70371.9 to require the Judicial Council to update its 2008 prioritization methodology as well as to reassess capital projects in its Trial Court Capital-Outlay Plan. This reassessment is due to the Legislature by December 31, 2019.

Presenters: Mr. Mike Courtney, Director, Judicial Council Facilities Services
Ms. Pella McCormick, Deputy Director, Judicial Council Facilities Services

IV. ADJOURNMENT OF MEETING

Adjourn

The background of the slide features a large, faint, blue-tinted seal of the Judicial Council of California. The seal is circular and contains the text "JUDICIAL COUNCIL OF CALIFORNIA" around the perimeter. In the center, there is a figure holding a scale of justice, with the word "EUREKA" above it and the year "1926" at the bottom.

Report on Reassessment of Trial Court Capital-Outlay Projects

Court Facilities Advisory Committee Meeting
October 1, 2019

Agenda

- Project Update
- Review of Comments
- Methodology Revisions in Response to Comments (August – September, 2019)
- Draft Statewide List of Trial Court Capital-Outlay Projects
- Future Activities and Recommended Action



PROJECT UPDATE



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Activities Completed to Date

PROJECT ACTIVITIES: JULY 2018 - SEPTEMBER 2019



ACTIVITY	2018						2019								
	June / July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept
1. SB 847 - Required by the 2018 Budget Act Trailer Bill: Trial Court Capital-Outlay Plan Reassessment	★														
2. CFAC Working Group - Set scope of Reassessment Process and developed Methodology & Statewide List.		Aug 6 and 20		Oct 5	Nov 2, 19 and 26	Dec 7	Jan 11	Feb 6			May 24	June 12	July 11		Sept 11, 17, 20, & 23
3. CFAC Meetings - Received Working Group reports on progress, approved Reassessment Process, Methodology & Statewide List, and provided Public Comment opportunities.						Dec 7 Meeting & Public Comment	Public Comment	Feb 21						Aug 29 Meeting & Public Comment	Public Comment
4. Reassessment Process - Development of Draft Methodology															
5. Reassessment Process - Including development of 58 Court Facility Plans, assessment of 213 court occupied buildings (Facility Condition Assessments), and identification of 80 Trial Court Capital-Outlay Projects in 41 Courts.															
6. JCC and Court Review of Draft Materials, including revisions to Court Facility Plans, Facility Condition Assessments and Trial Court Capital-Outlay Projects information. <i>Note that this activity will continue in October & November.</i>															



REVIEW OF COMMENTS



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Public Comments Received

Between August 30th and September 13th

86 Public Comments (approx. 750 pages) were received

- Comments were received on projects submitted by 20 of the 41 courts proposing projects
- Over 100 comments were received on 35 separate buildings
- Over 120 scorecard corrections associated with Technical Comments on FCAs, land costs and other scoring comments have been made since August 29, 2019
- This process will continue in October



Summary of Public Comments

PUBLIC COMMENT TYPE		COMMENTS RECEIVED	RESPONSE
1	Technical Comment(s) on a Specific Building or Project	25	Letters have been provided to the Court Advisory Facility Committee for their consideration. Technical comments on specific buildings or projects will be provided to individual courts.
2	Letter of Support for a Specific Project	55	Letters have been provided to the Court Advisory Facility Committee for their consideration.
3	Support for Increased Emphasis on Seismic Risk in the Methodology	8	Letters have been provided to the Court Advisory Facility Committee for their consideration.
4	Policy Comments on Needs-Based Score Criteria	12	Letters have been provided to the Court Advisory Facility Committee for their consideration.
5	Policy Comments on Cost-Based Score Criteria	6	Letters have been provided to the Court Advisory Facility Committee for their consideration.
6	Policy Comments on General Methodology (not specific to a Scoring Category)	9	Letters have been provided to the Court Advisory Facility Committee for their consideration.
7	"Other" Comments	1	Letters have been provided to the Court Advisory Facility Committee for their consideration.



Technical Comments Court Facility Plans

Draft Court Facility Plans were provided to the Courts in late July 2019

- 12 Courts submitted corrections to the narratives and other information in their Court Facility Plan
- 3 courts changed proposed project scopes or court priorities

Final Drafts of Court Facility Plans will be sent to the Courts in November



Technical Comments

Facility Condition Assessments (FCAs)

Draft Facility Condition Assessments were provided to the Courts in late July 2019. The comments received from the courts included:

- Corrections to the building descriptions.
- Concerns that Americans with Disabilities Act (ADA) and Environmental Hazards were not fully assessed and the costs were not included. *Note that scores for these areas are included in the Physical Condition Needs-Based Criteria.*
- Disagreement with the conclusions of the FCA, including the definition of the condition of the building/FCI Number.



Technical Comments Scoring and Scorecards

Draft Scorecards were provided to the Courts in late July, early August and at the end of August. The most common comments received about the scores and scorecards include:

- Concerns about which buildings were scored or not scored. Examples: Historic MOU Courthouses were not assessed.
- Concerns about errors in scoring, which have been reviewed and corrected upon confirmation.
- Disagreement about the way the scores are calculated, particularly in Overcrowding and Access to Court Services.
- Concerns project land costs were too high.



Comments on Methodology

Most frequent comments on the Methodology were related to:

- Seismic Risk Mitigation – the Methodology has not considered seismic risk with enough emphasis, especially for large buildings
- Funding Process – the language in the Methodology was not clear about what factors the JCC could consider when funding projects

Both of the comments are addressed in the following slides





**METHODOLOGY REVISIONS
IN RESPONSE TO COMMENTS
AUGUST – SEPTEMBER, 2019**



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Summary of Methodology Changes

- Seismic Risk Factor
- Needs-Based Criteria: Physical Condition/Seismic Rating
- Needs-Based Criteria: Access to Court Services
- Cost-Based Criteria
- Funding Process: Establishment of a Statewide List



Seismic Risk Factor

- In response to Public Comments, a Seismic Risk Factor has been added to the Methodology.
- The Seismic Risk Factor points do not change the total number of points available and do not change the Priority Group point ranges.



Seismic Risk Factor Language

Refer to Methodology Page 11, paragraph F

F. Seismic Risk Factor

All court users who participate in the justice process, including the public, court employees, and justice partners, are potentially placed at risk in existing courthouses from building failure due to potential catastrophic events. The seismic rating component of the Physical Condition criterion, under Section V.B.1. above, assesses the potential for physical damage to the facility due to a seismic event. The FEMA P-154 risk rating system does not fully account for the risk to court users posed by the physical damage that may be incurred. This Seismic Risk Factor criterion credits projects for mitigating risk to court users. Proposed projects that replace or renovate courtrooms in existing, seismically substandard buildings with a FEMA P-154 rating of High or Very High risk are eligible to receive no more than three additional points.

Approach:

- As shown in the table under Section V.B.1. above, existing court buildings, evaluated as part of this reassessment, have been assigned seismic scores within four categories: *Acceptable Risk*, *Moderate Risk*, *High Risk*, or *Very High Risk*. To address the issue of seismic risk to court users, projects proposed to replace or renovate courtrooms in existing *High Risk* or *Very High Risk* buildings, would receive additional points in accordance with the following table:

	Very High Risk	High Risk
FEMA P-154 Seismic Score	0.5 and below	0.6 to 1.4
Additional Points	3	2

- Moderate Risk* or *Acceptable Risk* buildings would not receive additional points.
- Three points will be the maximum number of additional points available to any project.



Needs-Based Criteria

Physical Condition – Seismic Rating

- Correction to previously published Methodology changed the risk definitions ranges for the FEMA P-154 scores.
- This correction changed the Seismic Rating score for 8 projects.

	August 29, 2019 Draft Methodology	October 1, 2019 Draft Methodology
Very High Risk	0.6 or below	0.5 and below
High Risk	0.7 to 1.5	0.6 to 1.4
Moderate Risk	1.6 to 2.4	1.5 to 2.4
Acceptable Risk	2.5 and higher	2.5 and higher



Needs-Based Criteria Access to Court Services

August 29, 2019 Draft Version

- Data from “The Need for New Judgeships in the Superior Courts: Preliminary 2018 Update of Judicial Needs, November 2018”

October 1, 2019 Draft Version – Updates Data Source

- Uses data from the “Judicial Workload Assessment: 2018 Judicial Workload Study Update, approved by the Judicial Council on September 24, 2019”
- In addition to the Access to Court Services score, the Cost Avoidance, Minimization of Security and O&M Costs, and Project Cost/Court User scores were also updated, as those formulas use the AJP and/or AJN in the calculation of the scores.



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Cost-Based Criteria

All previous versions of the Methodology identified that the points for the Cost-Based Criteria would be awarded once the range of costs for each category were identified.

Per the Methodology, cost points are distributed linearly based on a statistical analysis of all provided cost data.

In this final draft of the Methodology, the ranges are identified on page 14.

The formula below, in conjunction with the data provided in the following table, provides the point values for each criterion described below under Sections A.–D. Any point calculation exceeding 25 has been capped at 25 points, and likewise, any values returning less than 0 has been capped at 0 points.

$$\text{Points} = A * (\text{Cost Value}) + B$$

	Cost Avoidance (\$/court user)	Cost Minimization (\$/court user)	Project Cost Per User (\$/court user)	Total Spent as of 3/31/19 (\$)
A	2.83	$3.45 * 10^{-2}$	$-9.39 * 10^{-3}$	$5.16 * 10^{-6}$
B	0	$-6.21 * 10^{-3}$	25.5	-0.813
Representative Points				
0 Points	\$0	\$0	\$2,712	\$157,702
6.25 Points	\$2	\$181	\$2,046	\$1,370,002
12.5 Points	\$4	\$363	\$1,380	\$2,582,302
18.75 Points	\$7	\$544	\$715	\$3,794,601
25 Points	\$9	\$725	\$49	\$5,006,901



Funding Process

Establishment of a Statewide List

The following edits appear on page 15 of the Draft Methodology, October 1, 2019:

VII. FUNDING PROCESS

A. Establishment of a Statewide Project List

The Judicial Council will adopt a list of projects categorized by Priority Group. This list will be reviewed by the CFAC, Executive and Planning Committee, and any other council-appointed body with responsibility for advising the Judicial Council on facility matters. In adopting a list of projects for submission to the California Department of Finance (DOF) for requested inclusion in the Governor's Budget proposal to the Legislature, the Judicial Council will follow these principles:

1. Projects will be prioritized on the needs-based program criteria established by this methodology, which ranks the projects into priority groupings. The cost-based criteria will be assigned points and will be used to sort projects within each priority group.
2. For submission to the DOF for consideration of inclusion in the Governor's Budget, the Judicial Council may select projects based upon additional substantive considerations, including, without limitation, additional economic opportunity considerations, upon seismic safety and other risk factors, upon historical utilization of single-courtroom facilities, and/or upon changed circumstances.
3. Economic opportunities include, but are not limited to, free or reduced costs of land for new construction, viable financing partnerships or fund contributions by other government entities or private parties that result in lower project delivery costs, cost savings resulting from adaptive reuse of existing facilities or from build-outs using available shelled space, operational efficiencies from consolidation of court calendars and operations, and building operational costs savings from consolidation of facilities.



Funding Process

Establishment of a Statewide List

The following additions to the Methodology appear on page 15 of the Draft Methodology, October 1, 2019:

4. Seismic safety and other risk factors include conditions related to expert evaluation, commissioned or adopted by the Judicial Council, beyond this methodology establishing that the building is at risk of causing loss of human life or significant disruption to a court's/courts' ability to operate in the event of an earthquake, fire, or other event. The Judicial Council may consider the need to phase projects and to engage in multiple projects to mitigate risk to a court(s) in determining the priority of a project and the order of funding for associated projects.
5. In the case of a proposed project to replace or renovate a single-courtroom facility in a county with more than one court facility, the Judicial Council may exclude the project after considering public access adjacency to the other courthouses in the county along with the historical frequency and volume of courtroom proceedings in the subject facility.
6. Changed circumstances include any developments, conditions, or new facts, which arose after the CFAC's submission of this report and related Statewide Project List to the Judicial Council, provided that such circumstances bear upon the needs and/or cost criteria contained herein.
7. Any considerations so identified by the Judicial Council shall be described in its submission to the DOF.



DRAFT STATEWIDE LIST OF TRIAL COURT CAPITAL-OUTLAY PROJECTS



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Overview of the Needs-Based Criteria

Facility Conditions Index (FCI)	5 Points
Facility Seismic, Fire, Life and Safety (FLS), ADA and Environmental Hazards	5 Points
Security	5 Points
Overcrowding	5 Points
Access to Court Services	5 Points
Total Points for Needs-Based Criteria	25 Points



Overview of the Cost-Based Criteria

Cost Avoidance or Savings realized through Operational or Organizational Efficiencies	25
Minimization of Increases in Ongoing Security and Operations & Maintenance (O&M) Costs	25
Cost of Project per Court User	25
Total Costs Spent on a Project as of December 31, 2018	25
Total Rating Points for Cost-Based Criteria	100

The overall total of 100 available rating points is converted to a 2 point adjustment to the project ranking within a Priority Group.



Prioritized Groups - Seismic Factor

- The Seismic Risk Factor points are applied to the Needs-Based Score, but do not change the total number of points available and do not change the Priority Group point ranges.
- To address the issue of seismic risk to court users, projects proposed to replace or renovate courtrooms in existing *High Risk* or *Very High Risk* buildings, would receive additional points in accordance with the following table.

Prioritized Groups of Trial Court Capital-Outlay Projects:

Immediate Need: 16 – 25 points
Critical Need: 13 – 15.9 points
High Need: 10 – 12.9 points
Medium Need: 7.5 – 9.9 points
Low Need: 0 – 7.4 points

	Very High Risk	High Risk
FEMA P-154 Seismic Score	0.5 and below	0.6 to 1.4
Additional Points	3	2



Summary of Trial Court Capital-Outlay Projects

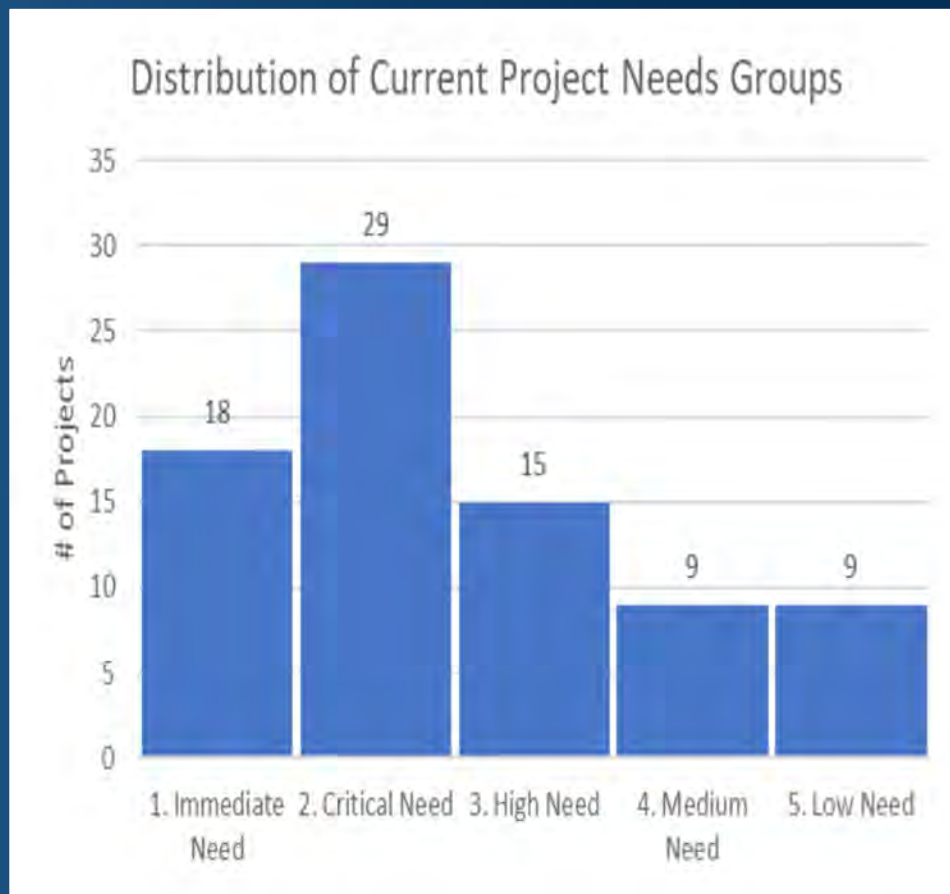
80 total proposed projects identified by 41 courts

Type of Proposed Projects	# of Proposed Projects	Total Estimated Costs of Projects
New Construction	56	\$10.6B
Renovations/Additions	24	\$2.6B
TOTAL	80	\$13.2B



Distribution of Prioritized Groups using October 1, 2019 Revised Methodology

- 18 Immediate Need
- 29 Critical Need
- 15 High Need
- 9 Medium Need
- 9 Low Need



Immediate Need Priority Group

Part 1 of 3

County	Project Name	Priority Group	# of Court-rooms	Project Cost (in millions)	Needs Score	Cost Score	Priority Group Score
Lake	New Lakeport Courthouse	Immediate Need	4	\$51.2	20.5	1.0	21.5
Mendocino	New Ukiah Courthouse	Immediate Need	7	\$89.6	17.5	1.2	18.7
Nevada	New Nevada City Courthouse	Immediate Need	6	\$91.8	18.0	0.6	18.6
Butte	Butte County Juvenile Hall Addition and Renovation	Immediate Need	1	\$2.3	18.0	0.6	18.6
Monterey	New Fort Ord Courthouse	Immediate Need	7	\$130.1	17.4	0.6	18.0
Lake	New Clearlake Courthouse	Immediate Need	1	\$15.0	17.5	0.4	17.9
San Bernardino	San Bernardino Juvenile Dependency Courthouse Addition and Renovation	Immediate Need	2	\$8.8	17.0	0.6	17.6
Solano	New Solano Hall of Justice (Fairfield)	Immediate Need	12	\$170.2	17.0	0.6	17.6
Fresno	New Fresno Courthouse	Immediate Need	36	\$483.1	16.5	1.0	17.5
Kern	New Ridgecrest Courthouse	Immediate Need	2	\$42.2	17.0	0.4	17.4



Immediate Need Priority Group

Part 2 of 3

County	Project Name	Priority Group	# of Court-rooms	Project Cost (in millions)	Needs Score	Cost Score	Priority Group Score
Plumas	New Quincy Courthouse	Immediate Need	3	\$65.9	17.0	0.2	17.2
Stanislaus	New Modesto Courthouse Courtroom Renovation	Immediate Need	3	\$11.1	16.5	0.6	17.1
Los Angeles	New Santa Clarita Courthouse	Immediate Need	24	\$345.0	16.4	0.6	17.0
San Luis Obispo	New San Luis Obispo Courthouse	Immediate Need	12	\$184.9	16.5	0.4	16.9
San Joaquin	New Tracy Courthouse	Immediate Need	2	\$34.4	16.5	0.4	16.9
Los Angeles	New West Los Angeles Courthouse	Immediate Need	32	\$464.9	16.0	0.6	16.6
Kern	New Mojave Courthouse	Immediate Need	3	\$56.8	16.0	0.4	16.4
Placer	New Tahoe Area Courthouse	Immediate Need	1	\$34.8	16.0	0.4	16.4



Critical Need Priority Group

Part 1 of 3

County	Project Name	Priority Group	# of Court-rooms	Project Cost (in millions)	Needs Score	Cost Score	Priority Group Score
Los Angeles	New Inglewood Courthouse	Critical Need	30	\$432.1	15.7	0.6	16.3
Contra Costa	New Richmond Courthouse	Critical Need	6	\$107.7	15.5	0.6	16.1
San Francisco	New San Francisco Hall of Justice	Critical Need	24	\$460.1	15.5	0.4	15.9
Orange	New Orange County Collaborative Courthouse	Critical Need	3	\$113.4	15.0	0.8	15.8
Santa Barbara	New Santa Barbara Criminal Courthouse	Critical Need	8	\$102.8	14.5	1.2	15.7
El Dorado	New Placerville Courthouse	Critical Need	6	\$92.2	14.8	0.6	15.4
Los Angeles	New Van Nuys Courthouse (East/new + West/reno)	Critical Need	55	\$922.4	14.8	0.6	15.4
Los Angeles	New Downtown Los Angeles Courthouse (Mosk Replacement)	Critical Need	47	\$731.1	14.3	1.0	15.3
Fresno	Fresno Juvenile Delinquency Courthouse Renovation	Critical Need	2	\$5.3	13.6	1.6	15.2
Inyo	New Inyo County Courthouse	Critical Need	2	\$43.8	14.6	0.6	15.2



Critical Need Priority Group

Part 2 of 3

County	Project Name	Priority Group	# of Court-rooms	Project Cost (in millions)	Needs Score	Cost Score	Priority Group Score
San Bernardino	New Victorville Courthouse	Critical Need	31	\$392.5	14.6	0.6	15.2
Santa Cruz	New Santa Cruz Courthouse	Critical Need	8	\$127.6	13.9	1.0	14.9
Mariposa	New Mariposa Courthouse	Critical Need	2	\$42.6	14.5	0.4	14.9
Los Angeles	Chatsworth Courthouse Renovation	Critical Need	7	\$37.7	13.9	1.0	14.9
Riverside	New Riverside Juvenile Courthouse	Critical Need	5	\$77.9	14.0	0.6	14.6
San Diego	New San Diego Juvenile Courthouse	Critical Need	10	\$121.4	14.0	0.6	14.6
Tulare	New Tulare North County Courthouse	Critical Need	14	\$198.9	14.0	0.6	14.6
Los Angeles	New West Covina Courthouse	Critical Need	15	\$215.5	13.9	0.6	14.5
Los Angeles	New Eastlake Courthouse	Critical Need	6	\$119.1	14.1	0.4	14.5
Kern	New Bakersfield Superior Courthouse	Critical Need	33	\$434.2	13.8	0.6	14.4



Critical Need Priority Group

Part 3 of 3

County	Project Name	Priority Group	# of Court-rooms	Project Cost (in millions)	Needs Score	Cost Score	Priority Group Score
Sonoma	New Sonoma Civil Courthouse	Critical Need	8	\$102.8	13.4	1.0	14.4
San Luis Obispo	New Grover Beach Branch Courthouse	Critical Need	1	\$18.0	13.8	0.4	14.2
Alameda	New Alameda County Community Justice Center	Critical Need	57	\$895.8	13.5	0.6	14.1
Imperial	Winterhaven Branch Courthouse Addition and Renovation	Critical Need	1	\$3.6	13.5	0.6	14.1
Los Angeles	Los Angeles Metropolitan Courthouse Renovation	Critical Need	14	\$215.6	13.5	0.6	14.1
Los Angeles	New North Central Los Angeles Courthouse	Critical Need	12	\$196.3	13.5	0.6	14.1
Riverside	New Palm Springs Courthouse	Critical Need	9	\$98.6	13.0	0.6	13.6
Orange	New Orange South County Courthouse	Critical Need	16	\$232.0	13.0	0.6	13.6
Los Angeles	Foltz Courthouse Renovation	Critical Need	60	\$1,400.9	13.0	0.4	13.4



High Need Priority Group

Part 1 of 2

County	Project Name	Priority Group	# of Court-rooms	Project Cost (in millions)	Needs Score	Cost Score	Priority Group Score
San Diego	San Diego South County Regional Courthouse Renovation	High Need	4	\$10.5	12.5	0.6	13.1
San Mateo	New San Mateo Northern Branch Courthouse	High Need	5	\$94.4	12.3	0.6	12.9
Los Angeles	New Pasadena Courthouse	High Need	17	\$256.9	12.0	0.6	12.6
Solano	New Solano Justice Building (Vallejo)	High Need	6	\$100.9	12.0	0.6	12.6
Monterey	New South Monterey County Courthouse	High Need	1	\$27.9	11.9	0.6	12.5
Del Norte	New Del Norte County Main Courthouse	High Need	3	\$59.4	11.8	0.4	12.2
San Francisco	San Francisco Civic Center Courthouse Renovation	High Need	7	\$44.9	11.2	0.8	12.0
San Diego	San Diego North Regional Courthouse Complex Renovation - North Building	High Need	14	\$135.1	11.0	0.6	11.6
Riverside	New Riverside Hall of Justice Annex	High Need	10	\$133.3	11.0	0.6	11.6
Riverside	New Moreno Valley Courthouse	High Need	9	\$109.8	10.9	0.6	11.5



High Need Priority Group

Part 2 of 2

County	Project Name	Priority Group	# of Court-rooms	Project Cost (in millions)	Needs Score	Cost Score	Priority Group Score
Humboldt	New Eureka Courthouse	High Need	9	\$135.1	11.0	0.4	11.4
Merced	New Merced Courthouse Annex	High Need	1	\$18.1	10.1	1.0	11.1
Yuba	New Yuba County Courthouse	High Need	6	\$84.7	10.5	0.6	11.1
San Bernardino	San Bernardino Courthouse Annex Renovation	High Need	11	\$46.5	10.2	0.8	11.0
Modoc	New Barclay Justice Center	High Need	2	\$43.1	10.6	0.2	10.8



Medium Need Priority Group

County	Project Name	Priority Group	# of Court-rooms	Project Cost (in millions)	Needs Score	Cost Score	Priority Group Score
Ventura	New Ventura East County Courthouse	Medium Need	7	\$94.1	9.4	0.6	10.0
Colusa	Colusa Courthouse Annex Renovation	Medium Need	1	\$17.4	9.1	0.8	9.9
Santa Clara	New Santa Clara Hall of Justice	Medium Need	36	\$521.0	9.0	0.6	9.6
Los Angeles	Edelman Courthouse Renovation	Medium Need	6	\$112.1	8.4	0.6	9.0
Los Angeles	New Los Angeles Mental Health Courthouse	Medium Need	4	\$112.3	8.5	0.4	8.9
Los Angeles	New Lancaster Dependency Court	Medium Need	6	\$89.1	8.2	0.6	8.8
San Diego	San Diego East County Regional Center Renovation	Medium Need	17	\$169.7	8.0	0.6	8.6
Los Angeles	New Torrance Dependency Court and Traffic Annex	Medium Need	7	\$94.2	7.7	0.6	8.3
Los Angeles	Compton Courthouse Renovation	Medium Need	31	\$340.7	7.5	0.6	8.1



Low Need Priority Group

County	Project Name	Priority Group	# of Court-rooms	Project Cost (in millions)	Needs Score	Cost Score	Priority Group Score
Riverside	Riverside Southwest Justice Center Renovation	Low Need	1	\$14.9	6.0	0.8	6.8
San Diego	New San Diego Traffic Courthouse	Low Need	4	\$55.3	6.0	0.6	6.6
Santa Barbara	Santa Maria Building G Renovation	Low Need	1	\$5.1	5.5	0.8	6.3
Butte	Butte County Courthouse Addition and Renovation	Low Need	2	\$20.2	5.5	0.6	6.1
Sacramento	Sacramento Juvenile Courthouse Renovation	Low Need	2	\$11.1	5.0	0.8	5.8
Riverside	Banning Justice Center Addition	Low Need	2	\$21.9	4.5	0.6	5.1
Tehama	Tehama Courthouse Renovation	Low Need	2	\$3.0	4.0	0.6	4.6
Yolo	Yolo Superior Court Renovation	Low Need	0	\$0.9	3.5	0.8	4.3
Santa Clara	Santa Clara Family Justice Center Renovation	Low Need	0	\$1.9	2.5	0.8	3.3



FUTURE ACTIVITIES AND RECOMMENDED ACTION



JUDICIAL COUNCIL
OF CALIFORNIA

Future Activities

PROJECT SCHEDULE: OCTOBER - DECEMBER 2019



JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

	ACTIVITY	Oct	Nov	Dec
1.	CFAC Meeting - FINAL review of updates to Statewide List of Capital Projects with scores and Prioritization Methodology and recommendation to Judicial Council	Oct 1		
2.	JCC Facilities Services - Final incorporation of Court comments, including scorecard updates as needed	Oct. 2 - 11		
3.	Posting Date - JCC Meeting Materials (Final Report to the Legislature, Statewide List of Capital Projects, and Prioritization Methodology)		Nov 7	
4.	Judicial Council Meeting - to approve FINAL Report on the Reassessment of Capital Projects, including Statewide List of Capital Projects and Prioritization Methodology		Nov 14/15	
5.	Submit Final Report on the Reassessment of Capital Projects to the Legislature, as required by SB 847			★



JUDICIAL COUNCIL
OF CALIFORNIA

Recommended Action

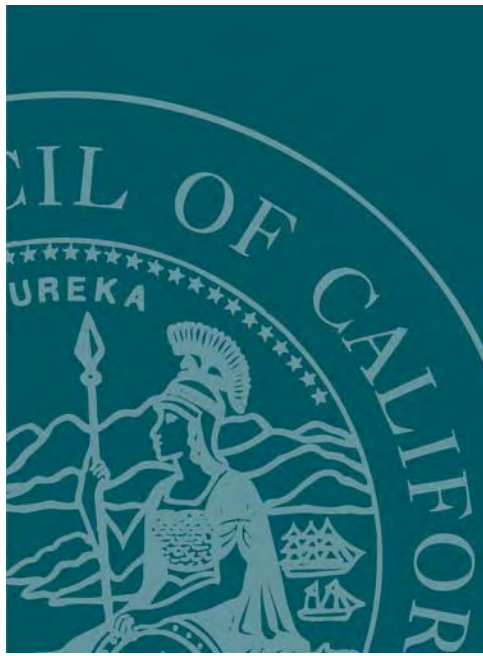
1. Recommend that the Drafts of the Revised Methodology & Statewide List be submitted to the Council in November for approval
2. Delegate to the CFAC Chair and Vice-Chair the review of the final report to the Council



QUESTIONS?



JUDICIAL COUNCIL
OF CALIFORNIA



Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects

JUDICIAL COUNCIL OF CALIFORNIA

COURT FACILITIES ADVISORY COMMITTEE

OCTOBER 1, 2019*

***PLEASE NOTE:** This draft document captures all edits made since it was last reviewed by the CFAC at its meeting on August 29, 2019.

AS REQUIRED BY 2018 BUDGET ACT TRAILER BILL
(SB 847: COMMITTEE ON BUDGET AND FISCAL REVIEW)



JUDICIAL COUNCIL
OF CALIFORNIA

ADMINISTRATIVE DIVISION
FACILITIES SERVICES

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I. **2018 BUDGET ACT TRAILER BILL (SB 847: COMMITTEE ON BUDGET AND FISCAL REVIEW): REASSESSMENT OF TRIAL COURT CAPITAL-OUTLAY PLAN**

Senate Bill 847 revises Government Code section 70371.9 and requires the Judicial Council of California to reassess projects identified in its update to *Trial Court Capital-Outlay Plan and Prioritization Methodology* adopted on October 24, 2008 (see Appendix A). SB 847 provides that other projects may be included for reassessment at the discretion of the Judicial Council and specifies the criteria to be used in the reassessment. The reassessment is to be submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget by December 31, 2019.

SB 847 requires the reassessment to be based on existing criteria along with the newly mandated criteria, necessitating the revision of the current prioritization methodology. The list of prioritized projects to be developed in response to SB 847—referred to as the Trial Court Capital-Outlay Plan—will be adopted annually by the Judicial Council and submitted to the Department of Finance. Projects can be for new construction or acquisition, renovations, building additions, and conversion of structures to court use.

This reassessment will be conducted by the Judicial Council’s Court Facilities Advisory Committee (CFAC) with support from Judicial Council Facilities Services. The CFAC will submit its report and recommended prioritization of court facilities to the Judicial Council in November 2019.

Please note the following:

- 1. The reassessment will be expedited due to the legislatively mandated December 2019 deadline. The CFAC may need to update or revise any part of the revised methodology if anomalies are discovered during the reassessment process.***
- 2. The application of this methodology is intended to develop a system for comparing one building to another. It is not intended to survey existing seismic, fire & life safety (FLS), Americans with Disabilities Act (ADA), or environmental hazards conditions in judicial branch facilities for compliance with codes, regulations, or requirements. To this end, separate assessments of conditions related to seismic ratings, FLS conditions, ADA requirements, and environmental hazards will be conducted for capital-outlay projects that become authorized for funding.***

II. **CURRENT METHODOLOGY**

In October 2008, the Judicial Council issued its *Prioritization Methodology for Trial Court Capital-Outlay Projects* (Prioritization Methodology). This methodology was utilized to prioritize all new court facility capital-outlay projects and was the basis for those projects authorized under Senate Bills 1407 and 1732. The last projects to be funded utilizing the current methodology were funded in the 2018–19 State Budget.

During the budget deliberation process, the Legislature noted the need to revise the current methodology and reassess all court facilities due to the current methodology’s age. Development of a revised prioritization and methodology is a condition of any future funding requests for capital-outlay projects.

A link to the current 2008 Prioritization Methodology can be found here:
<http://www.courts.ca.gov/documents/methodology-080124.pdf>.

III. REVISED METHODOLOGY

The revised methodology has been prepared for use in developing a new set of prioritized trial court capital-outlay projects as required by SB 847, and enabling recommendations to the Judicial Council for the submission of funding requests for such projects. Trial court capital-outlay projects are considered those that increase a facility's gross area, such as a building addition, that substantially renovate a major portion of a facility, that comprise a new facility or an acquisition, or that change the use of a facility, such as the conversions from non-court to court use.

Generally, the methodology provides that projects will be scored based on *need* and placed into one of five priority groups. The projects within each priority group will then be ranked based on the scoring of the *cost* criteria identified in SB 847. Needs identified in the methodology inform the Trial Court Capital-Outlay Plan and the selection of projects proposed for funding.

A point range has been established for each of the five need-based priority groups. For example, projects scoring very high in each of the evaluated criteria will fall into the "Immediate Need" group. The Critical, High, Medium, and Low Needs represent sets of projects that score lower in the various *needs-based* criteria categories. A scale of 25 points is used for the total of all *needs-based* criteria. The details of the scoring are described later in this document.

Prioritized Groups of Trial Court Capital-Outlay Projects:

Immediate Need: 16 – 25 points
Critical Need: 13 – 15.9 points
High Need: 10 – 12.9 points
Medium Need: 7.5 – 9.9 points
Low Need: 0 – 7.4 points

Cost-based criteria as identified in SB 847 will impact the ranking of the projects within each of the five priority groups identified above.

Terms used in this document are defined in the attached Appendix B.

IV. REASSESSMENT PROCESS

The process for reassessment of the projects identified in Trial Court Capital-Outlay Plan consists of five activities:

1. Revision of the prioritization methodology consistent with SB 847;
2. Assessment of facilities occupied by trial courts, including physical condition assessments, as well as assessments related to security, access to court services, and overcrowding;
3. Development of court facility plans and court needs-based project lists;
4. Application of the prioritization methodology to all projects; and
5. Development of a statewide list of prioritized projects.

A. Methodology and Scoring

The revised methodology involves a two-step process.

Step 1 identifies (1) the general physical condition of the buildings; (2) needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire & life safety conditions, Americans with Disabilities Act requirements, and environmental hazards; (3) court security features within buildings; (4) access to court services; (5) overcrowding; and (6) projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events. In Step 2, the needs-based criteria and cost-based criteria are then used to rank projects within the priority groups.

In the most essential terms, the methodology can be described as:

- Needs-based criteria = Priority Group
- Needs-based and cost-based criteria = Rank within Priority Group

B. Needs-Based Physical Conditions Assessments

The physical condition of buildings that house trial court functions will be determined by facility condition assessments (FCA).¹ The FCAs will analyze the building systems and component conditions to determine their remaining useful life and provide the basis for determining a Facility Condition Index (FCI).

The FCI is an industry standard asset management methodology that is used to determine a building's condition at a point in time. Limited strictly to condition, FCIs allow for an equivalent comparative analysis of diverse real estate portfolios.

FCI values are based on a 0–100 percent scale and are derived by dividing the repair costs for a building by its current replacement value. Costs for abatement of environmental hazards or to improve seismic or ADA conditions were not evaluated in the FCAs and therefore not factored into the FCI. Environmental hazards, seismic, and ADA conditions, as well as FLS conditions, are factored into the needs-based scoring of projects under Section V. below.

Other data sources, as described below, will provide information needed to evaluate security characteristics, conditions that would indicate overcrowding in existing facilities, and access to court services.

C. Needs-Based Court Facility Plans and Project Lists

The planning process will begin with development of a Court Facility Plan. The plan will be a collaborative process between the court and the Judicial Council planning team that will assess and

¹ Primarily, facility condition assessments (FCAs) were prepared for state-owned or county-owned buildings where a court's occupied space included courtrooms or operations to support courtrooms. In county-owned facilities, FCAs were not prepared for facilities in which (a) a court's exclusive area was less than 10,000 square feet or (b) a court's share of space equity was less than 20 percent. FCAs were not prepared for facilities that are leased.

document how each court intends to operate its facilities to provide judicial services to the public, as well as identify any additional facility needs or deficiencies. The Court Facility Plan will be based on data provided by the planning team to the court including:

- Organization of the court and how court facilities are utilized to ensure public access to services;
- Relevant information and data from the 2002/2003 Statewide Court Facilities Master Plan to support the project updates;
- Authorized judgeships (as defined in the attached Appendix C) for access to services; and
- Relationship of judicial need to facility need.

The planning process will also include an asset management evaluation. The asset management evaluation will identify:

- Opportunities for lease consolidation;
- Building consolidations that would provide future revenue or operating cost savings; and
- Unique real estate and funding opportunities associated with the project.

Information that will be utilized to develop the asset management evaluation will include current leases, closed facilities, and justice partners' plans (e.g., new jail locations, move of county partner functions, etc.).

The Court Facility Plan will articulate the optimum approach for use of court facilities for each court and identify projects that address deficiencies in the needs-based criteria. The Court Facility Plan will be the basis for future project requests for new facilities, facility renovations, replacements and/or consolidations, and will include a list of projects. The projects in the plan will be scored using the criteria in the approved methodology.

Needs-based criteria will be applied to the data generated by the FCA and Court Facilities Plan processes, and will place projects into the priority groups identified above.

D. Needs-Based Statewide Project List

The Statewide Project List will be developed by consolidating the court project lists. The Statewide Project List will categorize the projects into five groups (Immediate, Critical, High, Medium, Low), in accordance with the approved prioritization methodology.

E. Cost-Based Evaluations: Avoidance, Savings, and Cost Minimization Strategies

SB 847 requires that projects be assessed considering cost avoidance, cost savings, and cost minimization strategies. Court projects identified in the Court Facility Plans and the project lists will identify costs, savings, and avoidances relative to each project, including:

- The cost avoidance or savings that would be achieved through operational or organizational efficiencies created for the court or the state;

- Ways to minimize increased ongoing costs, including, but not limited to, trial court security and operating and maintenance costs;
- The projected cost of each proposed project, per court user; and
- The total costs spent on the project as of the date of March 31, 2019.

The criterion identified in SB 847 as a comparison of the cost to repair or renovate the existing facility versus the cost of replacement will not be scored within the cost-based evaluation. Rather, it will be addressed in the Court Facility Plan and on the project list in terms of the type of project to be pursued (e.g., new construction vs. renovation). Needs-based and cost-based criteria will be used to rank projects within the priority grouping.

F. Calculations for Projects Affecting More Than One Existing Facility

For projects affecting only one building, the ratings of the single building will be used as explained above. In the case of multiple buildings affected by a project, the proportional share of the court-occupied area of each building will be used to determine each criterion’s rating. As shown below, the proportional share of court-occupied area of each building is multiplied by the total of each criterion’s rating to develop the portion of the rating for that building affected by the project. For each criterion, these portions are then summed to develop the total rating as shown in the example below using the needs-based FCI criteria.

Sample FCI rating–Multiple Buildings:

Existing Facility	Facility Area	% of Total	FCI Points	Facility Pt. Contribution
Main Courthouse	80,000	80%	5	5 x 0.8 = 4
Branch Courthouse	20,000	20%	3	3 x 0.2 = 0.6
Total	100,000	100%		4.6

V. NEEDS-BASED SCORING OF PROJECTS

Use of the needs-based criteria will enable the placement of every project into one of five priority groups: Immediate Need, Critical Need, High Need, Medium Need, and Low Need. The total points for the needs-based criteria will be 25. The 25 points will be allocated equally as follows, based on the five following criteria:

1.	Facility Condition Index	5 Points
2.	Physical Condition – composed of Seismic Rating, Fire & Life Safety, ADA, and Environmental Hazards	5 Points
3.	Security	5 Points
4.	Overcrowding	5 Points
5.	Access to Court Services	5 Points
	Total Points for Needs-Based Criteria	25 Points

To address the issue of seismic risk to court users, projects proposed to replace or renovate courtrooms in existing *High Risk* or *Very High Risk* buildings, would receive up to three additional points in accordance with the table under Section V.F. below.

A. Facility Condition Index

FCI is defined as the cost to repair divided by replacement cost; and is represented by a percentage.

Approach:

- A 10-year horizon will be used in applying the FCI; and
- A 5-point scale will be used, and points will be allocated in accordance with the following table:

Points	0	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0
FCI Range %	0	1–5	6–10	11–15	16–20	21–25	26–30	31–35	36–40	41–45	>46

B. Physical Condition

Seismic, Fire & Life Safety, ADA, and Environmental Hazards will combine to contribute 5 points. These categories will be scored with a total score of 120 rating points, distributed as follows: Seismic 40, FLS 40, ADA 20, and Environmental Hazards 20. The total 120 rating points will be converted to a 5-point scale as will be explained below:

- 1. Seismic Rating** is defined as the score calculated using the Federal Emergency Management Agency (FEMA) P-154 Rapid Visual Screening of Buildings for Potential Seismic Hazards. FEMA P-154 will be used to establish consistent seismic scores for all 213 buildings. FEMA P-154 is a procedure to identify and screen buildings that are potentially seismically hazardous. This tool calculates a score based on the building’s structural system, age, visually identifiable deficiencies, seismicity and soil type.

Approach:

- Points will be assigned based on FEMA P-154 scores.
- A 40-rating point scale will be used, and points will be distributed in accordance with the following table:

	Very High Risk	High Risk	Moderate Risk	Acceptable Risk
FEMA P-154 Seismic Score	0.5 and below	0.6 to 1.4	1.5 to 2.4	2.5 and higher
Rating Points ¹	40	20	10	5

Table Footnote:

1. The rating points listed above may be adjusted downward based upon further evaluation.

2. **Fire & Life Safety** is defined as a combination of FLS systems: automatic fire sprinklers, fire alarms, smoke control, and site fire-water tank and building height.

Approach:

- FLS systems will be a checklist of yes/no items based on the number of FLS systems in a building with extra emphasis on inclusion of fire sprinklers.
- Building Height will assume that the greater risk exists in taller buildings, based on fire ladder reach. The purpose of the definition of Highest Risk/Least safe (below) is consistency with the California Building Code, which defines a High-Rise building as more than 75 feet above the lowest level of fire department vehicle access. This definition does not include subterranean levels or open parking garages.
- A 40-rating point scale will be used, and points will be distributed in accordance with the following table:

	Highest Risk/Least Safe		Middle Risk		Lowest Risk/Safest
Number of “no” answers to: does the building have (a) automatic fire sprinklers (partial would be considered as “no”), (b) fire alarms, (c) smoke control ¹ , and (d) site fire-water tank ¹ ?	4 “no” answers	3 “no” answers	2 “no” answers	1 “no” answer	0 “no” answers
Rating Points	30	24	18	12	0
Building Height: High score = greater risk/taller building	Over 8 stories		4 to 7 stories		1 to 3 stories
Rating Points	10		6		2

Table Footnote:

1. These features are not required by code in buildings that are 1–3 stories in height.

3. **Environmental Hazards** include products that contain asbestos or lead, or other hazardous materials such as polychlorinated biphenyls (PCBs) and may be determined based on the age of the building or other existing data.

Approach:

- Ten rating points will be assigned to buildings that could contain materials made from asbestos-containing materials.

- Ten rating points will be assigned to buildings that could contain materials made from lead or other hazardous materials, such as PCBs.
- A 20–rating point scale will be used, and points will be distributed in accordance with the following table:

Environmental Hazards	Rating Points
Risk of Asbestos Containing Materials	10
Risk of Lead or Other Hazardous Materials (e.g., PCBs)	10
Total Possible Points	20

4. Americans with Disabilities Act accessibility will be determined based on a checklist of yes/no items defined by ADA elements with emphasis on public areas (pathways, toilet rooms, etc.). The application of this methodology is not intended to produce a comprehensive ADA compliance survey. Rather, this scoring effort utilizes a checklist and visual inspection process to identify if accessible public spaces of a specific type exist in an individual building, thus providing a system for comparing one building to another.

Approach:

- Twenty rating points will be assigned based on whether areas are accessible. The more “no” answers, the less accessible the building is, and the more points are provided.
- A 20–rating point scale will be used, and points will be distributed in accordance with the following table:

Categories	Yes	No
Exterior Path of Travel	0	4
Building Entrances	0	4
Interior Accessible Routes; Stairways and Elevators	0	4
Courtroom: Jury Box, Witness Stand, Clerk’s Station, Bench	0	4
Toilet Rooms– Public, Jury Deliberation	0	4
Total Possible Points		20

5. Conversion of Rating Points: As a final step, the accumulated physical condition rating points for each project, which can total up to 120, will be converted to the 5-point scale as follows:

Total: 5 Points	0.5	1	1.5	2	2.5	3	3.5	4	4.5	5.0
Total: 120 Rating Points	0–12	13–24	25–36	37–48	49–60	61–72	73–84	85–96	97–108	109–120

C. Security

The security criterion will be used to identify:

1. **the extent to which judicial/staff circulation paths are separate from those for the public and in-custody individuals.** Judicial/staff circulation refers to the degree of compliance with guidelines for private circulation paths exclusively dedicated to permit the judiciary and staff to enter and move through the facility separate and secure from both the public and in-custody individuals;
2. **the extent to which in-custody circulation paths are also separate.** Secure Circulation refers to the degree of compliance with guidelines for separate, secure means by which in-custody individuals are brought into the facility and moved from holding areas to the courtroom. A secure circulation route is completely separated from areas used by the public and by the judiciary and court staff; **and**
3. **the capacity of the building entrance to accommodate security screening.**

Approach:

- Eighty rating points will be assigned based on whether there is an area at the facility entrance that can adequately accommodate a screening system and judicial/staff circulation and secure circulation is:
 - Deficient: Functional condition fails in one or more major aspects.
 - Marginal: Functional condition has notable deficiencies.
 - Adequate: Functional condition is acceptable or better.
 - Not Applicable: Functional element is not applicable for this facility.
- The 80 rating points will be distributed as defined in accordance with the following table:

Judicial/Staff Circulation	Circulation deficient	Circulation marginal	Circulation adequate or not applicable to this facility
Points	35	17	0
Secure Circulation	Circulation deficient	Circulation marginal	Circulation adequate or not applicable to this facility
Points	35	17	0
Ability to Accommodate Security Screening	No space to provide screening	Space for minimal screening	Space available for screening or not applicable to this facility
Points	10	6	0

The following conversion table will then be applied to the total of the rating points:

Total: 5 Points	0.5	1	1.5	2	2.5	3	3.5	4	4.5	5.0
Total: 80 Rating Points	0–8	9–16	17–25	26–32	33–40	41–48	49–56	57–64	65–72	73–80

D. Overcrowding

The Overcrowding criterion is a measure of the difference between current area occupied by a court and the area that the court should occupy, according to the *California Trial Court Facilities Standards*. In this methodology, this criterion is measured by information on current area compared to current standards. Overcrowding ratings range from a low of 0 to a high of 160.

Approach:

- The following calculation is performed to translate the space shortfall into a rating:

Formula	Weight	Rating Scale
$\text{Overcrowding} = \left[1 - \left(\frac{\text{Current Area}}{\text{California Trial Court Facilities Standards Area}} \right) \right] \times 160$	160 (in the formula)	0–160

- The following conversion table will then be applied to the total of the rating points:

Total: 5 Points	0.5	1	1.5	2	2.5	3	3.5	4	4.5	5.0
Total: 160 Rating Points	0–16	17–32	33–48	49–64	65–80	81–96	97–113	114–129	130–144	145–160

This criterion measures the extent to which a facility may be physically overburdened by court user traffic impairing court user access. Overcrowding reveals buildings that are overburdened because the space provided—for example in courtrooms, clerk offices, and jury rooms—is substandard.

E. Access to Court Services

This Access to Court Services criterion uses the relative deficiency in judicial resources among the 58 superior courts to measure relative access to current court services. The following data is compared to measure this deficiency for each court:

- Assessed Judicial Need (AJN)* is the need for judgeships based on the three-year average filings most recently available. This measure translates current filings into weighted caseload, based on the judicial workload standards adopted by the Judicial Council, and then translates the weighted caseload into an assessment of judgeship needs.
- Authorized Judicial Positions (AJP)* is the current number of judges, commissioners, and referees authorized under the law for each court. AJP does not account for vacancies or temporary subordinate judicial officers.

The difference between the AJN and the AJP identifies the relative deficiency in judicial resources or judicial need for a court. The ratio between the judicial need and the AJP defines the relative access to court services.

The point range for the Access-to-Court-Services criterion, as denoted below, is from 0 to 5, in half-point increments that reflect the broad range of relative deficiency in judicial resources among the courts in the 58 counties.

Rating Assigned to Project (Percentage Need over AJP)	Points Assigned
0% or below	0
1–10%	0.5
11–20%	1.0
21–30%	1.5
31–40%	2.0
41–50%	2.5
51–60%	3.0
61–70%	3.5
71–80%	4.0
81–90%	4.5
91–100%+	5.0

For a proposed project involving less than all of the court facilities within a county, there will be a rebuttable presumption that the countywide percentage deficiency and the corresponding points will be assigned to that project.

Like the Overcrowding criterion discussed in Section D. above, Access to Court Services measures the extent to which a facility may be physically overburdened by court user traffic impairing court user access. The access to court services reveals buildings that are overburdened because the caseload justifies more space, including courtrooms, than is available. While needed judges beyond existing capacity increases an existing facility’s deficiency, an excess of judges over capacity does not decrease a facility’s deficiencies.

F. Seismic Risk Factor

All court users who participate in the justice process, including the public, court employees, and justice partners, are potentially placed at risk in existing courthouses from building failure due to potential catastrophic events. The seismic rating component of the Physical Condition criterion, under Section V.B.1. above, assesses the potential for physical damage to the facility due to a seismic event. The FEMA P-154 risk rating system does not fully account for the risk to court users posed by the physical damage that may be incurred. This Seismic Risk Factor criterion credits projects for mitigating risk to court users. Proposed projects that replace or renovate courtrooms in existing, seismically substandard buildings with a FEMA P-154 rating of High or Very High risk are eligible to receive no more than three additional points.

Approach:

- As shown in the table under Section V.B.1. above, existing court buildings, evaluated as part of this reassessment, have been assigned seismic scores within four categories: *Acceptable Risk*, *Moderate Risk*, *High Risk*, or *Very High Risk*. To address the issue of seismic risk to court users, projects proposed to replace or renovate courtrooms in existing *High Risk* or *Very High Risk* buildings, would receive additional points in accordance with the following table:

	Very High Risk	High Risk
FEMA P-154 Seismic Score	0.5 and below	0.6 to 1.4
Additional Points	3	2

- Moderate Risk* or *Acceptable Risk* buildings would not receive additional points.
- Three points will be the maximum number of additional points available to any project.

VI. COST-BASED SCORING OF PROJECTS

The cost-based scoring is used to rank projects within each of the five needs-based priority groups. Needs-based scoring and the cost-based scoring are entirely separate from one another. When combined, needs-based and cost-based scores do not change the priority group a project is placed in, *only the rank of the project within the priority group*. This is because the prioritization methodology is primarily a needs-based instrument designed to detect physical deficiencies that endanger court users or restrict access to justice. The cost-based factors enable the most effective expenditure of public funds to overcome the physical deficiencies.

Cost-based criteria are scored on a 100-point scale, with the 100 points distributed per the following table:

1.	Cost Avoidance or Savings Realized through Operational or Organizational Efficiencies	25
2.	Minimization of Increases in Ongoing Security, Operations, and Maintenance Costs	25
3.	Cost of Project per Court User	25
4.	Total Costs Spent on a Project as of March 31, 2019	25
	Total Points for Cost-Based Criteria	100

As a final step, the accumulated cost-based rating points for each project, which can total up to 100, will be converted to the 2-point scale as follows:

Total: 2 Points	0.2	0.4	0.6	0.8	1.0	1.2	1.4	1.6	1.8	2.0
Total: 100 Rating Points	0–10	11–20	21–30	31–40	41–50	51–60	61–70	71–80	81–90	91–100

Per the methodology, cost points are distributed linearly based on a statistical analysis of all provided cost data. Should cost data be revised or amended, points scales may need to be revised accordingly.

The formula below, in conjunction with the data provided in the following table, provides the point values for each criterion described below under Sections A.–D. Any point calculation exceeding 25 has been capped at 25 points, and likewise, any values returning less than 0 has been capped at 0 points.

$$\text{Points} = A * (\text{Cost Value}) + B$$

	Cost Avoidance (\$/court user)	Cost Minimization (\$/court user)	Project Cost Per User (\$/court user)	Total Spent as of 3/31/19 (\$)
A	2.83	$3.45 * 10^{-2}$	$-9.39 * 10^{-3}$	$5.16 * 10^{-6}$
B	0	$-6.21 * 10^{-3}$	25.5	-0.813
Representative Points				
0 Points	\$0	\$0	\$2,712	\$157,702
6.25 Points	\$2	\$181	\$2,046	\$1,370,002
12.5 Points	\$4	\$363	\$1,380	\$2,582,302
18.75 Points	\$7	\$544	\$715	\$3,794,601
25 Points	\$9	\$725	\$49	\$5,006,901

As previously stated, in the most essential terms the methodology can be described as:

- Needs-based criteria = Priority Group
- Needs-based and cost-based criteria = Rank within Priority Group

A. Cost Avoidance or Savings Realized Through Operational or Organizational Efficiencies

The CFAC and Judicial Council Facilities Services will engage with the courts to assess the potential cost avoidance or savings that may be realized based on the implementation of each project. Generally, it is expected that such savings may be realized based on consolidation of multiple facilities into one larger facility and elimination of certain short-term leases in exchange of building a new facility, or a combination of the consolidation of owned facilities and elimination of leases within the same project. Any cost savings due to staff efficiencies related to consolidation or any other factors will be identified by the courts. Cost savings information identified by various courts will be reviewed for general conformance and consistency. Any anomalies will be discussed with the courts for resolution. Any potential anomalies that are not resolved with the courts will be referred to the CFAC for resolution.

The total identified cost avoidance or savings for each project will be “normalized” and converted to Cost Avoidance or Savings per Court User. This conversion will be accomplished taking into consideration the population of the county, the AJPs for the court, and the number of courtrooms that are impacted by the project.

B. Minimization of Increases in Ongoing Security, Operating, and Maintenance Costs

Judicial Council Facilities Services will calculate any potential minimization of increases to court security costs, using existing building security systems data. Minimization of planned increases to security costs is defined as the costs that will be incurred in the existing building(s) if it remains in operation and is not being replaced by an approved project.

Approach:

- The following formula will be used:

$$\text{Cost (security cameras, access control, fencing and gates) + Screening Equipment Costs} = \text{Minimization of Increases in Ongoing Security Costs}$$

Judicial Council Facility Services will also calculate any potential for minimization of increases in ongoing operations and maintenance costs. Minimization of increases in ongoing operations and maintenance costs is defined as the cost of operating and maintaining the current facilities if the proposed project does not proceed compared to the cost of operating a new building designed to meet current codes. The delta is the minimization of costs.

Approach:

- The following formula will be used:

$$\text{Cost of current building maintenance + Cost of current building utilities + Cost of building Deferred Maintenance} - \text{Cost of Operating and Maintaining the New Building} = \text{Minimization of Increases in Ongoing Operating and Maintenance Costs}$$

C. Cost of Project per Court User

The cost per court user is calculated based on the population of the county, the AJPs for the court, and the number of proposed project courtrooms. This value will be adjusted to compensate for counties with minimal population that are awarded the statutory minimum AJP of 2.3. (Note: The judicial branch's smallest courts are statutorily provided with a minimum of two judgeships and are authorized to have at least 0.3 full-time equivalent [FTE] of a federally funded child support commissioner, for a total of 2.3 FTE judicial officers.)

The following formula will be used to determine the cost per court user:

$$\text{Cost per Court User} = \text{Cost} \div \left[\text{County Population} \times \frac{\# \text{ Project Courtrooms}}{\text{AJP of Entire Court}} \right]$$

D. Total Costs Spent on a Project as of March 31, 2019

The total costs spent as of March 31, 2019, on previously authorized projects that were placed on hold will be tabulated from the accounting records.

VII. FUNDING PROCESS

A. Establishment of a Statewide Project List

The Judicial Council will adopt a list of projects categorized by Priority Group. This list will be reviewed by the CFAC, Executive and Planning Committee, and any other council-appointed body with responsibility for advising the Judicial Council on facility matters. In adopting a list of projects for submission to the California Department of Finance (DOF) for requested inclusion in the Governor's Budget proposal to the Legislature, the Judicial Council will follow these principles:

1. Projects will be prioritized on the needs-based program criteria established by this methodology, which ranks the projects into priority groupings. The cost-based criteria will be assigned points and will be used to sort projects within each priority group.
2. For submission to the DOF for consideration of inclusion in the Governor's Budget, the Judicial Council may select projects based upon additional substantive considerations, including, without limitation, additional economic opportunity considerations, upon seismic safety and other risk factors, upon historical utilization of single-courtroom facilities, and/or upon changed circumstances.
3. Economic opportunities include, but are not limited to, free or reduced costs of land for new construction, viable financing partnerships or fund contributions by other government entities or private parties that result in lower project delivery costs, cost savings resulting from adaptive reuse of existing facilities or from build-outs using available shelled space, operational efficiencies from consolidation of court calendars and operations, and building operational costs savings from consolidation of facilities.

Consideration of economic opportunity allows the Judicial Council to request funding for projects that have documented capital or operating savings for the state. Judicial Council staff will work in collaboration with local courts to evaluate and document the economic opportunity of each eligible project.

4. Seismic safety and other risk factors include conditions related to expert evaluation, commissioned or adopted by the Judicial Council, beyond this methodology establishing that the building is at risk of causing loss of human life or significant disruption to a court's/courts' ability to operate in the event of an earthquake, fire, or other event. The Judicial Council may consider the need to phase projects and to engage in multiple projects to mitigate risk to a court(s) in determining the priority of a project and the order of funding for associated projects.
5. In the case of a proposed project to replace or renovate a single-courtroom facility in a county with more than one court facility, the Judicial Council may exclude the project after considering public access adjacency to the other courthouses in the county along with the historical frequency and volume of courtroom proceedings in the subject facility.
6. Changed circumstances include any developments, conditions, or new facts, which arose after the CFAC's submission of this report and related Statewide Project List to the Judicial Council, provided that such circumstances bear upon the needs and/or cost criteria contained herein.
7. Any considerations so identified by the Judicial Council shall be described in its submission to the DOF.

B. Changes to Statewide Project List

Any additions or deletions to the list of projects shall be adopted by the Judicial Council. The CFAC, Executive and Planning Committee, or any other council-appointed body with responsibility for advising the Judicial Council on facility matters will review recommended changes to the list.

C. Project Phase Adjustments

The final draft list of project priority groups described above will be reviewed to identify any phased projects. Should the second-phase of a multiphase project fall in a higher priority group than its first phase, staff will switch the group assignment of those projects, in order to correct the phasing discrepancy. As a result, the first-phase project will move to the higher-priority group, and the second-phase project will take the place of the first in its lower-priority group.

These phasing corrections, if required, will be documented in a report to the Judicial Council that details the results of this methodology's application.

D. No Substitutions of Projects Between Groups

Substitution of a court's project between groups will not be allowed.

E. How Requests for Funding Will Be Determined

Based on the Judicial Council's approved update to the *Trial Court Capital-Outlay Plan and Prioritization Methodology* and five-year infrastructure plan, Judicial Council Facilities Services will prepare documentation to request approval of capital-outlay funding through the Judicial Council-approved budget change proposal process.

This process consists of submission of initial funding requests and budget change proposal concepts for consideration of approval and prioritization through the CFAC and the Judicial Branch Budget Committee, and finally the Judicial Council.

VIII. PROCESS FOR ADDING OR DELETING PROJECTS IN THE TRIAL COURT CAPITAL-OUTLAY PLAN

If a court wishes to add or delete projects in the Trial Court Capital-Outlay Plan, the court may submit a written request including the project name; its description including size, number of courtrooms, and type of calendars planned; and other descriptive information about the project. The request shall be presented to CFAC, which has responsibility for advising the Judicial Council on facility matters for its consideration and direction. At the direction of the Judicial Council, staff will include any changes in the next annual update to the Trial Court Capital-Outlay Plan.

**Trial Court Capital-Outlay Plan Reassessment –
Required by the 2018 Budget Act Trailer Bill
(SB 847: Committee on Budget and Fiscal Review)**

The following is required verbatim by Government Code section 70371.9:

- (a) (1) The Judicial Council shall conduct, or contract with an independent contractor to conduct, a reassessment of those projects identified in its Update to Trial Court Capital-Outlay Plan and Prioritization Methodology adopted on October 24, 2008, or the most recent version of that update, if any. Other projects may be included for reassessment at the discretion of Judicial Council. The reassessment shall be submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget by December 31, 2019.
- (2) The Judicial Council may exclude from the reassessment those projects that were canceled prior to June 30, 2018, and those that were approved in the Budget Act of 2018.
- (b) A project subject to this section shall be reassessed and ranked, at minimum, on each of the following:
 - (1) The criteria identified in the Update to Trial Court Capital-Outlay Plan and Prioritization Methodology adopted on October 24, 2008, or the most recent version of that update, if any.
 - (2) The level of seismic risk, environmental hazards, and other health and safety hazards.
 - (3) The impact on court users, including, but not limited to, the level of public access to court services, such as accessibility to the courthouse.
 - (4) The cost avoidance or savings that would be achieved due to the project through operational or organizational efficiencies created for the court or the state.
 - (5) Ways to minimize increased ongoing costs, including, but not limited to, trial court security and operating and maintenance costs.
 - (6) A comparison of the cost to repair or renovate the existing facility versus the cost of replacement.
 - (7) The projected cost of each proposed project, per court user.
 - (8) The total costs spent on the project as of the date of the assessment.

Terms in Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects

TERM	DEFINITION
1. Access to Court Services	Access to Court Services criterion uses the relative deficiency in judicial resources among the 58 superior courts to measure relative access to current court services. The difference between the AJN and the AJP identifies the relative deficiency in judicial resources or judicial need of a court. The ratio between the judicial need and the AJP defines the relative access to court services: $(AJN-AJP)/AJP = \text{Deficiency}$
2. Assessed Judicial Needs (AJN)	Assessed Judicial Needs (AJN) is the need for judgeships based on the three-year average filings most recently available. This measure translates current filings into weighted caseload, based on the judicial workload standards adopted by the Judicial Council, and then translates the weighted caseload into an assessment of judgeship needs.
3. Authorized Judicial Position (AJP)	Authorized Judicial Positions (AJP) is the current number of judges, commissioners, and referees authorized under the law for each court. AJP does not account for vacancies or temporary subordinate judicial officers.
4. Composite Score	For projects affecting multiple buildings, the proportional share of the court-occupied area of each building will be used to determine each criterion's rating.
5. Cost-based Criteria	The four criteria used to determine costs are: Cost Avoidance or Savings; Minimization of Ongoing Costs; Project Cost per Court User; and Total Costs on a Project Spent to Date.
6. Cost per Court User	Court and the number of proposed project courtrooms. This value will be adjusted to compensate for Counties with minimal population that are awarded the statutory minimum AJP of 2.3. $\text{Project Cost per Court User} = \text{Cost} / [\text{County Population} \times (\# \text{ Project Courtrooms} / \text{Authorized Judicial Positions})]$
7. Court Facility Plan	The Court Facility Plan will articulate the optimum approach for use of court facilities for each court and identify projects that address deficiencies in the needs-based criteria. The Court Facility Plan will be the basis for future project requests for new facilities, facility renovations, replacements and/or consolidations and will include a list of projects. The projects in the plan will be scored using the criteria in the approved methodology.
8. Environmental Hazards	Environmental Hazards include products that contain asbestos or lead or other hazardous materials, such as polychlorinated biphenyls (PCBs) and may be determined based on the age of the building or other existing data.
9. Needs-based Criteria	The five criteria used to determine need are Facility Condition Index, Physical Condition, Security, Overcrowding and Access to Court Services. Projects to replace or renovate courtrooms in existing <i>High Risk</i> or <i>Very High Risk</i> buildings would receive additional consideration.
10. Normalizing Cost	Normalization of ratings means adjusting values measured on different scales to a notionally common scale. For this Methodology, costs will be normalized to compensate for wide variety of court sizes.
11. Overcrowding	The Overcrowding criterion is a measure of the difference between current area occupied by a court and the area that the court should occupy, according to the California Trial Court Facilities Standards. In this methodology, this criterion is measured by information on current area compared to current standards.
12. Physical Assessments	Physical Assessments document the physical condition of buildings that house trial court functions. The assessments analyze the building systems and component conditions to determine their remaining useful life and provide the basis for determining a Facility Condition Index (FCI). The FCI is an industry standard asset management methodology that is used to determine a building's condition at a point in time. Limited strictly to condition, FCIs allow for an equivalent comparative analysis of diverse real estate portfolios.
13. Physical Condition	Physical Condition includes Seismic, Fire & Life Safety (FLS), Americans with Disabilities Act (ADA) and Environmental Hazards.
14. Priority Groups	Projects will be scored based on need and placed in one of five Priority Groups - Immediate Need, Critical Need, High Need, Medium Need, and Low Need.
15. Security	The security criterion will be used to identify the extent to which judicial and staff circulation paths are separate from those for the public and in-custody individuals; the extent to which in-custody circulation paths are also separate; and the capacity of the building entrance to accommodate security screening.
16. Seismic Rating	Seismic Rating is defined as the score calculated using the Federal Emergency Management Agency (FEMA) P-154 Rapid Visual Screening of Buildings for Potential Seismic Hazards. FEMA P-154 is a procedure to identify and screen buildings that are potentially seismically hazardous. This tool calculates a score based on the building's structural system, age, visually identifiable deficiencies, seismicity and soil type.
17. Trial Court Capital-Outlay Project	Trial court capital-outlay projects are considered those that increase a facility's gross area, such as a building addition, that substantially renovate a major portion of a facility, that comprise a new facility or an acquisition, or that change the use of a facility, such as the conversions from non-court to court use.

Attachment B

2018 Judicial Workload Study Update: Draft Assessed Judge Need

Cluster	Court	Authorized and Funded Judicial Positions	2018 ¹			2019 ²			
			Preliminary Reported Assessed Judgeship Need	Preliminary Judicial Officer Need (+)	Draft % need over AJP (C/A)	Draft Assessed Judgeship Need	Difference Need and Authorized (E-A)	Draft Judicial Officer Need (+)	Draft % need over AJP (F/A)
		A	B	D	E	F	G	H	
4	Alameda*	83	77.1		-7%	65.5	-17.5		-21%
1	Alpine	2.3	0.2		-93%	0.1	-2.2		-95%
1	Amador	2.3	2.6		14%	2.7	0.4		20%
2	Butte	13	13.0		0%	13.7	0.7		5%
1	Calaveras	2.3	2.4		5%	2.5	0.2		9%
1	Colusa	2.3	1.5		-34%	1.7	-0.6		-26%
3	Contra Costa	42	39.6		-6%	39.4	-2.6		-6%
1	Del Norte	2.8	2.3		-18%	2.3	-0.5		-19%
2	El Dorado	9	7.8		-13%	7.7	-1.3		-15%
3	Fresno	49	56.9	7	16%	62.2	13.2	13	27%
1	Glenn	2.3	1.8		-22%	2.0	-0.3		-12%
2	Humboldt	8	9.4	1	17%	9.8	1.8	1	22%
2	Imperial	11.3	12.3	1	9%	12.7	1.4	1	12%
1	Inyo	2.3	1.4		-41%	1.5	-0.8		-33%
3	Kern	43	53.5	10	24%	59.1	16.1	16	37%
2	Kings	8.6	11.0	2	28%	11.4	2.8	2	33%
2	Lake	4.7	5.3		14%	5.9	1.2	1	26%
1	Lassen	2.3	2.2		-3%	2.3	0.0		1%
4	Los Angeles	585.25	533.3		-9%	520.0	-65.2		-11%
2	Madera	9.3	9.4		1%	11.4	2.1	2	22%
2	Marin	12.7	10.1		-21%	9.5	-3.2		-25%
1	Mariposa	2.3	0.9		-61%	1.1	-1.2		-52%
2	Mendocino	8.4	7.0		-16%	7.6	-0.8		-9%
2	Merced	12	13.2	1	10%	15.1	3.1	3	26%
1	Modoc	2.3	0.8		-66%	1.0	-1.3		-58%
1	Mono	2.3	0.9		-59%	1.1	-1.2		-53%
3	Monterey	21.2	19.1		-10%	21.1	-0.1		0%
2	Napa	8	7.0		-12%	7.3	-0.7		-9%
2	Nevada	7.6	4.5		-40%	4.8	-2.8		-36%
4	Orange	144	135.0		-6%	143.4	-0.6		0%
2	Placer	14.5	17.4	2	20%	17.4	2.9	2	20%
1	Plumas	2.3	1.2		-50%	1.2	-1.1		-46%
4	Riverside	80	116.2	36	45%	117.3	37.3	37	47%
4	Sacramento	72.5	84.3	11	16%	93.1	20.6	20	28%
1	San Benito	2.3	2.6		13%	2.9	0.6		25%
4	San Bernardino	88	126.2	38	43%	137.8	49.8	49	57%
4	San Diego	154	132.3		-14%	133.9	-20.1		-13%
4	San Francisco	55.9	43.8		-22%	39.3	-16.6		-30%
3	San Joaquin	33.5	38.6	5	15%	41.8	8.3	8	25%
2	San Luis Obispo	15	14.6		-2%	15.2	0.2		1%
3	San Mateo	33	28.6		-13%	29.2	-3.8		-12%
3	Santa Barbara	24	21.8		-9%	23.1	-0.9		-4%
4	Santa Clara	82	62.2		-24%	66.8	-15.2		-19%
2	Santa Cruz	13.5	12.2		-9%	12.8	-0.7		-5%
2	Shasta	12	14.4	2	20%	15.9	3.9	3	33%
1	Sierra	2.3	0.2		-90%	0.2	-2.1		-90%
2	Siskiyou	5	3.1		-37%	3.6	-1.4		-29%
3	Solano	23	21.5		-6%	22.6	-0.4		-2%
3	Sonoma	23	22.4		-3%	22.8	-0.2		-1%
3	Stanislaus	24	28.2	4	18%	30.0	6.0	5	25%
2	Sutter	5.3	6.6	1	24%	6.8	1.5	1	29%
2	Tehama	4.33	5.4	1	25%	5.9	1.6	1	36%
1	Trinity	2.3	1.4		-39%	1.5	-0.8		-33%
3	Tulare	23	25.6	2	11%	27.7	4.7	4	20%
2	Tuolumne	4.75	4.6		-3%	4.8	0.1		1%
3	Ventura	33	36.3	3	10%	37.7	4.7	4	14%
2	Yolo	12.4	10.9		-12%	12.7	0.3		2%
2	Yuba	5.33	5.4		2%	5.6	0.3		5%
		1956	1930	127		1976		173	

* The preliminary 2018 assessed judge need for the Superior Court of California, County of Alameda was based on filings counts that were later amended in JBSIS. The resulting judicial need was higher than if the amended filings had been used.

** The qualifying threshold only applies to those courts with a judicial need between 0.8 FTE and .99 FTE. To illustrate, a court with a judicial need of 0.85 would get one judgeship eligible for prioritization. But a court with a judicial need of 2.85 FTE would have two judgeships eligible for prioritization—not three.

¹ For 2018, the three year average filings used to estimate need are FY2014-15, 2015-16, 2016-17

² For 2019, the three year average filings used to estimate need are FY2015-16, 2016-17, 2017-18

DRAFT Statewide List of Trial Court Capital-Outlay Projects

County	Project Name	Priority Group	Court-rooms	Project Cost (in millions)	Needs Score	Cost Score	Group Score
Immediate Need							
Lake	New Lakeport Courthouse	Immediate Need	4	\$51.2	20.5	1.0	21.5
Mendocino	New Ukiah Courthouse	Immediate Need	7	\$89.6	17.5	1.2	18.7
Nevada	New Nevada City Courthouse	Immediate Need	6	\$91.8	18.0	0.6	18.6
Butte	Butte County Juvenile Hall Addition and Renovation	Immediate Need	1	\$2.3	18.0	0.6	18.6
Monterey	New Fort Ord Courthouse	Immediate Need	7	\$130.1	17.4	0.6	18.0
Lake	New Clearlake Courthouse	Immediate Need	1	\$15.0	17.5	0.4	17.9
San Bernardino	San Bernardino Juvenile Dependency Courthouse Addition and Renovation	Immediate Need	2	\$8.8	17.0	0.6	17.6
Solano	New Solano Hall of Justice (Fairfield)	Immediate Need	12	\$170.2	17.0	0.6	17.6
Fresno	New Fresno Courthouse	Immediate Need	36	\$483.1	16.5	1.0	17.5
Kern	New Ridgecrest Courthouse	Immediate Need	2	\$42.2	17.0	0.4	17.4
Plumas	New Quincy Courthouse	Immediate Need	3	\$65.9	17.0	0.2	17.2
Stanislaus	New Modesto Courthouse Courtroom Renovation	Immediate Need	3	\$11.1	16.5	0.6	17.1
Los Angeles	New Santa Clarita Courthouse	Immediate Need	24	\$345.0	16.4	0.6	17.0
San Luis Obispo	New San Luis Obispo Courthouse	Immediate Need	12	\$184.9	16.5	0.4	16.9
San Joaquin	New Tracy Courthouse	Immediate Need	2	\$34.4	16.5	0.4	16.9
Los Angeles	New West Los Angeles Courthouse	Immediate Need	32	\$464.9	16.0	0.6	16.6
Kern	New Mojave Courthouse	Immediate Need	3	\$56.8	16.0	0.4	16.4
Placer	New Tahoe Area Courthouse	Immediate Need	1	\$34.8	16.0	0.4	16.4
Critical Need							
Los Angeles	New Inglewood Courthouse	Critical Need	30	\$432.1	15.7	0.6	16.3
Contra Costa	New Richmond Courthouse	Critical Need	6	\$107.7	15.5	0.6	16.1
San Francisco	New San Francisco Hall of Justice	Critical Need	24	\$460.1	15.5	0.4	15.9
Orange	New Orange County Collaborative Courthouse	Critical Need	3	\$113.4	15.0	0.8	15.8
Santa Barbara	New Santa Barbara Criminal Courthouse	Critical Need	8	\$102.8	14.5	1.2	15.7
El Dorado	New Placerville Courthouse	Critical Need	6	\$92.2	14.8	0.6	15.4
Los Angeles	New Van Nuys Courthouse (East/new + West/reno)	Critical Need	55	\$922.4	14.8	0.6	15.4

Los Angeles	New Downtown Los Angeles Courthouse (Mosk Replacement)	Critical Need	47	\$731.1	14.3	1.0	15.3
Fresno	Fresno Juvenile Delinquency Courthouse Renovation	Critical Need	2	\$5.3	13.6	1.6	15.2
Inyo	New Inyo County Courthouse	Critical Need	2	\$43.8	14.6	0.6	15.2
San Bernardino	New Victorville Courthouse	Critical Need	31	\$392.5	14.6	0.6	15.2
Santa Cruz	New Santa Cruz Courthouse	Critical Need	8	\$127.6	13.9	1.0	14.9
Mariposa	New Mariposa Courthouse	Critical Need	2	\$42.6	14.5	0.4	14.9
Los Angeles	Chatsworth Courthouse Renovation	Critical Need	7	\$37.7	13.9	1.0	14.9
Riverside	New Riverside Juvenile Courthouse	Critical Need	5	\$77.9	14.0	0.6	14.6
San Diego	New San Diego Juvenile Courthouse	Critical Need	10	\$121.4	14.0	0.6	14.6
Tulare	New Tulare North County Courthouse	Critical Need	14	\$198.9	14.0	0.6	14.6
Los Angeles	New West Covina Courthouse	Critical Need	15	\$215.5	13.9	0.6	14.5
Los Angeles	New Eastlake Courthouse	Critical Need	6	\$119.1	14.1	0.4	14.5
Kern	New Bakersfield Superior Courthouse	Critical Need	33	\$434.2	13.8	0.6	14.4
Sonoma	New Sonoma Civil Courthouse	Critical Need	8	\$102.8	13.4	1.0	14.4
San Luis Obispo	New Grover Beach Branch Courthouse	Critical Need	1	\$18.0	13.8	0.4	14.2
Alameda	New Alameda County Community Justice Center	Critical Need	57	\$895.8	13.5	0.6	14.1
Imperial	Winterhaven Branch Courthouse Addition and Renovation	Critical Need	1	\$3.6	13.5	0.6	14.1
Los Angeles	Los Angeles Metropolitan Courthouse Renovation	Critical Need	14	\$215.6	13.5	0.6	14.1
Los Angeles	New North Central Los Angeles Courthouse	Critical Need	12	\$196.3	13.5	0.6	14.1
Riverside	New Palm Springs Courthouse	Critical Need	9	\$98.6	13.0	0.6	13.6
Orange	New Orange South County Courthouse	Critical Need	16	\$232.0	13.0	0.6	13.6
Los Angeles	Foltz Courthouse Renovation	Critical Need	60	\$1,400.9	13.0	0.4	13.4
High Need							
San Diego	San Diego South County Regional Courthouse Renovation	High Need	4	\$10.5	12.5	0.6	13.1
San Mateo	New San Mateo Northern Branch Courthouse	High Need	5	\$94.4	12.3	0.6	12.9
Los Angeles	New Pasadena Courthouse	High Need	17	\$256.9	12.0	0.6	12.6
Solano	New Solano Justice Building (Vallejo)	High Need	6	\$100.9	12.0	0.6	12.6
Monterey	New South Monterey County Courthouse	High Need	1	\$27.9	11.9	0.6	12.5
Del Norte	New Del Norte County Main Courthouse	High Need	3	\$59.4	11.8	0.4	12.2
San Francisco	San Francisco Civic Center Courthouse Renovation	High Need	7	\$44.9	11.2	0.8	12.0
San Diego	San Diego North Regional Courthouse Complex Renovation - North Building	High Need	14	\$135.1	11.0	0.6	11.6

Riverside	New Riverside Hall of Justice Annex	High Need	10	\$133.3	11.0	0.6	11.6
Riverside	New Moreno Valley Courthouse	High Need	9	\$109.8	10.9	0.6	11.5
Humboldt	New Eureka Courthouse	High Need	9	\$135.1	11.0	0.4	11.4
Merced	New Merced Courthouse Annex	High Need	1	\$18.1	10.1	1.0	11.1
Yuba	New Yuba County Courthouse	High Need	6	\$84.7	10.5	0.6	11.1
San Bernardino	San Bernardino Courthouse Annex Renovation	High Need	11	\$46.5	10.2	0.8	11.0
Modoc	New Barclay Justice Center	High Need	2	\$43.1	10.6	0.2	10.8
Medium Need							
Ventura	New Ventura East County Courthouse	Medium Need	7	\$94.1	9.4	0.6	10.0
Colusa	Colusa Courthouse Annex Renovation	Medium Need	1	\$17.4	9.1	0.8	9.9
Santa Clara	New Santa Clara Hall of Justice	Medium Need	36	\$521.0	9.0	0.6	9.6
Los Angeles	Edelman Courthouse Renovation	Medium Need	6	\$112.1	8.4	0.6	9.0
Los Angeles	New Los Angeles Mental Health Courthouse	Medium Need	4	\$112.3	8.5	0.4	8.9
Los Angeles	New Lancaster Dependency Court	Medium Need	6	\$89.1	8.2	0.6	8.8
San Diego	San Diego East County Regional Center Renovation	Medium Need	17	\$169.7	8.0	0.6	8.6
Los Angeles	New Torrance Dependency Court and Traffic Annex	Medium Need	7	\$94.2	7.7	0.6	8.3
Los Angeles	Compton Courthouse Renovation	Medium Need	31	\$340.7	7.5	0.6	8.1
Low Need							
Riverside	Riverside Southwest Justice Center Renovation	Low Need	1	\$14.9	6.0	0.8	6.8
San Diego	New San Diego Traffic Courthouse	Low Need	4	\$55.3	6.0	0.6	6.6
Santa Barbara	Santa Maria Building G Renovation	Low Need	1	\$5.1	5.5	0.8	6.3
Butte	Butte County Courthouse Addition and Renovation	Low Need	2	\$20.2	5.5	0.6	6.1
Sacramento	Sacramento Juvenile Courthouse Renovation	Low Need	2	\$11.1	5.0	0.8	5.8
Riverside	Banning Justice Center Addition	Low Need	2	\$21.9	4.5	0.6	5.1
Tehama	Tehama Courthouse Renovation	Low Need	2	\$3.0	4.0	0.6	4.6
Yolo	Yolo Superior Court Renovation	Low Need	0	\$0.9	3.5	0.8	4.3
Santa Clara	Santa Clara Family Justice Center Renovation	Low Need	0	\$1.9	2.5	0.8	3.3

DRAFT Statewide List of Trial Court Capital-Outlay Projects

County	Project Name	Priority Group	Court-rooms	Project Cost (in millions)	FCI	Physical Condition	Security	Over-crowding	Access to Court Services	Seismic Risk Factor	Needs Score	Cost Avoidance	Minimization	Project Cost per Court User	Spent To Date	Total Cost Points	Cost Score	Group Score
Immediate Need																		
Lake	New Lakeport Courthouse	Immediate Need	4	\$51.2	5.00	3.50	5.00	3.50	1.50	2.00	20.5	3.82	3.10	16.78	25.00	48.70	1.0	21.5
Mendocino	New Ukiah Courthouse	Immediate Need	7	\$89.6	4.00	3.50	5.00	3.00	0.00	2.00	17.5	17.70	4.30	14.12	15.44	51.56	1.2	18.7
Nevada	New Nevada City Courthouse	Immediate Need	6	\$91.8	3.50	3.20	5.00	3.27	0.00	3.00	18.0	3.62	2.61	14.42	2.35	23.00	0.6	18.6
Butte	Butte County Juvenile Hall Addition and Renovation	Immediate Need	1	\$2.3	3.00	3.00	5.00	4.50	0.50	2.00	18.0	0.00	0.01	24.24	0.00	24.25	0.6	18.6
Monterey	New Fort Ord Courthouse	Immediate Need	7	\$130.1	4.00	4.00	5.00	1.44	0.00	3.00	17.4	9.23	1.65	17.15	0.00	28.03	0.6	18.0
Lake	New Clearlake Courthouse	Immediate Need	1	\$15.0	4.00	3.00	4.00	3.00	1.50	2.00	17.5	0.00	4.49	15.32	0.00	19.81	0.4	17.9
San Bernardino	San Bernardino Juvenile Dependency Courthouse Addition and Renovation	Immediate Need	2	\$8.8	5.00	0.50	5.00	3.50	3.00	0.00	17.0	0.00	3.42	23.81	0.00	27.23	0.6	17.6
Solano	New Solano Hall of Justice (Fairfield)	Immediate Need	12	\$170.2	3.00	4.00	5.00	2.00	0.00	3.00	17.0	0.00	3.13	18.52	0.00	21.65	0.6	17.6
Fresno	New Fresno Courthouse	Immediate Need	36	\$483.1	2.50	4.00	4.81	1.66	1.50	2.00	16.5	9.94	1.91	19.40	11.29	42.54	1.0	17.5
Kern	New Ridgecrest Courthouse	Immediate Need	2	\$42.2	5.00	1.86	4.32	3.77	2.00	0.00	17.0	2.58	1.58	16.16	0.00	20.32	0.4	17.4
Plumas	New Quincy Courthouse	Immediate Need	3	\$65.9	2.50	4.50	5.00	2.00	0.00	3.00	17.0	0.00	2.06	1.48	1.38	4.92	0.2	17.2
Stanislaus	New Modesto Courthouse Courtroom Renovation	Immediate Need	3	\$11.1	3.00	2.50	5.00	4.50	1.50	0.00	16.5	5.78	0.00	23.97	0.00	29.75	0.6	17.1
Los Angeles	New Santa Clarita Courthouse	Immediate Need	24	\$345.0	2.05	4.37	4.93	2.02	0.00	3.00	16.4	0.00	5.91	17.76	1.19	24.86	0.6	17.0
San Luis Obispo	New San Luis Obispo Courthouse	Immediate Need	12	\$184.9	3.50	2.50	4.50	3.50	0.50	2.00	16.5	0.71	1.59	17.72	0.00	20.02	0.4	16.9
San Joaquin	New Tracy Courthouse	Immediate Need	2	\$34.4	5.00	2.50	4.00	3.50	1.50	0.00	16.5	0.00	1.43	18.43	0.00	19.86	0.4	16.9
Los Angeles	New West Los Angeles Courthouse	Immediate Need	32	\$464.9	2.32	4.24	4.48	1.90	0.00	3.00	16.0	0.00	6.50	17.67	0.00	24.17	0.6	16.6
Kern	New Mojave Courthouse	Immediate Need	3	\$56.8	3.00	2.00	4.50	4.50	2.00	0.00	16.0	0.00	0.38	17.11	0.12	17.61	0.4	16.4
Placer	New Tahoe Area Courthouse	Immediate Need	1	\$34.8	2.50	3.00	5.00	4.50	1.00	0.00	16.0	1.25	0.22	13.53	0.00	15.00	0.4	16.4
Critical Need																		
Los Angeles	New Inglewood Courthouse	Critical Need	30	\$432.1	2.23	4.16	4.46	1.90	0.00	3.00	15.7	0.00	6.30	17.74	0.00	24.04	0.6	16.3
Contra Costa	New Richmond Courthouse	Critical Need	6	\$107.7	3.50	3.50	5.00	1.50	0.00	2.00	15.5	0.00	2.35	19.33	0.00	21.68	0.6	16.1
San Francisco	New San Francisco Hall of Justice	Critical Need	24	\$460.1	4.00	3.00	4.50	2.00	0.00	2.00	15.5	0.00	3.58	14.08	0.00	17.66	0.4	15.9
Orange	New Orange County Collaborative Courthouse	Critical Need	3	\$113.4	3.00	3.50	4.51	1.98	0.00	2.00	15.0	0.00	25.00	9.60	0.00	34.60	0.8	15.8
Santa Barbara	New Santa Barbara Criminal Courthouse	Critical Need	8	\$102.8	3.00	3.00	4.50	2.00	0.00	2.00	14.5	14.01	2.18	19.09	25.00	60.28	1.2	15.7
El Dorado	New Placerville Courthouse	Critical Need	6	\$92.2	3.17	2.27	5.00	2.33	0.00	2.00	14.8	3.31	2.06	18.69	3.48	27.54	0.6	15.4
Los Angeles	New Van Nuys Courthouse (East/new + West/reno)	Critical Need	55	\$922.4	2.36	3.90	3.68	1.83	0.00	3.00	14.8	0.00	4.72	16.47	0.00	21.19	0.6	15.4

Los Angeles	New Downtown Los Angeles Courthouse (Mosk Replacement)	Critical Need	47	\$731.1	2.00	4.50	3.37	1.46	0.00	3.00	14.3	25.00	2.67	17.12	0.00	44.79	1.0	15.3
Fresno	Fresno Juvenile Delinquency Courthouse Renovation	Critical Need	2	\$5.3	2.21	3.00	3.71	1.21	1.50	2.00	13.6	25.00	25.00	24.27	0.00	74.27	1.6	15.2
Inyo	New Inyo County Courthouse	Critical Need	2	\$43.8	2.50	3.00	5.00	4.07	0.00	0.00	14.6	25.00	1.86	0.03	0.60	27.49	0.6	15.2
San Bernardino	New Victorville Courthouse	Critical Need	31	\$392.5	2.15	2.71	2.53	2.25	3.00	2.00	14.6	0.00	0.37	20.69	0.00	21.06	0.6	15.2
Santa Cruz	New Santa Cruz Courthouse	Critical Need	8	\$127.6	2.44	3.15	4.66	1.64	0.00	2.00	13.9	25.00	2.16	18.10	0.00	45.26	1.0	14.9
Mariposa	New Mariposa Courthouse	Critical Need	2	\$42.6	2.50	2.50	5.00	4.50	0.00	0.00	14.5	10.14	2.52	0.00	0.00	12.66	0.4	14.9
Los Angeles	Chatsworth Courthouse Renovation	Critical Need	7	\$37.7	1.88	3.53	3.91	1.64	0.00	3.00	13.9	0.00	25.00	22.58	0.00	47.58	1.0	14.9
Riverside	New Riverside Juvenile Courthouse	Critical Need	5	\$77.9	2.50	1.00	5.00	3.00	2.50	0.00	14.0	0.00	0.60	20.66	0.00	21.26	0.6	14.6
San Diego	New San Diego Juvenile Courthouse	Critical Need	10	\$121.4	4.00	2.00	5.00	3.00	0.00	0.00	14.0	0.00	1.25	20.22	0.00	21.47	0.6	14.6
Tulare	New Tulare North County Courthouse	Critical Need	14	\$198.9	2.50	3.00	5.00	2.50	1.00	0.00	14.0	0.76	0.90	19.05	0.00	20.71	0.6	14.6
Los Angeles	New West Covina Courthouse	Critical Need	15	\$215.5	3.38	3.12	3.24	1.18	0.00	3.00	13.9	0.00	6.02	17.76	0.00	23.78	0.6	14.5
Los Angeles	New Eastlake Courthouse	Critical Need	6	\$119.1	2.50	3.00	3.45	3.13	0.00	2.00	14.1	0.00	1.23	14.82	0.17	16.22	0.4	14.5
Kern	New Bakersfield Superior Courthouse	Critical Need	33	\$434.2	2.66	3.00	4.65	1.54	2.00	0.00	13.8	4.95	1.39	19.66	0.00	26.00	0.6	14.4
Sonoma	New Sonoma Civil Courthouse	Critical Need	8	\$102.8	2.50	3.00	3.83	2.05	0.00	2.00	13.4	18.06	7.98	19.92	0.00	45.96	1.0	14.4
San Luis Obispo	New Grover Beach Branch Courthouse	Critical Need	1	\$18.0	2.50	3.00	4.56	3.22	0.50	0.00	13.8	0.00	0.81	16.41	0.00	17.22	0.4	14.2
Alameda	New Alameda County Community Justice Center	Critical Need	57	\$895.8	3.13	2.62	3.61	1.18	0.00	3.00	13.5	8.66	2.14	18.12	0.00	28.92	0.6	14.1
Imperial	Winterhaven Branch Courthouse Addition and Renovation	Critical Need	1	\$3.6	5.00	2.00	2.00	3.50	1.00	0.00	13.5	0.00	1.50	23.43	0.00	24.93	0.6	14.1
Los Angeles	Los Angeles Metropolitan Courthouse Renovation	Critical Need	14	\$215.6	5.00	3.00	5.00	0.50	0.00	0.00	13.5	0.00	10.77	17.21	0.00	27.98	0.6	14.1
Los Angeles	New North Central Los Angeles Courthouse	Critical Need	12	\$196.3	3.04	2.83	2.96	1.63	0.00	3.00	13.5	0.00	3.35	16.69	2.39	22.43	0.6	14.1
Riverside	New Palm Springs Courthouse	Critical Need	9	\$98.6	1.50	3.00	3.00	3.00	2.50	0.00	13.0	0.00	0.18	22.09	0.00	22.27	0.6	13.6
Orange	New Orange South County Courthouse	Critical Need	16	\$232.0	3.50	2.50	5.00	2.00	0.00	0.00	13.0	1.98	1.78	19.37	0.00	23.13	0.6	13.6
Los Angeles	Foltz Courthouse Renovation	Critical Need	60	\$1,400.9	1.50	3.50	4.50	1.50	0.00	2.00	13.0	0.00	1.61	12.95	0.00	14.56	0.4	13.4

High Need

San Diego	San Diego South County Regional Courthouse Renovation	High Need	4	\$10.5	4.00	1.50	5.00	2.00	0.00	0.00	12.5	0.00	4.79	24.33	0.00	29.12	0.6	13.1
San Mateo	New San Mateo Northern Branch Courthouse	High Need	5	\$94.4	4.50	2.00	4.50	1.33	0.00	0.00	12.3	4.28	5.37	17.90	0.00	27.55	0.6	12.9
Los Angeles	New Pasadena Courthouse	High Need	17	\$256.9	4.00	3.00	2.50	2.50	0.00	0.00	12.0	0.00	3.83	17.36	0.00	21.19	0.6	12.6
Solano	New Solano Justice Building (Vallejo)	High Need	6	\$100.9	4.50	2.50	2.50	0.50	0.00	2.00	12.0	0.00	3.74	17.23	0.00	20.97	0.6	12.6
Monterey	New South Monterey County Courthouse	High Need	1	\$27.9	4.50	2.00	2.74	2.69	0.00	0.00	11.9	1.13	3.10	12.98	8.56	25.77	0.6	12.5
Del Norte	New Del Norte County Main Courthouse	High Need	3	\$59.4	3.00	1.50	5.00	2.29	0.00	0.00	11.8	3.03	3.23	6.45	0.00	12.71	0.4	12.2
San Francisco	San Francisco Civic Center Courthouse Renovation	High Need	7	\$44.9	3.50	2.00	2.72	0.98	0.00	2.00	11.2	2.83	12.33	21.65	0.00	36.81	0.8	12.0
San Diego	San Diego North Regional Courthouse Complex Renovation - North Building	High Need	14	\$135.1	1.50	2.50	5.00	2.00	0.00	0.00	11.0	0.00	1.80	21.30	0.00	23.10	0.6	11.6

Riverside	New Riverside Hall of Justice Annex	High Need	10	\$133.3	3.50	2.00	2.50	0.50	2.50	0.00	11.0	0.00	3.57	21.36	0.00	24.93	0.6	11.6
Riverside	New Moreno Valley Courthouse	High Need	9	\$109.8	3.50	2.00	2.41	0.50	2.50	0.00	10.9	4.73	3.97	21.71	0.00	30.41	0.6	11.5
Humboldt	New Eureka Courthouse	High Need	9	\$135.1	2.00	3.00	0.50	2.03	1.50	2.00	11.0	0.00	1.77	17.12	0.00	18.89	0.4	11.4
Merced	New Merced Courthouse Annex	High Need	1	\$18.1	2.27	0.73	4.78	0.83	1.50	0.00	10.1	13.51	13.92	18.24	0.00	45.67	1.0	11.1
Yuba	New Yuba County Courthouse	High Need	6	\$84.7	3.00	2.00	2.50	2.50	0.50	0.00	10.5	3.23	1.49	16.39	0.00	21.11	0.6	11.1
San Bernardino	San Bernardino Courthouse Annex Renovation	High Need	11	\$46.5	3.00	2.50	1.19	0.50	3.00	0.00	10.2	10.08	1.59	23.86	0.00	35.53	0.8	11.0
Modoc	New Barclay Justice Center	High Need	2	\$43.1	3.00	2.50	2.98	2.15	0.00	0.00	10.6	2.04	4.90	0.00	0.00	6.94	0.2	10.8

Medium Need

Ventura	New Ventura East County Courthouse	Medium Need	7	\$94.1	1.91	2.41	0.68	1.41	1.00	2.00	9.4	0.00	5.20	20.60	0.00	25.80	0.6	10.0
Colusa	Colusa Courthouse Annex Renovation	Medium Need	1	\$17.4	2.50	1.00	2.33	3.30	0.00	0.00	9.1	16.25	6.50	8.48	0.00	31.23	0.8	9.9
Santa Clara	New Santa Clara Hall of Justice	Medium Need	36	\$521.0	3.16	2.34	1.84	1.67	0.00	0.00	9.0	0.00	1.35	19.76	0.00	21.11	0.6	9.6
Los Angeles	Edelman Courthouse Renovation	Medium Need	6	\$112.1	2.06	1.68	0.95	1.75	0.00	2.00	8.4	0.00	8.52	15.44	0.00	23.96	0.6	9.0
Los Angeles	New Los Angeles Mental Health Courthouse	Medium Need	4	\$112.3	2.00	1.50	1.50	1.50	0.00	2.00	8.5	0.00	2.72	10.41	0.00	13.13	0.4	8.9
Los Angeles	New Lancaster Dependency Court	Medium Need	6	\$89.1	2.00	1.62	1.04	1.50	0.00	2.00	8.2	0.00	8.10	17.50	0.00	25.60	0.6	8.8
San Diego	San Diego East County Regional Center Renovation	Medium Need	17	\$169.7	1.50	2.00	4.00	0.50	0.00	0.00	8.0	0.00	2.44	21.15	0.00	23.59	0.6	8.6
Los Angeles	New Torrance Dependency Court and Traffic Annex	Medium Need	7	\$94.2	2.10	1.53	0.50	1.57	0.00	2.00	7.7	0.00	7.14	18.24	0.00	25.38	0.6	8.3
Los Angeles	Compton Courthouse Renovation	Medium Need	31	\$340.7	2.00	3.00	0.50	2.00	0.00	0.00	7.5	0.00	1.85	19.57	0.00	21.42	0.6	8.1

Low Need

Riverside	Riverside Southwest Justice Center Renovation	Low Need	1	\$14.9	1.50	1.00	0.50	0.50	2.50	0.00	6.0	0.00	13.93	20.87	0.00	34.80	0.8	6.8
San Diego	New San Diego Traffic Courthouse	Low Need	4	\$55.3	3.00	1.50	1.00	0.50	0.00	0.00	6.0	0.00	4.92	19.50	0.00	24.42	0.6	6.6
Santa Barbara	Santa Maria Building G Renovation	Low Need	1	\$5.1	3.00	1.50	0.50	0.50	0.00	0.00	5.5	0.00	10.16	22.92	0.00	33.08	0.8	6.3
Butte	Butte County Courthouse Addition and Renovation	Low Need	2	\$20.2	1.50	2.00	0.50	1.00	0.50	0.00	5.5	0.00	5.85	20.01	0.00	25.86	0.6	6.1
Sacramento	Sacramento Juvenile Courthouse Renovation	Low Need	2	\$11.1	2.00	0.50	0.50	0.50	1.50	0.00	5.0	0.00	9.95	23.02	0.00	32.97	0.8	5.8
Riverside	Banning Justice Center Addition	Low Need	2	\$21.9	0.50	0.50	0.50	0.50	2.50	0.00	4.5	0.00	0.83	22.09	0.00	22.92	0.6	5.1
Tehama	Tehama Courthouse Renovation	Low Need	2	\$3.0	0.50	0.50	0.50	0.50	2.00	0.00	4.0	0.00	2.05	24.51	0.00	26.56	0.6	4.6
Yolo	Yolo Superior Court Renovation	Low Need	0	\$0.9	0.50	1.50	0.50	0.50	0.50	0.00	3.5	0.00	7.30	25.00	0.00	32.30	0.8	4.3
Santa Clara	Santa Clara Family Justice Center Renovation	Low Need	0	\$1.9	0.50	1.00	0.50	0.50	0.00	0.00	2.5	2.38	8.41	24.72	0.00	35.51	0.8	3.3

ALAMEDA



SUPERIOR COURT OF CALIFORNIA, COUNTY OF ALAMEDA

Executive Office

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WYNNE S. CARVILL
Presiding Judge

CHAD FINKE
Executive Officer

September 11, 2019

VIA EMAIL

Dear Members of the Court Facilities Advisory Committee:

This will serve as the official public comment by the Superior Court of Alameda County to the following documents that were distributed on August 30, 2019, by staff to the Court Facilities Advisory Committee (CFAC):

- The draft *Statewide List of Trial Court Capital-Outlay Projects* (the "List"); and
- The most recent update to the draft *Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects* (the "Methodology").

We appreciate the opportunity to provide public comment on these documents and the critical facilities prioritization process outlined therein. In particular, we appreciate being given another chance to comment on the Methodology itself, in which we can now, having seen it applied, identify a number of very serious issues that were not apparent when the Methodology was last circulated for public comment.

I. COMMENTS ON THE LIST

We do not have any specific comments on the List itself. Because courts were only provided with their own, but not other courts', Needs- and Cost-Based Scorecards, there is no way to determine whether the Methodology was uniformly applied across all courts or not. We assume that it was. If we were able to see the details of how the Methodology was applied to other courts, we are sure we could identify examples of how the Methodology has in fact produced results that are not defensible given the critical public policy issues at stake.

We do, however, reiterate and incorporate by reference herein all of the comments and objections that we made specific to Alameda's Needs-Based and Cost-Based Scorecards on August 15, 2019. Specifically, the results as to our court may be faulted on several grounds, including:

- The failure to give the Rene C. Davidson courthouse any needs-based score for the FCI or Physical Condition criteria;
- The failure to provide any cost offset for, e.g., the revenue that would result from selling the George E. McDonald and/or Wiley W. Manuel courthouses; and
- The unrealistically high land acquisition and other costs attributed to our proposed project.

II. COMMENTS ON THE METHODOLOGY

We have numerous comments and concerns regarding the Methodology, which we discuss below. Initially, we acknowledge the difficulty of the task that CFAC staff has apparently been given: to craft a quantitative method of numerically ranking the facilities needs of all 58 trial courts. In many ways, we think that this effort—to quantify that which is largely unquantifiable—is at the heart of many of our concerns about the Methodology. We question, for example, how staff are to create a “one size fits all” solution that will meaningfully weigh the needs of a two-judge court with a single, unsecure courthouse, against the needs of the Superior Court of Los Angeles County, or San Diego County, where courthouses can host thousands of people each day. By attempting to impose a uniform model on all superior courts, regardless of size, geography, population size and/or density, and other highly relevant factors, the Methodology grossly oversimplifies that which is inherently complex and produces outcomes that, among other things, pose severe safety risks to court users across the state.

Given that fundamental problem, we raise the question of whether CFAC should be proposing two or even three methodologies that would be applied to the superior courts based on their size, rather than trying to come up with one methodology applicable across the full spectrum of court sizes. The results of such an approach would allow the Council to choose projects by weighing budget considerations, along with the scoring on the various lists, rather than limiting the Council’s discretion based on a formula that is patently fraught with conundrums.

A. Public Safety and the Dilution (or Non-Consideration) of Seismic Risk

In our view, one of the Judicial Council’s primary considerations—if not the primary consideration—in ranking facilities projects should be the need to ensure the safety of the public who use our courthouses. In some ways the Methodology appears to acknowledge this need, e.g., “Security” is its own criterion under the model and is worth five full points on its own. On the other hand, however, the Methodology grossly undervalues the impact of one of California’s most significant public safety concerns, namely the dismal seismic condition of many our courthouses.

Under the Methodology, a building’s seismic condition is not a standalone, high-value criterion like “Security” is. Rather, it is one of only four sub-criteria that make up the broader “Physical Condition” criterion. Within “Physical Condition,” a building’s seismic rating accounts for at most 33% (40 possible points out of a total possible 120) of its overall Physical Condition score, which score is up to five total points out of 25 that go to a building’s overall Needs-Based Score.

In practice, this means that even the most seismically unsound courthouse in the state could theoretically, under the Methodology, score as low as two out of five possible points for “Physical Condition,” assuming that building otherwise has adequate fire prevention systems, does not present a

lead or asbestos risk, and is ADA compliant.¹ In that instance, the building would score only 40 points out of 120 which, converted to the 5-point scale for Physical Condition set forth on page 9 of the Methodology, would result in a Needs-Based Score of only two out of five points. Given the potential for loss of life and limb in a serious earthquake near a courthouse in, e.g., Los Angeles or the Bay Area, this gross understating and undervaluing of seismic risk is a serious deficiency.

That this is a glaring flaw in the Methodology is underscored by the document entitled *Seismic Risk Rating of California Superior Court Buildings, Volume 1 & 2*, prepared for the Judicial Council on October 23, 2017. In that study two of Alameda's courthouses—the County Administration Building (ranked 2nd most seismically unsound in the state) and the Rene C. Davidson Courthouse (ranked 10th most seismically unsound)—were rated as being “Very High Risk” in terms of seismic risk. In the words of the document itself (at p.3), that means that those buildings “represent the highest priority for mitigation of risk—presumably by vacating or structural strengthening.” Yet, on Alameda's Needs-Based Scorecard, the Administration Building was given an unweighted needs score of only 10.5, i.e., only “High” Need. Further, the true Needs-Based Score of the Rene C. Davidson courthouse cannot even be ascertained because, as a historical courthouse, it is not given any “Physical Condition” score at all; thus, its status as one of the ten most seismically unsound courthouses in the state is not reflected at all in its Needs-Based Score.

Given the known risk of major earthquakes throughout much of California, and in particular in the area of the Hayward Fault, we find it indefensible as a matter of public safety that each and every courthouse's seismic condition would not, as a standalone factor, be weighted at least as high as “Security.” Further, we reiterate the concern we expressed in our August 15, 2019, comments to the effect that all courthouses, including historic courthouses, must be scored for at least seismic risk under the Methodology, if not for all of the “Physical Condition” factors. Simply because a courthouse is “historic” does not mean that it is not in full use, nor does it mean that the public who uses such courthouses has any less right to expect the State to do all in its power to ensure their safety. Put another way, if an earthquake strikes the Hayward Fault, it will be difficult to for the Council to explain any loss of life in the Rene C. Davidson Courthouse if the Council's primary justification for continuing to use such a known, dangerous facility is simply that it is “historic.”

B. The “One Size Fits All” Approach to Seismic Assessment Ignores Real-World Risks and Impacts

In addition to the fact that the Methodology (a) does not consider some courthouses' seismic conditions at all, and (b) unduly dilutes the importance of seismic safety issues for those courthouses that it does assess as part of the general “Physical Condition” criterion, we have an additional comment/concern regarding the Methodology's treatment of seismic risk in evaluating overall need. Specifically—and as previously noted—the Methodology's current “one size fits all” approach means that the Methodology does not at all look at, for lack of a better term, the real-world impacts should courthouses of different sizes be rendered unusable due to an earthquake.

To illustrate, of the 15 courthouses designated as “Very High Risk” in the *Seismic Risk Rating of California Superior Court Buildings, Volume 1 & 2* document, the two Alameda courthouses referenced above (County Administration Building and Rene C. Davidson) are the largest behind only the two wings of the Stanley Mosk Courthouse in Los Angeles. After the Mosk Courthouse and the two Alameda

¹ We discuss concerns about the ADA sub-criterion below.

courthouses, all other "Very High Risk" courthouses in the state are considerably smaller, with only the Santa Barbara County Courthouse being anywhere near the same size. Yet to the extent the Methodology gives those buildings a seismic ranking at all (diluted or otherwise), it does not at all account for impacts that would flow from the size differential between those buildings and others, should the buildings be rendered inoperable by an earthquake.

For example, a larger courthouse will have more judges, staff, and court users in it at any given time. Thus, the potential risk of injury or loss of human life is much higher in a seismically unsound large courthouse than it is in a similarly unsound small courthouse. However, the Methodology in no way accounts for or even acknowledges this differential in assessing the relative "need" to replace or upgrade seismically dangerous facilities.

Likewise, the fiscal and operational impacts on the state and the local court if operations in a large courthouse had to be relocated due to an earthquake are much higher than they would be if the same fate befell a much smaller courthouse. For example, Rene C. Davidson and the County Administration Building are located across the street from one another and are connected by an underground tunnel. In all likelihood, an earthquake that affects one building will affect both. Between the two buildings, they account for approximately 169,000 square feet of usable court space, contain 27 courtrooms, and house not only the Court's entire North County Civil filing unit, but also its entire Executive Office, Legal Services unit, and Human Resources and Finance Divisions. Were those two buildings to be rendered unusable due to an earthquake, all of those functions would need to be housed elsewhere, at tremendous cost and effort. Once again, however, the Methodology fails to consider these types of "impact" factors in assigning a Needs-Based Score to any project designed to repair or replace those courthouses.

C. The ADA Sub-Criterion Ignores That ADA Accessibility Applies to Court Staff and Judicial Officers

In addition to Seismic Rating, the "Physical Condition" criterion also comprises a sub-criterion based on ADA accessibility. We wholeheartedly agree that the ADA accessibility (or lack thereof) of a court's current facilities should be a factor in evaluating the "need" for a project to repair or replace those facilities. Our concern is that, as defined within the Methodology, the ADA factor is too limited in scope and thus does not accurately assess the full extent of that need.

Under the Methodology, ADA accessibility accounts for 16.67% of a building's overall "Physical Condition" score (20 points out of a possible 120). The Methodology notes that those potential 20 points will be assigned "based on a checklist of yes/no items defined by ADA elements with emphasis on public areas . . ." The 20 points are then allocated as follows: four points for "exterior path of travel"; four points for "building entrances"; four points for "interior accessible routes; stairways and elevators"; four points for "courtroom: jury box, witness stand, clerk's station, bench"; and four points for "toilet rooms -- public, jury deliberation."

The above breakdown suggests far more than an "emphasis" on public areas; it evinces almost an exclusive focus on those areas, to the exclusion of nearly all non-public areas of the courthouse. For example, it does not appear that the Methodology considers the accessibility of administrative space at all. Likewise, it does not appear that the Methodology accounts for the accessibility (or lack thereof) of judicial chambers and back hallways, either.

This is not simply an academic point. In our view, these omissions result in a seriously skewed assessment of “need” as pertains to ADA accessibility. To illustrate, on Alameda’s Needs-Based Scorecard the Hayward Hall of Justice received a score of eight points out of a possible 20 for the ADA sub-criterion. Based on that score, we surmise that CFAC staff have assessed that the Hayward Hall of Justice is largely ADA compliant. And yet, of the Hayward Hall of Justice’s approximately 160,500 square feet, approximately 29,000 square feet of that space (18% of the total space) comprises mezzanine space that is not elevator accessible, and therefore not ADA compliant. That, in turn, makes that space of extremely limited use, given our need to be able to accommodate staff who are unable to use stairs. For example, we cannot presume to schedule meetings in any of the conference rooms in that space because one or more attendees may be wheelchair users or otherwise unable to use stairways. Yet despite the fact that nearly 18% of that courthouse is not usable for anything other than storage, the Methodology would lead one to conclude that its ADA accessibility issues are minor.

D. “Access to Court Services” is Misleading as the Designation of a Criterion

One of the five primary criteria in the Methodology is “Access to Court Services.” In our view, this label is highly misleading, as the criterion has little to do with “access” and is instead based solely on the degree to which Judicial Council staff determine each court to be “over-” or “underjudged.”² To quote from the Methodology itself: “This Access to Court Services criterion uses the relative deficiency in judicial resources among the 58 superior courts to measure relative access to current court services.”

This is an extremely narrow definition of “access,” and is not at all in line with the Chief Justice’s “Access 3D” initiative, which defines “access” as comprising three components:

- Physical: Courts must be safe, secure, accessible, and open during hours that benefit the public.
- Remote: Court users should be able to conduct their business online.
- Equal: Courts must serve people of all languages, abilities and needs, in keeping with California’s diversity.

Arguably, the degree to which a superior court has “too many” or “too few” judges based on its filings could possibly be a consideration pertaining to “physical” access. However, defining “access to court services” solely in terms of a court’s ratio of judicial need to authorized judgeships—and then evaluating each court’s “need” on that basis—sends an incorrect impression as to the state of our courts to readers of the List, which we presume includes members of the Executive and Legislative branches. For example, unless they did a deep dive into the Methodology itself, Alameda’s elected officials might look at the List, see that Alameda (and every other “overjudged” court) got a 0.00 score for “Access to Court Services,” and wrongly conclude that none of our courthouses have any “access” needs. At a bare minimum, this criterion needs to be renamed to reflect accurately what it is measuring.

E. There is No Consistent, Present Nexus Between Judicial Need and Facilities Needs

Regardless of the name of the criterion, we question why the degree to which the Council believes a court to be “over-” or “underjudged” is relevant to that court’s facilities needs at all, or at least to the

² Please note that we also have serious substantive concerns with the “Access to Court Services” criterion, which we address in detail below. In this comment, we are objecting specifically based on the misnomer given to the criterion itself.

extent that that assessment should account for a full five out of 20 possible “needs-based” points. As it currently stands, this single measure—whether a court is deemed by the Judicial Council to be “over” or “underjudged”—weighs more in the Methodology than much more relevant “need” factors such as seismic condition or ADA accessibility.

As best we can determine, the theory behind this criterion appears to be that a court that currently needs more judges than it has will, at some point, need a place for those judges and their staff to sit. Assuming we have correctly discerned the rationale behind the criterion, we agree that it makes a certain amount of logical sense. However, the prominence and heavy weight given to this factor ignores many of the realities around how judgeships are created and funded in California, and how judicial need is assessed.

As is common knowledge, California’s judicial branch has been working since the mid-2000s on legislative efforts to both authorize and fund 150 new judgeships. While 50 of those judgeships were authorized and funded in 2007, and 50 more were authorized—but not funded—in 2008, there was thereafter an 11-year gap without any meaningful progress in getting more judgeships funded in California. Finally, the FY 2019-20 Budget Act provided for the funding of 25 judgeships, leaving 25 still authorized but unfunded, and another 50 not even authorized. This history shows that the process of getting new judgeships both established and funded is politically very difficult and time-consuming. And after the 25 judgeships that were funded this year, it is reasonable to think that it may take years again before any more judgeships are funded in significant numbers.

Yet CFAC staff now appears to be proposing to make statewide, multi-year facilities plans based in large part on the assumption that all courts’ judicial needs will be met in the foreseeable future. Because unless this is the assumption, we cannot understand why the Methodology would assume that, e.g., a court’s need for 20 judges would create an “access” crisis sufficient to propel that court to a high needs-based score.

This criterion also appears to assume—quite incorrectly—that courts that the Council has deemed to be “overjudged” do not have facilities needs. However, even if a court has more judges than its current filings suggest it “needs,” that judge and their staff still need a place to sit. That place still needs to be ADA accessible, and still needs to be in a seismically sound, secure courthouse. The Methodology, however, utterly ignores these realities by automatically zeroing the “Access to Court Services” criterion for every court that is deemed “overjudged.”³

³ Ironically, and as discussed further below, our proposed project would result in such significant efficiencies that, should it ever be constructed, we could likely support legislation to move two of our current authorized judgeships to another court with higher need, as we did in 2017. Unfortunately, the low Needs-Based Score given to our project makes this outcome appear unlikely.

F. Judicial Need is Too Mercurial a Metric on Which to Base a Multi-Year, Statewide Facilities Plan

Per Government Code section 69614, the Judicial Council assesses the judgeship needs of the trial courts every other year, based on filings data and workload standards. As history demonstrates, these metrics are fluid, and vary based on a number of factors including population trends, prosecutorial decisions, and changes to the law. Because a court's workload can change dramatically over a relatively short time, and because that court's judicial need can therefore change accordingly, we question the wisdom of placing such primary importance on currently-assessed judicial need when making statewide, multi-year facilities plans. It would be a questionable expenditure of scarce public funds to, e.g., construct a new courthouse on the assumption that a particular court needs (and will get) 10 new judgeships, only to have the workload in that court plummet, leaving the courthouse underutilized, or worse, shuttered.

This is not a hypothetical issue. If one compares the *2016 Update of the Judicial Needs Assessment*, the *Preliminary 2018 Update of the Judicial Needs Assessment*, and the 2019 revised judicial needs figures presented to the Workload Assessment Advisory Committee on May 29, 2019, one can see how those figures can swing. The table below illustrates the actual assessments for two courts⁴ to demonstrate not simply how the degree of "over" or "underjudging" can change, but more importantly how a court's very status as "over" or "underjudged" can change within a very short time span.

	2016	2018 Preliminary	2019 revised
Court A	0.7 judges over	2.1 judges over	0.9 judges under
Court B	0.8 judges under	0.6 judges over	0.9 judges under

Both of these courts perfectly illustrate the flaw in the Methodology's heavy reliance on judicial need as a measure of facilities need. Depending on whether the Methodology uses the 2018 or 2019 figures, both courts will either receive an automatic zero for "Access to Court Services" or an actual score. Yet presumably, under either scenario, those courts' facilities needs are identical, i.e., the use of 2018 data versus 2019 data presumably has no relevance to the actual facilities needs of those courts.

G. Utilizing Judicial Need Can Lead to Absurd Results

Above we discuss a number of concerns about the use of judicial need as a primary consideration in assessing facilities need. Among other things, we have pointed out the unlikelihood of courts' judicial needs being filled on a timeline that would sync with the Council's facilities timeline, and we have illustrated the short-term fluid nature of the judicial needs calculus. In addition to these issues, there is yet another, related problem with basing 20% of a court's needs-based score on its assessed judicial need, which could arise under a "best case scenario" situation.

Under the Methodology, the formula for calculating "Access to Court Services" is a simple one: each court's current assessed judicial need is divided by its current number of authorized positions to get a percentage, which is then translated into Needs-Based points on a 0 to 5 scale. Because "overjudged" courts will always have a numerator of zero judges "needed," those courts will always score zero out of five possible points. On the other hand, any court that is "underjudged" will score between 0.5 and five points.

⁴ These data are pulled from official Judicial Council documents. We have omitted the names of the two courts used for illustrative purposes, as their identities are not relevant to our comment.

In practice, this could lead to absurd results. For example, assume that a court has a currently assessed need of 140 judges but only has 100 authorized judgeships. Under the Methodology, it appears that that court would get a 40% rating, or two points out of a possible five for the "Access to Court Services" criterion. As we noted above, this makes some sense, because if the Legislature were suddenly to authorize and fund 40 new judgeships for that Court, it would presumably need a place for them and their staffs to sit.

However, if the Legislature instead authorized and funded 41 new judgeships for that same court—i.e., if the Legislature gave the court one more judge than the Council's assessment says the court needs—then that court would be considered "overjudged" and would, per the Methodology, instantly drop to a score of zero out of five for "Access to Court Services. As a result, its 41 new judges and staff would presumably find themselves without a place to sit, as the Methodology would insist that that court has no "access" needs. This is obviously an absurd outcome, and yet one that is entirely possible under the strictly quantitative approach of the methodology, which overly values the import of current assessed judicial need and which attempts to reduce courts' facilities needs to pure mathematical formulae without any qualitative assessment of the reality of each court's situation.

H. The Methodology Purports to—But Does Not—Give Sufficient Weight to Efficiencies Gained Through Consolidation

Last, but certainly not least, we are concerned that the rote and rigid mathematical nature of the Methodology fails properly to assess and credit the value of the efficiencies that would result from a project like our proposed Community Justice Center, in which six problematic courthouses would be closed in lieu of a modern, safe, centrally located courthouse in which vital ancillary services could be co-located. The Methodology certainly purports to value such efficiencies. For example, the Methodology at page 4 says:

The planning process will also include an asset management evaluation. The asset management evaluation will identify:

- Opportunities for lease consolidation;
- Building consolidations that would provide future revenue or operating cost savings; and
- Unique real estate and funding opportunities associated with the project.

Further, a part of each project's Cost-Based Scorecard is a criterion for "Cost Avoidance." In detailing that criterion at p. 13, the Methodology notes that "[g]enerally, it is expected that such [cost] savings may be realized based on consolidation of multiple facilities into one larger facility and elimination of certain short-term leases in exchange of building a new facility, or a combination of the consolidation of owned facilities and elimination of leases within the same project." Unfortunately, in actual practice these efficiencies (including cost savings) have little impact on a project's ranking, as (a) they only apply after a project's needs-based category has already been set, and (b) they omit significant categories of cost avoidance, sometimes—as in our case—to the tune of millions of dollars.

On the first point, we understand that the theory behind the Methodology is to try to assess need separate from cost. However, we have concerns about attempting to "silo" needs and cost in that way. In our situation, our need is driven in large part by our cost. That is, it is highly costly and inefficient to

run multiple courthouses when a single courthouse would be feasible and would better meet the needs of the public. For example, multiple courthouses require significantly more staff than would be needed in a single courthouse. It is also much more expensive to operate multiple courthouses in terms of the cost to the State of funding court security. Thus, while we appreciate that the Methodology considers cost avoidance, the fact that this happens only after needs have been assessed seems to diminish unduly the need to ensure that public funds are expended wisely and efficiently.

Further, in assessing a court's overall needs-based score in a multi-building consolidation project like ours, each individual courthouse involved is given a weighted score. Thus, we end up with an anomalous outcome where closure of a single courthouse would be given a higher need score than a much more efficient project in which multiple courthouses are closed. If consolidation of facilities and the efficiencies that result from such consolidation is indeed one of the goals of the Methodology as stated, then we fail to see the logic in the Methodology's dilution of individual courthouses' needs-based scores in that fashion.

Turning to the Cost Avoidance criterion itself, it appears that the Methodology significantly undervalues the data provided by the courts. To illustrate, we were asked to estimate the cost savings, in terms of reduced staffing levels, that would result if we were consolidate six courthouses into a single Community Justice Center. We estimated those savings to be approximately \$3.5M. However, even though staff reductions are an ongoing savings, the Methodology only credits those as a one-time savings. Accordingly, instead of cost savings of \$3.5M per year over the life of the building (and presumably adjusted for annual cost increases), the Methodology only credited us with \$3.5M in one-time costs savings. Obviously, this provides an extremely skewed assessment of the cost-benefit analysis of our proposal.

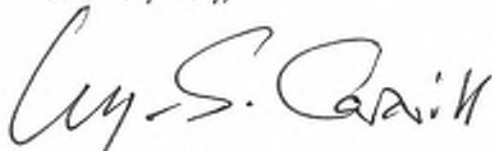
Further, and perhaps most significantly, the Methodology did not even attempt to account for the revenue offset that might be gained by consolidating six of our courthouses into a single Community Justice Center. Just by way of example, one of the courthouses that we proposed liquidating is the George E. McDonald Hall of Justice, located at 2233 Shore Line Drive in Alameda. This is beachfront property, and is located immediately adjacent to high-end retail. It is an extremely desirable location, and we have received numerous inquiries from developers over the years expressing an interest in acquiring the land. Yet, the Methodology did not account for this in any way, either as revenue, cost offset, or otherwise. While the Methodology allows for significant speculation and conjecture when it comes to the cost of new proposals, it steadfastly fails to do the same in the "revenue" column. Thus, it once again produces a much-skewed picture of the true savings and efficiencies that can arise from proposals like ours.

In closing, we raise one final point regarding the efficiencies that can arise from consolidation proposals such as ours, but which the Methodology does not consider. In our view, having multiple courthouses in a county actually drives judicial need, in that the public and elected officials expect courthouses to have open courtrooms. Thus, in much the same way that multiple courthouses require redundant and inefficient staffing in terms of line staff and supervisors, they likewise require more judges, even if a court's workload would suggest that court is "overjudged." We would go so far as to note that our Community Justice Center proposal would likely allow us voluntarily to reduce our number of authorized judgeships by, e.g., supporting legislation to transfer those already-funded judgeships to a court with a higher workload based need. This would, in turn, result not only in filling a significant public need for some "underjudged" court, but also result in substantial ongoing savings to the State. In our opinion,

the fact that the Methodology does not account for outcomes like this in ranking priority projects is a glaring and unfortunate oversight.

Thank you again for the opportunity to comment on these very important issues. We look forward to reviewing CFAC's final recommendations, and to attending the Judicial Council meeting in which these issues will be discussed later this year.

Yours Very Truly,



Wynne S. Carvill, Presiding Judge
Superior Court of Alameda County



Chad Finke, Court Executive Officer
Superior Court of California

cc: Hon. Tara M. Desautels, Assistant Presiding Judge and Presiding Judge-Elect
Hon. Charles Smiley, Assistant Presiding Judge-Elect

COLUSA

Robinson, Akilah

From: Valencia, Erika
Sent: Friday, September 13, 2019 10:42 AM
To: CFAC
Subject: FW: REMINDER: FOR YOUR REVIEW - DRAFT Statewide List of Capital Projects and Latest Update to DRAFT Revised Methodology
Attachments: 20190822 - ProjectNeedsScorecard - Colusa.pdf

Good morning,

In reviewing the updated Project Needs Scorecard for Colusa, we would like to provide additional information for your consideration:

The court would realize the following cost savings/avoidance with this project: \$1,200.00 a year in file storage fees paid to the county. Additionally, upon completion of the project the court may be able to better utilize interpreters and realize some savings while maintaining the same level of service to the public. Potential interpreter savings could be approximately \$34,000 a year. Another potential cost savings would be the elimination of a part-time position in the Self-Help Office that would no longer be needed. This would amount to an additional \$20,000 in savings. The total cost savings would amount to approximately \$55,200.00 per year.

The Physical Condition of the Courthouse Annex was assigned a score of 1.0. However, the other locations that would be consolidated into the Courthouse Annex and included in renovation project were not assessed. Without the assessment of the both The Historic Courthouse and Family Law (the Bunker) the Project Need Scorecard is not truly capturing Colusa's critical need. The security risk of these buildings along with the unacceptable working conditions was a major factor in proposing this renovation. Completion of this project would provide Colusa County with facilities adequate to serve the public potentially for the next 20-30 years at a fraction of the cost of building an entirely new courthouse. Based on our own assessment of Family Law (the Bunker), this area should have a Physical Condition score of 4.0. Upon entry of the building there is an aroma of mold and mildew permeating from the carpet. The carpet area in the Mediator's Office is lifting and the entrance area of the Facilitator's Office shows significant signs of wear and tear that have created a tripping hazard. This office is not ADA compliant and we are unable to meet the needs of litigants needing access to both Facilitator and Mediator's Office due to this issue. There is water damage on the ceiling tiles in the main office and there is no access to bathroom facilities for both the public or employees. The Physical Condition of the Historic Courthouse should be assigned a score of 4 based on the failing and/or flawed condition of the heating and cooling system. The main area of concern is an area that is used by the jury, and therefore the public, which is irregularly cooled and often ranging between 5-10 degrees warmer than the other side of the building. Judges Chambers is also an area that experiences this problem. Our Presiding Judge and Commissioner have complained about this issue on a regular basis. Also in chambers there is a bubble in the carpet that is a tripping hazard for Judges, Commissioner, and employees. Considering this additional scoring, the overall Physical Condition should be increased to at least 2.63.

In the Project Needs-Based Scorecard the Courthouse Annex is scored under overcrowding at a 3.0. This score does not truly capture the court's current situation. The space occupied by the court at the annex lacks both work and storage space. There is not enough workspace to accommodate all court staff. There are 12 cubicles that lack the space needed to store all of the Clerk's working files. Clerk's are having to place their buckets full of case files in the walk space surrounding their cubicle which creates a hazard. There is no more space to add any cubicles should the Court need to hire additional staff over time to address court needs. Our current facilities provide few options for accommodating this increase. There is no office space available to house the Operations Supervisor and the Court Analyst. This makes it difficult for both of these positions to carry out their daily tasks. The Operations Supervisor has no meeting space where she can speak privately with staff to discuss personnel/performance issues or concerns. The Operations Manager does not have sufficient office space to conduct meetings with more than one employee at a time and the workspace is significantly limited. The Court Analyst handles confidential information on a regular basis yet has to work in the clerk public area. In the past, there were two file rooms available to store court files. However, one was eliminated and

turned into an office to house the CEO, leaving only one. The more recently filed cases are located downstairs while the majority are stored upstairs in the unfinished space. This means court staff is constantly having to run upstairs to grab any files they may need or that are requested by the public. Not only is this not time efficient but with the area only partially constructed, there are an abundance of safety hazards. Additionally, the court has no conference room where training and/or meetings can be held. The lack of a conference room has become a real burden. Business meetings and conferences are being held in areas that should be for courtroom use only. The Courthouse Annex is extremely overcrowded and should be rated at a 5.0, bringing the total score for Overcrowding to at least 4.49.

The score for Access to Court Services was assessed at 0 for all three locations. The Historic Courthouse has very limited services in that the only services available at this location are court proceedings; given this information we would assess this location to have a score of 4.0. The Courthouse Annex has limited services windows; no public kiosk to access case records; signage including the availability of language access is minimal; and there is no attorney client conference room access. For these reasons stated, we would assess the Courthouse Annex a score of 3.5. Lastly, Family Law (the Bunker) has limited public service terminals; there is no space to conduct workshops; and there is no service for the public on Thursdays and Fridays due to the location being completely separate from the Clerk's Office. All things considered, it is our belief that the score for Family Law (the Bunker) should be 4.0. The total score for Access to Court Services should therefore be 3.7.

In conclusion, given the modification to the scoring for the condition of all three locations, the new Needs Score for Colusa would be 15.62, indicating a critical need. I humbly request your reconsideration in the condition of these areas and ask you elevate the prioritization category for Colusa County Superior Court to 15.62 Critical Need.

Thank you for your time and consideration in this matter. I look forward to your reply.

Erika F. Valencia
Court Executive Officer
Colusa County Superior Court
(530)458-0695

From: Magnusson, Chris [mailto:Chris.Magnusson@jud.ca.gov]

Sent: Thursday, September 05, 2019 2:20 PM

To: JCC PJs - All Trial Courts <PJs-AllTrialCourts@jud.ca.gov>; JCC Court Execs - ALL Trial Courts <CourtExecs-ALLTrialCourts@jud.ca.gov>

Cc: Hill, Brad <Brad.Hill@jud.ca.gov>; Lucas, Patricia M <plucas@scscourt.org>; Gaumnitz, Renee <Renee.Gaumnitz@jud.ca.gov>; Hoshino, Martin <Martin.Hoshino@jud.ca.gov>; Tidwell, Millicent <Millicent.Tidwell@jud.ca.gov>; Wordlaw, John <John.Wordlaw@jud.ca.gov>; Courtney, Mike <Mike.Courtney@jud.ca.gov>; McCormick, Pella <Pella.McCormick@jud.ca.gov>; Singh, Jagandeep <Jagandeep.Singh@jud.ca.gov>; Jasperson, Cory <Cory.Jasperson@jud.ca.gov>; Theodorovic, Zlatko <Zlatko.Theodorovic@jud.ca.gov>; Cowan, Angela <angela.cowan@jud.ca.gov>; Allen, Peter <Peter.Allen@jud.ca.gov>; Robinson, Akilah <Akilah.Robinson@jud.ca.gov>; Ludwig-T, Ann <Ann.Ludwig-T@jud.ca.gov>; Corren, Blaine <Blaine.Corren@jud.ca.gov>

Subject: REMINDER: FOR YOUR REVIEW - DRAFT Statewide List of Capital Projects and Latest Update to DRAFT Revised Methodology

Good Afternoon – This is a reminder to submit any comments you may have on the drafts of the statewide list and the methodology by next Fri., Sept. 13, 2019, at the CFAC's e-mail inbox: CFAC@jud.ca.gov

Project Needs-Based Scorecard

Superior Court of California, County of:
Colusa

Generated: 8/22/2019 12:31 PM

Project Name:	Colusa Courthouse Annex Renovation
Project ID:	P06-R-01
Description:	The project provides renovation of approximately 8,000 SF of existing court space on first floor and build-out approximately 13,500 SF of shelled space on the second floor within the existing two story building. Project scope also includes installation of an elevator for judicial staff and site security fencing at parking.

Court:	Colusa	AJP:	2.30
Population:	22,117	AJN:	1.50

Need Category	Low	Medium	High	Critical	Immediate
Rating Points	0-7.4	7.5-9.9	10-12.9	13-15.9	16-25

Building ID	Building Name	CGSF ¹	FCI			Physical Condition			Security			Overcrowding			Access to Court Services			Needs Score
			FCI (10 yr)	Score ²	Weight	Total	Score ²	Weight	Total	Score ²	Weight	Total	Score ²	Weight	Total	Score ²	Weight	
06-A1	Historic Courthouse	3,071	*****	*****	NOT ASSESSED	*****	*****	*****	5.0	34.1%	1.70	3.5	34.1%	1.19	0.0	34.1%	0.00	2.90
06-A2	Courthouse Annex	5,339	21.9%	2.5	100.0%	1.00	100.0%	1.00	0.5	59.2%	0.30	3.0	59.2%	1.78	0.0	59.2%	0.00	5.57
06-A3	Family Law (the Bunker)	605	*****	*****	NOT ASSESSED	*****	*****	*****	5.0	6.7%	0.34	5.0	6.7%	0.34	0.0	6.7%	0.00	0.67
									2.3			3.3			0.0			9.1

Total Needs Score | Prioritization Category
9.1 | Medium Need

1 - Component Gross Square Feet
2 - The CFAC approved facility condition assessments for court occupied buildings that are JCC or County owned/managed, with the following exceptions: Historic/MOUs, Leased space/private owned buildings, Jail Facilities, Modular buildings (with some exceptions), Buildings where the JCC has less than 20% equity, Buildings where JCC occupies less than 10% of the space in the building. FCI and Physical Condition scores for projects with buildings that were not assessed are calculated to include only the assessed buildings.

EL DORADO

From: Tania G. Ugrin-Capobianco <tania@eldoradocourt.org>

Sent: Thursday, September 12, 2019 11:32 AM

To: Courtney, Mike <Mike.Courtney@jud.ca.gov>

Subject: 495 Main St. Placerville-Assessment

Dear Mike.

I have been reviewing the detail on the assessment for our Main Street facility. I am very concerned about what I perceive as a very superficial look rather than a comprehensive evaluation. I would like to direct your attention to a number of what I would consider failures on the part of the contractor.

There are a number of areas where the building was rated "fair" as to condition, when they are clearly "poor to end of life".

1: Fire Escape, pg 5, rated good. I would rate "poor". It is rusted, corroded.

2: Exterior Walls, pg 6, rated good. I would rate "poor. There are cracks, unstable corbels.

3: Partition Walls, pg 17, rated good. They photographed gypsum board and did not address the asbestos laden plaster with cracks. I would rate Poor

4: Stairs, pg 23, rated good. Condition is fair, but clearly dangerous. Not to code for treads and rise. (may go to safety)

5: Elevator, pg 37, rated fair. I would rate poor. It is not compliant, cannot be replace with appropriate since shaft is too small, company no longer exist so parts must be hand machined. The last time was out for 3-4 months, with challenged staff and litigants having to be carried up to clerk's office and/or courtrooms. At that time the Sheriff was bringing in custodials up the fire escape, and then it was deemed not In good enough condition to be used. (see number 1)

Under the Date/Asset Checklist for Prioritization Points.

6a. rated yes, only partial. ADA entrance has no screening

c. rated yes, clearly no. They do not have space. It is at the top step of entry steps and encroaches on the subsequent stairwell.

7a. rated partial, there is NONE

b. rated partial, there is NONE

I have concerns over the HVAC conditions, as we have had repeated water leaks in the areas below the compressors right at the security screening station.

Thank you for your consideration, and I am happy to discuss any/all concerns with you or your team.

Tania

Tania G. Ugrin-Capobianco
Court Executive Officer
El Dorado Superior Court

The Superior Court

STATE OF CALIFORNIA
COUNTY OF EL DORADO
1354 JOHNSON BOULEVARD, STE. 2
SOUTH LAKE TAHOE, CA 96150
(530) 573-3064 - FAX (530) 544-6532

SUZANNE N. KINGSBURY
PRESIDING JUDGE

September 13, 2019

Justice Brad Hill, Chair
Court Facilities Advisory Committee
c/o Judicial Council of California
455 Golden Gate Avenue
San Francisco, CA 94102-3688

RE: El Dorado Superior Court/New Placerville Courthouse
Request for Comment, CFAC19-01/CFAC19-02
Draft Revision of Prioritization Methodology for Trial Court
Capital Outlay Projects/Draft Statewide List of Capital
Outlay Projects

Dear Justice Hill,

The Superior Court for the County of El Dorado respectfully submits this letter in response to the August 2019 Draft Revision of Prioritization Methodology for Trial Court Capital Outlay Projects and revised List of Capital Projects (CFAC19-01 & CFAC19-02), as it relates to the revised ranking of our proposed court facility in Placerville.

SB1407 passed in 2008 when it was determined that there were 41 courthouses statewide that qualified as "critical need." In October 2008, the Judicial Council of California (JCC), formerly the Administrative Office of the Courts (AOC), identified the New Placerville Courthouse project as a "critical need project." Since that time, our Court leadership has made numerous presentations, written multiple letters to various governmental agencies, and battled to defend the extraordinary need for a new facility on the west end of El Dorado County. In the past eleven years, our need for a new facility has not changed, the condition of our buildings have continued to deteriorate - in fact, one of our shared facilities has been marked for demolition by the County because it is outdated and cannot be brought up to current standards - yet the number of Court users has not declined; only the politics regarding new courthouse construction seems to have changed. It is our concern that continuing to relegate our Court to carry out court functions in such outdated and unsafe facilities erodes access to justice and undermines our ability to provide court users the assistance they so desperately require.

Justice Brad Hill, Chair

RE: El Dorado Superior Court/New Placerville Courthouse

September 13, 2019

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The designation of “critical need” came about in part because the AOC declined to transfer ownership of the historic Placerville Main Street Courthouse to the State, finding there was no way to overcome the staggering number of deficiencies in the building. There was concern over potential liability stemming from the safety and accessibility issues the building presented. There was no way to remediate environmental concerns such as mold and asbestos, complete code upgrades, rectify safety issues, and provide accessibility updates given the age and the condition of the structure. The AOC could not bring the building up to the criteria required by the Trial Courts Facilities Act SB1732 of 2002, which would have required the State to bring all fire and life safety systems up to code, provide accessibility to all, remediate hazardous materials such as asbestos, upgrade hazardous and inadequate electrical and lighting systems, ensure adequate and reliable heating, ventilation and air conditioning systems and facilitate seismic retrofits. None of these required improvements were possible with the Main Street Courthouse, and most of them remain unchanged today.

During the course of planning for our project, multiple visits, walk-throughs, and facility investigations have taken place, all with the same results: El Dorado’s facilities are in dire need of an overhaul to meet the needs of the community, the Court staff and Court users. The County of El Dorado has worked together with the Court to pursue this promised new facility. The Court and the County relied on the JCC’s representation in its 2016 correspondence that the New Courthouse Project would be going forward, and, that the project and its 79 million dollars in State funding would be jeopardized if the County didn’t continue to move forward and complete the necessary infrastructure, including the Western Placerville Interchange, built specifically to gain the required accessibility for the New Placerville Courthouse Project. The JCC acknowledged and argued that “the existing courthouse locations no longer meets the basic needs of the court system.” We agreed wholeheartedly with that position then, and hold the same position today.

El Dorado County is so invested in the New Placerville Courthouse Project that when the JCC selected its 7.7 acre construction site west of the existing county jail, they acquired an additional 5.2 acres of private land adjacent to the County owned property, and are committed to transferring title of the property to the State of California for the new facility at no cost to the judicial branch. The County and Court believe this land acquisition will reduce the cost of construction by providing a flatter, easier, more accessible parcel for construction. Additionally, the land is situated so that the County has an option, at their expense, to install security and transportation features such as a catwalk or other cost effective mechanisms for transporting defendants from the jail to the courthouse for appearances.

Not only has the County relied on this representation, but they continue to do what is necessary to support the proposed project. Aside from the roadway improvements which were completed to allow access to the new courthouse location, the County has annually budgeted monies needed to complete those projects from year to year, earmarking them for the courthouse project, rather

Justice Brad Hill, Chair

RE: El Dorado Superior Court/New Placerville Courthouse

September 13, 2019

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than spending them on other critical County services. We are concerned that a delay of this project will result in these funds being repurposed by the County, rendering them no longer available for infrastructure or other improvements required for the Court project.

The City of Placerville has also set aside funding for improvements needed to support the new courthouse including collaborating with the County on the Western Placerville Interchange. The City of Placerville has also invested many hours in this fight for a new facility, holding Town Hall meetings and numerous impromptu educational conversations with the community about the project and about how to repurpose the historic building.

The Court's West Slope locations – 495 Main Street, 295 Fair Lane, 2850 Fairlane Court, Placerville, and, 3321 Cameron Park Drive, Cameron Park – are all inadequate to fulfill the required basic needs to provide critical court services and access to justice for court users. The Fair Lane location is a shared space with the former El Dorado County Juvenile Hall. Recently, after identifying the building as inadequate and at the end of its useful life, the County is considering demolishing the structure. This building still houses the juvenile and probate division of the Superior Court, and there is no room for these operations in our other facilities. Our Fairlane Court location houses our criminal pretrial department, located in the basement of a County owned facility, where court patrons have to find their way downstairs through County departments and offices to the security walk-through for the courtroom. There is no exterior perimeter security. In custody prisoners are driven through the public parking lot and loaded and unloaded in an unsecure location, escorted through the clerks' offices hallway, and when not in our two meager holding cells, are held in what was originally built as the jury seating area. Because we have commandeered the jury seating for prisoners on nearly a full time basis, the courtroom can no longer be utilized for trials, other than short court trials.

The Cameron Park Courthouse is comprised of one brick and mortar building as well as a modular building. It is located about 13 miles from the courthouse locations in Placerville, and is the only facility the Judicial Council took ownership of through SB1732. The facility lacks adequate space for clerk's offices and storage, and shares many of the same security issues as our other facilities. The judge's chambers is so small, there is barely room for visitor chairs. The high ceilings in the courtroom itself make it energy inefficient, and the acoustics are abysmal. There is no place in the facility to house or hold in-custody prisoners.

The historic Main Street Courthouse may seem like the crown jewel of historic downtown Placerville from a distance. However, even a cursory inspection of the building reveals the ugly reality that there is just no way to bring it up to any allowable standard that a public building must display. Without reiterating the entire litany of deficiencies the building claims, the short list includes: no potable water, inadequate and out of compliance fire and life safety systems, asbestos and mold everywhere, woefully inadequate accessibility for persons with disabilities,

Justice Brad Hill, Chair

RE: El Dorado Superior Court/New Placerville Courthouse

September 13, 2019

Page Four

inadequate security for court users, staff, and judges - in custody defendants are transported through public access areas, exposing court employees, judges, jurors, victims, witnesses, and other court users to violent and dangerous prisoners, inadequate, non-mitigatable HVAC, electrical and lighting systems, no public parking for jurors and court users, inadequate judicial and staff parking. Further, the building's location is immediately adjacent to U. S. Highway 50, complete with a nearby pedestrian overpass giving line of sight into criminal trial Dept. 1 – in fact in high profile criminal proceedings involving high risk offenders, the Sheriff has stationed snipers on the bridge and adjacent buildings. The elevator is so old that parts are no longer available and must be specially fabricated at great expense – the last time it broke down, the elevator was out of service for months and the repairs cost in the mid six figures. The elevator provides the only accessibility to all floors of the building for persons requiring accommodations. We have had numerous slip and fall incidents on the building's stairwells. Nothing can be done to increase the footprint of the building in any significant way.

The New Placerville Courthouse Project would consolidate all of our West Slope locations, providing El Dorado County residents with a highly accessible, safe, technologically advanced facility. We would still maintain a full service courthouse to serve the South Lake Tahoe area. The economic impact to our Court's budget would be immediately realized, due to savings in staffing, operational expenses, maintenance, information technology and office equipment costs. We are a small court, however, due to having five locations spread out over 80 miles, much of our budget is spent to provide duplicative services which would not be needed if we had a single West Slope location. The costs to the State would be further reduced as the need for janitorial services, postage meter leases, copiers, security equipment registration and maintenance, building security systems, data circuits for interconnectivity of locations, and remote server support would be significantly less. Contract court reporter and interpreter expenses would also see a reduction.

The beneficial impact to the public would also be immediate: currently we can only maintain minimum staffing levels to function in each location, reducing public access. The Court must constantly move judicial officers and staff between locations to cover absences due to illness, vacation, training, etc. This travel results in unproductive time spent driving, creates potential liability if staff are involved in an accident while travelling on the job, and create administrative expense involved in scheduling this staff movement.

The Superior Court of California for the County of El Dorado owes it to our community, our staff and judges, and most importantly our Court users, to provide a safe, secure, accessible location to conduct court business. With our current configuration, there is no way the Court can efficiently utilize its limited resources, safely serve the public and provide the programming we are mandated by the State to provide. A significant amount of planning and fiscal resources have already been invested in the project to date, by many stakeholders who are eager to see it come

Justice Brad Hill, Chair

RE: El Dorado Superior Court/New Placerville Courthouse

September 13, 2019

Page Five

to fruition. The major burden of site acquisition has been eliminated from the project due to the County's willingness to transfer the property. The funding is there and available for these much needed projects. The Judicial Council owes it to the County of El Dorado's residents to remain steadfast in its designation that this is truly a critical needs project.

Sincerely,



SUZANNE N. KINGSBURY
Presiding Judge, Superior Court of
California, County of El Dorado



TANIA UGRIN-CAPOBIANCO
Court Executive Officer, Superior Court of
California, County of El Dorado

COUNTY OF EL DORADO

330 Fair Lane
Placerville, CA 95667
(530) 621-5390
(530) 622-3645 Fax

Kim Dawson
Clerk of the Board



BOARD OF SUPERVISORS

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September 10, 2019

Sent via Email

Judicial Council of California
Administrative Office of the Courts
CFAC@jud.ca.gov

This comment letter is submitted in response to the Judicial Council's recently circulated Draft Statewide List of Capital Projects and Latest Update to Draft Revised Methodology. In 2008, replacement of the Placerville Courthouse was identified by the Judicial Council as a "critical need." The Preliminary Report and updated Priority List for new State courthouse construction projects has determined that 29 courthouses are now in greater need of replacement than El Dorado County's Court facilities, effectively eliminating the possibility of there being a new Placerville Courthouse any time in the near future.

In El Dorado County, those facilities include the Main Street Courthouse in Placerville, the court in Cameron Park, the court facility in South Lake Tahoe, and the court facilities located in County operation buildings, including our recently vacated Placerville Juvenile Hall.

El Dorado County has consistently supported the development and construction of a new Placerville Courthouse. In order to consolidate all work space for the Courts, and to provide for a new facility, a 7.7-acre site located immediately west of the existing County Jail was selected by the Judicial Council. The County acquired 5.2 acres of private land adjacent to the county-owned property, and has committed to transferring title to the 7.7 +/- acres to the State of California for the new court facility. Due to the delay in the funding and construction of the new courthouse, the County continues to house Court operations in buildings partially occupied by County staff, and retains the Main Street Placerville Courthouse as well as the 7.7 acres of vacant land.

Additionally, the County has committed to funding roadway improvements for access to the new facility, and therefore has annually budgeted \$3 million for the approximate cost of those improvements, carrying this funding over from year to year. As part of the FY 2019-20 Recommended Budget, these funds were placed in a separate designation (reserve). At this point, in anticipation of a new Courthouse, these funds are not available to fund on going, critical County services.

Additionally, the City of Placerville, in conjunction with the El Dorado County Transportation Commission, has programmed funds for improvements related to the anticipated new Courthouse. Specifically, the City of Placerville has incurred approximately \$24 million in the development of the Western Placerville Interchange, which supports, in part, the anticipated additional traffic related to the new Courthouse.

This letter summarizes, for the record, the current circumstances of the court transfer agreements and arrangements, the commitments that the County has made toward the project and the impact to the County of a significant delay in the Courthouse construction project. The letter does not propose to support or oppose the revised assessments themselves, as this lies outside the expertise of County staff. However, we feel it is important to emphasize a couple of facts that relate to the condition of the El Dorado County (Main Street) Courthouse.

First, in 2009 the County was pursuing the transfer of the El Dorado County Courthouse to the State as required by SB1732 State Mandate. During that process the attached letter was received outlining the State's refusal to accept transfer due to the environmental condition of the building (see attached letter).

Second, in a February 3, 2016 letter (attached) the Judicial Council of California concluded, "The existing courthouse locations no longer meet the basic needs of the court system. Any further delay in the courthouse project presents the potential to impact the construction of this important project", referring to the Western Placerville Interchange. The continued investment by the City and County in transportation improvements supports the new Courthouse construction.

While this is a State of California and Courts project, the courthouse project is interwoven with County needs and priorities, and has the potential to impact the County's decision making ability far into the future.

Sincerely,



Brian K. Veerkamp, Vice-Chair
El Dorado County Board of Supervisors

Attachment

- c. Honorable Suzanne N. Kingsbury, Presiding Judge, El Dorado County Superior Court
- Honorable Brian Dahle, California State Senate
- Honorable Frank Bigelow, California State Assembly
- Honorable Kevin Kiley, California State Assembly
- Cleve Morris, Manager, City of Placerville
- California State Association of Counties (CSAC)
- Rural County Representatives of California (RCRC)



JUDICIAL COUNCIL OF CALIFORNIA

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

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

TANI G. CANTIL-SAKAUYE
Chief Justice of California
Chair of the Judicial Council

MARTIN HOSHINO
Administrative Director

MARK W. DUSMAN
Acting Chief Administrative Officer

ENRIQUE VILLASANA
Director,
Real Estate & Facilities Management

February 3, 2016

Ms. Sharon Scherzinger
Executive Director
El Dorado County Transportation Commission
2828 Easy Street, Suite 1
Placerville, CA 95667

RE: Western Placerville Interchange Phase 2 Funding

Dear Director Scherzinger:

The Judicial Council of California was recently made aware of the funding shortage in the State Transportation Improvement Program (STIP) and the potential impact to the Western Placerville Interchange Phase 2 project. It is my understanding this project is programmed with \$5.5 million in the 2016-2017 fiscal year through the STIP, along with additional programmed federal funds.

The Judicial Council of California has been working with the City of Placerville and El Dorado County on the consolidation of court functions in a new courthouse to be built for the Superior Court of El Dorado County. The existing courthouse locations no longer meet the basic needs of the court system. Any further delay in the courthouse project presents the potential to impact the construction of this important project.

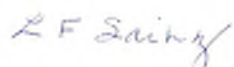
I am writing to encourage you to keep the funding in place for the 2016-2017 fiscal year for the Western Placerville Interchange Phase 2 Project, which provides necessary traffic circulation to the court house project. This project is critical to the state court house project and any delay could further delay the new court house and potentially jeopardize \$79 Million in state funding for our project.

February 3, 2016

Page 2

Your support of this important interregional project is appreciated. Please let me know if you have any questions regarding this matter.

Sincerely,

A handwritten signature in cursive script that reads "L F Sainz".

Laura Sainz
Manager, Environmental Compliance and Sustainability



City of Placerville
3101 Center Street
Placerville, California 95667
(530) 642-5200, Fax: (530) 642-5538

September 10, 2019

Judicial Council of California
Court Facilities Advisory Committee
455 Golden Gate Avenue
San Francisco, California 94102-3688
Via Email: CFAC@jud.ca.gov

RE: Draft Statewide list of Capital Projects and Latest Update to Draft Revised Methodology.

Court Facilities Advisory Committee:

This comment letter is submitted in response to the Judicial Council's recently circulated Draft Statewide List Of Capital Projects and Latest Update To Draft Revised Methodology. In 2008, replacement of the Placerville Courthouse was identified by the Judicial Council as a "critical need." The Preliminary Report and updated Priority List for new State courthouse construction projects has placed the Placerville Courthouse as a High need, as opposed to immediate or critical, and determined that 29 courthouses are now in greater need of replacement than El Dorado County's Court facilities, effectively eliminating the possibility of a new Placerville Courthouse any time in the near future.

In El Dorado County, those facilities included the Main Street Courthouse in Placerville, the court in Cameron Park, the court facility in South Lake Tahoe, and the court facilities located in County operation buildings, including our recently vacated Placerville Juvenile Hall.

The City of Placerville has consistently supported the development and construction of a new Placerville Courthouse. In order to consolidate all work space for the Courts, and to provide for a new facility, a 7.7 acre site was selected by the Judicial Council immediately west of the existing County Jail in the City of Placerville. The County acquired 5.2 acres of private land adjacent to the county-owned property, at a cost of \$185,328 an acre and committed to transferring title to an additional 2.5 acres of county owned land totaling a transfer of 7.7 +/- acres to the State of California for the new court facility. The 7.2 acres gifted to the state had an appraised value of \$1,423,328 at time of transfer. Due to the delay in the funding and construction of the new courthouse, El Dorado County continues to house Court operations in buildings partially occupied by County staff, and retains the Main Street Placerville Courthouse as well as the 7.7 acres of vacant land.

Additionally, the County has committed to funding roadway improvements for access to the new facility, and therefore has annually budgeted \$3 million for the approximate costs of those improvements, carrying this funding over from year to year. As part of the FY 2019-20

Recommended Budget, these funds were placed in a separate designation (reserve). At this point, in anticipation of a new Courthouse, these funds are not available to fund on-going, critical County services.

Additionally, the City of Placerville in conjunction with the County and El Dorado County Transportation Commission have programmed funds for improvements related to the anticipated new courthouse. Specifically, the City of Placerville and El Dorado County have incurred over \$24,000,000 in the development of the Western Placerville Interchange, which supports, in part, the anticipated additional traffic related to the new courthouse. These transportation investments were partly undertaken based on the Court's own findings for a new Court house and the Court's support for additional funding to complete the Western Placerville Interchange Phase 2 project (see attached letter).

This letter summarizes, for the record, the current circumstances of the court transfer agreements and arrangements, the commitments that the County has made toward the project, and the impact to the City of Placerville and El Dorado County of a significant delay in the courthouse construction project. It is difficult for us to debate the scoring without knowing the details used in the scoring. However, we feel it is important to emphasize a couple of facts that relate to the condition of the El Dorado County Courthouse.

First, in 2009 the County was pursuing the transfer of the El Dorado County Courthouse to the State as required by SB1732 State Mandate. During that process the attached letter was received outlining the State's refusal to accept transfer due to the environmental condition of the building (see attached letter).

Second, the water system in the building has been deemed unsafe to drink due to the condition of the pipes in the building.

Third, as stated above, the City and County have made considerable investment in transportation improvements to support the new Courthouse construction. Improvements based on and supported by the Judicial Council. (see attached Judicial Council Letter)

The New Placerville Court is interwoven in the City and County needs. It is a high priority as demonstrated by the infrastructure outlay and continued commitment of funds by both the City and County saving the State millions in court construction funds.

While this is a State of California and Courts project, the courthouse project is interwoven in Placerville's needs and priorities, and has the potential to impact decisions affecting the City far into the future. Since we cannot speak to the methodology the Court's used for this assessment ranking, it is our hope to meet with the appropriate Court representative to discuss in more detail the El Dorado Courthouse's ranking and the timetable for the proposed new facility. We will contact your office to schedule this meeting. Thank for your consideration of this matter and please do not hesitate to contact me with any questions.

Respectfully,



Mayor Mark A. Acuna



City of Placerville POLICE DEPARTMENT

730 Main Street • Placerville, California 95667
(530) 642-5210 • Fax (530) 642-5258

September 13, 2019

Judicial Council of California
Court Facilities Advisory Committee
455 Golden Gate Avenue
San Francisco, CA 94102-3688

RE: Draft Statewide list of Capital Projects and Latest Update to Draft Revised Methodology

Court Facilities Advisory Committee:

This letter is submitted in response to the Judicial Council's recently circulated Draft Statewide List of Capital Projects and Latest Update to Draft Revised Methodology. My letter will focus on the unsafe conditions of the current El Dorado County Courthouse located at 495 Main Street in Placerville.

The El Dorado County Courthouse was completed in 1913, long before current safety concerns of the 21st century. As the chief of police for the Placerville Police Department, I am concerned about the lack of safety features in this courthouse. Any critical incident that occurs in or around the courthouse will affect my city. Placerville police officers would be the first responders to any major incident courthouse to assist deputies from the El Dorado County Sheriff's Office who are assigned as bailiffs.

The current El Dorado County Courthouse lacks secure movement of in-custody prisoners. In custody prisoners charged with capital crimes mingle with the general public prior to and after their court appearance. Modern courthouses, even those built in the mid-twentieth century, have secured corridors for the movement of in-custody defendants. The current design of the El Dorado County Courthouse is outdated and places the safety of the public, the deputies assigned to the court system, attorneys, superior court judges and the prisoners themselves at great risk.

The current El Dorado County Courthouse does not have adequate, secure emergency escape routes for in-custody prisoners. Should a suspect's accomplice desire to facilitate an escape, all that is necessary is for someone to start a fire, call in a bomb threat or create some other false emergency which would require evacuation of the courthouse. During the chaos of an evacuation, suspects could facilitate their escape.

Prior to my appointment to the position of chief of police here in Placerville, I spent 29 years with the Sacramento County Sheriff's Office. In my last assignment at the Sacramento County Sheriff's Office, I served as the commander of the court security division. I was responsible for five courthouses in Sacramento County. The oldest of these courthouses was the main courthouse at 720 9th Street which was built in 1965. This fifty-four year old courthouse is safer than the courthouse here in Placerville. Last year, it was announced that the Sacramento County Courthouse would be replaced and plans are





City of Placerville POLICE DEPARTMENT

730 Main Street • Placerville, California 95667
(530) 642-5210 • Fax (530) 642-5258

moving forward to construct the new courthouse three blocks away in the old Sacramento Railyard. Being familiar with the Sacramento County Courthouse, I find it hard to believe their courthouse ranked in need above the courthouse in El Dorado County when taking into account the lack of any security features in our courthouse.

In public safety, we always strive to follow best practices and prevent tragedy if possible. When possible, we take preventative measures to protect the safety of all concerned. The courthouse here in Placerville is inadequate for any security as previously mentioned.

I request you re-evaluate the Draft Statewide List of Capital Projects and Latest Update to Draft Revised Methodology so the El Dorado County Courthouse is elevated in priority.

Thank you for your consideration in this matter.

Very truly yours,

A handwritten signature in blue ink that reads "James M. Ortega".

James M. Ortega
Chief of Police

cc: Sheriff John D'Agostini, El Dorado County Sheriff



Alexander B. Aikman
c/o Perryman, 3091 Island Drive
Redding, California 96001

September 13, 2019

Justice Brad Hill, Chair
Court Facilities Advisory Committee
c/o Judicial Council of California
455 Golden Gate Avenue
San Francisco, CA 94102-3688

Re: Need for a new courthouse in El Dorado County

Dear Justice Hill:

I was the CEO in El Dorado County from mid-1996 through 2000. Although it has been a number of years since I left the court, I continue to have fond memories of my tenure there and still follow its fortunes and travails. The decision of the Court Facilities Advisory Committee not to put El Dorado County in its top tier for funding a new Placerville courthouse in, I believe, the third iteration of the ranking process, is one of its major travails. I also have followed a number of decisions of the Judicial Council regarding priorities for new courthouses and efforts to build those courthouses throughout the state. Courthouses, inside and out, have been a keen interest of mine throughout my more-than 45 years in court administration. The Court Facilities Advisory Committee's evaluation and scoring of El Dorado County's need is very troubling; it should be withdrawn and El Dorado County added to the top tier.

The efforts of the El Dorado Superior Court to obtain a new courthouse preceded my tenure and, obviously, have extended well beyond my tenure. I am unaware of any courthouse in any state that was built before World War I that meets even the most basic needs of a 21st Century trial court. I have been a court executive in two other states and a management consultant to courts across the United States; I have visited hundreds of local courthouses: less than five years old, starting to age, and outdated. I also have helped with design decisions in other jurisdictions and led the effort in El Dorado to design 95% of a new courthouse before the county withdrew funding. I love the external appearance and, sometimes, the internal appearance of pre-World War I courthouses, but they all pose significant management and security challenges.

The inefficiencies and risks associated with the Placerville court facilities plus the one in Cameron Park are—and should be—apparent to anyone looking at the operations of the Court on what is colloquially referred to as the Western Slope of the county. I am not current with all the management and facility changes in El Dorado since 2000, but based on what I know and my long consulting career, I am sure many of the challenges we had in 2000 remain challenges in 2019.

While I was CEO I saw prisoners brought into the 1912 courthouse at the unsecured basement level, taken by an unsecured elevator to the second floor courtrooms, and moved to the courtroom past victims, witnesses, and potential jurors sitting in the lobby. Normally, one or two Sheriff's deputies were the escorts. It has been more dumb luck than good security practices that there have not been significant security issues, escapes, and injuries to innocents. Similar risks exist in each court facility on the Western Slope. As your committee no-doubt knows, there are no holding cells in the 1912 courthouse. The security screening areas in each Western Slope facility are gerry-rigged. There are no attorney-client rooms in the 1912 courthouse. When the client is a prisoner, that is not acceptable.

I oversaw the removal of asbestos from the attic of the 1912 courthouse. The two courtrooms on the second floor were unusable for, I believe, four (maybe five) months. We had to scramble to find rooms we could use as courtrooms throughout that time. I was told all the asbestos had been removed, but in a building that old, I have my doubts. I understand that the condition of this courthouse, in particular the asbestos and mold issues, led the Judicial Council to decline to take ownership of the courthouse because of its deterioration. That, alone, says volumes about the need for a new courthouse.

We had to deal with leaks in the 1912 courthouse's roof from time to time. As Presiding Judge Kingsbury—and I assume others—have advised your committee, the building is falling apart, starting at the roof level. I replaced all of the jury box chairs on the Western Slope before I left, but those chairs now are 20 years old. Even with a decreasing number of jury trials, it is likely that those chairs now need replacement. If I am right, this is not a good face to present to citizen-jurors.

While I was the El Dorado CEO and in several consulting assignments since, I have challenged the use of statewide weighted caseloads for staff. The need for staff, more than the need for new judgeships, is impacted, in part, by the ability or lack of ability to achieve economies of scale in the use of staff. A smaller court with 100 staff and one courthouse will be more efficient than 100 staff in a similar court with three or more locations. (As you know, El Dorado now has four facilities on the Western Slope.) Software today is much better than while I was in El Dorado, but it cannot overcome the multiple-courthouse problem. One of the first things I heard after starting as the CEO was that the court needed more staff. Throughout my tenure the judges and I worked to consolidate case types and staff on the Western Slope to try to improve efficiencies. Other consolidations have occurred since. Even so, we had to add three clerical positions for operations plus add a few new positions encouraged by the Judicial Council. A new courthouse in Placerville will eliminate that issue, which should have an ongoing positive budget impact.

When I arrived in El Dorado, all of the court's software was on the county's mainframe. We had to add special wiring in and between every branch to create a court-only network for our new software. That was 22 years ago. I have not checked on the technical demands of today's software and hardware packages, but it is quite likely that our work in 1996 and 1997, if still in place, is dated and probably unable to support today's hardware and software needs. A new courthouse will respond to this need and further improve efficiency.

Over the years I have engaged in several conferences about court facilities and have read articles and books on the subject for my work in El Dorado and for clients around the country. In all of the discussions about courthouses, one of the items first mentioned for a courthouse is that it be a centerpiece for the community and, if possible—at least for some federal courts—a gathering place for the community beyond the court community. It should reflect the solemnity and majesty of the law proceeding within the courthouse. It should be designed to last at least 50 years. (Some pessimists say 75 years.) The 1912 courthouse was (and is) a community show piece in Placerville and a source of pride—but only from the outside and that has been falling apart for a number of years now. It now is 107 years old—well beyond any longevity standard being used by your committee and the Judicial Council. It is inefficient and poses security risks to everyone who works there and visits. I have not seen the scores assigned to each element of your ranking process, but the local El Dorado newspaper reports that El Dorado is less than one-half of one point outside the top tier of counties needing a new facility. Based on what I worked in and with and knowing the subjective nature of many assigned “scores” in rankings such as these, I urge the committee to revisit its rankings, reassess El Dorado's needs, and include it within your top tier for the next round of funding.

Very truly yours,

/s/ Alexander B. Aikman

September 13, 2019

Judicial Council of California
Administrative Office of the Courts
CFAC@jud.ca.gov

Dear Judicial Council,

It has come to my attention that recently our County Board of Supervisors and our Placerville City Council approved sending the State letters requesting to have a new courthouse moved up on the Courthouse Capital Investment list.

I would ask that you not move the El Dorado County Courthouse up the list.

This project has been one of the most subversive, corrupt projects from its inception. So much so that there should be a formal investigation into the whole mess.

John Briggs bought the property and has lobbied the State for decades to put the Courthouse on this property. When this first came out, the City of Placerville objected to the project due to many impacts to the City. Eventually after many changes of the Boards, the Board of Supervisors along with the City of Placerville City Council began to then lobby the Courts to move the Courthouse out of the Historic Downtown.

When the draft EIR came out for the new Courthouse, the City of Placerville neglected to inform the public. It was only by accident that someone found the draft EIR on the shelf at the library and then were able to get comments in, but without much research. We later discovered archived comments from the City that laid out impacts that should have been reported to the Court.

When Supervisor Susan Novasel was running for Supervisor she failed to report her interest in the property. When the Briggs were going to lose the property, the company belonging to her husband, Western Highland Mortgage, lent Briggs the money to keep the property from going into foreclosure. The information regarding this was submitted to the FPPC in which Novasel received a \$100.00 slap on the hand.

<http://www.fppc.ca.gov/enforcement/EnfDivCaseResults/stipulated-agreements/2016-sdo/december-sdo/susan-novasel.html>

When the public and merchants complained the City created a bogus "Blue Ribbon Committee" to come up with a way to mitigate the loss of the Courthouse, the City held an illegal meeting on a Sunday which was noticed on the door of the non-government building which was not accessible to the General Public since it was held on the second floor of an old historic building without an elevator. The meeting was stacked with government officials that high-jacked the agenda. They later used this meeting, when this project was litigated, to justify that they had mitigated the impact to downtown due to holding this meeting. Even though there was nothing mitigated with the State for funding.

Recently the City of Placerville has collaborated with the newly formed Art and Culture of El Dorado, to acquire grants. They just received \$100,000 from the NEA in which the City had to match. The match is allowing the Art and Culture to have free rent in their old town hall building. 3 different engineers have reported that the building they are in is not safe for habitation. (A wall is bowing and there is no positive connection between the wall and the roof or second story floor). I have linked the article that questions Terri LeMoncheck who is the director of this new Art and Culture. I bring this up because the City and the County are looking at turning the historic courthouse over to these people if the new courthouse was to be built.

<https://www.pasadenastarnews.com/2015/11/06/pasadena-arts-council-finds-400k-was-misused-by-organization/>

The letter that the County put together was a shock to find out that the City of Placerville has funded \$24 million for an unnecessary interchange. The City has no funds to fix even our potholes. They passed a sales tax to fix the roads 2 years ago and to this day few roads have been repaired. The manager of this project is retired Sheriff Neves daughter-in-law in which I was told that her and her husband's past employer had been given contracts by the City.

The beneficiary of the \$24 million project is the County of Supervisor Veerkamp's brother. I've been told that Veerkamp's ex-supervisor is now the City Public Works Operations Manager and that something very strange happened with the Phase 1A on the original bid. Teichert withdrew its low bid, supposedly for leaving out approximately \$500K of retaining walls. The award was then made to Doug Veerkamp, after which the bulk of the retaining walls were removed from the project.

The City Council and Board of Supervisors hold 2 on 2 meetings together so as to avoid public involvement and the Brown Act. Supervisor Veerkamp is a member of that committee.

Then there is the question of why Caltrans would allow this interchange project to be built in the first place. It is too close to the Placerville Interchange. For some reason Caltrans is allowing the local jurisdiction do what they want along the freeway since the last Caltrans representative was removed from having oversight.

The land swap that happened between the County and the Briggs family was fishy. The county had a parcel north of the jail in which it would have been a good location for the new Sheriff's facility. Instead they swapped that land with Briggs, saying the properties were equal in value, putting the courthouse below the jail, on the backside of the mountain. As soon as Briggs acquired this better piece of property (someone did an independent appraisal and the county loss money on the swap) he illegally cut down all the oak trees without a permit that we could find. A complaint was filed, but nothing happened.

With the new interchange being built they have cut down the hill, thus creating frontage property for the Briggs. Before, one would have had to drive to the jail to gain access to the property.

Then this year during the State budget hearings, \$2.8 million was slipped into the State Budget to fund purchasing land for the courthouse without any explanation. This was strange since the County had already offered to donate the land to the State for the Courthouse and include \$3 million for the Court's driveway. We contacted the governor's office and he did a line item veto on the funding.

We have a judge that is running around with one of the corbels from the historic building to demonstrate how dangerous the building is. She needs to return it to its rightful plan and the State needs to have it epoxied back into the building. I think the State has already secured the rest of the corbels so that this is no longer an issue. The County claims the water is not potable at the Courthouse, which if true is an easy fix. I think maintenance issues are not being addressed so they can claim the need for a new building.

Our Courthouse needs to remain a Courthouse. It is a beautiful building that needs some maintenance. As a building designer I would love to discuss this with someone from the State.

I have documentation substantiating the numerous issues that I have presented. If the Council would like that information, or to meet with a group of us, I would be happy to submit requested documentation or meet with the Council.

These are the key points of this case:

1. Local corruption by government agencies and political officials continues regarding this project.
2. Self-dealing by 3 County supervisors, Briggs, Novasel and Veerkamp, using taxpayer dollars benefiting their family member by millions of dollars
3. Circumventing public involvement, review and comments.
4. New location devastating to the City of Placerville Downtown community.
5. Secret behind the scenes agreements hidden from the public.
6. Why did they not put the Sheriff's new facility on the property adjacent to the jail as historically planned?

Please do not fund a new courthouse for our county. I use to work for El Dorado County Facilities and I can tell you that there are other options that should be looked at which would be much more beneficial for our communities, rather than for a handful of elected officials. Instead of being on the State's list to build this building at this location there should be an investigation into the corruption surrounding this project. Do you really want to build a courthouse on a corrupted process?

Thank you for your consideration,

s/Sue Taylor
El Dorado County Resident

HUMBOLDT



**SUPERIOR COURT OF CALIFORNIA
COUNTY OF HUMBOLDT**

Kim M. Bartleson, CCE
Court Executive Officer/
Jury Commissioner

Joyce D. Hinrichs
Presiding Judge

September 13, 2019

Chris Magnusson
Facilities Supervisor
Facilities Services/Administrative Division
Judicial Council of California
455 Golden Gate Avenue, 8th Floor
San Francisco, CA 94102-3688

Sent electronically

Re Court Facility Plan and Capital Project Needs-based Scorecard – Humboldt Superior Court

Dear Mr. Magnusson:

Good afternoon. After further review of the final draft there are additional deficiencies in the report which must be considered in scoring the Humboldt facility needs.

The space available to accommodate the daily large number of court litigants on the courtroom floor is inadequate resulting in excessive hallway temperatures, litigants with protection orders being placed in proximity of one another, victims of crimes being placed in proximity to the alleged perpetrator as well as parties in family law matters being co-located in the same spaces. In addition to the litigants identified above, when a jury has been assigned to a courtroom for trial, the jurors are also placed in the same spaces thereby further compromising safety of the litigants and the integrity of jury trial process.

As previously stated, four of the judicial chambers are located in the older portion of the building which does not have a separate path of access thereby requiring them to walk through the mass of individuals packed into the courtroom floor hallways. In some situations, an angered litigant caused a judicial officer to “wait it out” in the CEO’s office until the party left the court floor.

Inmates are transported into courtrooms via a hallway that includes jury rooms and judicial chambers thereby creating an additional security issue. There have been some occasions when a defendant has inappropriately entered judicial chambers during the transport process.

The regional facility, which was not evaluated in this study, wherein the in-custody juvenile delinquency matters are heard is also inadequate. The court uses a room at the facility (shared room), there is no security screening and there is limited capacity to allow required parties involved in the hearing to sit. Recently an angered father took issue with a ruling made in his child's case which was threatening thereby placing the judicial officer as well as court staff in harm's way.

When in-custody juveniles are transported to the main courthouse, they are statutorily required to be held in an area which is out of sight and sound of adult in-custody individuals. There is not a holding area which allows this to occur, thereby resulting in non-compliance of the statutory requirement.

Water pipes are rusted and deteriorating throughout the court space. When water pressure to the building is increased more pipe leaking issues arise. Water from the faucets is not drinkable. Additionally, due to the age of all plumbing in the facility, sewage continues to drain into courtrooms and chambers, the technology department continues to have overflow from the third floor cafeteria plumbing flood areas which damages technology equipment.

While there has been some work done to improve some airflow within court occupied spaces, the self-help center temperatures frequently rise over 85 degrees and cannot be controlled by court staff, windows in judicial chambers do not all open which further contributes to excessive heat and negatively affecting the physical health of staff and jurors.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kim M. Bartleson', with a long horizontal flourish extending to the right.

Kim M. Bartleson, CCE
Court Executive Officer







INYO

Brian J. Lamb
Presiding Judge

Stephen M. Place
Judge



Pamela M. Foster
Executive Officer

Superior Court of California County of Inyo

301 West Line Street
Bishop, California 93514
(760) 872-3038

September 13, 2019

Honorable Brad Hill, Chair
Judicial Council of California
Court Facilities Advisory Committee
455 Golden Gate Avenue
San Francisco, CA 94102

RE: Draft Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects AND
Draft Statewide List of Trial Court Capital-Outlay Projects

Dear Justice Hill and Court Facilities Advisory Committee Members:

The Superior Court of California, County of Inyo extends its recognition and appreciation for the Committee's tremendous effort in completing this important undertaking on a timeline best described as forced expediency. For those Courts, including Inyo that have been in dire need of a new facilities for many years, and which have doggedly and steadfastly adhered to the processes and procedures imbedded in the previous prioritization methodology, the Legislature's decision that the branch essentially "start over" was both shocking and disappointing. Thank you for getting us all back on track.

The Inyo Court anticipates and is hopeful that the diligence and speed with which you have re-vamped and applied the new prioritization methodology will allow us continue working to realize much needed facilities without further delay. The new prioritization methodology continues to demonstrate Inyo's undisputed facility needs as the Inyo Court remains in the "Critical Need" category. We look forward to continuing to work quickly and efficiently with Judicial Council staff to develop our project in anticipation that it will be funded by the Legislature.

In order to ensure our ability, and the ability of all Courts to meet the objective of efficiently building new facilities, an objective for a demonstrated need on which almost everyone agrees, we respectfully offer the thoughts regarding the Draft Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects. Our primary concern is that the method by which projects will be identified and recommended for funding is ambiguous. The revised language from Section III. Revised Methodology states "Needs identified in the methodology *inform* the Trial Court Capital-Outlay Plan and the selection of projects proposed for funding" [emphasis added].

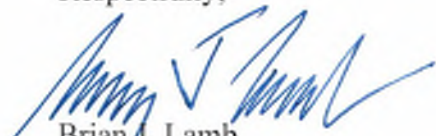
It is unclear if there are there other considerations that will inform selection of projects and, if so, what those might be? Additionally, in Section VII. Funding Process, A. Establishment of a Statewide List, language was deleted giving projects in the "Immediate Need" group priority. If the Needs categories do not outline priority, how will the projects be prioritized? Further in that section, consideration for "economic opportunity" is described, although it is unclear as to how such "economic opportunity" might inform project prioritization. Clarification on these matters will benefit all Courts with projects identified on the Statewide List of Trial Court Capital-Outlay Projects.

I feel certain that every Court with capital project needs will appreciate and benefit from a clear understanding of how projects will be prioritized as we are suggesting. While it seems that the effort that went into rating and raking the various projects into Needs categories should be the driving force behind the prioritization of projects, if there are other factors that will be considered those factors should be clearly outlined.

Locally, there have been many discussions of options for seizing "economic opportunities" associated with our project that have come and gone, and we are optimistic that these and other economic opportunities can be re-kindled with a clear understanding of direction and renewed intention of developing the much needed New Inyo County Courthouse. Thanks to your Herculean efforts, this report provides the Legislature and Judicial Council an opportunity to act swiftly to get the Courts much needed and long overdue infrastructure improvements. The Inyo Court stands with you in this effort and will participate to whatever degree is necessary and sufficient.

In closing, we congratulate you and urge you to continue this effort toward Capital-Outlay projects with the speed and intensity that went into creating the Project List.

Respectfully,



Brian J. Lamb
Presiding Judge



Pamela M. Foster
Court Executive Officer

KERN



JUDITH K. DULCICH
PRESIDING JUDGE

CHARLES R. BREHMER
ASST. PRESIDING JUDGE

TAMARAH HARBER-PICKENS
COURT EXECUTIVE OFFICER &
CLERK OF THE COURT

Metropolitan Division
1415 Truxtun Ave., Rm. 212
Bakersfield, CA 93301
(661) 868-4934

Metropolitan Division - Justice
Center
1215 Truxtun Avenue
Bakersfield, CA 93301
(661) 868-2450

Metropolitan Division -
Juvenile Justice Center
2100 College Avenue
Bakersfield, CA 93305
(661) 868-5393

Metropolitan Division - Traffic
Department
3131 Arrow Street
Bakersfield, CA 93308
(661) 335-7100

Delano/McFarland Branch
1122 Jefferson Street
Delano, CA 93215
(661) 720-5800

Shafter Branch
325 Central Valley Highway
Shafter, CA 93263
(661) 746-7500

Arvin/Lamont Branch
12022 Main Street
Lamont, CA 93241
(661) 868-5800

Taft/Maricopa Branch
311 North Lincoln Street
Taft, CA 93268
(661) 763-8531

Mojave Branch
1773 Highway 58
Mojave, CA 93501
(661) 824-7100

Ridgecrest Branch
132 East Coso Avenue
Ridgecrest, CA 93555
(760) 384-5900

SUPERIOR COURT OF CALIFORNIA COUNTY OF KERN

September 10, 2019

Court Facilities Advisory Committee - CFAC@jud.ca.gov.

Attn: Hon. Brad R. Hill, Administrative Presiding Justice, Court of
Appeal, Fifth Appellate District

Mr. Mike Courtney, Director, Facilities Services

Mr. Chris Magnusson, Facilities Supervisor, Facilities Services

Re: Comments on Draft Statewide List of Trial Court Capital
Outlay Projects and Draft Revision of Prioritization
Methodology for Trial Court Capital-Outlay Projects

Dear Court Facilities Advisory Committee Members,

Our Court Executive Officer and Facilities Deputy CEO recently attended the August 29, 2019 meeting of the Court Facilities Advisory Committee in San Francisco. We had the pleasure of meeting Ms. Pella McCormick, Deputy Director, Judicial Council Facilities Service, and heard the report provided by Mr. Mike Courtney, Director, Judicial Council Facilities Services. It is amazing that the Trial Court Facility Modification Advisory Committee was able to produce such a comprehensive and equitable methodology under the time constraints it was given to respond to the legislative mandate of Senate Bill 847. The over 29,000 man hours that were invested in this project were clearly visible.

We appreciate that the seismic rating of court facilities is considered just as important as Fire & Life Safety, with each accorded 40 points. In Kern County we have both concerns about seismic events, along with the age of the court buildings, as well as substantial concerns about fire safety. We are also relieved to learn that environmental hazards, including asbestos, are being adequately taken into account. Please note that all our court employees sign an

September 10, 2019

Page 2

asbestos waiver, which is a valid basis for concern during the recruitment process.

The fact that these items are all considered together in determining a court's need makes perfect sense, as each physical deficiency equally affects the health and welfare of the court's users, including the public we serve, the judges and staff members.

We are hopeful that the Access to Court Services criterion, which uses the relative deficiency in judicial resources among the 58 Superior Courts to measure relative access to current court services, will be updated to reflect the most recently recognized need for new judgeships in the superior courts. As noted in Appendix C to the Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects, the last report to the legislature under Government Code § 69614(C)(1) & (3) was prepared in November 2018. However, on the horizon is the Workload Assessment Advisory Committee (WAAC)'s recommendations to reassess and prioritize judicial needs. The recommendations were examined at the Workload Assessment Advisory Committee's meeting on August 15, 2019, and will be voted on at the September 22, 2019 Judicial Council meeting. We ask for confirmation that the most recent updated information will indeed be used in the methodology under Access to Court Services, so that WAAC's most recent efforts will be recognized and given the weight that they deserve.

Kern County Superior Court applauds the efforts of this Advisory Committee, and we look forward to seeing the final updated methodology. Please convey our gratitude to each and every members of this committee.

Sincerely,



Judith K. Dulcich
Presiding Judge



Tamarah Harber-Pickens
Court Executive Officer

LAKE



Superior Court
State of California
County of Lake
255 N. Forbes Street
Lakeport, California 95453
707-263-2374

MICHAEL S. LUNAS

PRESIDING JUDGE

KRISTA D. LEVIER

COURT EXECUTIVE/CLERK
JURY COMMISSIONER

September 30, 2019

Justice Brad Hill
Court Facilities Advisory Committee
c/o Chris Magnusson
Judicial Council of California
455 Golden Gate Avenue, 8th Floor
San Francisco, CA 94102

Re: Draft Changes to Revision of Prioritization Methodology for Trial Court
Capital-Outlay Projects

Dear Justice Hill and Committee Members:

We first would like to recognize the substantial staff time that was required to complete this reassessment. This process was taken seriously and a great deal of time was spent to ensure the result was a valid prioritized need based statewide list of projects. We are not surprised to see that our New Lakeport Courthouse continues to be ranked at the top of that list. For that reason, the project was authorized to move forward back in 2008 by SB1407 and the Judicial Council purchased land in 2011.

We fully support this needs based methodology and reassessment. The Prioritization Methodology provides objective needs based criteria on which the Judicial Council, the Legislature and Governor can, and should, base funding decisions. Why would we not follow it? What is the point of a need based methodology and ranking, if there is no requirement that the need based score be used in funding decisions? If you have the highest need, but are never funded, is that just or fair? The funding process in the latest draft Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects, page 15 outlines several exceptions to allow projects with a lower need based score to be funded before a higher scored project. In fact, the language allows the Judicial Council to select projects based upon an unlimited number of other factors (see number 2 page, 15... "without limitation"). The Legislature directed the Judicial Council to conduct the reassessment to ensure "...the greatest needs are funded." (See the Legislative Analyst's Office Report on the 2018-19 Budget). If a low need project is selected

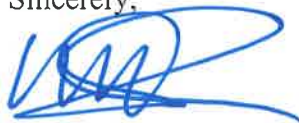
for funding before a higher scored project, are we complying with the Legislature's direction? We would argue the answer is, no.

As we have submitted in previous comments to both Judicial Council staff and to this committee, it is not appropriate for a project in the Critical Need (or lower) category to be funded over an Immediate Need project simply because the court is in an affluent county where land donation or other financial incentives are available to the project. A small, poor county certainly is less likely to have an economic opportunity available, aside from perhaps the consolidation of court facilities. That fact does not diminish the need for a project.

Additionally, in the latest draft new language was added to allow the Judicial Council to unilaterally exclude single-courtroom facilities. We are opposed to this language. If the language remains, there should be consideration to the timing of the Judicial Council's decision as it relates to the scope of a court's other projects on the list. For example, if a new four courtroom facility is built in Lakeport and subsequently the Judicial Council determines not to build a single-courtroom facility in Clearlake, the court will be in the unenviable situation where the new building is not large enough to consolidate and there is no long term solution for the single-courtroom building's facility needs.

Again, we thank you for your time in conducting this reassessment and considering our comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael S. Lunas', with a large, stylized flourish at the end.

Michael S. Lunas
Presiding Judge

A handwritten signature in blue ink, appearing to read 'Krista LeVier', with a large, stylized flourish at the end.

Krista LeVier
Court Executive Officer



Superior Court
State of California
County of Lake
255 N. Forbes Street
Lakeport, California 95453
707-263-2374

MICHAEL S. LUNAS

PRESIDING JUDGE

KRISTA D. LEVIER

COURT EXECUTIVE/CLERK
JURY COMMISSIONER

August 27, 2019

Justice Brad Hill
Court Facilities Advisory Committee
c/o Chris Magnusson
Judicial Council of California
455 Golden Gate Avenue, 8th Floor
San Francisco, CA 94102

Re: Draft Changes to Revision of Prioritization Methodology for Trial Court
Capital-Outlay Projects

Dear Justice Hill and Committee Members:

We appreciate the time Judicial Council staff has spent to conduct this reassessment. We are not surprised to see that our New Lakeport Courthouse continues to be ranked as one of the worst in the state. For that reason, this project was authorized to move forward back in 2008 by SB1407 and the Judicial Council purchased land in 2011. Our comments today relate to the proposed changes to the Revision of Prioritization for Trial Court Capital-Outlay Projects. Specifically, the removal of language on page 2 and 14 related to the Immediate Need projects being considered first for funding. We are extremely concerned that removal of this language will minimize the usefulness of the entire ranking processes, will allow lower scored projects to be funded before Immediate Need ranked projects, and limit the chances of funding a project in a small, poor county. The purpose of the reassessment was to ensure that projects with the highest need were being funded, as the last update had been done more than 10 years prior. The Prioritization Methodology provides objective needs based criteria on which the Judicial Council, the Legislature and Governor can base funding decisions. Why would we not follow it?

If the language on page 15, number 2, is eliminated, it could be interpreted to allow any project that has an "economic opportunity" to be given priority for funding regardless of their need based priority group. A small, poor county certainly is less likely to have an economic opportunity available, aside from perhaps the consolidation of court facilities. It is not appropriate for a project in the Critical Need (or lower) category to be funded over an Immediate

Need project simply because the court is in an affluent county where land donation or other financial incentives are available to the project.

We ask that the language referenced remain. For convenience, attached are page 2 and 15 with the language in question identified.

Sincerely,

A handwritten signature in blue ink, appearing to read "ML", with a horizontal line underneath.

Michael S. Lunas
Presiding Judge

A handwritten signature in blue ink, appearing to read "K. LeVier", with a large flourish at the end.

Krista LeVier
Court Executive Officer

III. REVISED METHODOLOGY

The revised methodology has been prepared for use in developing a new set of prioritized trial court capital-outlay projects as required by SB 847, and enabling recommendations to the Judicial Council for the submission of funding requests for such projects. Trial court capital-outlay projects are considered those that increase a facility's gross area, such as a building addition, that substantially renovate a major portion of a facility, that comprise a new facility or an acquisition, or that change the use of a facility, such as the conversions from non-court to court use.

Generally, the methodology provides that projects will be scored based on *need* and placed into one of five priority groups. The projects within each priority group will then be ranked based on the scoring of the *cost* criteria identified in SB 847. Needs identified in the methodology inform the Trial Court Capital-Outlay Plan and the selection of projects proposed for funding.

A point range has been established for each of the five need-based priority groups. For example, projects scoring very high in each of the evaluated criteria will fall into the "Immediate Need" group, they will be considered the first eligible for available funding. Each of the other groups — The Critical, High, Medium, and Low Needs — represents sets of projects that score lower in the various *needs-based* criteria categories. A scale of 25 points, using half-point increments, is used for the total of all *needs-based* criteria. The details of the scoring are described later in this document.

Prioritized Groups of Trial Court Capital-Outlay Projects:

Immediate Need: ~~168.5~~ – 25 points
Critical Need: ~~135.5~~ – ~~15.98~~ points
High Need: ~~102.5~~ – ~~12.95~~ points
Medium Need: ~~7.510~~ – ~~9.912~~ points
Low Need: 0 – ~~7.49.5~~ points

Cost-based criteria as identified in SB 847 will impact the ranking of the projects within each of the five priority groups identified above.

Terms used in this document are defined in the attached Appendix B.

IV. REASSESSMENT PROCESS

The process for reassessment of the projects identified in Trial Court Capital-Outlay Plan consists of five activities:

1. Revision of the prioritization methodology consistent with SB 847;
2. Assessment of facilities occupied by trial courts, including physical condition assessments, as well as assessments related to security, access to court services, and overcrowding;
3. Development of court facility plans and court needs-based project lists;
4. Application of the prioritization methodology to all projects; and

Once the range of project cost per court user is determined for all projects, points will be assigned with the lowest cost per court user receiving 25 points and the highest cost per court user receiving 1 point. The rest of the projects will receive points in proportion to their cost per court user, rounded to the nearest whole number.

D. Total Costs Spent on a Project as of ~~December~~ March 31, 2019

The total costs spent as of ~~December~~ March 31, 2019, on previously authorized projects that were placed on hold will be tabulated from the accounting records.

The maximum dollars spent on a project will be assigned 25 points. Projects that did not incur any expenditure as of that date will get zero points. Projects that had expenditures will be awarded points in proportion to their expenditure, rounded to the nearest whole number.

VII. FUNDING PROCESS

A. Establishment of a Statewide Project List

The Judicial Council will adopt a list of projects categorized by Priority Group. This list will be reviewed by the CFAC, Executive and Planning Committee, and any other council-appointed body with responsibility for advising the Judicial Council on facility matters. In making a recommendation to the council on this list of projects, the CFAC will follow these principles:

1. Projects will be prioritized on the needs-based program criteria established by this methodology, which ranks the projects into priority groupings. The cost-based criteria will be assigned points and will be used to sort projects within each priority group.

~~2. Those projects in the Immediate Need group shall have priority.~~

~~3.2.~~ For submission to the California Department of Finance for consideration of inclusion in the Governor's Budget, the Judicial Council may select projects based on additional economic opportunity considerations. Economic opportunities include, but are not limited to, free or reduced costs of land for new construction, viable financing partnerships or fund contributions by other government entities or private parties that result in lower project delivery costs, cost savings resulting from adaptive reuse of existing facilities, operational efficiencies from consolidation of court calendars and operations, operational savings from sharing of facilities by more than one court, and building operational costs savings from consolidation of facilities.

Consideration of economic opportunity allows the Judicial Council to request funding for projects that have documented capital or operating savings for the state. Judicial Council staff will work in collaboration with local courts to evaluate and document the economic opportunity of each eligible project.



Superior Court
State of California
County of Lake
255 N. Forbes Street
Lakeport, California 95453
707-263-2374

MICHAEL S. LUNAS

PRESIDING JUDGE

KRISTA D. LEVIER

COURT EXECUTIVE/CLERK
JURY COMMISSIONER

August 15, 2019

Mr. Chris Magnusson
Facilities Services, Administrative Division
Judicial Council of California
455 Golden Gate Avenue, 8th Floor
San Francisco, CA 94102

Re: Draft Court Facility Plan and Capital Project Ranking

Dear Chris:

Thank you for the opportunity to comment on the Draft Court Facility Plan and capital project scoring. First I would like to comment on the proposed changes to the Revision of Prioritization for Trial Court Capital-Outlay Projects. Specifically, the removal of language on page 2 and 14 related to the Immediate Need projects being considered first for eligible funding. I am concerned that removal of this language will minimize the usefulness of this entire ranking processes, will allow lower scored projects to be funded before Immediate Need ranked projects, and may limit the chances of funding a project in a small, poor county. If the language on page 14, number 2, is eliminated, it could be interpreted to allow any project that has an "economic opportunity" to be given priority for funding regardless of their need based priority group. A small, poor county certainly is less likely to have an economic opportunity available, aside from perhaps the consolidation of court facilities. It is not appropriate for a project in the Critical Need (or lower) category to be funded over an Immediate Need project simply because the court is in an affluent county where land donation or other financial incentives are available to the project.

Next I will address sections of the scoring criteria where we disagree with the draft score. For the Lakeport building, we disagree with the ADA and Fire, Life & Safety points under the Physical Condition category and the Security points.

- Fire, Life & Safety: The Lakeport building does not have automatic fire sprinklers, digital fire alarms, smoke control or an on site fire-water tank. Therefore in this category, the project should receive the full 30 points, plus the 6 points for a building between 4-7 stories.
- ADA: While, I still do not know which of the criteria questions were answered with "No" responses, all responses should have been "No" responses. The exterior path of travel from the main parking lot, any public transportation, and any public sidewalk is steeply sloped and not accessible. The main entrance is not accessible. There is one ADA entrance where individuals have to push a button and wait for security staff to come screen them with a wand. Once they enter the building at that ADA entrance, they must enter the building through another door which is not accessible. The stairways and elevators are not accessible. As I understand it, there should be an "area of refuge" at the stairwell entrance with appropriate signage. That does not exist. Jury boxes, witness stands, clerks' stations, judges' benches, and public restrooms are not accessible.
- Security: While I understand that the project received the full 5 points in that category, I feel the underlying score of 76 is not accurate. Based on the score, I assume the building was given 35 points each for the lack of separate judicial/staff circulation and lack of secure circulation, and 6 points for minimal space for screening. In the Lakeport building, there is no space for screening in the court exclusive space. We currently use space on the County's first floor, which we only do with the County's support. If the County decides they no longer wish to have security screening, the court would not have the ability to continue security screening as there is no space on the court floor.

Similarly, we disagree with the scoring in the ADA category under Physical Condition for the Clearlake building. Again, I do not have the information that indicates which questions were answered with "No" responses; however, we believe there should be more than two "No" responses. There are interior pathways that do not meet the minimum accessible widths. The jury box, witness stand, clerk's station, bench and public restrooms are not accessible.

Last, I will address a couple of items in the Draft Court Facility Plan itself. My initial impression is that the plan is very high level and lacks detail; in fact there are several sections that are not complete and state "boiler plate to be entered here."

- On page 1-4 (1.3.5) the proposed New Lakeport Project has a building square footage of 88,254. The Parametric Space Estimating Tool worksheet has the total square footage at 63,223. The JCC Project Budgeting Model worksheet has the total square footage at 55,208. Similar discrepancies occur with the Clearlake building. This should be reviewed to ensure accuracy and consistency, or at the very least an explanation of why different numbers are used for different calculations.
- On page 3-2 in section 3.2.1 it states "the building is generally accessible" but then goes on to list the areas that are not accessible. Public restrooms, public courtroom seating, and main public entrance should be included in the list of areas that are not accessible. Given the number of areas that are not accessible, I disagree with the overall statement that the building is "generally accessible." Very few areas of the building are actually accessible.
- On page 3-3, it states that jury assembly occurs in the courtrooms, while this does occur, the majority of the time jury assembly occurs in the public hallways. This forces people to stand for long periods of time because there is not enough seating and blocks the hallways for other court users. Additionally, on page 3-4 the information regarding jury assembly in the Clearlake facility is incorrect. The last sentence on the page should state, "Jury assembly occurs in the

public hallways, jurors will be called weekly to seat one jury from a pool of 60-80. Jury trials which were eliminated from this facility during the recession are planned to be restored to this location.”

- In section 4.2, under the case types heard in building 17-B1 Clearlake, it should read AB1058 Child Support (instead of family law). Should the case types for building 17-A3 be listed?

Again, we appreciate your time in reviewing our comments. Please feel free to contact me with any follow up questions or requests for additional detail.

Sincerely,

A handwritten signature in black ink, appearing to read 'Krista LeVier', written in a cursive style.

Krista LeVier
Court Executive Officer

LOS ANGELES



The Superior Court

STANLEY MOSK COURTHOUSE
111 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012
CHAMBERS OF
KEVIN C. BRAZILE
PRESIDING JUDGE

TELEPHONE
(213) 633-0400

September 30, 2019

The Honorable Brad R. Hill, Chair
Court Facilities Advisory Committee
455 Golden Gate Avenue
San Francisco, California 94102-3688

Subject: Superior Court of California, County of Los Angeles Comments to Proposed Prioritization of Trial Court Capital Outlay Projects

Dear Justice Hill:

We wish to thank CFMAC for considering the comments we raised on August 29 regarding the Scoring Methodology for the Prioritization of Trial Court Capital Outlay Projects. We are very pleased that the committee addressed many of our concerns in the revised scoring methodology. We would like to take advantage of this opportunity to reinforce and emphasize the need to make these changes and finalize the revised methodology and scoring.

IT IS EXTREMELY IMPORTANT TO ADJUST THE SEISMIC RATINGS TO FACTOR IN THE QUANTITY OF BUILDING OCCUPANTS.

The LA Civic Center is home to the largest criminal court in the country, Clara Shortridge Foltz, which was built in 1972. This facility is two blocks away from the largest civil courthouse in the County, State, and Country, the Stanley Mosk Courthouse, which was built in 1958, and one block away from a 24-courtroom leased facility, the Spring Street Courthouse, which was formerly the Federal District Court Building, for the Central District of California. These three facilities, collectively, represent approximately 30% of the courtrooms in Los Angeles County and could all be rendered unusable if a Northridge size earthquake, which occurred in 1994, were to strike on one of the many nearby faults in the LA basin. *Refer to graphic handout illustrating the proximity of the LA Civic Center to major faults.*

- This graphic, generated by the US Geological Survey in 2008, shows that if a large 7.8 magnitude earthquake were to happen along the San Andreas Fault (originating at the Salton Sea) the seismic activity and impact (highlighted in red) will severely impact the Court. This could result in significant damage in the downtown area.

During peak hours, the Mosk courthouse may have close to 6,000 occupants in it at once while the Foltz courthouse could have more than 3,400 occupants. These factors must be considered to produce an accurate risk assessment by the JCC of the significant and critical seismic risks associated with these two buildings.

THE INTEGRATED STRATEGIC FACILITY PLAN PROPOSED BY LOS ANGELES NEEDS SPECIAL CONSIDERATION.

It is important for the scoring methodology to account for the complexity of the facility portfolio as well as its impact upon court operations in Los Angeles County. Our extensive portfolio of court buildings performs as part of an integrated network of services and courthouses.

The majority of projects proposed by Los Angeles County include multiple facilities. It is prudent to evaluate multiple projects as a single endeavor for scoring purposes when attempting to balance the needs and caseloads of the largest trial court in the nation while also trying to overhaul an aging portfolio of buildings that require major and at times an overwhelming need for repairs and maintenance.

The Integrated Strategic Facility plan also proposes several projects that would not require site acquisition, resulting in significant savings in funding as well as schedule. The proposed scoring methodology should attempt to recognize and take advantage of these savings opportunities.

THE ONGOING CONSOLIDATION ACTIVITY IN LOS ANGELES HAS RESULTED IN SUBSTANTIAL COST SAVINGS TO JCC AND SHOULD BE RECOGNIZED.

Over the past several years, Los Angeles County has allowed the JCC to reduce its buildings portfolio by divesting of underused properties. These actions have saved the JCC hundreds of thousands of dollars in maintenance and upkeep costs and provided an infusion of funds into the ICNA.

ADDITIONAL STUDY IS REQUIRED TO FULLY DEFINE THE STRATEGIC FACILITY PLAN PROPOSED BY LOS ANGELES

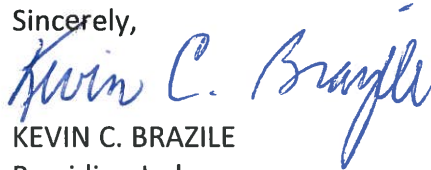
The Court's proposed integrated strategic facility plan attempts to address the complexity, significance and scale of facility issues and operational needs in Los Angeles County by outlining a broad approach. Due to the short time frame, it was not possible to fully define the scope of each proposed project. The plan would benefit greatly if the five projects which precede and support the Stanley Mosk Replacement Project, and the Foltz Renovation Project, as well as the Mosk and Foltz projects, are further developed. This would allow the phasing, scope, and

funding requirements to be better defined and understood. The Court hereby requests the JCC to fund this study so that it may be funded when the opportunity arises.

In summary, the Court appreciates and is very grateful for the effort put forth by the committee as well as the JCC staff to fine tune the scoring methodology to better address the needs of large courts, with the Los Angeles Superior Court being the largest Superior Court system in the State and Country. These most recent changes have made a significant improvement in reflecting the needs and priorities of our courts. We look forward to working together with the JCC to advance the Capital Outlay Program in conjunction with our Strategic Facility Plan as we improve access to justice for the 10 million citizens within Los Angeles County.

Thank you very much for your time and attention in considering our comments. We realize this is a complicated process that requires many factors to be evaluated and the time constraints created by the Trailer Bill.

Sincerely,



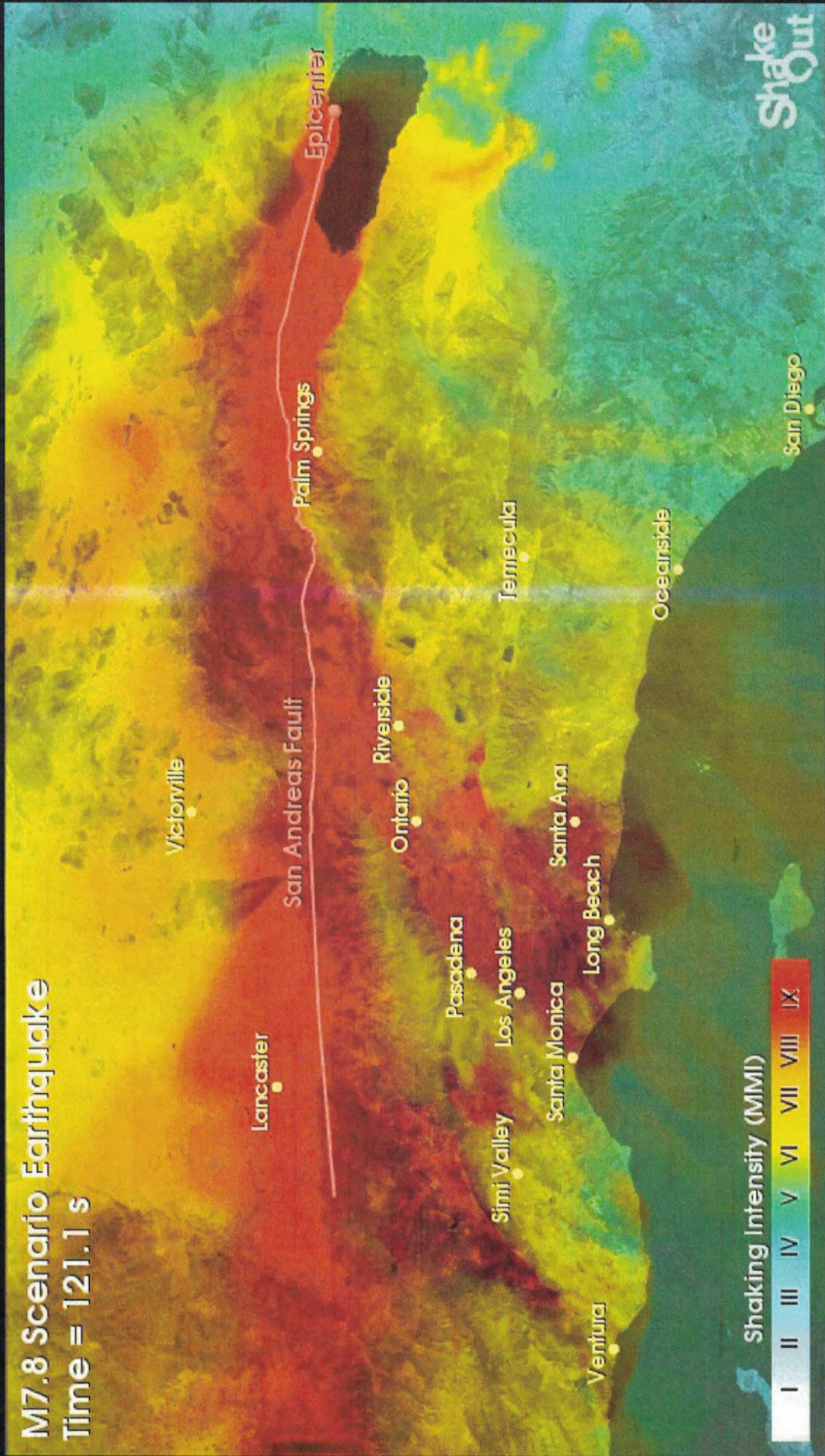
KEVIN C. BRAZILE
Presiding Judge

KCB:rm

c: Hon. Eric C. Taylor, Assistant Presiding Judge, Los Angeles Superior Court
Sherri R. Carter, Executive Officer/Clerk of Court, Los Angeles Superior Court
Jeremy Cortez, Chief Deputy, Finance & Administration, Los Angeles Superior Court
Allen Leslein, Director, Facilities Services & Capital Projects, Los Angeles Superior Court
Mike Courtney, Director, Facilities Services, Judicial Council of California
Pella McCormick, Deputy Director, Facilities Services, Judicial Council of California

M7.8 Scenario Earthquake

Time = 121.1 s



Shaking Intensity (MMI)



ShakeOut



The Superior Court

111 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012
CHAMBERS OF
KEVIN C. BRAZILE
PRESIDING JUDGE

TELEPHONE
(213) 633-0400

September 13, 2019

The Honorable Brad R. Hill, Chair
Court Facilities Advisory Committee
455 Golden Gate Avenue
San Francisco, California 94102-3688

**Subject: Superior Court of California, County of Los Angeles Comments to Proposed
Prioritization of Trial Court Capital Outlay Projects**

Dear Justice Hill:

On August 29, 2019, the CFMAC met to consider comments raised by the Superior Court of California, County of Los Angeles (Court) as well as those of other counties regarding the Scoring Methodology for the Prioritization of Trial Court Capital Outlay Projects. It is understood that the CFMAC and the Judicial Council of California (JCC) are actively working to address these concerns. Since no changes have been finalized or published, and as work to refine the scoring process continues, it is important to take advantage of this comment period to reemphasize and update concerns raised in my letter dated August 23, 2019.

The following comments will document how the current algorithm misses critical attributes of the Court's needs and the reasons why the projects we propose are a highly responsible and efficient use of scarce public funds.

**THE PSM FAILS TO ADEQUATELY VALUE SEISMIC RISK, POPULATION DENSITY, AND THE
EFFECT ON COURT OPERATIONS**

The population density of Los Angeles County should be a significant factor in the methodology since remediation of a seismic and fire-life safety hazard in a building used by thousands of persons daily has more benefit than a replacement of a courthouse used by only dozens of persons daily. Refer to Attachments 1 and 2 illustrating the close proximity of Stanley Mosk, Foltz and Spring Street courthouses which collectively represent approximately 30% of the courtrooms in Los Angeles County. The proposed formula, particularly its crucial needs-scoring components, does not adequately account for the number of people who are placed at risk in a particular building nor the JCC's liability for such. A multiplier for all the needs rankings should be applied to take into account the number of people each building serves in terms of actual occupants on an average working day.

The JCC's decision to rely on FEMA-154 ratings for seismic vulnerability negatively impacts the projects Los Angeles County has established as a top priority. The FEMA ratings consider only the probability of failure but not the impacts associated with those risks. For example, the tiny one-courtroom Clearlake Courthouse has seismic deficiencies as does the 99-courtroom Stanley Mosk Courthouse. Yet, the Clearlake Courthouse project ranks significantly higher than Mosk. If the existing Clearlake Courthouse was rendered unusable, its operations could easily be absorbed elsewhere. If the 99-courtroom Stanley Mosk Courthouse was rendered inoperable, and its operations would have to be accommodated elsewhere, the ramifications would be felt statewide. This is a serious flaw in the ranking system and must be addressed.

THE PSM FAILS TO ALLOT SUFFICIENT CREDIT FOR THIS COURT'S INTEGRATED STRATEGIC PLAN

As the most populous County in California, Los Angeles County contains an extensive portfolio of court buildings that perform as part of an integrated network of services that is greater than the sum or assessed value of its parts. Within this interconnected system, individual courthouses vary dramatically in size, case types heard, and operational requirements. From an operational perspective, that means their priority needs and impact to court services does not have a direct correlation to local building conditions.

In general terms, the JCC's scoring methodology focuses on conditions and performance of buildings in the portfolio on a stand-alone basis, with individual courthouses reviewed independently. This allows identification of the poorest performing building. For the many counties moving towards a single service-delivery point or a very small number of operating locations, the algorithm adopted in response to the Trailer Bill mandate has value. However, it does not account for the role of a given courthouse within the county it serves when there are multiple interrelated facilities involved. The majority of projects proposed by Los Angeles County include multiple facilities, particularly in regard to the effort to find a viable path forward to replace one of the most seismically deficient courthouses in the state (also the largest courthouse in the state in terms of courtroom count), i.e. the Stanley Mosk Courthouse which supports central family, probate and civil dockets, and all executive administrative operations for the county, in downtown Los Angeles. It is prudent to evaluate multiple projects as a single endeavor for scoring purposes when attempting to balance the needs and caseloads of the largest trial court in the nation, while also trying to overhaul a rundown portfolio comprehensively. However, the current scoring mechanisms appear to penalize projects with such complexity by awarding lower scores as component parts are evaluated in isolation.

The proposed scoring methodology does not specifically consider the Court's strategic facility planning efforts, particularly the multi-part effort to find a path forward to replace Mosk using existing land assets.

Acquiring a site, especially in a populated urban area, is a challenging, time-consuming, and costly task. Yet, a proposed project which solves this problem, such as the Mosk Replacement Project or the Torrance Dependency Project, received insufficient credit for the cost savings and efficiencies of an innovative approach which utilizes existing resources, even though this is of great benefit to the project schedule and budget.

When facilities in Los Angeles County were closed, the caseloads for these buildings were transferred to other courthouses which increased the congestion in the remaining open courthouses. These closures placed additional operational and maintenance burdens on centralized buildings like Mosk and Foltz that further elevate their critical importance to the overall health and long-term resilience of the courthouses in Los Angeles County. Yet, the significance of these facilities is not reflected in the proposed scoring methodology. This issue must also be addressed.

The proposed algorithm is incapable of rewarding projects that take advantage of existing resources that are in good condition. For example, the proposed Chatsworth Project ranks very low, yet it is the most efficient use of taxpayer dollars since it maximizes the use of existing facilities. It defies logic that such economically prudent projects would be ranked so low.

THE PSM FAILS TO FULLY CREDIT ONGOING CONSOLIDATION ACTIVITY IN LOS ANGELES THAT HAS RESULTED IN SUBSTANTIAL COST SAVINGS

Over the past several years, Los Angeles County has allowed the JCC to reduce their portfolio by the divesting of underused properties. This included San Pedro, West Los Angeles, Kenyon, and the Mental Health courthouses. In 2012, we also allowed Huntington Park Courthouse to be closed. Additionally, in 2008, the Court allowed the San Pedro Annex and Redondo Beach Annex to be shuttered. These actions have saved the JCC hundreds of thousands of dollars in maintenance and upkeep costs and provided an infusion of funds into the ICNA. The proposed scoring methodology does not consider the savings the JCC realized by the divesting of the underused properties, and it does not provide an adjustment for these savings to scores assigned to projects proposed by Los Angeles County. This issue must be addressed.

Further, leased facilities (that do not eventually become JCC-owned facilities) should not receive ratings. These facilities are temporary solutions since there is no way of knowing if these leases can or will be renewed. The current ranking system includes Spring Street and Central Civil West courthouses in the Mosk evaluation, which reduced the score of the Mosk Replacement Project. The prioritization narrative encouraged such consolidations, yet the methodology failed to reward them. Instead, the Court appears to have been penalized for its proactive savings efforts.

THE PSM USE OF NUMBER OF JUDICIAL OFFICERS AS A MAJOR COMPONENT IN A FACILITIES ANALYSIS UNFAIRLY INVERTS THE SIGNIFICANCE OF THE NUMBERS

There is no correlation between the condition of facilities and the need to replace them, to the number of judicial officers. There is no history of the Governor/Legislature providing new judgeships on an ongoing basis. As a result, the current formula is significantly flawed as it may promote the construction of new/modern courthouses with excess space to serve judicial officers that do not exist, while discounting the needs of existing courthouses that are fully staffed with judicial officers with large caseloads and who are extremely busy providing a high level of service to the citizens. Therefore, the use of the number of judicial officers as part of this facilities methodology appears to invert the significance of the number of judicial officers.

THE COURT'S SECURITY ASSESSMENT INFORMATION REQUIRES FURTHER REVIEW AND SUPPLEMENTATION

The Court submitted corrected security assessments to the JCC on August 23, 2019. Since that time, JCC staff have been working with Court staff to adjust scores. It is understood that most, if not all, of the recommended adjustments will be accepted and reflected in corrected scoring.

THE PSM DOES NOT ACCURATELY CAPTURE THE CONDITIONS ASSOCIATED WITH THE FACILITY PORTFOLIO IN LOS ANGELES COUNTY

The average age of a courthouse in Los Angeles County is over 44 Years. Consider that for much of the last quarter of this average life span upgrades and maintenance to building systems were either deferred or minimally performed due to the pending transfers of the facilities from the county to the state and/or due to the lack of funding related to a lengthy state budget crisis. Building systems were routinely run to the point of failure. Some systems were shut down or taken offline. As a result of this practice, Los Angeles County currently accounts for approximately 50% of the JCC's facility modification expenditures, even though the Los Angeles County portfolio is approximately 30% of the State total by area. The TCFMAC allocates resources based on objective needs criteria, which illustrates their recognition that the Court is disproportionately burdened with a backlog of deferred facility maintenance issues. We should appreciate the magnitude of investment that can only address maintenance and "run to fail" issues from the inadequacy of maintenance funding. If left unabated, the JCC will be left with a substantial deferred maintenance burden, and chronic system failures. This model results in the continued consumption of greater than 50% of the maintenance and TCFMAC modification funds. This is not adequately reflected in the scoring criteria.

ADDITIONAL STUDY IS REQUIRED TO FULLY DEFINE THE STRATEGIC FACILITY PLAN PROPOSED BY LOS ANGELES

The integrated strategic facility plan proposed by the Court attempts to address the complexity, significance and scale of facility issues in Los Angeles County by outlining a broad approach. Due to the short time frame presented, it was not possible to fully define the scope of each project proposed. The plan would benefit greatly if the five projects which precede and support the Stanley Mosk Replacement Project and the Foltz Renovation Project. This would allow the phasing, scope and funding requirements of each to be better defined and understood. The Court requests that the JCC fund this study to assure our projects are adequately defined so they are in a position to be funded when the opportunity arises.

Furthermore, it should be recognized that the Integrated Strategic Facility Plan is comprised of various projects which are sequential and highly dependent upon each other. Refer to Attachments 3 and 4 which describe the initial projects and their relationship to each other. Several of the projects within this plan may require special consideration to advance the entire plan. The Funding process outlined under Section VII A.3 of the proposed methodology appears to provide the JCC such flexibility. Should revisions to this part of the methodology be proposed, please retain and reinforce this opportunity.

In summary, the previously published ranking algorithm does not work for the multi-faceted populous courthouse facilities in Los Angeles County. Unless significant changes can be made, the Court believes it is necessary to utilize either an alternate or augmented scoring tool to capture the complexities around providing access to justice to the 10 million citizens within Los Angeles County or recommend a separate funding allocation methodology to address these critical issues.

Thank you for considering our comments. We realize this is a complicated process that requires many factors to be evaluated and the time constraints created by the Trailer Bill.

Sincerely,

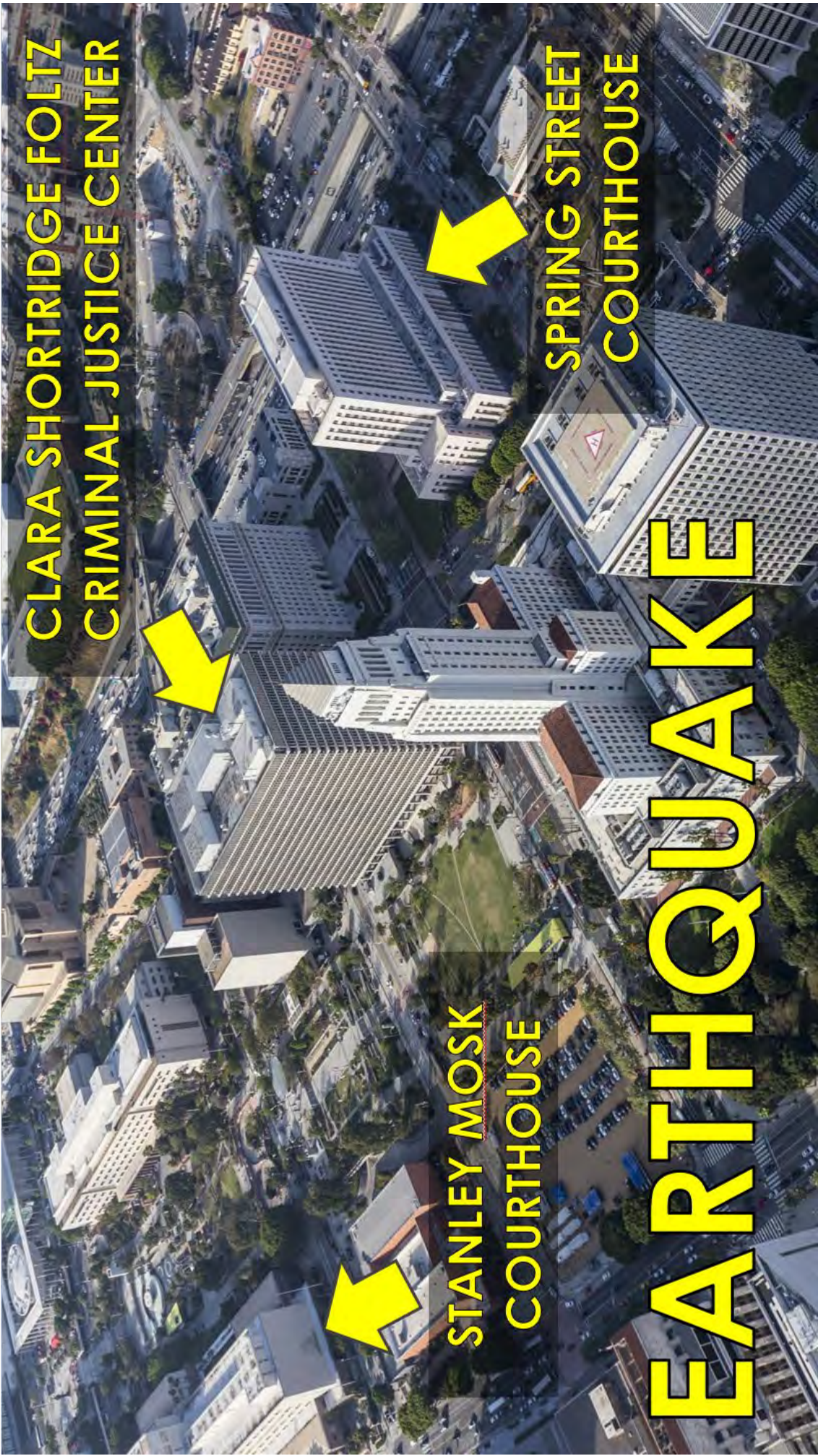


KEVIN C. BRAZILE
Presiding Judge

KCB:rm

- c: Hon. Eric C. Taylor, Assistant Presiding Judge, Los Angeles Superior Court
Sherri R. Carter, Executive Officer/Clerk of Court, Los Angeles Superior Court
Jeremy Cortez, Chief Deputy, Finance & Administration, Los Angeles Superior Court
Allen Leslein, Director, Facilities Services & Capital Projects, Los Angeles Superior Court
Mike Courtney, Director, Facilities Services, Judicial Council of California
Pella McCormick, Deputy Director, Facilities Services, Judicial Council of California

ATTACHMENT 1



**CLARA SHORTRIDGE FOLTZ
CRIMINAL JUSTICE CENTER**

**STANLEY MOSK
COURTHOUSE**

**SPRING STREET
COURTHOUSE**

EARTHQUAKE

ATTACHMENT 2



Attachment 3

LASC PROJECT PROPOSALS

LASC Project Proposals

Project Priority	Project Name	Total Courtrooms
1	New Santa Clarita Courthouse	24
2	Chatsworth Buildout	7
3	New Van Nuys Courthouse	32
4	New West LA Courthouse	32
5	New Inglewood Courthouse	30
6	New Downtown LA Courthouse (Mosk Replacement)	47
7	Foltz Renovation	60

PROJECT 1 NEW SANTA CLARITA COURTHOUSE

Total Courtrooms: 24

- Would hear criminal and civil cases
- Would hear juvenile delinquency

Reallocates caseload from:

- Santa Clarita Courthouse (4)
- Sylmar (3)
- Mosk (17)

Location:

Located in Santa Clarita at a new site to be identified

How this project helps LASC meet goals:

- *This project expands operations in Santa Clarita to offer basic services such as UD, Small Claims, and Traffic*
- *This project acts as a regional justice center that can hear specialty casetypes including delinquency, and probate*



PROJECT 2 CHATSWORTH BUILD OUT

Total New Courtrooms: 7

- Build out of 7 shelled courtrooms

Reallocates caseload from:

- Mosk (7)

How this project helps LASC meet goals:

- *Could serve as temporary court facilities for Van Nuys East during construction of that project.*



PROJECT 3 NEW VAN NUYS COURTHOUSE

PHASE 1: Renovate VNW

Renovate Van Nuys West to allow for decoupling building systems from Van Nuys East. Temporary swing space provided by new criminal courtrooms at Chatsworth.

Total New Courtrooms: 0

- Adds boilers
- Removes systems connections to Van Nuys East
- Seismic Retrofit

PHASE 2: Replace VNE

Total Courtrooms: 32

- Would hear criminal and civil cases

Reallocates caseload from:

- Some Mosk (15)

Would create a physical building link to Van Nuys West. Possible shared entrance and linked holding areas.

Location:

Located in Van Nuys at or near existing building

How this project helps LASC meet goals:

- *This project maintains district level coverage of Small Claims, Unlawful Detainer, Family, and Traffic*



PROJECT 4 NEW WEST LA COURTHOUSE

Total Courtrooms: 32

- Would hear criminal and civil cases

Reallocates caseload from:

- Santa Monica (15)
- Beverly Hills (1)
- Mosk (16)

Location:

Potentially located in Culver City or near a transit hub at a new site to be identified

How this project helps LASC meet goals:

- *This project maintains district level coverage of Small Claims, Unlawful Detainer, Family, and Traffic in the West District*



PROJECT 5 NEW INGLEWOOD COURTHOUSE

Total Courtrooms: 30

- Would hear criminal and civil cases
- Would hear juvenile delinquency

Reallocates caseload from:

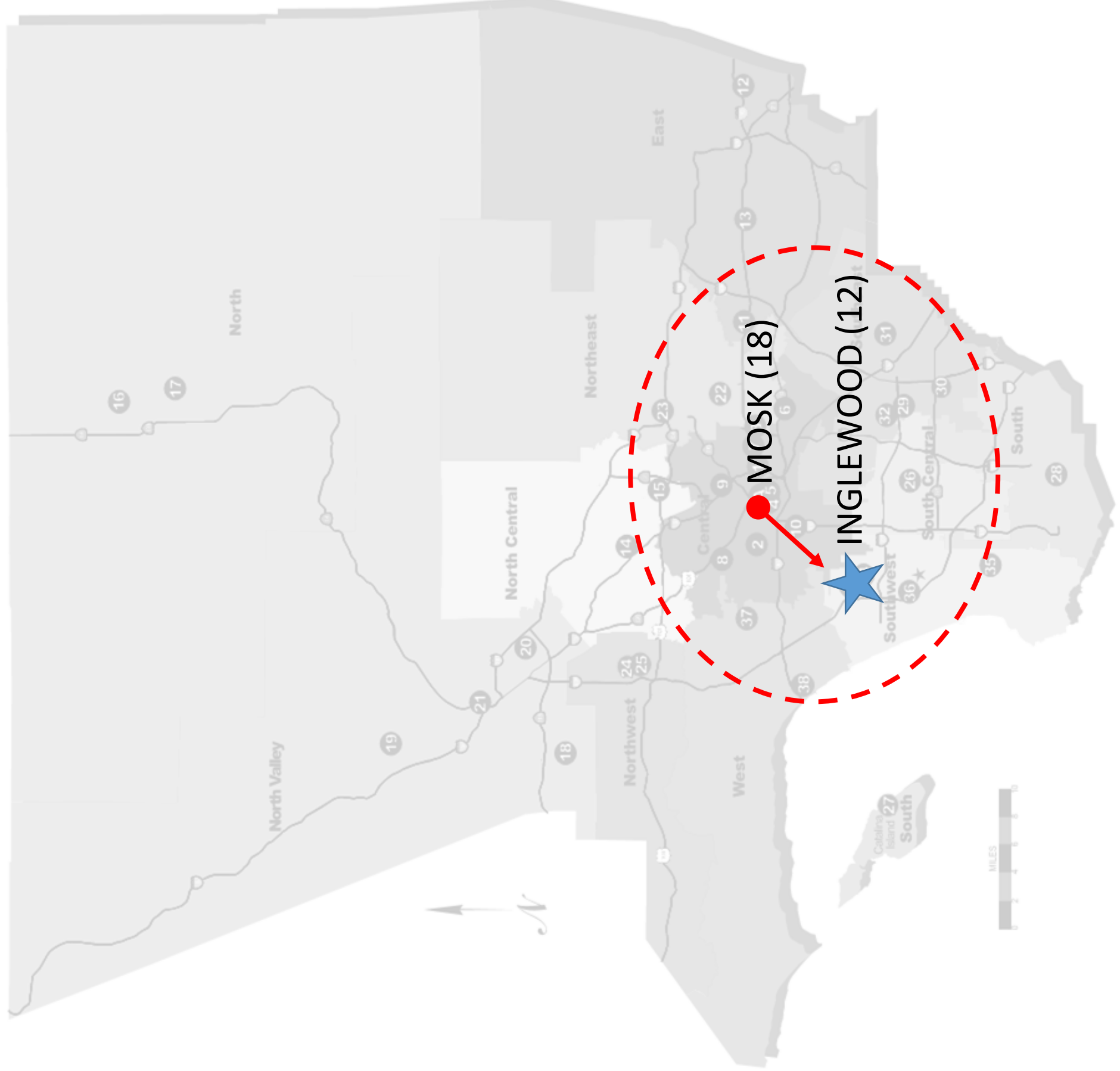
- Inglewood (9)
- Inglewood Juvenile (3)
- Mosk (18)

Location:

Located at a site in Inglewood to be determined

How this project helps LASC meet goals:

- *This project maintains district level coverage of Small Claims, Unlawful Detainer, Family, Traffic and Criminal in the Southwest District*



PROJECT 6 NEW DOWNTOWN LA COURTHOUSE (MOSK REPLACEMENT)

Total Courtrooms: 47

- Would hear criminal and civil cases

Reallocates caseload from:

- Spring Street (24)
- Mosk (23)

Location:
Could be phased to be built at existing Mosk site or built nearby in downtown area

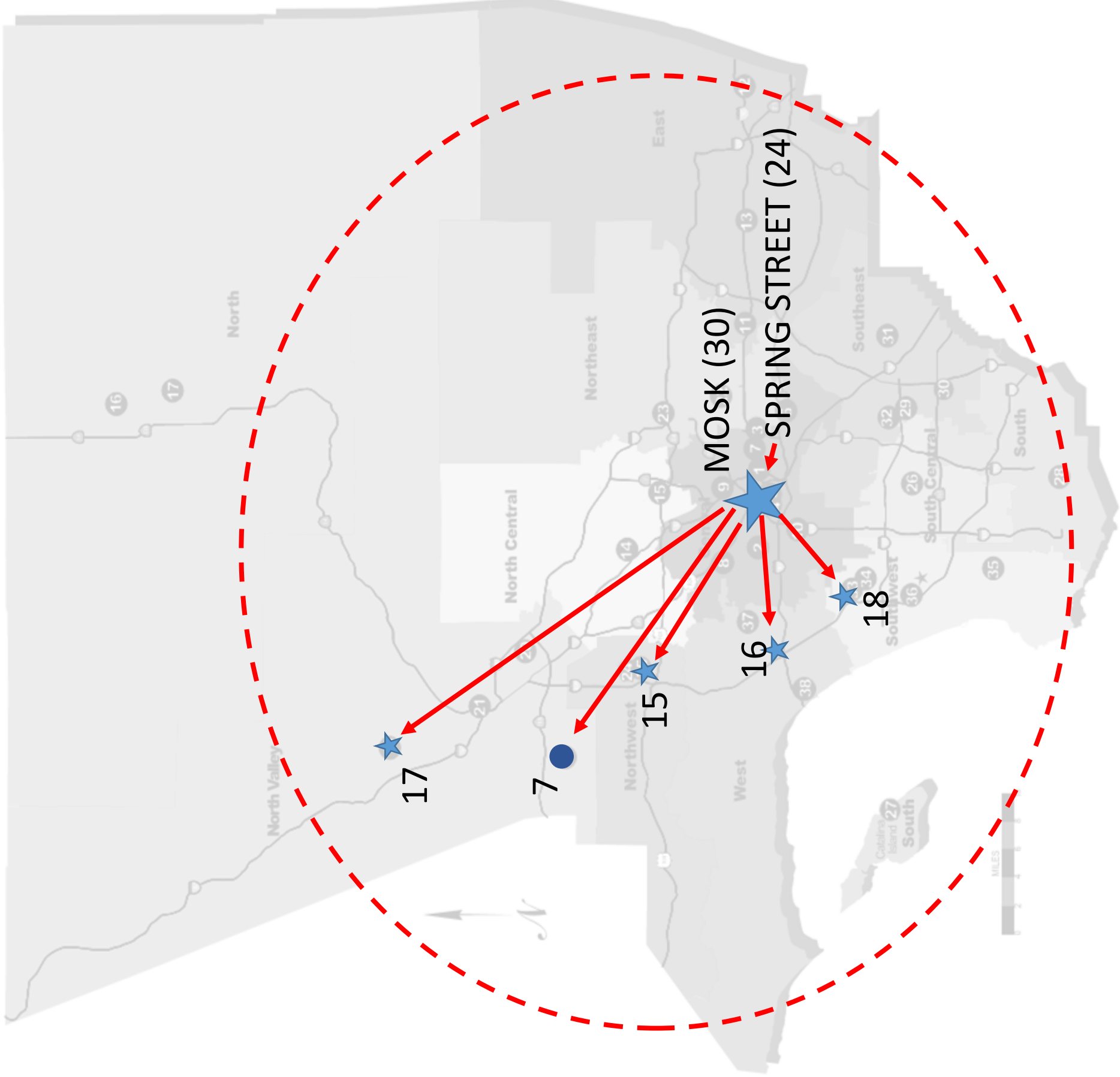
How this project helps LASC meet goals:

- *This project increases resiliency to the court system*

How this project is feasible:
The new 47 courtroom courthouse would partially replace Mosk's role, the remaining courtrooms would be decentralized.

Decentralization: 73 courtrooms spread across county

- 15 at New Van Nuys Courthouse
- 18 at New Inglewood
- 16 at New West LA
- 17 at New Santa Clarita
- 7 at Chatsworth



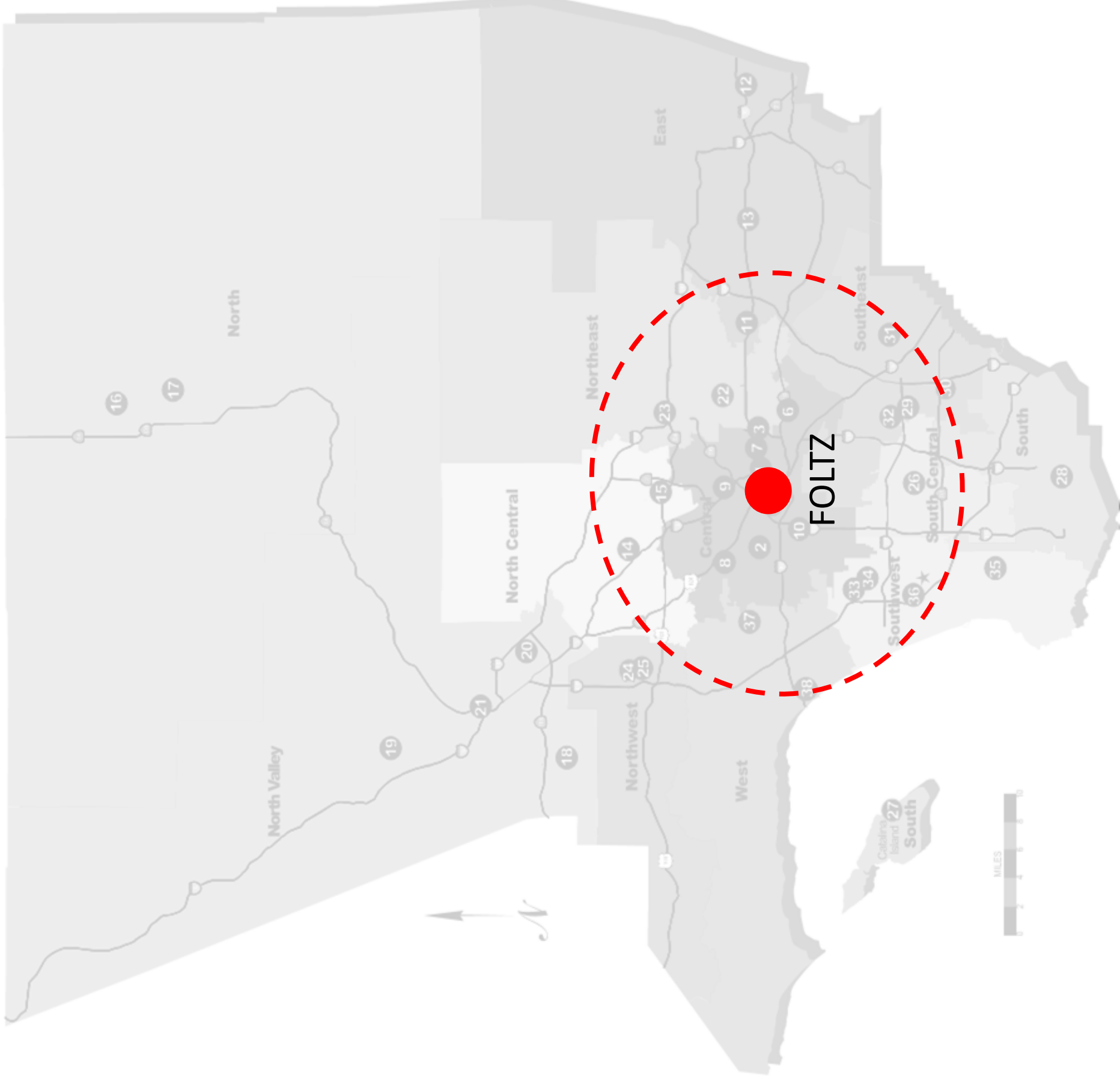
PROJECT 7 FOLTZ RENOVATION

Total New Courtrooms: -?

- Seismic Retrofit
- Replaces building systems
- Full building abatement
- Partial remodel to allow for secure, accessible path of travel for in-custody defendants from the lockups to the courtrooms. Impact on number of courtrooms needs confirmation.
- This project would require phasing to allow continuous operation of the facility. Temporary relocation of courtrooms would be required. If the overall number of courtrooms at Foltz decreases due to the renovation, those courtrooms would need permanent relocation.

How this project helps LASC meet goals:

- *Foltz Courthouse is the largest JCC facility in the state and is critical to LASC operations. Its size and role make it difficult to replace in its entirety. Rather than decentralize this facility in a similar strategy used for Mosk, a renovation will allow for this critical asset to continue operations into the future without major disruption to court operations.*



Attachment 3

LASC Project Proposal Overview:

Project proposals 1-6 are not intended to be considered as stand-alone projects. They work together as part of a broader strategy of reallocating civil, family law and other cases from the Central District (Mosk). This effort recognizes the challenges both from an operational and cost standpoint of an in-kind replacement of Stanley Mosk Courthouse, which is near the end of its useful life and has major seismic and security deficiencies. The strategy is to create regional hubs in areas of the county that have and are expected to continue to experience population growth in the coming decades. These hubs would be larger than the existing courthouses to accommodate courtrooms to be reallocated from Mosk. Once completed, half of Mosk could be demolished and replaced with a new 47-courtroom facility. Once that project is complete, the other half could be demolished. This new facility would also be able to accommodate all of the caseload at Spring Street, which is a leased facility.

Project Priority	Project Name	Total Courtrooms
1	New Santa Clarita Courthouse	24
2	Chatsworth Buildout	7
3	New Van Nuys Courthouse	32
4	New West LA Courthouse	32
5	New Inglewood Courthouse	30
6	New Downtown LA Courthouse (Mosk Replacement)	54
7	Foltz Renovation	60

PROJECT 1

NEW SANTA CLARITA COURTHOUSE

Total Courtrooms: 24

- Would hear criminal and civil cases
- Would hear juvenile delinquency

Reallocates caseload from:

- Santa Clarita Courthouse (4)
- Sylmar (3)
- Mosk (17)

Located in Santa Clarita at a new site to be identified

How this project helps LASC meet goals:

Helps decentralize Mosk as part of a broader strategy to replace that facility.

Expands operations in Santa Clarita to offer basic services such as UD, Small Claims, and Traffic.

Acts as a regional justice center that can hear specialty case types including delinquency, and probate.

PROJECT 2

CHATSWORTH BUILD OUT

Total New Courtrooms: 7

- Build out of 7 shelled courtrooms

Reallocates caseload from:

- Mosk (7)

How this project helps LASC meet goals:

Helps decentralize Mosk as part of a broader strategy to replace that facility.

Could serve as temporary court facilities for Van Nuys East and/or West during construction of that project.

PROJECT 3

NEW VAN NUYS COURTHOUSE

Phase 1: Renovate Van Nuys West

Renovate Van Nuys West to allow for decoupling building systems from Van Nuys East.

Temporary swing space provided by new criminal courtrooms at Chatsworth

- Adds boilers
- Removes connections to Van Nuys East
- Seismic Retrofit

Phase 2: Replace Van Nuys East

Total Courtrooms: 32

- Would hear criminal and civil cases

Reallocates caseload from:

- Some Mosk (15)

Would create a physical building link to Van Nuys West. Possible shared entrance and linked holding areas.

How this project helps LASC meet goals:

Helps decentralize Mosk as part of a broader strategy to replace that facility.

This project maintains district level coverage of Small Claims, Unlawful Detainer, Family, and Traffic.

PROJECT 4

NEW WEST LA COURTHOUSE

Total Courtrooms: 32

- Would hear criminal and civil cases

Reallocates caseload from:

- Santa Monica (15)
- Beverly Hills (1)
- Mosk (16)

Potentially located in Culver City or near a transit hub at a new site to be identified

How this project helps LASC meet goals:

Helps decentralize Mosk as part of a broader strategy to replace that facility.

This project maintains district level coverage of Small Claims, Unlawful Detainer, Family, and Traffic in the West District.

PROJECT 5

NEW INGLEWOOD COURTHOUSE

Total Courtrooms: 30

- Would hear criminal and civil cases
- Would hear juvenile delinquency

Reallocates caseload from:

- Inglewood (19)
- Inglewood Juvenile (3)
- Mosk (18)

Located at a site in Inglewood to be determined

How this project helps LASC meet goals:

Helps decentralize Mosk as part of a broader strategy to replace that facility.

This project maintains district level coverage of Small Claims, Unlawful Detainer, Family, Traffic and Criminal in the Southwest District.

PROJECT 6

NEW DOWNTOWN LA COURTHOUSE (MOSK REPLACEMENT)

Total Courtrooms: 47

- Would hear criminal and civil cases

Reallocates caseload from:

- Spring Street (24)
- Mosk (30)

Location: Could be phased to be built at existing Mosk site or built nearby in downtown area

How this project helps LASC meet goals:

This project increases resiliency to the court system

How this project is feasible:

The new 54 courtroom courthouse would partially replace Mosk's role, the remaining courtrooms would be decentralized.

Decentralization: 68 courtrooms spread across county

- 15 at New Van Nuys East Courthouse
- 18 at New Inglewood Courthouse
- 16 at New West LA Courthouse
- 17 at New Santa Clarita Courthouse
- 7 at Chatsworth

PROJECT 7

FOLTZ RENOVATION

Total New Courtrooms: -?

- Seismic Retrofit

- Replaces building systems
- Full building abatement
- Partial remodel to allow for secure, accessible path of travel for in-custody defendants from the lockups to the courtrooms. Impact on number of courtrooms needs confirmation.
- This project would require phasing to allow continuous operation of the facility. Temporary relocation of courtrooms would be required. If the overall number of courtrooms at Foltz decreases due to the renovation, those courtrooms would need permanent relocation.

How this project helps LASC meet goals:

Foltz Courthouse is the largest JCC facility in the state and is critical to LASC operations. Its size and role make it difficult to replace in its entirety. Rather than decentralize this facility in a similar strategy used for Mosk, a renovation will allow for this critical asset to continue operations into the future without major disruption to court operations.



The Superior Court

111 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012
CHAMBERS OF
KEVIN C. BRAZILE
PRESIDING JUDGE

TELEPHONE
(213) 633-0400

August 23, 2019

The Honorable Brad R. Hill, Chair
Court Facilities Advisory Committee
455 Golden Gate Avenue
San Francisco, California 94102-3688

**Subject: Superior Court of California, County of Los Angeles Comments to Proposed
Prioritization of Trial Court Capital Outlay Projects**

Dear Justice Hill:

The proposed scoring methodology (PSM) intended to prioritize capital outlay projects does not provide accurate or reliable results for the Superior Court of California, County of Los Angeles (Court). It does not work to serve the needs of the people in Los Angeles County due to the complexity of providing justice in the largest unified trial court in the United States, and the largest county in the state of California. It serves a constituency of over 10 million people, a population larger than 43 of the 50 states, larger than half of the 28 countries in the European community and three times the size of the next largest county in California.

The Court serves an area encompassing 88 cities, 140 unincorporated areas, and more than 90 law enforcement agencies. The Court's portfolio includes 40 courthouses totaling over seven million square feet, which are in 12 judicial Districts throughout the county's 4,752 square miles. All but one of these facilities suffer from a significant backlog of deferred maintenance as a result of years of underfunding as well as other significant and inherent deficiencies. Anchoring this portfolio is the largest civil courthouse in the nation, Stanley Mosk Courthouse (Mosk), and the largest criminal courthouse in the nation, Clara Shortridge Foltz Criminal Justice Center (Foltz). This uniqueness coupled with insufficient funding to address and maintain these courthouses is not reflected in the scoring parameters and results in a formula which misses key elements of our needs. Therefore, the Court believes it is necessary to utilize either an alternate scoring tool to capture the complexity of providing justice in Los Angeles County or recommend a separate funding allocation methodology to address these complex and critical elements. The following comments will document how the current algorithm misses critical attributes of the Courts needs and the reasons why the projects proposed are a highly efficient use of scarce public funds.

THE PSM FAILS TO ADEQUATELY VALUE SEISMIC RISK, POPULATION DENSITY, AND THE EFFECT ON COURT OPERATIONS

The population density of Los Angeles County should be a significant factor in the methodology since remediation of a seismic and fire-life safety hazard in a building used by thousands of persons daily has more benefit than a replacement of a courthouse used by only dozens of persons daily. The proposed formula, particularly its crucial needs-scoring components, does not adequately account for the number of people in a building which are at risk nor the JCC's liability for such. A multiplier for all the needs rankings should be applied to take into account the number of people each building serves in terms of actual occupants on an average working day.

The JCC's decision to rely on FEMA-154 ratings for seismic vulnerability negatively impacts the projects Los Angeles County has established as a top priority. The FEMA ratings consider only the probability of failure but not the impacts associated with those risks. For example, the tiny one-courtroom Clearlake Courthouse has seismic deficiencies as does the 99-courtroom Stanley Mosk Courthouse. Yet, the Clearlake Courthouse project ranks significantly higher than Mosk. If the existing Clearlake Courthouse was rendered unusable, its operations could easily be absorbed elsewhere. If the 99-courtroom Stanley Mosk Courthouse was rendered inoperable, and its operations would have to be accommodated elsewhere, the ramifications would be felt statewide. This is a serious flaw in the ranking system and must be addressed.

THE PSM FAILS TO ALLOT SUFFICIENT CREDIT FOR THIS COURT'S INTEGRATED STRATEGIC PLAN

As the most populous County in California, Los Angeles County contains an extensive portfolio of court buildings that perform as part of an integrated network of services that is greater than the sum or assessed value of its parts. Within this interconnected system, individual courthouses vary dramatically in size, case types heard, and operational requirements. From an operational perspective, that means their priority needs, and impact to court services does not have a direct correlation to local building conditions.

In general terms, the JCC's scoring methodology focuses on conditions and performance of buildings in the portfolio on a stand-alone basis, with individual courthouses reviewed independently. This allows identification of the poorest performing building. For the many counties moving towards a single service-delivery point or a very small number of operating locations, the algorithm adopted in response to the Trailer Bill mandate has value. However, it does not account for the role of a given courthouse within the county it serves when there are multiple interrelated facilities involved. The majority of projects proposed by Los Angeles County include multiple facilities, particularly in regard to the effort to find a viable path forward to replace one of the most seismically deficient courthouses in the state (also the

largest courthouse in the state in terms of courtroom count), i.e. the Stanley Mosk Courthouse which supports central family, probate and civil dockets, and all executive administrative operations for the county, in downtown Los Angeles. It is prudent to evaluate multiple projects as a single endeavor for scoring purposes when attempting to balance the needs and caseloads of the largest trial court in the nation while also trying to overhaul a haphazardly rundown portfolio comprehensively. However, the scoring mechanisms appear to penalize projects with such complexity by awarding lower scores as component parts are evaluated in isolation.

The proposed scoring methodology does not specifically consider the Courts strategic facility planning efforts, particularly the multi-part effort to find a path forward to replace Mosk using existing land assets.

Acquiring a site, especially in a populated urban area, is a challenging, time-consuming, and costly task. Yet, a proposed project which solves this problem, such as the Mosk Replacement Project or the Torrance Dependency Project, received insufficient credit for the cost savings and efficiencies of an innovative approach in utilizing existing resources, even though this is of great benefit to the project schedule and budget.

When facilities in Los Angeles County were closed, the caseloads for these buildings were transferred to other courthouses which increased the congestion in the remaining open courthouses. These closures placed additional operational and maintenance burdens on centralized buildings like Mosk and Foltz that further elevate their critical importance to the overall health and long-term resilience of the courthouses in Los Angeles County. Yet, the significance of these facilities is not reflected in the proposed scoring methodology. This issue must also be addressed.

The proposed algorithm is incapable of rewarding projects that take advantage of existing resources that are in good condition. For example, the proposed Chatsworth Project ranks very low, yet it is the most efficient use of taxpayer dollars since it maximizes the use of existing facilities. It defies logic that such economically prudent projects would be ranked so low.

THE PSM FAILS TO FULLY CREDIT ONGOING CONSOLIDATION ACTIVITY IN LOS ANGELES THAT HAS RESULTED IN SUBSTANTIAL COST SAVINGS

Over the past several years, Los Angeles County has allowed the JCC to reduce their portfolio by the divesting of underused properties. This included San Pedro, West Los Angeles, Kenyon, and the Mental Health courthouses. In 2012, we also allowed Huntington Park Courthouse to be closed. Additionally, in 2008, the Court allowed the San Pedro Annex and Redondo Beach Annex to be shuttered. These actions have saved the JCC hundreds of thousands of dollars in maintenance and upkeep costs and provided an infusion of funds into the ICNA. The proposed scoring methodology does not consider the savings the JCC realized by the divesting of the

underused properties, and it does not provide an adjustment for these savings to scores assigned to projects proposed by Los Angeles County. This issue must be addressed. Leased facilities (that do not eventually become JCC-owned facilities) should not receive ratings. These facilities are temporary solutions since there is no way of knowing if these leases can or will be renewed. The current ranking system includes Spring Street and Central Civil West courthouses in the Mosk evaluation, which reduced the score of the Mosk Replacement Project. The prioritization narrative encouraged such consolidations, yet the methodology failed to reward them. Instead, the Court appears to have been penalized for its proactive savings efforts.

THE PSM USE OF NUMBER OF JUDICIAL OFFICERS AS A MAJOR COMPONENT IN A FACILITIES ANALYSIS UNFAIRLY INVERTS THE SIGNIFICANCE OF THE NUMBERS

There is no correlation between the condition of facilities and the need to replace them, to the number of judicial officers. There is no history of the Governor/Legislature providing new judgeships on an ongoing basis. As a result, the current formula is significantly flawed as it may promote the construction of new/modern courthouses with excess space to serve judicial officers that do not exist, while discounting the needs of existing courthouses that are fully staffed with judicial officers with large caseloads and who are extremely busy providing a high level of service to the citizens. Therefore, the use of the number of judicial officers as part of this facilities methodology appears to invert the significance of the number of judicial officers.

THE COURT'S SECURITY ASSESSMENT INFORMATION REQUIRES FURTHER REVIEW AND SUPPLEMENTATION

Due to the number of courthouses within Los Angeles County and the lack of time to provide consistent and uniform responses regarding security, we were unable to confirm and coordinate the information provided by local court management prior to the due date. The Court is working on confirming the security data reported in the survey and will provide updated information by August 28, 2019, so the Committee has the correct information about the serious security gaps for the Los Angeles County courthouses. Many of our urban-based courthouses lack fully functional segregated circulation systems and are far from safe for the public, court and county employees and other Court users.

THE PSM DOES NOT ACCURATELY CAPTURE THE CONDITIONS ASSOCIATED WITH THE FACILITY PORTFOLIO IN LOS ANGELES COUNTY

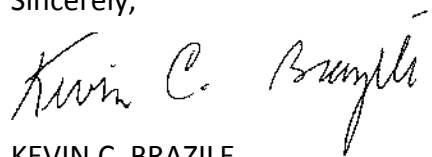
The average age of a courthouse in Los Angeles County is over 44 Years. Consider that for much of the last quarter of this average life span upgrades and maintenance to building systems were either deferred or minimally performed due to the pending transfers of the facilities from the county to the state and/or due to the lack of funding related to a lengthy state budget crisis.

Building systems were routinely run to the point of failure. Some systems were shut down or taken offline. As a result of this practice, Los Angeles County currently accounts for approximately 50% of the JCC's facility modification expenditures, even though the Los Angeles County portfolio is approximately 30% of the State total by area. The TCFMAC allocates resources based on objective needs criteria, which illustrates their recognition that the Court is disproportionately burdened with a backlog of deferred facility maintenance issues. Recognizing and appreciating this magnitude of investment that can only address maintenance and "run to fail" issues from the inadequacy of maintenance funding, if left unabated will leave the JCC with a substantial deferred maintenance burden, and chronic system failures that will continue to consume greater than 50% of the maintenance and TCFMAC modification funds due to the level of disrepair. This is not adequately reflected in the scoring criteria.

In summary, the ranking algorithm does not work for the multi-faceted populous courthouse facilities in Los Angeles County. Therefore, the Court believes it is necessary to utilize either an alternate or augmented scoring tool to capture the complexities around providing access to justice to the 10 million citizens within Los Angeles County or recommend a separate funding allocation methodology to address these critical issues.

Thank you for considering our comments. We realize this is a complicated process that requires many factors to be evaluated and the time constraints created by the Trailer Bill. We intend to send a representative to the Court Facilities Advisory Committee meeting on August 29, 2019, recognizing the importance of this effort by the Judicial Council to present a reasonable slate of capital projects to the Legislature for funding.

Sincerely,



KEVIN C. BRAZILE
Presiding Judge

KCB:rm

- c: Hon. Eric C. Taylor, Assistant Presiding Judge, Los Angeles Superior Court
Sherri R. Carter, Executive Officer/Clerk of Court, Los Angeles Superior Court
Jeremy Cortez, Chief Deputy, Finance & Administration, Los Angeles Superior Court
Allen Leslein, Director, Facilities Services & Capital Projects, Los Angeles Superior Court
Mike Courtney, Director, Facilities Services, Judicial Council of California
Pella McCormick, Deputy Director, Facilities Services, Judicial Council of California

From: [Judge Barbara Meiers](#)
To: [CFAC](#)
Subject: Invitation to Comment: Draft Revised Prioritization Methodology for Trial Court Capital-Outlay Projects Or
Statewide List
Date: Friday, September 06, 2019 9:10:51 AM

My understanding is that a report was compiled several years ago stating that the Mosk courthouse is extraordinarily unstable and subject to very serious damage in an earthquake. Nevertheless, many judges and a large number of support staff individuals are working here in what has been identified as an exceedingly dangerous locale. Talk about “premises liability!” Since all judges were informed of the existence of this report a few months ago, despite its issuance years before, I assume that the Presiding Judge would be able to produce a copy. In terms of “priority,” it seems to me that issues of danger to life and limb ought to take precedence over all other matters. Please consider. Judge Barbara Meiers

SCOPE
Santa Clarita Organization for Planning and the Environment

TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY

POST OFFICE BOX 1182, SANTA CLARITA, CA 91386

www.scope.org



9-10-19

Court Facilities Advisory Committee
Sent via email to: CFAC@jud.ca.gov

Re: Santa Clarita Courthouse

Honorable Sirs and Madames:

While we concur that our current facilities are old and may not be up to current seismic standards, we are mystified as to why we would need 24 new courtrooms. Our City continuously touts itself as one of the nations and state's safest paces to live. So why would we need so many additional court rooms?

Of even more concern is that a large nationwide and politically well-situated developer in our community has long sought a new sheriff station and courthouse as anchor developments for one of their projects. While we support the revitalization and earthquake safety renovations that may be needed on our now centrally located court house, we are concerned about the influence this developer may have in promoting a court house to help enable his project, which would not result in the best court building location for our community or for the State Court system.

In 2016 this developer attempted to change the floodway maps of the Santa Clara River behind the scenes in the Los Angeles County Public Works Department to accommodate their desire to have the Sheriff's station located on their property (where they also proposed a courthouse). Luckily a floodmap change requires an ordinance, triggering public notice and two readings. We saw it on the agenda, cited the lack of review for this filling into the Santa Clara River and brought it to our decisionmakers. Unfortunately it took a court order to say that it was wrong (which we have attached). The Courthouse and Sheriff station were sidelined due to this failure to review (not to mention that it is just a plain bad location).

We fully supported the new sherrif station now being built in a centrally located and non-environmentally sensitive location. We hope that any new Courthouse can be located next to the new Sheriff station on Golden Valley Road where it will be central to all residents of the Santa Clarita Valley.. Our old courthouse is now located next to the original sheriff's station and this configuration seems to work well for residents in need of County/State services.

We also support a satellite facility concept to support communities in outlying areas of our valley, such as Castaic, but environmentally sensitive areas should be avoided.

While we don't oppose funding for this project, we urge the committee to ask for more information on the proposed location before allocating any funding. Building in sensitive areas of the Santa Clara River floodplain, Los Angeles County's last free flowing river, is not acceptable. This is especially true when more centrally located land may be available. We urge you to tie

funding to the location and to ensure our community is better served by making sure that the new location of this facility is central to other County and state services.

Thank you in advance for your consideration of our concerns. We appreciate your efforts to make our Courts and their facilities work more efficiently for the public interest.

Sincerely,

A handwritten signature in cursive script, appearing to read "Raymond A. Lambert".

President
661 255-6899

MENDOCINO



Superior Court of California County of Mendocino

ANN C. MOORMAN
Presiding Judge

JEANINE B NADEL
Assistant Presiding Judge

KIM TURNER
Court Executive Officer

August 13, 2019

Mr. Mike Courtney, Director
Facilities Services
Judicial Council of California
2860 Gateway Oaks Drive, Suite 400
Sacramento, CA 95833-3509

RE: Comments on Draft Facility Plan and Capital Project Needs-Based Scorecard – Ukiah
Courthouse

Dear Mr. Courtney:

Thank you for the opportunity to comment on the Draft Facilities Condition Assessment and Project Needs-Based Scorecard prepared by Vanir/EMG for the Mendocino County main courthouse in Ukiah, identified as Facility 23-A1 in the report. The comments below address a number of substantive concerns, some that are 'process-based', others that relate to the conclusions reached by the consultants and other factors that we urge you to consider in prioritizing new construction projects.

Process-Based Concerns

The court was aware of the legislative mandate to review the prioritization of trial court facilities projects and of the requirement that the Judicial Council report back the Legislature no later than December 31, 2019. Early in 2019, the court conferred with consultants from Gensler, Inc. to summarize the characteristics of all court facilities, including those facilities that are currently in use and those that have been decommissioned. The court completed data worksheets on each facility in March 2019 and was advised that a site visit would occur later in the spring.

Until the draft report was published a few weeks ago, the court was unaware that a site visit had, in fact, occurred on March 25, 2019. We now understand that the consultants toured the Ukiah facility with a representative from Enovity, a company that provides building maintenance, at the direction of JCC Facilities staff. The court was not advised that this visit was scheduled and was not invited to participate. We believe that this was not only a regrettable oversight, but it resulted in the consultants missing out on important information and perspectives that judges and court management could have provided about the current facility, the background of the Ukiah new courthouse project and the concerns that the court has about adverse public and local government reaction if there is another delay

in constructing a new facility. This was a missed opportunity for the consultants to hear directly from the building tenants about structural and engineering challenges, operational inefficiencies and impediments to public access that occur in the Ukiah facility.

Another process issue relates to the report format itself. After reading the draft report, we find that it is hard to determine how individual elements of the various arithmetic calculations were derived. For example, the consultant's assumptions and cost estimates in the Facilities Condition Index (FCI) over a ten-year horizon for repairs to the Ukiah facility are impossible for the court to validate. The assumptions indicate that virtually no costly repairs will be needed before 2024. There appears to be no consideration that nearly every repair in the facility requires asbestos abatement and often requires additional industrial hygiene analyses to determine whether other harmful substances, such as lead, are present. A simple plumbing repair can take a public restroom out of commission for months at a time and, in fact, just occurred recently. The HVAC system is substandard, causing health concerns on hot days about the impact on staff and the public. In addition, the HVAC system deficiencies create challenges for our court network, as we have substandard environmental controls in our server room and servers cannot be sufficiently cooled during 100-degree days in Ukiah. There are adverse impacts and unanticipated construction hurdles in virtually every repair. The court has no way of knowing whether any of these exigencies were factored into the cost estimates. Had the court participated in the walk-through, we might have had a better understanding of the factors the consultants were evaluating and more confidence in the conclusions reached in the draft report.

Concerns about Conclusions Reached by the Consultants

The Mendocino County courthouse in Ukiah was one among the seven of the top seventeen projects that was not funded in 2018 when state funds were restored to capital projects. Since the first prioritization of capital projects was done in the early 2000s, the Mendocino courthouse has always been in the top tier of worthy projects. In anticipation of a new courthouse, site acquisition for a new courthouse was accomplished in 2010. In fact, as you know, site acquisition and improvement (Phase 1) is already substantially complete at this time. For these reasons, we were disconcerted and quite surprised to see that our overall priority rating is not characterized as among the most urgently needed facilities. Instead the courthouse is rated "critical need" at 15.5 points, .5 points short of an "immediate need" designation.

We have carefully reviewed the draft report to try to ascertain why the Ukiah courthouse rating is not in the "immediate need" category. We will focus our comments on the FCI and Physical Condition sections, as those sections appear to include conclusions that we are concerned may not be supported by objective criteria or that may be relying on incomplete or incorrect assumptions.

Facility Condition Index (FCI)

The consultants have estimated costs to perform necessary repairs to the Ukiah courthouse over the next ten years. The Ukiah courthouse received a 'poor' FCI designation at 35.47 percent of the replacement cost, indicating that nearly \$14 million in repairs would have to be spent over the next ten years to keep it open and operational. The cost to replace the existing structure with no improvements would be \$38.6 million. What the FCI formula fails to address is that none of the \$14 million spent to maintain the current facility will result in a public building that is seismically safe, free of asbestos and other environmental hazards, or that meets public safety standards for prisoner transport or even minimal

ADA requirements. So, this FCI rating is somewhat academic as it is not grounded in the realities of operating a public facility with the number and severity of the structural and safety challenges faced in Ukiah.

Moreover, as stated earlier, the court has no way to verify or validate the assumptions used for the comprehensive and reasonable cost of repairs as they are not described in any detail in the report. There is no way to tell whether sections of the facility will be rendered unusable during such repairs, but it seems likely that this would be the case, as any abatement requires sealing off the construction area. In some cases, this will mean courtrooms, portions of clerk's offices or self-help center will be unavailable for some period of time. The court has no way of knowing whether these operational challenges were part of the equation.

The report defines 'very poor' condition rating as "Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary." This description accurately describes the conditions in the Ukiah facility in prior JCC assessments and should be considered in this current assessment. If FCI is to be factored into the overall building rating, we believe it should receive a lower weighting in the overall Project Needs-Based Scorecard. We recommend that it be weighted at 10% of the overall score.

Physical Condition

We believe that two of the five elements evaluated to determine a rating for the Ukiah courthouse's physical condition may be incorrect in the report.

First, the court received 26 points in the Fire, Life & Safety (FLS) category. We understand from the methodology that the court would be awarded 6 points for the height of the building but the report states that the building has "a limited fire alarm system, fire sprinkler system throughout, and appropriate egress signage." According to the rating scale, the court should receive 24 points for fire protection system deficiencies because it has no digital fire alarms, no smoke control and no on-site fire water tank. By awarding 24 points for these factors plus 6 points for building height, the court would receive 30 points in this category.

Second, in the area of ADA, the court received 8 points, presumably for deficiencies in courtroom features (jury boxes, witness stands, clerk's stations, bench) and toilet rooms (public and jury deliberation.) The court should receive 4 additional points for interior accessible routes (stairways and elevators) since the elevator only stops at the ground, first, third and fifth floors. There are three courtrooms and other public offices on the second and fourth floors that are not ADA accessible. Accordingly, we believe the court should receive 12 points in this category.

With the addition of 6 points in FLS and 4 points in ADA, the court's revised Physical Condition score would be 84, not 74.

Other Concerns and Considerations

While we appreciate that the Judicial Council and Legislature are seeking an objective and defensible methodology to evaluate an enormous number of dissimilar capital projects, the assessment should give

some consideration to factors that cannot be quantified in a formula and these factors should be allocated some weight in the overall rating. We recommend that 10% of the points should be awarded for these considerations (this would be possible if the FCI weighting is reduced to 10%.)


The Mendocino County courthouse in Ukiah has been recognized as among the most worthy trial court capital projects for nearly twenty years. The only reason it remains on the list of unfunded projects is the unfortunate confluence of the sweep of more than \$1 billion in courthouse construction funds by the Governor and Legislature early on in the recession and the difficulty in scoping and advocating for funding for these capital projects in recent years. Nonetheless, relying on assurances from the JCC Facilities Services Division, the court and its leadership have steadfastly assured Mendocino residents and local government partners that a new courthouse would be within reach as soon as funding was restored. Local agreements, some that included substantial local revenue investment, have been in place for a number of years.

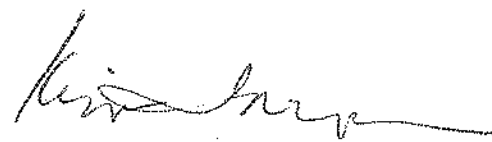
Against this backdrop of delays in funding, there is a small, but vocal, group of community residents and media that have opposed the construction of the new courthouse from the beginning and have expressed skepticism that it would ever be financially feasible. Another delay, due to a lower priority rating under the new JCC methodology, would tarnish the court's reputation in the community and would have adverse local impacts, resulting in a loss of confidence in the court and the state judiciary. It would also fuel the argument made by those in opposition to a new courthouse that state government cannot efficiently manage capital projects. This is a public relations calamity that does not serve the court's interests.

In a small community like Ukiah, where new downtown construction is vital to reinvigorating the local business community, a failure to get the new courthouse underway will have serious consequences for the downtown revitalization project that City of Ukiah has made a cornerstone of its near-term planning process. To date, the City of Ukiah has spent more than \$250,000 in good faith to bring the necessary underground and street access to the site of the new courthouse. Further delays will erode the court's good will and public confidence and will put a strain on our local government relationships.

We urge the JCC to award credits/points in the assessment process to factors like these that are not easy to quantify. Thank you for your consideration of this request and please contact us if you need more information.

Very truly yours,


Ann C. Moorman *by [unclear]*
Presiding Judge


Kim Turner
Court Executive Officer

cc: Judges, Superior Court of California, County of Mendocino
Sage Sangiacomo, City Manager, City of Ukiah
Shannon Riley, Assistant City Manager, City of Ukiah
Judge (Ret.) David Nelson

MONTEREY



SUPERIOR COURT OF CALIFORNIA
COUNTY OF MONTEREY

240 Church Street, Salinas, California 93901 - (831) 775-5400
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LYDIA M. VILLARREAL
Presiding Judge
2018 - 2020

JULIE R. CULVER
Asst. Presiding Judge

CHRIS RUHL
Court Executive Officer

August 15, 2019

Michael Courtney
Director, Facilities Services
Judicial Council of California
Mike.courtney@jud.ca.gov

Via Email

RE: Comments on Draft Court Facility Plan (CFP) and Capital Project Needs-Based and Cost-Based Scorecards – Monterey

Dear Mr. Courtney:

Thank you very much for the opportunity to comment on the above documents. We also appreciate all of the work you and your staff have done to create these documents and to move the statewide prioritization process to this point.

Monterey County Superior Court has proposed two projects – a Monterey Courthouse replacement and a new South Monterey Courthouse. Both are addressed separately below. We have reviewed the CFP and the scorecards. In that review, we have identified several significant errors and/or omissions that directly impact the scores assigned to the Monterey County Court's proposed projects. After correcting the noted errors, we request that the needs-based score for the **Monterey replacement be adjusted to 16.5**, and the **South County courthouse score be adjusted to 13.7**.

I. Monterey Courthouse Replacement (Fort Ord)

a. Physical Condition

Monterey County Superior Court (MCSC) suggests the following corrections to the Facility Condition Assessment (FCA or Facility Assessment) under the Fire & Life Safety category:

1. MCSC has four (4) "no" answers to the fire suppression questions.

- a. There is no automatic sprinkler system. There is no automated fire sprinkler system to protect staff and the public while they evacuate, before the firefighters arrive. (Please see page 130 of the Facility Assessment.) The fire suppression system is a fire hose system which can only be used by firefighters.
- b. There is no digital fire alarm.
- c. There is no smoke control.
- d. There is no on-site water tank.



Figure 1 - Fire Hose inside the B Level public hallway

The absence of these **fire suppression tools provides 30 points.**

2. The **height of our building is four (4) stories.** Each story in the building is above ground. It is hard to discern four floors from the front of the building due to the courthouse being built on a slope. Due to the slope, the public entrance is located on what is labeled as the first floor; however, it is in reality the second floor. If one were to walk a few paces from the front of the building, one would see that the building is on a slope and there are accessible windows and doors on the level below the public entrance. Authorized personnel access the building from the rear of the building on the “B” level (lower level). Authorized persons may also enter on the sides of the building on the “B” level to access county offices. Almost every wall on the “B” level has large windows and there are several points to exit directly outside. The “B” level has windows and doors that are accessible and viewable to anyone outside the building. One does not need to enter the building on another floor to then access the “B” level, as would be the case if the “B” level were a basement. There are three floors above the “B” level.



Figure 2 – B Level Entrance



Figure 3- B Level Entrance

Significantly, if there is a fire, firefighters would need a ladder that can reach four floors, plus the roof. If a courtroom on the top floor of the courthouse required access by a ladder, anything short of a

four story ladder would be inadequate, and possibly tragic. The attached photos were taken of our courthouse showing the four stories. A building with **four (4) stories provides 6 points.**

The Monterey Superior Court agrees with the determinations in the other categories: *Americans with Disabilities Act*: The courtrooms do not have ADA accessible jury boxes, witness stands, or benches. The jury deliberation rooms do not have accessible toilets. The public restrooms on floors two, three or four do not have ADA accessible restrooms. **8 points.**

Our court was determined to be a Very High Risk in the JCC *Seismic* study. **40 points.** The court has *asbestos and lead* throughout the building. **20 points.**

The total points in **Physical Condition should be 104, for a conversion to 4.5 points.**

b. Overcrowding

The court requests that the **JCC use the published methodology for calculating Overcrowding** for this project. The published, transparent and proper calculation is logical and captures the need of a project as a whole.

The overcrowding methodology contained in the “Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects” is a straightforward calculation that uses the current area and compares it to the California Trial Court Facilities standard area to determine overcrowding. It is as follows:

$$\text{Overcrowding} = [1 - \text{Current Area} / \text{California Trial Court Facilities Standards Area}] * 160$$

The above published calculation is not the calculation that was used to determine Overcrowding on the Project Needs-Based Scorecard (the “Scorecard”). Based on the published calculation for Overcrowding, the New Fort Ord Courthouse would have received a score of 2.5 as opposed to the 1.4 shown on the draft Scorecard.

Applying the published formula to the proposed Monterey replacement yields the following:

$$\text{Overcrowding} = [1 - \text{Current Area} / \text{California Trial Court Facilities Standards Area}] * 160$$

Current Area= 40423 sq. ft. (33463 Monterey, 5791 Annex, 1179 Juvenile)
 Trial Court Facilities Standard Area = 70000 sq. ft. (10,000 per courtroom)

Court	Courtrooms	Current Total Sq. Ft.	Facility Standard Area	Score	Points
Monterey Project	7	40423	70,000 sq. ft.	67.6046	2.5

The unpublished methodology that was used on the Scorecard differed from the published original in one key way. Undersized courtrooms currently in use are weighted differently

(and less) than adequate courtrooms currently in use. The result of this weighting serves to “punish” courts that have been using undersized facilities. By way of example, a juvenile court occupying a small physical footprint accounts for only 3% of the score in our particular circumstance when it is one of 7 courtrooms being scored. If we looked at each courtroom equally, the courtrooms would each account for roughly 14% of the overcrowding score. In effect, current highly overcrowded small courtrooms are further undervalued because the weighting further minimizes their impact on the Scorecard.

Each courtroom is equally important. The published Overcrowding criteria is the appropriate way to recognize this.

The project should have an **Overcrowding score of 2.5** rather than 1.4.

c. Access

The scores for Access are expected to be adjusted using the revised Assessed Judicial Need expected to be approved by the Judicial Council soon. The revised AJN will show a need of approximately one judicial FTE for Monterey, resulting in a rating of approximately 5% and **.5 points**.

In addition, on April 11, 2019 this court submitted an Argument to Rebut the Presumption Regarding our Access to Court Services score. That argument is attached for reference. (**Exhibit 1**)

d. Facility Condition Index (FCI)

The Monterey County Superior Court does not have any corrections to FCI for the Monterey Courthouse. However, the MCSC would like to highlight the County of Monterey’s plans for the Monterey Courthouse, which provides additional context.

Monterey County, owner of the Monterey Courthouse, projected in its Capital Improvement Program in 2017 that the cost to renovate the courthouse will be \$66,863,637. The County projects it will have the necessary funds in fiscal year 2021-22. (Please see **Exhibit 3** in the Exhibit Package.) Per the Joint Occupancy Agreement for the Monterey Courthouse (#27-C1), the Judicial Council of California’s Monterey Share of project costs is 50.14 percent of all facility improvements in common areas, including operational preventive maintenance work. Assuming costs have not increased since this estimate, and assuming the JCC will pay for at least 50.14% of these costs, **the percentage cost in fiscal year 2021-22 to renovate will be over \$33 million**. The County’s estimate presumes the work can be done with containment and phasing. Please see the 2007 Asbestos Survey Report for the Monterey Courthouse (**Exhibit 4** in the Exhibit Package). (According to the Court Building Renovation Feasibility Study Project Report, October 12, 2018, the cost of phased construction is \$90 a sq. ft. The cost of renovating with temporary relocation is \$220 per sq. ft.) It is very unlikely that the project work to renovate the Monterey Courthouse can be accomplished in phases because of the asbestos.

When the Salinas courthouse was renovated in the early 2000's, the estimated cost was projected to be \$17 million. Because of the asbestos and other issues, the final cost was over \$65 million. The \$65 million does not include settlement agreements with individuals exposed to asbestos during the renovation of the occupied facility. Because of repeated high asbestos exposures, requiring repeated emergency evacuation of the courthouse, the court moved into trailers. Court staff, sheriff deputies, visiting attorneys and one judge – over 150 in all – sued for asbestos exposure.

When assessing the need for a replacement courthouse, this proposed expenditure by the County is necessary to anticipate financial impacts to the court, as well as to evaluate the potential costs.

e. Cost-Based Scorecard

The Cost-Based Scorecard lists a total project cost of \$146 million. The JCC Project Budgeting Model that itemizes the project costs shows a land acquisition cost of \$48.5 million.

A resolution from the City of Seaside indicates the City's intention to convey the proposed courthouse site under "terms of sale which shall convey property necessary for the Family Justice Center upon price and terms beneficial and financially feasible to the State of California and the court system."

f. Conclusion

Based on the above, we request an adjustment to the Needs-Based Scorecard from a score of **14.4 to a score of 16.5**. We would request an **increase to the Cost-Based score** to reflect the reduction in the total estimated project cost as a result of the nominal site acquisition cost.

II. **New South County Courthouse (Greenfield)**

a. Overcrowding

The court incorporates by reference the comments regarding Overcrowding for the Monterey Replacement project, above. In applying the published and transparent formula for calculating Overcrowding, the score for this project would be 115.64. This yields an **Overcrowding score of 4.0**.

b. Access

The scores for Access are expected to be adjusted using the revised Assessed Judicial Need expected to be approved by the Judicial Council soon. The revised AJN will show a need of approximately one judicial FTE for Monterey, resulting in a rating of approximately 5% and **.5 points**.

In addition, on April 11, 2019 this court submitted an Argument to Rebut the Presumption Regarding our Access to Court Services score. That argument is attached for reference. (**Exhibit 1**)

c. Prior (2006) Ranking

In 2006/2008, under a different Methodology for the Trial Court Capital- Outlay, the Greenfield Courthouse replacement received a higher ranking. Based on the 2006/2008 Methodology, the JCC prioritized the Greenfield Courthouse. The high ranking was based, in part, on the economic opportunity provided by the donation of land by the City of Greenfield. In 2012, when funding was no longer available, the Greenfield Courthouse was placed on Indefinite Delay. The south county population has been waiting for this courthouse. The Monterey County Superior Court asks that you take this into consideration in your current ranking.

d. Physical Condition

Monterey County Superior Court (MCSC) suggests the following corrections to the Facility Condition Assessment (FCA or Facility Assessment) for the King City Courthouse under the Fire & Life Safety category:

Americans with Disabilities Act: The courtrooms do not have ADA accessible jury boxes, witness stands, or benches. The jury deliberation room does not have accessible toilets. The public restrooms are not ADA accessible. 8 points.

The total points in this category should be 58; the conversion remains at **2.5**.

e. Cost-Based Scorecard

Total Spent as of 3/31/19: The JCC incurred substantial costs on the design of the proposed Greenfield courthouse before the project was put on indefinite hold in 2012. We estimate those costs to have been at least \$1 million. The JCC would have the precise cost figures. We raise this point because it is difficult to discern from the Cost-Based Scorecard and the Cost-Based Scorecard Notes whether, or to what extent, those incurred costs were taken into account in scoring this project.

CDCR Operational Cost Savings: Referring to information from Ann Ludwig, as of this date the court is unable to provide documentation from CDCR confirming their annual operational cost savings. We will seek to obtain and provide that documentation from the CDCR as soon as possible.

f. Conclusion

Based on the above, we request an adjustment to the **Needs-Based Scorecard from a score of 11.9 to a score of 13.7**. We request an increase to the Cost-Based Scorecard to reflect the total spent as of 3/31/19, in case the JCC costs have not yet been taken into account.

III. Court Facility Plan

Attached to this letter you will also find a spreadsheet that sets forth in detail the errors, omissions, and suggested changes to the CFP and the scorecards (**Exhibit 2**). A separate Exhibit Package will be sent by overnight mail that will include this cover letter, Exhibits 1 and 2, and the following additional Exhibits:

Exhibit 3: County of Monterey Capital Improvement Program – 5 Year Plan 2018-2023

Exhibit 4: Environmental Report – Monterey

Exhibit 5: Environmental Report – King City

Exhibit 6: Seismic Assessment – King City

IV. Conclusion

For all of the above reasons, the court requests the needs-based score for the Monterey replacement be increased to 16.5, the South County courthouse score be increased to 13.7, and the cost-based scores for both projects be increased as outlined above.

Once again, thank you for the opportunity to comment.

Sincerely,



Lydia M. Villarreal
Presiding Judge
Monterey County Superior Court



SUPERIOR COURT OF CALIFORNIA
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CHRIS RUHL
Court Executive Officer

April 11, 2019

Mike Courtney
Director, Facilities Services
Judicial Council of California

Via Email

RE: Access to Court Services Criterion – Rebuttal of Presumption – Monterey Superior Court

Dear Mr. Courtney:

Thank you for the opportunity to present our rebuttal to the presumption concerning the Needs-Based factor of Access to Court Services in the Revised Prioritization Methodology for Trial Court Capital-Outlay Projects. We proffer our rebuttal in connection with this court's proposal to consolidate several court facilities, most notably the Monterey Courthouse, into a new courthouse facility on the former Fort Ord.

The Feb. 21, 2019 "Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects" sets forth five major needs-based criteria for scoring proposed capital-outlay projects. The fifth of those is "Access to Court Services". Under that criterion, the methodology provides:

For a proposed project involving less than all of the court facilities within a county, there will be a **rebuttable presumption** that the countywide percentage deficiency and the corresponding points will be assigned to that project.

Like the Overcrowding criterion discussed in Section D above, Access to Court Services measures the extent to which a facility may be physically overburdened by court user traffic impairing court user access. The access to court services reveals buildings that are overburdened because the caseload justifies more space, including courtrooms, than is available.

*(Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects, sec. V.E, p. 11 (emphasis added).)*¹

¹ We make the following assumptions about this rebuttable presumption: It shifts the burden of proof to the court. Usually the standard is a preponderance of the evidence (sometimes called 51%).

The Monterey Court proposes a project to replace the current Monterey Courthouse by closing and consolidating that courthouse with other current facilities into one new facility. While a significant portion of our case types will be heard in the proposed new facility, the project involves less than all of the court facilities in Monterey County.

As explained below, the Monterey Courthouse is a building that is significantly “overburdened because the caseload justifies more space, including courtrooms, than is available.” In this case, the caseload justifies much more space than is available. The Monterey facility houses our Civil, Family and Probate Divisions. The Salinas facility houses our Criminal Division.

In late 2018, in response to the recent changes and new constraints in the Assigned Judges Program (AJP), the Monterey Court undertook a painstaking internal assessment of the judicial workload of this court. That internal assessment was intended to provide a basis for reallocating judicial assignments to better reflect workload, and to maximize this court’s efficiency in its use of available judicial resources.

The assessment included calculating the total annual judicial time spent in this court (in minutes), based on our most recent year case filings (broken down by individual JBSIS case types) and the 2011 judicial caseweights for each case type (see attached). The calculation yielded an average case-related judge year value of 76,326 minutes for each judicial officer in this court.² That figure is very close to the 77,400-minute figure currently used for the judge year value in calculating the Assessed Judicial Need (AJN) for California superior courts. (See attached excerpt from the 2001 AJN report.) We recently confirmed with Leah Rose-Goodwin in the Office of Court Research that 77,400 is still the figure being used to calculate AJN.³

Using the data generated from the above assessment, we calculated the judicial workload for the case types heard at the Monterey Courthouse. The attached spreadsheet sets forth that calculation. Using the 77,400-minute judge year value figure, the caseload at the Monterey Courthouse currently requires **7.1** judicial positions. That is consonant with the court’s current judicial assignments, under which the caseload is heard by some percentage of eight (8) different judicial officers in Monterey. However, the Monterey courthouse *only* has **five (5)** courtrooms. **Thus, the Monterey courthouse is clearly “overburdened because the caseload justifies more space, including courtrooms, than is available”.** This is not an adjustable problem, as there is a lack of space in other courthouses miles away.

Not surprisingly given the above numbers, the substantial shortage of courtrooms in Monterey presents several negative consequences. For example:

² We would be happy to provide background information and documents that set forth the detailed basis for the assessment if you would find it helpful.


³ In making these calculations, we have estimated a judicial caseweight of 497 minutes for Complex Civil cases. That estimate is derived by comparing the difference between the current Resource Assessment Study (RAS) Complex Civil and Unlimited Civil caseweights, with the average of the current Unlimited Civil judicial caseweights. Per Leah Rose-Goodwin, the Workload Assessment Advisory Committee (WAAC) is still determining what judicial caseweight to assign to Complex Civil cases; but she anticipates it will likely fall somewhere between the average Unlimited Civil caseweight (186) and the Asbestos caseweight (628).

1. Judicial officers have to split their calendars. For example, one family law commissioner has to trail some of her cases on the Family Law calendar in Monterey to be heard in Marina. This is a challenge as we must stagger the trailed cases around the schedule in Marina. This can cause confusion for litigants regarding which courthouse to appear in.
2. The Civil Complex Law and Motion calendar is generally heard in Monterey on a single day in order not to conflict with that department's other case types. However, if there is a Monday holiday, then the complex civil calendar will conflict with the priority Unlawful Detainer matters regularly scheduled in that department. This results in the Complex calendar being moved to another department on the same day, which causes confusion for the litigants and CourtCall. If the other regularly calendared departments have a trial going out, then the Complex calendar will trail the Unlawful Detainers, which can take up a good part of the day. If, in a complex case, there is a request for extended argument, the hearing on that matter is then moved to the Salinas courthouse. All Complex Civil trials are tried in our Salinas Criminal Courthouse due to the lack of space in Monterey. Typically, this means the Complex Civil judge must find a courtroom that is not being used on that particular day or week by the regularly scheduled department.
3. As another example of the problem, one of our civil judges, who does not have her own courtroom, had a civil jury trial. During the civil jury trial, each day she, her jury, and the attorneys had to move to a courtroom that was not being used that particular day. At the end of each day, an announcement was made directing the jurors where to report the next day. One of the exhibits in that trial was a tree. The trial attorney had to move the tree from courtroom to courtroom. He asked the bailiff to move it for him; but rules restrict bailiffs from moving trees. At one point the attorney wanted to know what was wrong with our court that we could not keep a trial in a single courtroom. The problem was that **the Monterey courthouse is clearly "overburdened because the caseload justifies more space, including courtrooms, than is available"**. Again, this is not an adjustable problem as there is a lack of space in other courthouses miles away.

We contend we have rebutted the presumption, supported by the above workload data and anecdotal experiences, and have established the basis to assess the Monterey Courthouse's access deficiency separately from the county wide percentage deficiency in determining the Access to Court Services score for our proposed project to replace that courthouse.

Thank you and CFAC for the opportunity to offer this submission. We would be happy to discuss this further with you, and/or provide any additional information concerning the above.

Sincerely,



Chris Ruhl
Executive Officer
Superior Court of California, County of Monterey

2011 Judicial Officer Workload Study Case Types and Caseweights

Case Types	2011 DRAFT Caseweights (minutes)
Felony	177
Misdemeanor – Traffic	8
Misdemeanor – Non-Traffic	29
Infractions	1.10
Asbestos	628
Unlimited Civil – Motor Vehicle	142
Unlimited Civil – Other PI	246
Unlimited Civil – Other	170
Lower Court Appeals	152
Limited (Without UD)	8
Unlawful Detainer	11
Small Claims	12
Probate	106
Mental Health	144
Dissolution/Separation	100
Other Family Law	46
Juvenile Dependency	269
Juvenile Delinquency	106

Exhibit 1: Recommended Workload Standards (minutes)

<u>Case Type</u>	<u>Workload Standard</u>
Probate	52
Family (divorce and dissolution)	84
Juv. Dependency	224
Juv. Delinquency	60
Mental Health	148
Other Civil Petition	70
Motor Vehicle Torts	79
Oth. Personal Injury Torts	390
Other Civil Complaints	70
Appeals from Lower Courts	95
Criminal Habeas Corpus	37
Other Civil (<\$25k)	21
Unlawful Detainer	16
Small Claims	15
Felony	197
Class A & C Misdemeanor	43
Class B & D Misdemeanor	5
Infractions	1.06

Workload assessment is essentially a study of supply and demand. How does the workload demand generated by different types of cases compare to the supply of judge time available to do the work? Three fundamental pieces of information are needed to answer this question: 1) case filings; 2) the judge year value; and 3) individual case workload standards.

1. Filings data was collected and compiled by the AOC for all 58 counties. FY 1999-2000 filing data was used to determine filings for the different case types.
2. The case-related judge year value is an estimate of the average amount of time a judge has available each year to process his or her workload. This value is reached after careful consideration of the typical number of days per year and hours per day that a judge should be available for case related work.

First, WAPC determined that judges have available, on average, 215 days per year for case resolution, which was reached by removing weekends and applying a standard deduction for vacation, sick leave, and participation in judicial conference and education programs from the calendar year. California's choice of a 215-day judge year places the state at the average point of the 25 states that have established an "official judge year."

Second, a distinction is made between case related and non-case related work during the eight-hour workday (nine hours less an hour for lunch). Like other states, California judicial officers are assumed to spend an average of six hours a day on case specific responsibilities and two hours per day on non-case related administration, community activities, travel, etc.

These standards (215 days per year and 8 hours per day) result in a total work year of 103,200 minutes, which breaks down into a case-related judge year value of 77,400 minutes (215 days, 6 hours per day) and a non-case-related judge year value of 25,800 minutes (215 days, 2 hours per day). The case-related judge year value of 77,400 minutes establishes a standard for each judicial officer in California that is above the national norm, but within the range of other states' case-related judge year value.

3. Individual case workload standards, shown above in Exhibit 1, represent the average amount of time sufficient for judges to resolve each type of case in an efficient and effective manner.

The number of judges needed to process a particular type of case in a reasonable way is derived by combining information on the number of case filings, the specific workload standard, and the judge year value. For example, assume there were 14,880 probate cases filed in California. Judge need is determined by applying the probate workload standard to the filing total ($52 \times 14,880$) and dividing by the case-related judge year standard (77,400 minutes per year). The calculation $((52 \times 14,880) / 77,400) = 10$ judges) shows that 10 judicial officers are needed to resolve 14,880 probate cases.

Each workload standard is constructed by compiling information on three distinct case event categories: pretrial time, trial time, and post-trial time. It is possible to assess the validity and reasonableness of each workload standard by examining this event-level information. Exhibit 2 on the following page, for example, shows how the probate workload standard is broken into these various categories of work. Similar tables for the remaining case types are shown in the full report prepared by the NCSC.

Monterey Judicial Caseload Filings

Case Type	Case Weight	Filings - 2016	Filings - 2017	Filings - 2018	fiscal 16-17	fiscal 17-18	Average
Civil Lmtd	8	2774	3323	3381	3025	3186	3138
Auto/Tort Unlmt	142	172	209	192	192	202	193
PI/PD Unltd	246	125	138	154	160	150	145
Other Civil Unlmt	170	1160	1109	1141	1076	1155	1128
Complex Civil	497	14	35	45	24	30	30
SC Appeal	152	14	28	30	17	36	25
Family	100	1431	1263	1232	1366	1239	1306
Family Petitions	46	1161	1226	1149	1282	1161	1196
Probate	106	547	549	547	520	579	548
Total		7398	7880	7871	7662	7738	7710

Judicial Workload in minutes

Case Type	Case Weight	Filings - 2016	Filings - 2017	Filings - 2018	fiscal 16-17	fiscal 17-18	Average
Civil Lmtd	8	22192	26584	27048	24200	25488	25102
Auto/Tort Unlmt	142	24424	29678	27264	27264	28684	27463
PI/PD Unltd	246	30750	33948	37884	39360	36900	35768
Other Civil Unlmt	170	197200	188530	193970	182920	196350	191794
Complex Civil	497	6958	17395	22365	11928	14910	14711
SC Appeal	152	2128	4256	4560	2584	5472	3800
Family	100	143100	126300	123200	136600	123900	130620
Family Petitions	46	53406	56396	52854	58972	53406	55007
Probate	106	57982	58194	57982	55120	61374	58130
Total Minutes		538140	541281	547127	538948	546484	542396

Calculations

Standard minutes per year per judge: 77,400

Category	Column1	Filings - 2016	Filings - 2017	Filings - 2018	fiscal 16-17	fiscal 17-18	Average
Judicial minutes per courtroom	5 courtrooms	107628	108256	109425	107790	109297	108479
Per Judge	5 Judges	107628	108256	109425	107790	109297	108479
	6 judges	89690	90214	91188	89825	91081	90399
	7 judges	76877	77326	78161	76993	78069	77485
	8 judges	67268	67660	68391	67369	68311	67800
Total Minutes per judge (6.8 current Judges in Monterey)	6.8	79138.2	79600.1	80459.9	79257.1	80365.3	79764.1
Judicial Need	Total minutes/ 77,400 minute standard	7.0	7.0	7.1	7.0	7.1	7.0

Judicial Officer	Monterey %
Anderson	1
Hayes	1
Lavorato	1
Matcham	1
Vallarta	1
Culver	0.8
Villarreal	0.4
Stoner	0.6
Total	6.8

MONTEREY COUNTY

THE BOARD OF SUPERVISORS



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May 21, 2019

Mike Courtney, Director
Facilities Services | Administrative Division
Judicial Council of California
2860 Gateway Oaks Drive, Suite 400
Sacramento, CA 95833-3509

RE: Update on Proposed Greenfield Courthouse Project and Status of Monterey County Courthouse

Dear Mr. Courtney:

On behalf of the Monterey County Board of Supervisors, I am writing you to provide an update on the proposed Greenfield Courthouse Project as well as the status of the existing Monterey County Courthouse in the City of Monterey on Aguajito Road. One of the priorities included in the Board of Supervisors' 2019-20 Legislative Program is to support efforts to authorize and secure funding to establish the Greenfield Courthouse.

Greenfield Courthouse

As you know, the 2018-19 enacted State Budget included funding for the top ten active Judicial Branch Courthouse Construction Program projects, and directed the Judicial Council to reevaluate and re-rank all 190 court projects that were included on the list. The Judicial Council's ranking list included the "New South Monterey County Courthouse," or Greenfield Courthouse project, as number 24 of 27. The project was one of ten on the "indefinitely-delayed" list due to a lack of State funding. The project scope and cost estimate that the original ranking was based on, have changed significantly.

The proposed Greenfield Courthouse Project is extremely important to the community and surrounding cities in South Monterey County. For at least the last ten years, when the Monterey County Superior Court chose the City of Greenfield for the next courthouse to serve South Monterey County residents and entered into a memorandum of understanding (MOU) in 2010 with the City over the land dedicated for its purpose.

This project is an important priority for the County, as our community members face extreme access-to-justice issues, with the next closest courthouse located on the other side of our large county boundaries. For residents of South Monterey County that could mean a 1.5 hour drive each way (3 hours total) to the Aguajito Courthouse in the City of Monterey that handles all civil, probate, and family law cases, including obtaining temporary restraining orders and mediation and investigation services. It also takes a similar trip to get to the Marina Courthouse, also on the Monterey Peninsula, that handles all traffic and small claims cases. For those residents traveling on public transit, it takes a full day to make a visit to either of these courthouses.

In 2013, the Superior Court closed the King City courthouse, the only courthouse in South Monterey County. The building was 43-years old at the time. Since then, local residents have been forced to make these long commutes at an extreme hardship to many residents. At the time, the Superior Court states the courthouse was being closed due to budget difficulties during the recession, but promised to keep championing for the proposed Greenfield Courthouse.

The Greenfield Courthouse would also address the needs of the growing rural areas in South Monterey County. There is an expected growth in population of 16,000 – 20,000 new residents expected in the next 10 years – with significant proposed housing projects in the Cities of Greenfield, Gonzales and Soledad over the next three years.

The City of Greenfield and the County of Monterey have been working diligently to come up with ways to fund a portion of the project locally, lower the overall cost of the project, and position the project for construction in a timely manner. The City dedicated the land for the project and extended the MOU with the Judicial Council in 2014. The overall project cost has been reduced from the original estimate of \$49 million, to \$33 million, by tightening the scope of the project and modeling the revised proposal on the new Los Banos Courthouse. Additionally, on May 2, 2019, the Greenfield City Council officially committed to fund up to \$10 million toward the project, a very significant matching amount. Once full funding is secured, the project is positioned to begin construction quickly and is shovel ready.

We understand the Judicial Council is currently working to re-rank or reassess the projects and release a new draft project list in August 2019 with an opportunity for public comment. We are hopeful that the proposed Greenfield Courthouse Project will be included and prioritized for funding. We urge the Judicial Council to take all these significant factors into account when reassessing the proposed Greenfield Courthouse.

Monterey County Courthouse (Aguajito Courthouse in the City of Monterey)

In response to community concerns that the Monterey County Courthouse (Aguajito Courthouse in the City of Monterey) was seismically unsafe, we would also like to alleviate any confusion about the safety of this courthouse.

In March 2017, the State released a report rating seismic risk of Superior Court Buildings in California. Although the Courthouse was reported as being very high risk, an initial assessment of the available building data by the County's Resource Management Agency determined that there was no eminent risk to occupants.

To be certain of this, Monterey County engaged RIM Architects and ZFA Structural Engineers to do a more in depth assessment, including physical site inspections that were not done as part of the State's report. This report was completed on June 30, 2018. The State's high hazard assessment is based on building codes that have changed over time. As such, the buildings do not meet current seismic regulations. However, the buildings have withstood significant seismic events like the Loma Prieta earthquake. Based on the information available, the County's Building Official found "no indication of an immediate threat" to the structural integrity of the building.

We appreciate your support and attention to this issue and important courthouse project. Should you have any questions, please feel free to contact the County's representatives at Nossaman, Jennifer Capitolo or Ashley Walker at 916-442-8888.

Sincerely,



Chris Lopez
Board of Supervisors – District 3



Luis A. Alejo
Board of Supervisors – District 1

CC: Governor Gavin Newsom
Senator Bill Monning
Senator Anna Caballero
Assemblymember Mark Stone
Assemblymember Robert Rivas

MONTEREY COUNTY



BOARD OF SUPERVISORS

CHRIS LOPEZ, SUPERVISOR • Third District • Priscilla Barba, Chief of Staff
Telephone (831) 755-5033 • Fax (831) 796-3022 • district3@co.monterey.ca.us

September 13, 2019

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

Dear Judicial Council,

The proposed courthouse in Greenfield, California deserves to be at the top of your “immediate need” list. I know you have received many comments about the need, history, politics, and concerns that my community has experienced in our quest to make access to justice a reality for this region of the state. I am adding my voice to that chorus, and I am asking you to follow through on your commitment from 2006/2008 to my neighbors, constituents and friends.

When you come to Southern Monterey County it is hard not to bump into someone who plays a role in putting food on your table. They wake up before the sun rises and head out into the fields to irrigate, fertilize, harvest, and deliver the food that fuels our nation. They drive beat up sedans, vans, and pickup trucks. They toil in the sun and soil all day before taking off their boots at night, putting them away carefully as to not bring mud into the house.

My neighbors, constituents and friends worry about their children, speeding tickets, homes, families and safety. The difference between those who live in South Monterey County and the folks who live on the Coastal side of our “Lettuce Curtain,” is that they don’t have a court to visit without driving sometimes up to two and a half hours to access services. Those folks who live on the coast have two courthouses within ten minutes of each other, and a third only twenty minutes away in Salinas.

For my community, a day off work to attempt to handle an issue at a court over an hour away leads to stress, anxiety, and workplace issues for members of households who are already below the poverty line. I have heard story after story where they can’t be seen or get service the first day, and the stress and anxiety mounts as they have to request more time off. If it’s a speeding ticket they face, they lack the public transportation to reach the only traffic court in Monterey County which is in Marina or two hours and thirty-six minutes away from one community in my district, Ranchita Canyon.

The issue with your rankings is they improperly scored the Greenfield proposal. The former King City facility was not properly assessed in its weight for many of the rankings due to its inconsistent treatment as either an existing or proposed facility. More importantly, the lack of transparency with the submitted

applications makes it so we, the public, can't determine the validity of the proposals made to spend over a billion of our tax dollars on these public facilities.

I believe your methodology has many holes in it, but it's hard to know without your willingness to make the process truly transparent. I ask that you extend the comment period and release the applications submitted so that we can have important questions answered, for example, how did Greenfield go from a proposed, and drawn three courtroom facility to a one courtroom facility? We can't see what's being proposed but we are going to be expected to support our tax dollars being allocated to opaque projects that represent broken promises to our community.

Please go back to the drawing board and keep us, the rural California public, in mind. We don't have ocean views, but we work hard to feed America.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Lopez". The signature is stylized and cursive.

Chris Lopez
Monterey County Supervisor
Third District

Robinson, Akilah

From: Franz, Isabelle R. <FranzIR@co.monterey.ca.us>
Sent: Thursday, September 12, 2019 4:34 PM
To: CFAC
Cc: Alejo, Luis
Subject: FW: URGENT: Comments on the Draft Statewide List of Trial Court Capital Project: Greenfield & Ft. Ord Courthouse Proposals, Records Request
Attachments: SeismicEvaluation_MontereyCourthouse_June302018.pdf; City of King City- Greenfield.pdf; City of Soledad- Greenfield.pdf; City of Gonzales- Greenfield.pdf; City of Salinas- Greenfield.pdf; GreenfieldResolution_May2.pdf; Four Mayors- Greenfield.pdf; SEIU- Greenfield.pdf; SV Chamber of Commerce- Greenfield (002).pdf; Grower Shipper Association- Greenfield.pdf; AlejoLopezLetter_May21.pdf; June3_CoverLetter_JudicialCouncil.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

On behalf of Monterey County Supervisor Luis A. Alejo, please see the below email and attached documents regarding the Draft Statewide List of Trial Court Capital Project: Greenfield & Ft. Ord Courthouse Proposals, Records Request. Please note that Supervisor Alejo's original email bounced back at 2:39 PM due to large file size. As such, there will be a second email following this one with additional comments and attachments on the Draft Statewide List of Trial Court Capital Project: Greenfield & Ft. Ord Courthouse Proposals, Records Request.

If you have any questions, please call our office at 831-755-5011.

Thank you,
Isabelle Franz
Office of Monterey County Supervisor Luis A. Alejo
District One

Begin forwarded message:

From: "Alejo, Luis" <AlejoL@co.monterey.ca.us>
To: "CFAC@jud.ca.gov" <CFAC@jud.ca.gov>
Cc: "legal-services@jud.ca.gov" <legal-services@jud.ca.gov>, "publicaffairs@jud.ca.gov" <publicaffairs@jud.ca.gov>, "Lopez, Christopher M. x5729" <LopezCM@co.monterey.ca.us>, "billmonning@gmail.com" <billmonning@gmail.com>, "mark.stone@asm.ca.gov" <mark.stone@asm.ca.gov>, "bill.monning@sen.ca.gov" <bill.monning@sen.ca.gov>, "Robert.Rivas@asm.ca.gov" <Robert.Rivas@asm.ca.gov>, "Anna.Caballero@sen.ca.gov" <Anna.Caballero@sen.ca.gov>, "diane.cummins@dof.ca.gov" <diane.cummins@dof.ca.gov>, "kathleen.lee@mail.house.gov" <kathleen.lee@mail.house.gov>
Subject: URGENT: Comments on the Draft Statewide List of Trial Court Capital Project: Greenfield & Ft. Ord Courthouse Proposals, Records Request

Dear Judicial Council of California,

Please find my attached detailed letter, "**Comments on the Draft Statewide List of Trial Court Capital Projects and the Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects.**"

I am also resubmitting the June 30, 2018 "Seismic Evaluation Report: Monterey Courthouse, Annex & Parking Garage" which demonstrates that the current Monterey Courthouse is structurally sound. Our

County report had actual engineers come and inspect the facility for this study. On the contrary, the study conducted by the Judicial Council and used as a pretextual basis to claim the Monterey Courthouse was “high risk” had **no engineers** come and inspect the building, according to our County Resource Management Agency Director Carl Holm.

I am also attaching past letters of support urging the Monterey County Superior Court to prioritize the long-promised Greenfield courthouse proposal over the new Seaside proposal or demonstrating support for a new courthouse in South Monterey County:

- City of King City
- City of Soledad
- City of Gonzales
- City of Salinas
- Resolution dated May 2, 2019 by the Greenfield City Council (stating their contribution of up to \$10 million towards the Greenfield Courthouse)
- Four South Monterey County Mayors
- SEIU Local 521
- Salinas Valley Chamber of Commerce
- Grower Shipper Association of Central California
- May 21, 2019 Letter by Supervisor Chris Lopez and me
- Prior June 3, 2019 cover letter of documents we submitted prior to public comments period

Can you please confirm that you have received these comments and attached documents. If you have any questions please do not hesitate to contact our office at 831-755-5011, or email me directly at this address.

Sincerely,

LUIS A. ALEJO

Monterey County Supervisor, District 1
Former State Assemblymember, District 30

MONTEREY COUNTY



BOARD OF SUPERVISORS ▪ 168 West Alisal Street, 2nd Floor, Salinas, CA 93901
LUIS A. ALEJO, SUPERVISOR ▪ District One ▪ Chief of Staff, Linda J. Gonzalez
Telephone: (831) 755-5011 ▪ Fax: (831)755-5876 ▪ Email: district1@co.monterey.ca.us

July 3, 2019

Honorable Tani Cantil-Sakauye
Chief Justice, Supreme Court of California

Mike Courtney
Director, Facilities Services | Administrative Division
Judicial Council of California
2860 Gateway Oaks Drive, Suite 400
Sacramento, California 95833-3509

RE: Documents Urging the Prioritization of the Proposed Greenfield Courthouse Project

Dear Chief Justice Cantil-Sakauye and Mr. Courtney,

I am submitting the following documents regarding the proposed Greenfield Courthouse project for the record and your consideration in the court facility reassessment process. They are as follows:

1. Letter urging prioritization of the Greenfield Courthouse from four Mayors of South County Cities- *dated April 12, 2019*
2. Letter urging prioritization of the Greenfield Courthouse from the City of Gonzales- *dated June 21, 2019*
3. Letter urging prioritization of the Greenfield Courthouse from the City of Soledad- *dated June 13, 2019*
4. Letter urging prioritization of the Greenfield Courthouse from the City of King City- *dated June 21, 2019*
5. Letter urging prioritization of the Greenfield Courthouse from the City of Salinas- *dated July 2, 2019*
6. Letter urging prioritization of the Greenfield Courthouse from the Grower-Shipper Association- *dated June 14, 2019*
7. Letter urging prioritization of the Greenfield Courthouse from SEIU 521- *dated June 28, 2019*
8. Letter urging prioritization of the Greenfield Courthouse from the Salinas Valley Chamber of Commerce- *dated July 2, 2019*
9. Letter urging prioritization of the Greenfield Courthouse from the County of Monterey- *dated May 21, 2019*
10. Resolution passed by Greenfield City Council stating support for the project, as well as committing \$10 million in financial support- *dated May 2, 2019*

11. Seismic report completed by Monterey County on June 30, 2018 on the conditions of the Monterey Courthouse on Aguajito Road. This report includes a more in depth assessment, including physical site inspections that were not done as a part of the Judicial Council's report. The Judicial Council's high hazard assessment is based on building codes that have changed over time. As such, the buildings do not meet current seismic regulations. However, the buildings have withstood significant seismic events like the Loma Prieta earthquake. Based on the information available, the County's Building Official found, "no indication of an immediate threat" to the structural integrity of the building. I hope the Judicial Council will review this report and consider it in your reassessment process.

Thank you for your time and consideration. If you have any questions please do not hesitate to contact me at [831-755-5011](tel:831-755-5011) or email: AlejoL@co.monterey.ca.us.

Respectfully,

LUIS A. ALEJO
Monterey County Supervisor, District 1

MONTEREY COUNTY



BOARD OF SUPERVISORS ▪ 168 West Alisal Street, 2nd Floor, Salinas, CA 93901
LUIS A. ALEJO, SUPERVISOR ▪ District One ▪ Chief of Staff, Linda J. Gonzalez
Telephone: (831) 755-5011 ▪ Fax: (831)755-5876 ▪ Email: district1@co.monterey.ca.us

September 12, 2019

Via E-Mail and U.S. Mail

Honorable Tani G. Cantil-Sakauye, Chief Justice of California
Members of the Judicial Council of California
455 Golden Gate Avenue
San Francisco, CA 94102-3688
CFAC@jud.ca.gov

Re: Comments on the Draft Statewide List of Trial Court Capital-Outlay Projects and the Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects

Dear Chair Cantil-Sakauye and Members of the Judicial Council:

I write to comment on the Judicial Council of California's Draft Statewide List of Trial Court Capital-outlay Projects and its Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects.¹

I am both surprised and disappointed that the draft prioritization of potential courthouse projects ranks the need for the long-promised New South Monterey County Courthouse much lower than the need for the New Fort Ord Courthouse. The draft prioritization places the New Fort Ord Courthouse in the "Critical Need" Priority Group, 19th on the overall list of projects, while relegating the New South Monterey County Courthouse to the lower "High Need" Priority Group, 70th on the list. South Monterey County has been standing in line for many years for a courthouse to replace the King City Courthouse that was closed by the Monterey County Superior Court in 2013 during the height of the Great Recession. If the draft prioritization is left in place, it is likely that South County residents will continue to be denied equal access to justice.

The Judicial Council has released only the bare numeric point scores for the five "Needs-based criteria" that were used to place the New South Monterey County Courthouse in a lower Priority Group. These bare point scores are not sufficient to *explain* the difference in the relative prioritization of the New South Monterey County Courthouse and the New Fort Ord Courthouse. The public cannot determine from these Priority Group point scores what assumptions were made in the analyses or whether these assumptions are justified.

For example, four of the five Needs-based criteria point scores are based in part on an assessment of the conditions in the courthouse that is to be replaced. However, the information the Judicial Council has released does not identify the replaced facilities used in each of these assessments. It appears from the

¹ Available at <https://www.courts.ca.gov/cfac.htm> with links to <https://www.courts.ca.gov/documents/facilities-Methodology-DRAFT-FOR-COMMENT.pdf> and <https://www.courts.ca.gov/documents/facilities-StatewideList-DRAFT-FOR-COMMENT.pdf>

point scores that the New South Monterey County Courthouse has not been compared to the relevant facilities that it is to replace.

Furthermore, the assignment of the same zero point "Access to Justice" score for the New South Monterey County Courthouse and the new Fort Ord Courthouse is indefensible. South County residents, many of whom are members of disadvantaged communities, must travel long distances to the closest courthouses. For many of these residents, the inaccessibility of the County' courthouses, all of which are located in North County cities, constitutes a substantial barrier to access to justice.

The Judicial Council should release the underlying analyses supporting the prioritization for public review. It should also extend the public comment period so that the public can make comments informed by the actual analyses, not just the results.

I am confident that any fair analysis would determine that the New South Monterey County Courthouse should be in the Critical Need category

My detailed comments follow:

1. Background: Needs Scores for the New South Monterey County Courthouse and the New Fort Ord Courthouse are based on deficiencies of the facilities to be replaced.

The placement of a proposed project into one of the five priority ranking categories is based on point scoring of five Needs-based criteria. Each proposed project can receive a maximum of 5 points for each of these five categories, generating a "Needs Score" of from 0 to 25 points. Higher point scores reflect a greater need, which is based largely on the deficiencies of the existing facility to be replaced.

The South County project received a Needs Score of 10.9 out of 25, placing it in the "High Need" category. The Fort Ord project received 13.9 points out of 25, placing it in the "Critical Need" category. The Needs Score categories and the scores received by the New South Monterey County Courthouse and the New Fort Ord Courthouse are as follows:

- Facility Construction Index
 - based on the cost to repair the *existing* facility divided by the cost to replace that facility
 - Fort Ord - 4 points
 - South County - 4 points
- Physical Condition
 - based on the risks of the *existing* facility with respect to seismic, fire and life safety, ADA, and environmental hazards
 - Fort Ord - 3.5 points
 - South County - 1.5 points
- Security
 - based on security of the *existing* facility
 - Fort Ord - 5 points
 - South County - 2.74 points
- Overcrowding
 - based on the difference between the area currently occupied by the *existing* facility and the area the court should occupy under the *California Trail Court Facility Standards*
 - Fort Ord - 1.44 points
 - South County - 2.69 points
- Access to Court Services

- based on the relation between *County-wide* Assessed Judicial Need and the *County-wide* Authorized Judicial Positions
- Fort Ord - 0 points
- South County - 0 points

Only the Access to Court Services category was evaluated without reference to an existing facility to be replaced. The other four categories were evaluated with reference to the deficiencies of the facility that is to be replaced by the proposed new facility. However, the data released for public review by the Judicial Council does not include the calculation of the point scores or even the identification of the facilities to be replaced. As discussed below, it appears from the point scores that the New South Monterey County Courthouse has not been compared to the relevant facilities that it is to replace.

2. Needs-based Priority Point Scores for the New South Monterey County Courthouse for Physical Condition, Security, and Overcrowding do not reflect the deficiencies in the King City Courthouse, which is the facility that is to be replaced.

The documents circulated for review do not identify the existing court facility that is used to determine the scores for the proposed replacement facilities. This is a critical issue because the 3 point difference in Priority Need scores for the New South Monterey County Courthouse and New Fort Ord Courthouse is based entirely on the Physical Condition, Security, and Overcrowding scores, which are determined by the conditions in the existing facility that is to be replaced by the new facility.

The Physical Condition, Security, and Overcrowding scores for the New South Monterey County Courthouse proposal should be based on the existing conditions at the now-closed King City Courthouse, which is the courthouse that the South County project is intended to replace.

The Judicial Council states that the “unsafe and physically deficient King City Courthouse” has “significant security problems, numerous accessibility deficiencies, is overcrowded, has many physical problems, and prevents the superior court from providing safe and efficient court proceedings and services.”² This 43-year old facility was closed in 2013 for these reasons.

Although this is not stated, the Physical Condition, Security, and Overcrowding scores for the New Fort Ord Courthouse are likely based on existing conditions at the Monterey Courthouse, which is the facility that the New Fort Ord Courthouse would partially replace.

In light of the fact that the acknowledged deficiencies in the King County Courthouse have already led to closure of that facility, it difficult to understand how the New South Monterey County Courthouse can possibly have lower priority scores in the Physical Condition, Security, and Overcrowding categories than the New Fort Ord Courthouse, which is to replace a facility that is still open for business.

3. Alternatively, Needs Scores for New South Monterey County Courthouse and New Fort Ord Courthouse for Physical Condition, Security, and Overcrowding should be based on the conditions at the courthouses now providing the services to be replaced. If so, the scores should be identical because both the New South Monterey County Courthouse and New Fort Ord Courthouse are intended to replace the existing services at the existing Monterey Courthouse facility.

² Judicial Council website for New South Monterey Courthouse, available at <https://www.courts.ca.gov/facilities-monterey.htm>.

It appears possible that the Physical Condition, Security, and Overcrowding scores for the New Fort Ord Courthouse were based on the existing conditions at the Monterey Courthouse, whereas those scores for the New South Monterey County Courthouse proposal were based on the existing conditions at the much newer Salinas Court Complex. The relatively better physical conditions of the Salinas Court Complex compared to the Monterey Courthouse might account for the fact that the priority Need Scores are lower for the New South Monterey County Courthouse.

However, it would not make sense to evaluate the need for the New South Monterey County Courthouse with reference to the Physical Condition, Security, and Overcrowding of the Salinas Court Complex because the New South Monterey County Courthouse proposal does not simply replace the Salinas Court Complex services. News reports and the Judicial Council website indicate that the South County proposal would provide court services for family law, probate, civil, traffic court and small claims. Currently, *only the Monterey Courthouse provides these services*. The Salinas Courthouse does not provide these services.³

According to the Judicial Council website for the New South Monterey County Courthouse project, the now-closed King City Courthouse had at some point been limited to criminal and traffic cases before it was closed due to its deficiencies.⁴ However, the Judicial Council website states that the New South Monterey County Courthouse would be "*returning needed civil and small claims case processing to the south region of Monterey County,*" reflecting the fact that the King City Courthouse has previously provided those services. The Judicial Council also states that the New South Monterey County Courthouse would provide "basic court services such as a self-help center, a jury assembly room, a children's waiting room, adequately sized in-custody holding, an alternative dispute resolution center, and attorney interview/witness waiting rooms that could not previously be provided due to space restrictions and will greatly assist the court in balancing services offered in the Salinas, Monterey, and Marina court division locations." Thus, the Judicial Council states that the New South Monterey County Courthouse would reduce "[o]vercrowding at the *courthouse in Monterey* and at the Salinas Courthouse Complex."⁵

In sum, if the score for Physical Condition, Security, and Overcrowding are supposed to be based on the conditions at the existing facilities that are currently providing the services that the proposed facility would replace, then the New South Monterey County Courthouse proposal should have scores for Physical Condition, Security, and Overcrowding that reflect the existing physical conditions at the Monterey Courthouse, i.e., the same scores as the New Fort Ord Courthouse proposal, since both proposals would replace the existing Monterey Courthouse services.

Alternatively, the analyses could employ the proration method set out in section IV.F of Revision of the Prioritization Methodology for Trial Court Capital-Outlay Projects, "Calculations for Projects Affecting More Than One Existing Facility." If the New South Monterey County Courthouse proposal replaces

³ See Monterey County Superior Court website at <https://www.monterey.courts.ca.gov/general-information/locations>, listing services for Monterey Courthouse as Civil, Domestic Violence/Harassment (Restraining Orders), Family Law, Family Support, and Probate. It lists services for the Salinas Courthouse Complex as Appellate, Court Administration, Criminal, Mental Health, Writs of Habeas Corpus, Court Human Resources, Jury Commissioner's Office, Drug Treatment Court, Juvenile Dependency Court, and Juvenile Truancy Court.

⁴ Judicial Council website for New South Monterey Courthouse, available at <https://www.courts.ca.gov/facilities-monterey.htm>.

⁵ *Id.*, emphasis added.

services provided at *both* the Salinas Court Complex and the Monterey Courthouse, then the Needs category scores should be based on a prorated basis:

For projects affecting only one building, the ratings of the single building will be used as explained above. In the case of multiple buildings affected by a project, the proportional share of the court-occupied area of each building will be used to determine each criterion's rating. As shown below, the proportional share of court-occupied area of each building is multiplied by the total of each criterion's rating to develop the portion of the rating for that building affected by the project. For each criterion, these portions are then summed to develop the total rating as shown in the example below using the needs-based FCI criteria.⁶

This analysis would presumably require a projection of the New South Monterey County Courthouse's future types of services to determine how much of the existing courthouse space is now being used to provide those services.

Again, because the Judicial Council did not release its analyses, it is impossible to determine how the scores were assigned.

4. The Facility Construction Index scores for the New South Monterey County Courthouse and New Fort Ord Courthouse are anomalously identical.

Since the New South Monterey County Courthouse and New Fort Ord Courthouse were not assigned the same scores for Physical Conditions, Security, and Overcrowding, they are apparently based on comparisons to different existing facilities. As noted above, the New South Monterey County Courthouse should be assessed in relation to the deficiencies of "unsafe and physically deficient King City Courthouse" that it would replace.⁷ The fact that the King City Courthouse had to be closed demonstrates that the cost to repair it was prohibitive. Thus, it is not reasonable to conclude that the New South Monterey County Courthouse and New Fort Ord Courthouse would have the Facility Construction Index, because that Index is supposed to represent the ratio of the cost to repair to the cost to replace the facility.

Regardless, it is not clear how both proposals could have been assigned exactly the same Facility Construction Index, the suspiciously round number of 4.0 points out of 5 possible points, a remarkable coincidence. Again, a fundamental problem with the information released by the Judicial Council is that the public cannot determine what to what existing facility the New Fort Ord Courthouse and the New South Monterey County Courthouse proposals have been compared, much less how the costs for repair were determined. Note, for example, that there is a wide divergence in the estimates that have been made for repairing the seismic and fire protection deficiencies of the existing Monterey County Courthouse. The public is entitled to see how the repair costs were determined in connection with its comments on the prioritization of these projects.

5. The Access To Court Services score for the New South Monterey County Courthouse fails to account for long distance intra-county travel as a barrier to access. The score must be revised upward to reflect the lack of access by disadvantaged South County communities to the existing courthouses, all of which are in North County.

⁶ Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects, page 5.

⁷ Judicial Council website for New South Monterey Courthouse, available at <https://www.courts.ca.gov/facilities-monterey.htm>.

The score for Access to Court Services is based entirely on the relation of *County-wide* Authorized Judicial Need (the number of judgeships authorized based on 3-years of court filings) and *County-wide* Authorized Judicial Positions (the number of judgeships authorized by law). Both the Fort Ord and the South County proposal were assigned zero points for this category, presumably because Monterey County Superior Court has 21 judges and is assessed to need only 19.⁸

However, the Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects states that scoring for Access to Court Services on a *county-wide* basis establishes only a "rebuttable presumption" of the Access to Justice score:

For a proposed project involving less than all of the court facilities within a county, there will be a rebuttable presumption that the countywide percentage deficiency and the corresponding points will be assigned to that project.⁹

Here the presumption can and should be rebutted with reference to the stated purpose of the New South Monterey Courthouse. As the Judicial Council has *already concluded*, that purpose is to site the "new courthouse in the county's largest growing population area" in order to ensure that "south-county matters would then be appropriately heard in this new south-county facility."¹⁰

South County residents are disproportionately members of disadvantaged communities. The New South Monterey Courthouse is an important priority for the County, as our community members face extreme access-to-justice issues, with the next closest courthouse located on the other side of our large county boundaries. For example, for residents of South Monterey County that could mean a 1.5 hour drive each way to the Monterey Courthouse that handles all civil and family law cases, including obtaining temporary restraining orders.¹¹

In sum, substantial weight should be assigned to the acknowledged goal to provide better access to court services by South County residents. It makes no sense to assign the same zero point score to both the New South Monterey Courthouse and the New Fort Ord Courthouse proposals. Zero points may be the correct score for the New Fort Ord Courthouse, because it would do nothing to redress the fact that all of the existing courthouses are in North County. But zero points is not the correct Access to Justice score for the New South Monterey Courthouse, because it would redress a long-standing problem in access to justice.

6. The prioritization methodology fails to reflect South County community commitment to New South Monterey Courthouse or the longstanding promises of a new courthouse.

Because of the perceived need for access to justice for South County residents, the City of Greenfield and the County of Monterey are working to fund a portion of the New South Monterey Courthouse locally, lowering the overall project cost, and positioning the project for timely construction. Greenfield has committed to providing matching funds that will cover a significant portion of the overall project costs of

⁸ See Appendix B of "The Need for New Judgeships in the Superior Courts: Preliminary 2018 Update of the Judicial Needs," which report is attached as an appendix to the Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects.

⁹ Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects, page 12.

¹⁰ Judicial Council website for New South Monterey Courthouse, available at <https://www.courts.ca.gov/facilities-monterey.htm>.

¹¹ Monterey County Legislative Program, 2019-2020, p. 35, available at <https://www.co.monterey.ca.us/home/showdocument?id=73250>.

up to \$10 million.¹² Greenfield's offer of a land donation for the project was memorialized in a 2014 and 2019 MOU between the City of Greenfield and the Judicial Council. And South County proponents of the New South Monterey Courthouse have worked with the Judicial Council to further minimize the cost of the proposed facility. For example, the cost of the proposed Greenfield courthouse was estimated at \$49 million in 2010, but was reduced to \$33 million for the facility proposed in 2018 based on the recently completed Los Banos Courthouse in 2016. The methodology fails to take these critical factors into account although Judicial Council staff, including Court Facilities Manager Michael Courtney, informed me that they would during a meeting in Sacramento on May 22, 2019.

On the contrary, the City of Seaside has not made any matching contribution towards the proposal nor any donation of land for the Ft. Order courthouse proposal. In its June 6, 2019 resolution, the Seaside City Council only states, "The City of Seaside would consider *terms of sale* which shall convey property necessary for the Family Justice Center upon price and terms beneficial and financially feasible to the State of California and the court system."

The Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects only considers cost-based criteria (i.e., cost avoidance, cost minimization, cost per court user, and costs spent to date) in order to rank projects *within* the Priority Category that has already been determined by the Needs-based criteria.¹³ Thus, the methodology's relegation of the New South Monterey Courthouse to the High Priority category instead of the Critical Need category fails to reflect the substantial South County community commitment to New South Monterey Courthouse that is manifest by its willingness to incur part of the cost of the facility.

The expressed willingness of the community to shoulder a portion of the project cost, to find ways to minimize cost, and to contribute land for the project will of course reduce the cost of the New South Monterey Courthouse. But this community commitment to the project should *also* be considered as an important factor in determining that the New South Monterey Courthouse should be placed in the Critical Need category. The lack of any mechanism for assessing this kind of community commitment to a project as part of the Needs-based criteria is a fundamental flaw in the Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects.

The efforts by the local community to minimize the cost of the facility and the community's willingness to bear part of the costs demonstrate a strong commitment to the project and represent a long-standing expression of the need for access to justice. South County has been on the waiting list for a new courthouse for many years. The New South Monterey Courthouse should be placed in the Critical Need category to reflect these factors.

7. Request to the Judicial Council to provide access to the underlying analyses used to assess point scores and to extend the public comment period.

The material circulated for public comment does not include the underlying analyses to show how the scores in the five categories were calculated. As discussed, this information is critical to understand what comparisons are being made in the analyses.

¹² Monterey County Legislative Program, 2019-2020, p. 35, available at <https://www.co.monterey.ca.us/home/showdocument?id=73250>.

¹³ Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects, page 3.

Pursuant to rule 10.500 of the California Rules of Court, I request that the Judicial Council make available for inspection and copying the following records:

- All records used to determine the Needs-Based point scores of the New South Monterey Courthouse and the New Fort Ord Courthouse proposals in the Judicial Council's Draft Statewide List of Trial Court Capital-outlay Projects
- All records used to determine the Cost-based scoring of the New South Monterey Courthouse and the New Fort Ord Courthouse proposals in the Judicial Council's Draft Statewide List of Trial Court Capital-outlay Projects

Rule 10.500(e)(6) of the California Rules of Court permits the Judicial Council ten days to determine whether my request seeks disclosable records. However, the Judicial Council has only provided a ten-day comment period for its Draft Statewide List of Trial Court Capital-outlay Projects and its Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects. Accordingly, I request that the Judicial Council extend the public comment period until ten-days *after* it makes the records I am requesting here available for inspection and copying.

Furthermore, the Judicial Council has not complied with providing all the records I requested on July 25, 2019 for copies of the communications from Monterey Superior Court to the Judicial Council concerning the courthouse proposals. The Judicial Council only provided me with a 2012 report on the "Monterey County, New South County Courthouse" that was already available on its website. I ask that the public comment period be extended until ten days after the Judicial Council responds to this request as well. This information is critical to our comments on the prioritization because it bears on the abandonment of earlier proposals for a three-courtroom courthouse in Greenfield in favor of the currently proposed one-courtroom proposal. This change appears to be a unilateral decision made by the Superior Court when it submitted its proposal for the Greenfield courthouse to the Judicial Council on May 31, 2019, and done without any public notice or input. It is unlikely that long-term access to justice can be assured to the fastest-growing portion of Monterey County if only one courtroom is provided. The public needs to understand how the presently proposed options for new courthouses were determined.

If you have any questions, please feel free to contact me at my office at (831) 755-5011. Thank you for your prompt attention to these concerns and requests.

Sincerely,



LUIS A. ALEJO

Monterey County Supervisor, District 1

Cc: Governor Gavin Newsom
Congressman Jimmy Panetta
Senator Anna Caballero
Senator Bill Monning
Assemblymember Robert Rivas
Assemblymember Mark Stone
City of Greenfield
City of Soledad
City of Gonzales
City of King City

Seismic Evaluation Report

Monterey County Courthouse, Annex & Parking Garage

1200 Aguajito Road, Monterey, CA 93940



June 30, 2018

Prepared For:
County of Monterey



Prepared By:

RIM

ZFA STRUCTURAL ENGINEERS



June 30, 2018

Dave Pratt
Project Manager II
County of Monterey
Resource Management Agency
1441 Schilling Pl, 2nd Floor
Salinas, CA 93901

Re: County of Monterey
Seismic Evaluation of 3 Facilities at 1200 Aquajito Road
Monterey, California

Dear Mr. Pratt,

We are pleased to submit the following Final Seismic Evaluation Report and Cost Estimate for review and comment.

Objective of Report

This Seismic Evaluation Report covers three buildings; the Monterey County Courthouse, the Courthouse annex, and the adjacent parking structure. These buildings have been reviewed for Life Safety performance level using the ASCE 41-13 Standard for Seismic Evaluation and Retrofit of Existing Buildings, Tier 1 and Tier 2 Evaluations. This standard is based on structural and non-structural damage that has occurred in previous earthquakes and provides a means to identify general deficiencies based on anticipate behavior of specific building types.

The objective of the Report is to:

1. Complete a Seismic Evaluation of these three structures to current ASCE/SEI Standards.
2. Identify necessary structural improvements to bring the building into compliance.
3. Identify the architectural, mechanical, electrical, and data scope impacts for anticipated structural improvements.
4. Prepare a conceptual cost estimate identifying the costs of all improvements.

Summary of Methodology

This Seismic Evaluation was initiated with a site investigation by RIM Architects and ZFA structural engineers on September 30, 2017. The purpose of the site visit was to

visually identify existing deficiencies in the structures, and to further understand the design of the structure and existing Architectural and Engineering features that might be affected.

ZFA Structural Engineers completed their analysis, and provided structural recommendations on improvements to shear walls, columns, pre-cast panels, and other structural components. Based on the improvements within the building, RIM Architects provided architectural input as to what floor finishes, partitions, ceilings, and other specialty finishes were affected by the structural upgrades. Electrical, mechanical, and data scope were also identified.

From this information O'Conner Construction Management completed the cost estimate, working in collaboration with RIM Architects and ZFA Structural Engineers.

We are proud of the depth of analysis contained in this report. Please review and comment. We are open to any discussion on any aspect of our report. Thank you for the opportunity to provide you this service.

Sincerely,

RIM

A handwritten signature in black ink, appearing to read "Eric R. Nelson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Eric R. Nelson, AIA, NCARB
Principal

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Section 2: Conceptual Design Cost Estimate

Section 1

Seismic Evaluation Report



Final Seismic Evaluation Report Monterey County Courthouse, Annex, and Parking Garage

1200 Aguajito Road, Monterey, CA 93940

ZFA Project: 17661

June 30, 2018

Prepared For:

RIM Architects

San Francisco, CA

Prepared By:

Chelsea Drenick, Senior Engineer

Ryan Bogart, Senior Associate

Mark A. Moore, Principal in Charge

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1200 Aguajito Road, Monterey, CA 93940

EXECUTIVE SUMMARY

The Monterey County Courthouse, Annex, and Parking Garage, located at 1200 Aguajito Road in Monterey, California, have been reviewed for a **Life Safety** performance level using the ASCE 41-13 Standard for Seismic Evaluation and Retrofit of Existing Buildings, Tier 1 and Tier 2 Evaluations. The buildings were reviewed using the original construction documents, structural Tier 1 checklists, and site visits. Nonstructural elements were not included in the scope of this review; however, one nonstructural item is included within the recommendations based on the as-built drawings and observations on site. Items indicated as “noncompliant” or “unknown” by Tier 1 checklists were reviewed using Tier 2 evaluation procedures, unless sufficient information was not available to perform a Tier 2 analysis (e.g. Liquefaction).

The review resulted in the following structural and geotechnical findings. Summary tables are provided for each structure indicating noncompliant and unknown items only.

COURTHOUSE AND ANNEX

As-built drawings were provided for the Courthouse only, not the adjacent Annex structure. However, due to the similar methods, materials, and date of construction, deficiencies noted for the Courthouse building can be reasonably assumed to be present in the Annex.

Structural Check	Tier 1	Tier 2
Basic Configuration Checklist		
Adjacent buildings	Noncompliant	n/a
Liquefaction	Unknown	n/a
Slope failure	Unknown	n/a
Surface fault rupture	Unknown	n/a
Checklist for Building Type C1		
Column shear stress	Noncompliant	Noncompliant
No shear failures	Noncompliant	Noncompliant
Strong column-weak beam	Noncompliant	Noncompliant
Beam bars	Noncompliant	Noncompliant
Column-bar splices	Noncompliant	Noncompliant
Beam-bar splices	Noncompliant	Noncompliant
Column-tie spacing	Noncompliant	Noncompliant
Stirrup spacing	Noncompliant	Noncompliant
Joint transverse reinforcing	Noncompliant	Compliant
Deflection Compatibility	Noncompliant	n/a

1200 Aguajito Road, Monterey, CA 93940

PARKING GARAGE:

Structural Check	Tier 1	Tier 2
Basic Configuration Checklist		
Torsion	Noncompliant	Noncompliant
Liquefaction	Unknown	n/a
Slope failure	Unknown	n/a
Surface fault rupture	Unknown	n/a
Ties between foundation elements	Unknown	n/a
Checklist for Building Type C1		
Column shear stress	Noncompliant	Noncompliant
Flat slab frames	Noncompliant	Compliant
No shear failures	Noncompliant	Noncompliant
Strong column-weak beam	Noncompliant	Compliant
Column-tie spacing	Noncompliant	Noncompliant
Stirrup spacing	Noncompliant	Compliant
Joint transverse reinforcing	Noncompliant	Compliant

A conceptual seismic retrofit was developed to address the deficiencies identified above. In general, the retrofit for all buildings includes the addition of new concrete shear walls for the full height of the building. The new concrete shear walls are supported by new concrete foundations. Fiber reinforced polymer jackets are installed on the existing concrete columns to provide additional ductility. Additional scope items include the improvement of the precast panel connection to the structure and localized collector strengthening.

The following evaluation report details our findings and recommendations.

1200 Aguajito Road, Monterey, CA 93940

INTRODUCTION

The purpose of this evaluation is to review and evaluate the structural systems of the subject buildings using criteria provided by ASCE 41-13. The evaluation criteria have been tailored for specific building types and desired levels of building performance. This standard is based on criteria developed from observation of structural and nonstructural damage occurring in previous earthquakes and provides a means to identify general deficiencies based on anticipated behavior of specific building types.

The evaluation begins with a Screening Phase (Tier 1) to assess primary components and connections in the seismic force-resisting system through the use of standard checklists and simplified structural calculations. Checklist items are general in nature and are intended to highlight building components that do not exceed conservative construction guidelines. If the element is compliant, it is anticipated to perform adequately under seismic loading without additional review or strengthening. Items indicated as noncompliant in a Tier 1 checklist are considered potential deficiencies that require further analysis.

A limited, deficiency-based Evaluation Phase (Tier 2) can then be used to review the items determined to be potential deficiencies by Tier 1 checklists and simplified calculations. Noncompliant items are evaluated for calculated linear seismic demands as determined by ASCE 41-13. If the element is compliant with Tier 2 analysis procedures, the Tier 1 deficiency is waived. However, if the element remains noncompliant after the more detailed Tier 2 analysis, repair or remediation of the deficiency is recommended.

In certain cases, a more detailed Systematic Evaluation (Tier 3) may be more appropriate for complex structures where a Tier 2 analysis may be considered significantly conservative. A Tier 3 structural evaluation generally requires a substantially greater level of effort than a Tier 2 review. A Tier 3 evaluation was not performed for these buildings.

EVALUATION OVERVIEW

This seismic evaluation report for the existing buildings located at 1200 Aguajito Road in Monterey, California is based on the following:

- The American Society of Civil Engineers / Structural Engineering Institute (ASCE/SEI 41-13) *Standard for Seismic Evaluation and Retrofit of Existing Buildings* - Tier 1 and Tier 2 (noncompliant items only), Life Safety-level structural evaluation criteria.
- One site visit for general review of structures performed on September 30, 2017. No destructive testing or removal of finishes was performed or included in scope.
- Review of following original drawings by Wallace Holm AIA Architect and Associates:
 - Structural and architectural drawings for the Courthouse, dated Nov. 29, 1966 (15 & 23 sheets)
 - Architectural drawings for the Annex, dated Feb. 1, 1965 (3 sheets)
 - Structural and architectural drawings for the Parking Garage, dated Jan. 2, 1973 (10 & 3 sheets)
- Existing material properties as indicated in Appendix C.
- A Geotechnical report was not available. Minimal Geotechnical information showing boring profiles is present on the Parking Garage architectural drawings.

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- A formal Tier 1 evaluation of nonstructural elements is not included. (One nonstructural item is noted in the recommendations based on information in the as-built drawings.)

STRUCTURE OVERVIEW

General Site Description

The site is located on a gently sloping lot approximately 100 feet southeast of Highway 1 and approximately 1.5 miles west of the Monterey Regional Airport on Aguajito Road. The campus is located with the main entrance facing east towards Aguajito Road, and the Courthouse building on the north side of the site, the Annex immediately south of the Courthouse, and the Parking Garage approximately 100 feet south of the Annex. The site and structures are currently occupied by Monterey County and in use as office, health, and courthouse facilities.

Structural Performance Objective

Per ASCE 41-13, a structural performance objective consists of a target performance level for structural elements in combination with a specific seismic hazard level. For seismic assessment of the subject building, the Basic Performance Objective for Existing Buildings (BPOE) was selected. While the BPOE seeks safety for occupants with reasonable confidence, it allows existing structures to be assessed for seismic forces that are less than those required for the design of new structures under the current building code. Buildings meeting the BPOE are expected to experience nominal damage from relatively frequent, moderate earthquakes, but have the potential for significant damage and economic loss from the most severe, though less frequent, seismic events.

For the purposes of this review to the BPOE, the specified level of performance is **Life Safety (3-C)** for this non-essential structure (Risk Category II as defined by ASCE 7). The Life Safety Performance Level as described by ASCE/SEI 41-13: *‘Structural Performance Level S-3 is defined as the post-earthquake damage state in which a structure has damaged components but retains a margin against the onset of partial or total collapse. Nonstructural Performance Level N-C is the post-earthquake damage state in which Nonstructural Components may be damaged, but the consequential damage does not pose a Life Safety threat.’*

Site Seismicity (Earthquake Activity)

Per ASCE 41-13, ‘seismicity’, or the potential for ground motion, is classified into regions defined as Low, Moderate, or High. These regions are based upon mapped site accelerations S_s and S_1 which are then modified by site coefficients F_a and F_v to produce the Design Spectral Accelerations, S_{DS} (short period) and S_{D1} (1-second period). The successful performance of buildings in areas of high seismicity depends on a combination of strength, ductility of structural components, and the presence of a fully interconnected, balanced, and complete seismic force-resisting system. Where buildings occur in lower levels of seismicity, the strength and ductility required for better performance is significantly reduced, and building components or connections with additional strength capacity can in some cases be adequate despite lacking ductility.

Since sufficient data for the determination of the building Site Class at the subject site was not provided for review, a soil profile of Site Class D shall be assumed per ASCE 41-13, Section 2.4.1.6.2, for use in determination of site coefficients F_a and F_v .

Per the site values indicated by USGS data and evaluated using seismic acceleration equations and tables of ASCE 41-13, the site is located in a region of **High Seismicity** with a design short-period spectral response acceleration parameter (S_{DS}) of 1.009g and a design spectral response acceleration parameter at a one second period (S_{D1}) of 0.555g. Per the table shown below, both of these parameters exceed the lower boundaries for high seismicity classification, 0.5g for S_{DS} and 0.2g for S_{D1} .

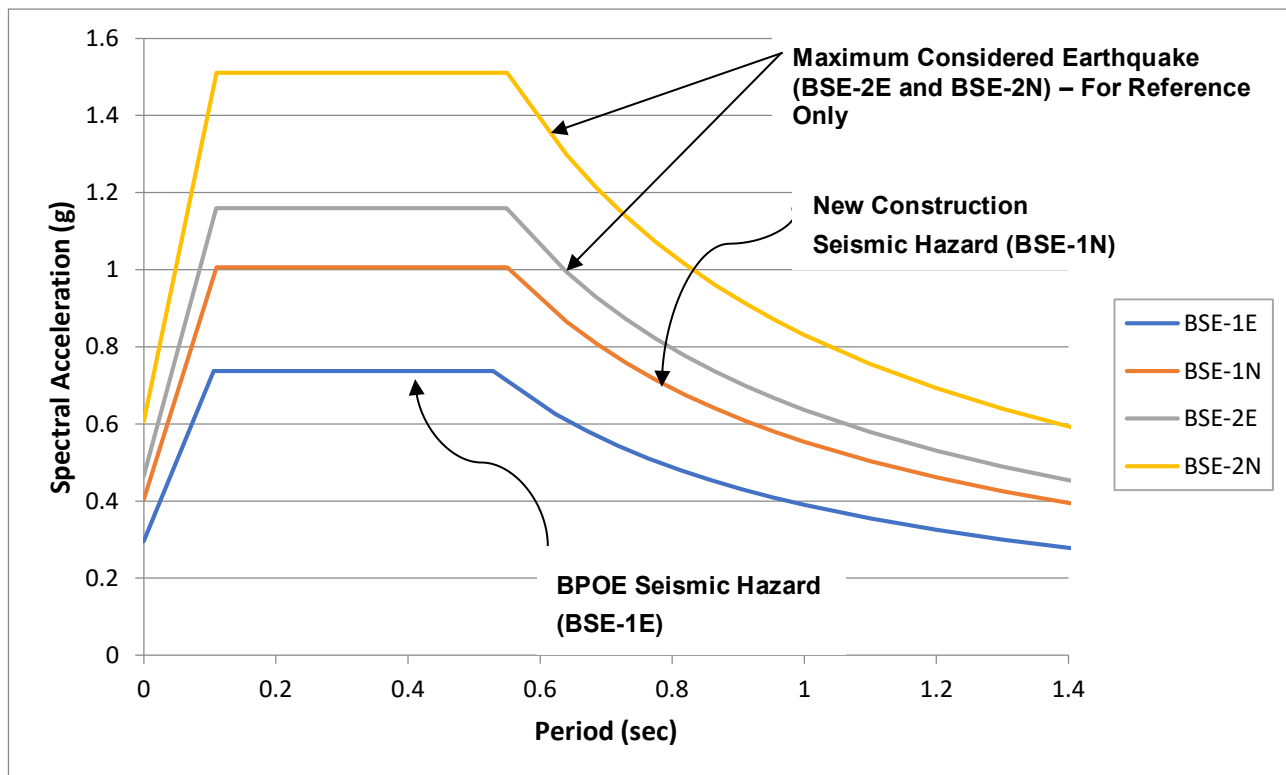
1200 Aguajito Road, Monterey, CA 93940

Level of Seismicity*	S_{Ds}	S_{D1}
Low	< 0.167g	< 0.067g
Moderate	≥ 0.167g < 0.500g	≥ 0.067g < 0.200g
High	≥ 0.500g	≥ 0.200g

*Where S_{Ds} and S_{D1} values fall in different levels of seismicity, the higher level shall be used.

The spectral response parameters S_s and S_1 were obtained for the BSE-1E seismic hazard level for existing structures (BPOE). The acceleration values were adjusted for the maximum direction and site class in accordance with ASCE 41 Section 2.4.1, and compared to BSE-1N (used by current building code for design of new buildings) to determine the design values for the Tier 1 and Tier 2 analyses, since values obtained for the BSE-1E hazard level need not exceed the hazard levels for new construction.

The following chart depicts the response spectra for the multiple seismic hazard levels defined by ASCE 41-13: two existing hazard levels and two hazard levels corresponding to code design of new structures (ASCE 7).



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Structural System and Materials Description

General

There are three buildings on the subject site: A four-story Courthouse building, a two-story Annex building immediately adjacent to the Courthouse, and a three-level parking garage located approximately 100 feet south of the Annex. These structures are shown on the site map in Figure 1.



Figure 1: Site map

Courthouse: The Courthouse building is a four-story concrete structure with precast concrete façade panels that was designed in 1966. It is approximately 57,300 square feet in total building area, and the ground floor is partially built into the hillside such that it daylights on the north and west faces. The building currently houses courtrooms and administration offices, and floor-to-floor heights are 13'-6" at the basement level, 16'-6" at the plaza level, and 15'-0" at the third and fourth floor levels. The overall building height is approximately 60'-0" to the roof slab. Figure 2 shows a longitudinal section through the building looking north, and Figure 3 shows a transverse section through the building and adjacent Annex looking west.

Annex: The Annex building is a two-story concrete structure with precast concrete façade panels that was designed in 1965. It is approximately 24,200 square feet, and the ground floor is partially underground, daylighting on the west face and on the west portion of the south face. The Annex is joined to the Courthouse at the basement level and is separated from the Courthouse by approximately three inches at the above-grade second level. Floor-to-floor heights are 13'-6" at both levels. Figure 3 shows a section through the Annex and Courthouse buildings.

Parking Structure: The Parking structure is a three-level concrete structure (including parking on the roof level) designed in 1973. It is approximately 34,200 square feet and is located on a sloping grade (sloping down to the west). Figure 4 shows a plan and section view of the Parking Garage.

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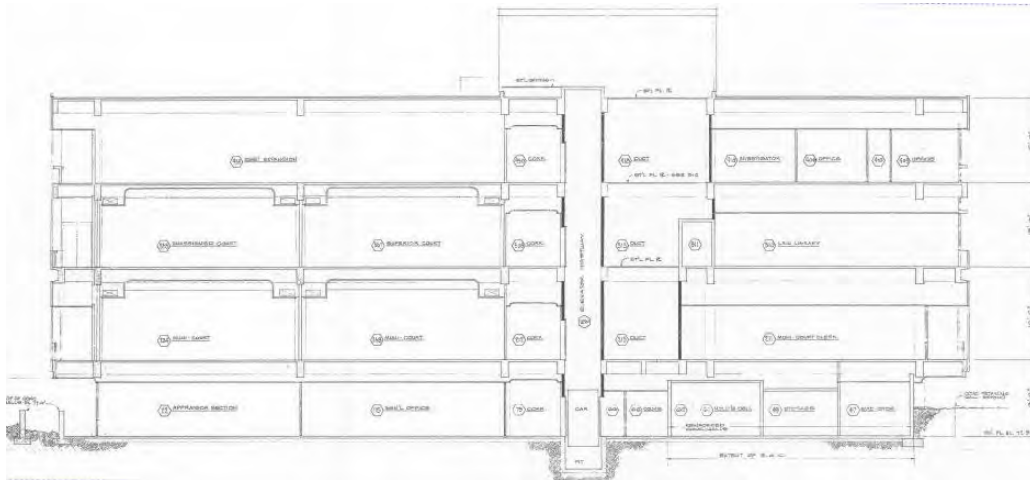


Figure 2: Longitudinal section through Courthouse looking North

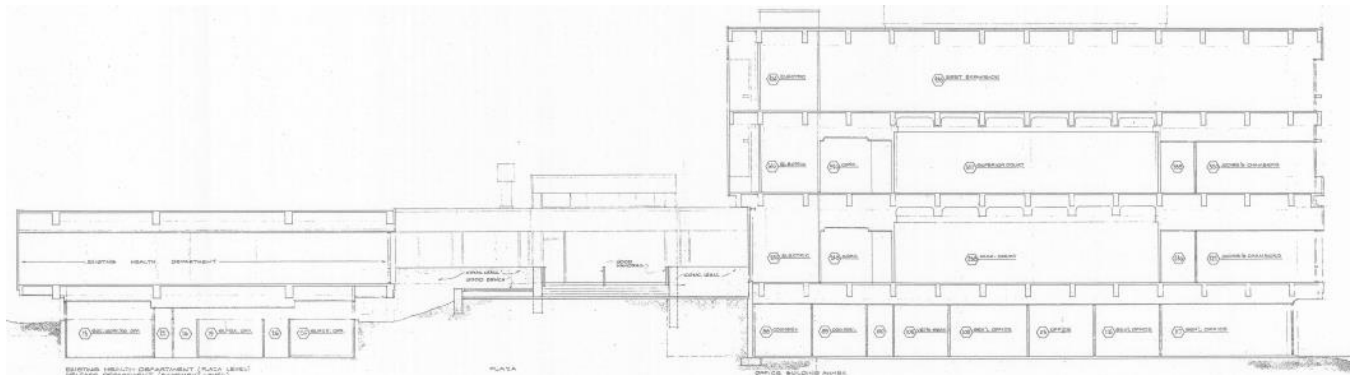


Figure 3: Transverse section through Courthouse (right) and Annex (left) looking West

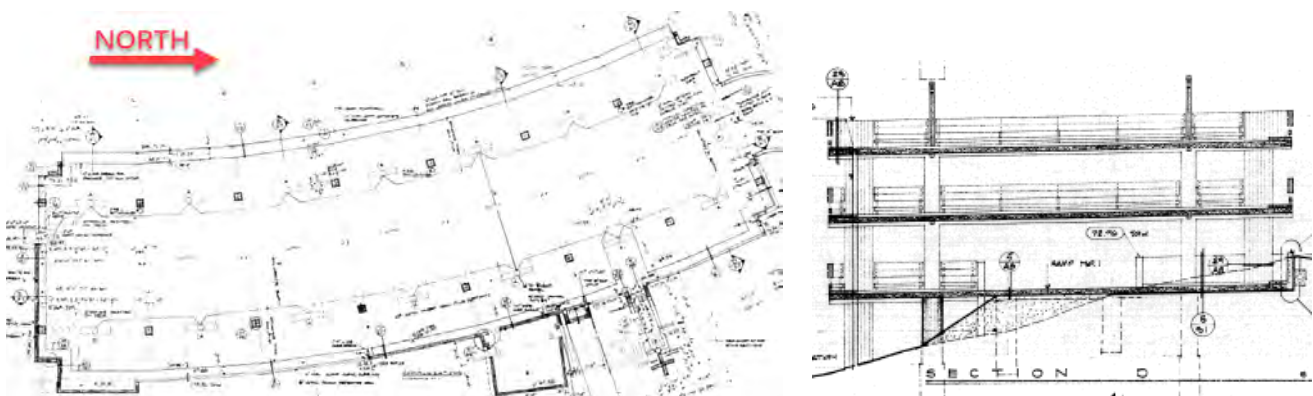


Figure 4: Plan view of Parking Garage (left); Section through Parking Garage looking north

Roof Framing

Courthouse: The roof level of the Courthouse building is approximately 60 feet above the basement level floor. Roof framing consists of one-way concrete slabs over metal deck that span to concrete roof beams at 8'-0" spacing. The roof beams span east-west across 36'-0" bays to concrete girders. The concrete

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girders span north-south across 24'-0" bays to concrete columns. At the east and west sides of the building, the beams cantilever 8'-0" past the last girder line. At the north and south sides of the building, the girders cantilever 5'-6" past the column line to support a beam at the edge of the slab. Over the framing is a built-up roofing system that drains to a number of interior drains. In the center of the roof slab is a mechanical penthouse that occurs over two framing bays (~36'-0" x 48'-0") and is 16'-0" tall. This penthouse structure is steel-framed with a corrugated steel un-topped roof deck that spans to steel beams at 6'-0" spacing supported by steel girders and steel wide flange columns.

Annex: The structural drawings for the Annex were not available for review. Based on the information in the Courthouse drawings, limited architectural drawings of the Annex, and the construction type observed on site, the framing at the Annex is assumed to be similar to the Courthouse.

Parking Garage: See Floor Framing section.

Floor Framing

Courthouse: The floor levels of the Courthouse building are framed very similarly to each other, and in a similar configuration to the roof. One-way concrete slabs over metal deck span to concrete beams at 8'-0" spacing. Beams span east-west across 36'-0" bays to concrete girders, and girders span north-south across 24'-0" bays to concrete columns. The framing cantilevers on all four sides of the building similar to the roof framing, and the exterior glazing occurs at the edge of the slab typically on the upper two floors. At the lower floors, including the daylighting basement, glazing typically is typically set back from the edge of the slab, occurring along the column lines. A balcony occurs around the perimeter of the plaza level, and at numerous locations on the third and fourth floors. Columns are on a regular grid (24x36 feet) and are typically 18-inch square at the third and fourth floors and 24-inch square at the basement and plaza floors.

Annex: The structural drawings for the Annex were not available for review. Based on the information in the Courthouse drawings, limited architectural drawings of the Annex, and the construction type observed on site, the framing at the Annex is assumed to be similar to the Courthouse.

Parking Garage: Each of the three floors of the parking garage is framed the same using post-tensioned slabs and girders. The slab is post-tensioned in both directions, but only spans one direction (north-south) to girders spaced at approximately 25-foot spacing. The girders are also post-tensioned and are supported by two columns each, oriented with a middle span of 34 feet between the columns and a cantilever of 13.5 feet at each end. Columns are 24-inches square between the first and second level and between the second and third level. Below the first level, the columns increase to 32-inch diameter and vary in height above grade depending on the slope of the hillside.

Walls

Courthouse: All interior and exterior walls at the Courthouse are non-bearing partitions constructed of light-gage metal studs. Most interior walls are one-hour fire rated; shaft walls have a two-hour rating.

Annex: The structural drawings for the Annex were not available for review. The framing at the Annex is assumed to be similar to the Courthouse.

Parking Garage: Only one structural wall occurs at the parking garage, which is a 10-inch-thick concrete shear wall along the east face of the building. At the upper level, the wall occurs in one bay (approximately 25-foot length) and at the lower floor, the wall occurs in two bays (approximately 50-foot length, with openings).

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Seismic Force-Resisting Systems

Courthouse: The de-facto lateral system at the Courthouse building is concrete moment frames. However, the reinforcement design and detailing in the beams and columns does not provide sufficient ductility to resist design seismic forces required by modern building codes.

Annex: The structural drawings for the Annex were not available for review. The lateral system at the Annex is assumed to be the same as the Courthouse.

Parking Garage: In the north-south direction, one reinforced concrete shear wall occurs at the east face of the building. As the rest of the system in this direction consists of flat slabs framing to concrete columns, the structure is expected to be extremely torsionally irregular in this direction. The de-facto lateral system in the east-west direction is concrete moment frames, formed by post-tensioned beams and cast-in-place columns. These frames were not designed and detailed to provide sufficient ductility to resist design seismic forces required by modern building codes.

Foundations

Courthouse: The Courthouse is supported by shallow pad footings at interior and exterior column locations. The footings range in size from 9'-4" square to 10'-8" square and are typically 36 inches deep. They are typically well-reinforced with #9 bars at approximately 4-inch spacing in both directions, placed with three inches clear to the bottom of the footing. Concrete columns are concentric to the footings and column reinforcement typically continues into the bottom of the footing. A 6-inch slab on grade is present throughout the basement floor, and retaining walls occur on the south and east sides of the building.

Annex: The structural drawings for the Annex were not available for review. The foundation system at the Annex is assumed to be similar to the Courthouse, though the pad footings are expected to be significantly smaller since the building loads are expected to be approximately half of what they are at the Courthouse.

Parking Garage: Concrete columns that support the post-tensioned beam systems at the Parking Garage continue into the ground and support the building as drilled caissons. Caissons are 36-inches in diameter and extend approximately 26 feet below grade. At the west column line, the columns above the caissons (32-inch diameter) extend above grade three to seven feet up to the first floor.

Field Verification and Condition Assessment

The structures on the campus appear to be in generally good structural condition with minimal structural damage or deterioration apparent, and appear to be constructed in general accordance with the provided structural drawings, although there are a few items of note.

Courthouse: Localized damage to the exterior sidewalk slab and stair on the southeast side of the building was observed. The cracking appears to have been caused by settlement of the slab adjacent to the building, but does not appear to be structurally significant to the building itself. See Photo 6 in Appendix A.

Annex: Spalling of an exterior concrete column was observed at the northeast corner of the Annex. The spalling appears to be isolated to this column and does not appear to be structurally significant. See Photo 7 in Appendix A.

A large crack was observed in a concrete beam and exterior concrete wall at the exterior of the northwest corner of the Annex building adjacent to the Courthouse. The crack may have been caused by differential settlement between the two buildings, although no signs of settlement were readily observed in the rest of

1200 Aguajito Road, Monterey, CA 93940

the building. Therefore, the crack does not appear to be structurally significant. See Photo 8 in Appendix A.

Parking Garage: Systemic corrosion was observed in nonstructural components throughout the parking garage, particularly in guardrails and associated hardware. Dry rot and or deterioration due to pests was also observed in wood members on the roof. None of these conditions are judged to be structurally significant. See Photos 9 and 10 in Appendix A.

Material Properties

Basic properties for existing structural materials found on existing building documentation, through testing or ASCE 41 code prescribed minimum structural values utilized in the analysis calculations can be found in Appendix C.

Building Type

Per ASCE/SEI 41-13, these building can be classified as **Building Type C1: Concrete Moment Frames**. As described by ASCE/SEI 41-13: *‘These buildings consist of a frame assembly of cast-in-place concrete beams and columns. Floor and roof framing consists of cast-in-place concrete slabs, concrete beams, one-way joists, two-way waffle joists, or flat slabs. Seismic forces are resisted by concrete moment frames that develop their stiffness through monolithic beam-column connections. In older construction, or in levels of low seismicity, the moment frames may consist of the column strips of two-way flat slab systems. Modern frames in levels of high seismicity have joint reinforcing, closely spaced ties, and special detailing to provide ductile performance. This detailing is not present in older construction. The foundation system may consist of a variety of elements.’*

Note that the Parking Garage consists of concrete moment frames in the east-west direction and a dual system in the north-south direction, composed of a concrete shear wall and moment frames. For the purpose of this evaluation, this structure was evaluated using the criteria for Building Type C1. However, retrofit solutions included a review of the contributions from the concrete shear wall.

Historical Performance

Modern concrete lateral-resisting systems, including moment frames, are designed to be ductile. When subjected to strong ground motions, earthquake-induced cyclic loading forms “plastic hinges”—deformations that absorb earthquake energy and dissipate forces—before the concrete fails in shear. The design of semi-ductile and ductile concrete systems began in the late 1960s and the early 1970s when prescriptive rules for lateral-resisting elements were implemented to govern design. Structures built prior to this were non-ductile and tended to be relatively weak. Prior to the prescriptive requirements of the late 1960s, when spiral/shear ties were not always included in design, columns could fail in shear before plastic hinges could form. These buildings are known to perform poorly and may collapse when ground motion is strong enough to initiate shear failures in the columns. The semi-ductile and ductile system designs that began in the late 1960s include many of the modern design features and are expected to perform satisfactorily per code in a seismic event, provided there are no vertical or horizontal configuration irregularities that will concentrate demand on individual components.

Benchmark Buildings

In addition to classifying buildings by type of construction, ASCE 41 identifies ‘Benchmark Buildings’ for each type. The detailing of seismic force-resisting systems in Benchmark Buildings is generally considered to meet the performance requirements of ASCE 41. When a building is determined to meet Benchmark Building requirements through field verification of construction compliant with benchmark code requirements, only the review of foundation and nonstructural elements is required. Even though a building appears to meet the benchmark criteria, a full analysis may still be recommended under certain circumstances.

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For building type C1, the 1993 seismic design provisions are referenced as the oldest permitted standard. Since the Courthouse and Annex were designed in 1966 and 1965, respectively, they are assumed to have been designed to the 1964 Uniform Building Code. The Parking Garage documents indicate that the design is in accordance with the 1970 Uniform Building Code. Therefore, none of the subject buildings meet the criteria of a Benchmark Building and a complete Tier 1 analysis is required.

ANALYSIS OVERVIEW

Tier 1 analysis requires only hand-calculations to check existing conditions against “quick check” procedures listed in the Tier 1 checklists. These analyses are detailed in Appendix E of this report and described conceptually in the Findings and Recommendations section below.

The Tier 2 analysis of each building requires a full-building model to be created to analyze each building’s response to seismic forces. A full-building, three-dimensional model was constructed in ETABS analysis software for the Courthouse and Parking Garage buildings, as shown in Figures 5 and 6. Modeled elements include concrete roof and floor slabs, concrete beams and girders, concrete columns, and the concrete shear wall in the Parking Garage. The seismic analysis procedure used was a Linear Static Procedure with seismic accelerations in accordance with Seismic Hazard Level BSE-1E in ASCE 41-13.

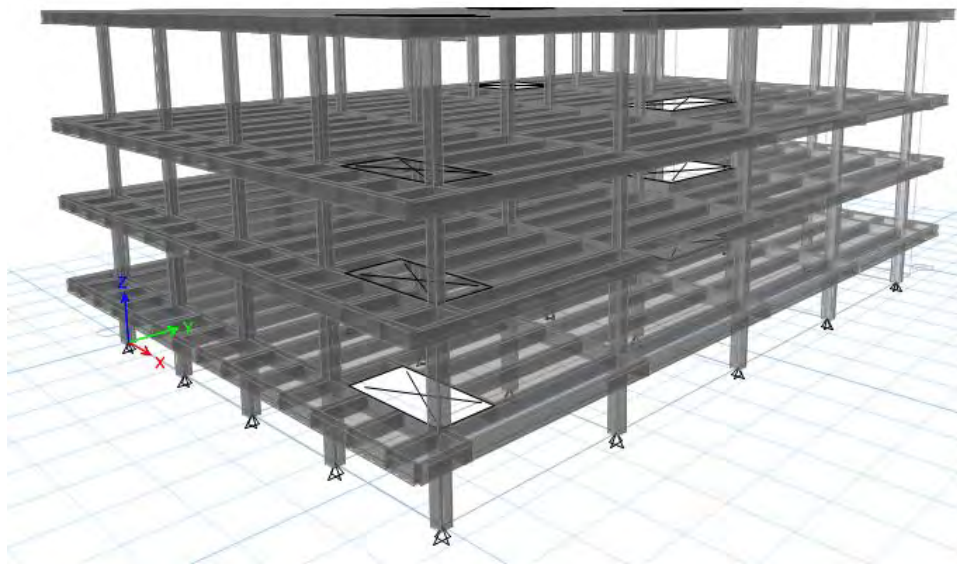


Figure 5: Courthouse model in ETABS software

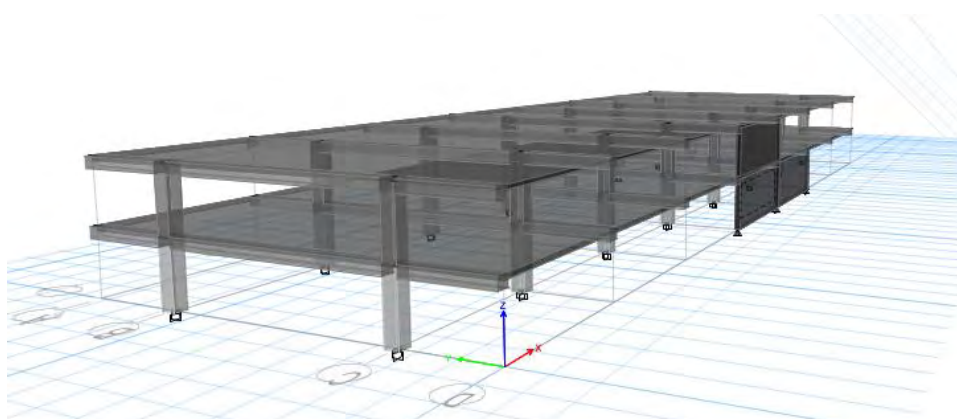


Figure 6: Parking Garage model in ETABS software

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FINDINGS AND RECOMMENDATIONS

Structural

The ASCE 41-13 Tier 1 Basic Life Safety and Building Type Specific Checklists indicate multiple noncompliant and unknown areas for Life Safety Performance. For the Courthouse, 11 items were found to be noncompliant with the Tier 1 checks and an additional three items were unknown. The Annex is assumed to have the same deficiencies as the Courthouse. For the Parking Garage, eight items were found to be noncompliant with the Tier 1 checks, and an additional four items were unknown. The noncompliant and unknown deficiencies for each building are listed below, along with the Tier 2 evaluation results (where applicable) and recommended actions.

Courthouse (and Annex)

- a. ADJACENT BUILDINGS (ASCE Section 4.3.1.2): *“The clear distance between the building being evaluated and any adjacent building is greater than 4% of the height of the shorter building.”* The height of the Annex above grade is approximately 13'-6". Four percent of 13'-6" is approximately 6.5 inches. Because the gap between the Courthouse and Annex is only approximately three inches, this Tier 1 deficiency is applicable.

RECOMMENDATION: The addition of new shear walls in both buildings will provide additional stiffness and will decrease the anticipated lateral deformations of the buildings during an earthquake. Additional analysis should be performed to estimate horizontal movement in a seismic event with the additional stiffness considered. Minor damage may occur due to pounding between structures during a seismic event; however, damage due to this condition is not anticipated to cause life safety structural concerns within the subject building. Improved anchorage of the precast panel finish at these locations may also be prudent to reduce the probability of the panels being dislodged in a seismic event.

- b. COLUMN SHEAR STRESS CHECK: *“The shear stress in the concrete columns, calculated using the Quick Check procedure of Section 4.5.3.2, is less than the greater of 100 lb/in.^2 or $2\sqrt{f_c}$.”* The shear stress in the columns were found to be 1.5 to 2.7 times higher than the allowable stress in the quick check procedure and were therefore found to be noncompliant with the Tier 1 check.

The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.5.2.1.4. The maximum demands on the structure were extracted from the 3D ETABS model to compare with the capacities listed in Chapter 10 of ASCE 41-13. Calculations were performed to determine if the columns are shear- or flexure-controlled, which is required to determine the specific *m*-factor of the columns. Using the appropriate *m*-factor and knowledge factor, the capacities were found and compared to the demands. Columns have a demand-capacity ratio of 1.5 to 2.5 at each floor level and therefore remain noncompliant in the Tier 2 evaluation.

RECOMMENDATIONS: Because columns were found to be inadequate to resist the BSE-1E seismic demands at the Life Safety performance level, a retrofit of the building is recommended to improve seismic performance. The recommended retrofit scope includes the addition of concrete shear walls in both directions at all levels. This new lateral system will significantly reduce building drifts and seismic demands on the concrete columns and provide the building with adequate strength and stiffness to meet the Life Safety performance objective at the BSE-1E hazard level. Additionally, we recommend “jacketing” the concrete columns at all floor levels with fiber-reinforced polymer (FRP) to provide adequate deformation compatibility with the new shear wall system.

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- c. NO SHEAR FAILURES: *“The shear capacity of frame members is able to develop the moment capacity at the ends of the members.”* The columns in the basement level and some columns at the plaza level do not have sufficient capacity to develop the flexural strength of the section and therefore will experience a shear failure before a flexural failure. Columns at the third and fourth floor levels, as well as all beams and girder, are able to fully develop the strength in flexure before a shear failure occurs. Because of the deficiency in the basement and plaza level columns, the Tier 1 deficiency is applicable.

The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.5.2.3.4. The Tier 2 check of these elements was included in the analysis of the previous item for Column Shear Stress. The columns remain noncompliant in the Tier 2 evaluation for this deficiency.

RECOMMENDATIONS: See the recommendations for Column Shear Stress above.

- d. STRONG COLUMN-WEAK BEAM: *“The sum of the moment capacity of the columns is 20% greater than that of the beams at frame joints.”* None of the interior girder-to-column connections meet the “strong column-weak beam” ratio required; therefore, the building was found to be noncompliant with the Tier 1 check.

The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.5.2.1.5 and evaluated the interior girder-to-column connections. Similar calculations to Column Shear Stress Check were performed for this deficiency. The maximum shear and moment demands were extracted from the ETABS model and compared to the calculated capacities. All columns were found to be deficient in both shear and flexure, hence this deficiency remains noncompliant in the Tier 2 evaluation.

RECOMMENDATIONS: See the recommendations for Column Shear Stress above.

- e. BEAM BARS: *“At least two longitudinal top and two longitudinal bottom bars extend continuously throughout the length of each frame beam. At least 25% of the longitudinal bars provided at the joints for either positive or negative moment are continuous throughout the length of the members.”* The as-built structural drawings (Sheet S4) show that the beams and girders all have discontinuous reinforcement at certain locations; therefore, the structure is noncompliant with this Tier 1 check.

The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.5.2.3.5 whereby flexural demands of noncompliant beams and girders were analyzed at the middle and ends of their span using an m -factor of 1.0. Maximum demands for the beams were extracted from the ETABS model to be compared to the capacity. All beams and girders had adequate capacity at the middle of their span, but none of the beams had adequate capacity at their ends. The only girders that had adequate capacity at their ends were at the roof level; all other girders did not have adequate capacity at their ends. Therefore, the beams and girders remain noncompliant in the Tier 2 evaluation for this deficiency.

RECOMMENDATION: See the recommendations for Column Shear Stress above. These recommendations will similarly relieve stresses on the beams as they do for the columns.

- f. COLUMN-BAR SPLICES: *“All column-bar lap splice lengths are greater than $35d_b$ and are enclosed by ties spaced at or less than $8d_b$. Alternatively, column bars are spliced with mechanical couplers with a capacity of at least 1.25 times the nominal yield strength of the spliced bar.”* Most of the columns in the building do not meet this requirement based on the

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reinforcement detailed in the as-built drawings. Therefore, the structure is noncompliant with this Tier 1 check.

The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.5.2.3.6 whereby the flexural demands at noncompliant column splices were calculated. These occur at the plaza, third, and fourth floor levels. None of the Tier 1 noncompliant columns passed the Tier 2 check, and therefore the columns remain noncompliant for the Tier 2 evaluation of this deficiency.

RECOMMENDATIONS: See the recommendations for Column Shear Stress above.

- g. BEAM-BAR SPLICES: *“The lap splices or mechanical couplers for longitudinal beam reinforcing are not located within $l_b/4$ of the joints and are not located in the vicinity of potential plastic hinge locations.”* The lap splices in the beams are nearly always located in the regions noted based on the reinforcement detailed in the as-built drawings. Therefore, the structure is noncompliant with this Tier 1 check.

The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.5.2.3.6. The beams were analyzed in the same manner as the check for Beam Bars, but the m -factor was increased to 1.5 in accordance with Table 10-13 in ASCE 41-13. Even considering this increased m -factor value, the beams were still found to be noncompliant, and therefore the beams remain noncompliant for the Tier 2 evaluation of this deficiency.

RECOMMENDATIONS: See the recommendations for Column Shear Stress above. These recommendations will similarly decrease stresses in the beams as they do for the columns.

- h. COLUMN-TIE SPACING: *“Frame columns have ties spaced at or less than $d/4$ throughout their length and at or less than $8d_b$ at all potential plastic hinge locations.”* Both 18-inch square and 24-inch square columns have ties spaced at 18 inches typical throughout their height and at 9 inches in the hinge zones. These spacings do not meet the requirements of this check and therefore the structure is noncompliant with this Tier 1 check.

The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.5.2.3.7. Column shear and flexural demands were checked in the Column Shear Stress and Column-Bar Splices checks and were found to be noncompliant. Therefore, the columns remain noncompliant for the Tier 2 evaluation of this deficiency.

RECOMMENDATIONS: See the recommendations for Column Shear Stress above.

- i. STIRRUP SPACING: *“All beams have stirrups spaced at or less than $d/2$ throughout their length. At potential plastic hinge locations, stirrups are spaced at or less than the minimum of $8d_b$ or $d/4$.”* Typical girder stirrup spacing is 14 inches (including in hinge zones), and typical beam stirrup spacing is 18 inches (including hinge zones). For girders, stirrup spacing outside the hinge zone is compliant, but at all other locations (girders in the hinge zone, beams in all locations), the stirrup spacing is noncompliant. Therefore, the structure is noncompliant with this Tier 1 check.

The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.5.2.3.7 whereby seismic shear demands from ETABS were checked against shear capacities for typical beams and girders at each floor (at mid-span and over columns). All beams were noncompliant, with demand-to-capacity ratios ranging from 1.0 (just barely compliant) to 4.2. Roof girders were found to be compliant, but all other girders were noncompliant, with demand-to-capacity ratios ranging

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from 1.2 to 2.5. Therefore, the beams remain noncompliant for the Tier 2 evaluation of this deficiency.

RECOMMENDATIONS: See the recommendations for Column Shear Stress above. These recommendations will similarly decrease stresses in the beams as they do for the columns.

- j. JOINT TRANSVERSE REINFORCING: *“Beam-column joints have ties spaced at or less than $8d_b$.”* Based on the two checks above, this item is noncompliant with this Tier 1 check.

The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.5.2.3.8. At all conditions, the shear demands from the ETABS model were found to be less than the capacities calculated in accordance with ASCE 41-13 Section 10.4.2.3.2. Therefore, this deficiency is waived in the Tier 2 analysis.

RECOMMENDATIONS: None.

- k. DEFLECTION COMPATIBILITY: *“Secondary components have the shear capacity to develop the flexural strength of the components.”* Precast concrete panel façade connections are nonductile and not designed to resist the forces generated when the structure experiences lateral movement from seismic forces. Therefore, the structure is noncompliant with this Tier 1 check.

The Tier 2 model of the structure did not model the precast concrete façade panel connections, as these are considered a nonstructural component.

RECOMMENDATIONS: Retrofit to the precast panel connections is recommended to achieve a more ductile attachment that can better respond to seismic building movement.

- l. UNKNOWN ITEMS: Items present in the Tier 1 checklist that were noted to be “Unknown” due to lack of documentation or geotechnical information include the following:
- i. LIQUEFACTION: *“Liquefaction-susceptible, saturated, loose granular soils that could jeopardize the building’s seismic performance shall not exist in the foundation soils at depths within 50 feet under the building.”*
 - ii. SLOPE FAILURE: *“The building site is sufficiently remote from potential earthquake-induced slope failures or rockfalls to be unaffected by such failures or is capable of accommodating any predicted movements without failure.”*
 - iii. SURFACE FAULT RUPTURE: *“Surface fault rupture and surface displacement at the building site are not anticipated.”*

RECOMMENDATIONS: It is recommended that a Geotechnical Engineer is consulted and engaged to provide a report at the subject site that addresses the above “unknown” items.

Parking Garage

- a. TORSION: *“The estimated distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension.”* A concrete shear wall is present only on one side of the building, a condition that moves the center of rigidity to the east side of the building when considering seismic forces in the north-south direction. Therefore, by inspection, the building is noncompliant for this Tier 1 check.

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The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.3.2.6 whereby the torsional response was modeled in ETABS and a retrofit solution was investigated to mitigate the irregularity.

RECOMMENDATIONS: The addition of another concrete shear wall on the west side of the building is recommended to remove the torsional irregularity.

- b. COLUMN SHEAR STRESS CHECK: *“The shear stress in the concrete columns, calculated using the Quick Check procedure of Section 4.5.3.2, is less than the greater of 100 lb/in.^2 or $2\sqrt{f_c}$.”* The shear stresses in the columns were found to be up to 2.0 times higher than the allowable stress in the quick check procedure and were therefore found to be noncompliant with the Tier 1 check.

The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.5.2.1.4 whereby the maximum seismic force demands were determined from the ETABS model for the columns at each floor and compared to capacities calculated with the appropriate m -factor for each element. The columns below the first floor were found to be just under 100% stressed, but columns at the first and second floors were overstressed by 38% and 28% respectively. Therefore, the columns remain noncompliant in the Tier 2 evaluation for this deficiency.

RECOMMENDATIONS: The retrofit recommendation to remedy this item is twofold. First, in the north-south direction, another concrete shear wall is recommended to be added along the west face of the building. This will significantly reduce the seismic forces that are resisted by the columns and remove the torsional irregularity. Second, to accommodate seismic demands in the east-west direction, the columns on both floors are recommended to be “jacketed” in fiber-reinforced polymer (FRP) to increase shear capacity and ductility and improve lateral deflections (drift).

- c. FLAT SLAB FRAMES: *“The seismic-force-resisting system is not a frame consisting of columns and a flat slab or plate without beams.”* The configuration of the structure in the north-south direction does not meet this requirement, and therefore the building is noncompliant for this Tier 1 check.

The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.5.2.3.1 whereby the flexural capacities of the flat slab were checked for seismic demands derived from the ETABS model. The slab was found to be adequate in flexure. Punching shear is not a concern with the configuration present because transverse beams are present between the flat slab and columns. Therefore, this deficiency is waived in the Tier 2 analysis.

RECOMMENDATIONS: None.

- d. NO SHEAR FAILURES: *“The shear capacity of frame members is able to develop the moment capacity at the ends of the members.”* The columns at the first and second floors do not have sufficient capacity to develop the flexural strength and therefore will experience a shear failure before a flexural failure. Columns at the ground floor (below the first floor) and beams at all floors are able to fully develop the strength in flexure before a shear failure occurs. Because of the deficiency in the first and second floor columns, the building is noncompliant for this Tier 1 check.

The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.5.2.3.4. Because only the columns at the first and second floors were noncompliant in the Tier 1 check, the Tier 2 check of these elements was included in the analysis of the previous item for Column Shear Stress. The columns remain noncompliant in the Tier 2 evaluation for this deficiency.

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RECOMMENDATIONS: See the recommendations for Column Shear Stress above.

- e. STRONG COLUMN-WEAK BEAM: *“The sum of the moment capacity of the columns is 20% greater than that of the beams at frame joints.”* The beam-to-column connections in the transverse direction (beam-column) at the second floor and roof do not meet the “strong column-weak beam” ratio required, therefore the building was found to be noncompliant with the Tier 1 check.

The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.5.2.1.5. The seismic demands were derived from the ETABS model and compared to the interior girder-to-column capacities using an m -factor of 2.0. Using this check, all connections were found to be compliant, with a maximum demand-to-capacity ratio of 0.88 occurring at the roof level in the transverse direction. Therefore, this deficiency is waived in the Tier 2 analysis.

RECOMMENDATIONS: None.

- f. COLUMN-TIE SPACING: *“Frame columns have ties spaced at or less than $d/4$ throughout their length and at or less than $8d_b$ at all potential plastic hinge locations.”* The 32-inch diameter columns that occur below the first floor have spirals spaced at 2.5 inches, which meets the requirements for this check in both hinge and non-hinge zones. The 24-inch square columns at the first and second floors have ties at 12 inch spacing typical, which does not meet the requirement of this check. The tie spacing in the hinge zones for the 24-inch diameter columns are 6 inches and 2.25 inches at the roof and second floor respectively; the roof level spacing is noncompliant. Therefore, the structure is noncompliant with this Tier 1 check.

The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.5.2.3.7 whereby the force demand in noncompliant columns was calculated and the adequacy of the elements was evaluated. Column shear demands were checked in the Column Shear Stress check and were found to be noncompliant. Therefore, considering that no increases to the capacity (m -factors) are allowed, the columns remain noncompliant for the Tier 2 evaluation of this deficiency.

RECOMMENDATIONS: See the recommendations for Column Shear Stress above.

- g. STIRRUP SPACING: *“All beams have stirrups spaced at or less than $d/2$ throughout their length. At potential plastic hinge locations, stirrups are spaced at or less than the minimum of $8d_b$ or $d/4$.”* Typical beam stirrup spacing is 18 inches and hinge zone stirrup spacing is 4 inches. Therefore, stirrup spacing outside the hinge zone is noncompliant, but hinge zone stirrup spacing is compliant. Therefore, the structure is noncompliant with this Tier 1 check.

The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.5.2.3.7 whereby seismic shear demands derived from the ETABS model were checked against shear capacities for typical beams (at mid-span and over columns). At all beam locations the shear demands were found to be less than the capacities. Therefore, this deficiency is waived in the Tier 2 analysis.

RECOMMENDATIONS: None.

- h. JOINT TRANSVERSE REINFORCING: *“Beam-column joints have ties spaced at or less than $8d_b$.”* Based on the two checks above, this item is noncompliant with this Tier 1 check.

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The Tier 2 analysis was performed in accordance with ASCE 41-13 Section 5.5.2.3.8. At all conditions, the shear demands from the ETABS model were found to be less than the capacities calculated in accordance with ASCE 41-13 Section 10.4.2.3.2. Therefore, this deficiency is waived in the Tier 2 analysis.

RECOMMENDATIONS: None.

- i. UNKNOWN ITEMS: Items present in the Tier 1 checklist that were noted to be “Unknown” due to lack of documentation, geotechnical information, or access to view existing conditions include the following:
 - iv. LIQUEFACTION: *“Liquefaction-susceptible, saturated, loose granular soils that could jeopardize the building’s seismic performance shall not exist in the foundation soils at depths within 50 feet under the building.”*
 - v. SLOPE FAILURE: *“The building site is sufficiently remote from potential earthquake-induced slope failures or rockfalls to be unaffected by such failures or is capable of accommodating any predicted movements without failure.”*
 - vi. SURFACE FAULT RUPTURE: *“Surface fault rupture and surface displacement at the building site are not anticipated.”*
 - vii. TIES BETWEEN FOUNDATION ELEMENTS: *“The foundation has ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, or C.”* Ties are not present, but the Site Class is unknown due to a lack of geotechnical information.

RECOMMENDATIONS: It is recommended that a Geotechnical Engineer is consulted and engaged to provide a report at the subject site that addresses the above “unknown” items.

Nonstructural

The buildings were not evaluated for nonstructural elements. However, one nonstructural element of note at the Courthouse/Annex buildings was the precast panel façade. Based on the building type and precast panel connections documented in the as-built drawings, we estimate that the precast panel connections to the structure are not adequate to satisfy deflection compatibility requirements to accommodate expected seismic movements (drifts) of the building. Therefore, the precast panel façade elements are expected to present a falling hazard when the structure is subjected to significant ground motions. Retrofit scope will be required to address this concern to mitigate the hazard posed by these panels.

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SCHEMATIC RETROFIT SCOPE

Courthouse

The Courthouse building has eight deficiencies in accordance with the Tier 2 procedures of ASCE 41-13. The deficiency-only retrofit recommendations provide remediation of these deficiencies to meet a Life Safety performance level in response to a BSE-1E seismic hazard level.

Concrete Shear Walls

The main retrofit scope for this structure is the addition of two 12-inch-thick, 25-foot-long concrete shear walls in each direction (4 walls total). The walls will be continuous from the basement to the roof of the structure. These walls are indicated on Figure 7 with an “A” symbol and are located where there appear to be the fewest conflicts with the existing architectural layout (the locations are flexible as long as they can be installed continuously from basement to roof). Door openings and mechanical penetrations through the walls are acceptable and can be detailed in the retrofit.

An approximate estimate of wall concrete and reinforcement quantities based on the retrofit solution analyzed in the Tier 2 evaluation is provided for each level below. This is based on a linear static, fixed-base analysis model.

Floor	Volume of Concrete in New Shear Walls (cubic yards)	Weight of Reinforcing Steel (pounds per cubic yard of concrete)
Basement	48	270
Plaza	60	185
Third	56	130
Fourth	56	90

Reinforcing steel will be doweled through each existing concrete slab and beams and lap spliced to the wall reinforcing above and below such that the reinforcing is continuous over the height of the wall. Assume two layers of dowels at 18-inch spacing at each floor.

Concrete Columns

The addition of concrete shear walls will greatly reduce the seismic forces in the existing columns. However, the columns will still require deformation compatibility with the expected seismic drift of the structure. Given the lack of shear reinforcing in the columns, we propose to apply fiber-reinforced polymer (FRP) to the columns, which will increase their ductility and accommodate the imposed lateral deflections.

The FRP would wrap completely around each column to provide confinement. We anticipate two to four layers of FRP at each column, and column corners will need to be chamfered to install the FRP. This may not be economically viable for the exterior columns, as the windows and waterproofing would have to be altered. Another option for the exterior columns would be to provide a secondary gravity system, such as a tube steel columns, directly inside of each concrete column. This would provide redundancy in case of a large seismic event that could cause shear failures in the concrete columns and potentially affect the column's vertical load carrying capability. HSS column sizes are provided as an alternate in the table below. All columns will have a steel base and top plate with four epoxy anchors to the beam above and below.

Floor	HSS Column Size
Basement & Plaza	HSS9x9x5/8

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Third & Fourth

HSS7x7x1/2

Exterior column locations are typically noted with a “B” symbol on Figures 7 and 8 (16 per floor); interior columns are noted with a “C” symbol (9 per floor). Assume that one HSS column will be placed at each exterior concrete column on each floor in this alternate, and that FRP will still be used at interior columns.

Foundation

New spread footings will be required below the new shear walls, as shown on the foundation plan in Figure 8. Connections from new to existing footings will be required at all new-to-existing interfaces.

An approximate estimate of foundation concrete and reinforcement quantities based on the retrofit solution analyzed in the Tier 2 evaluation is provided for each level below. This is based on a linear static, fixed base analysis model.

Volume of Concrete in New Footings	130 yd ³
Weight of Reinforcing Steel in New Footings	175 lbs/yd ³
Epoxy Dowel Quantity	#5 @ 12”oc top and bottom at all interfaces

Precast Connections

Precast panel elements form the façade of the building and are typically noted with a “D” symbol on Figure 7. The precast panel connections are nonductile attachments that have the potential to fail in a seismic event. Two options are available to mitigate this concern:

1. Replace each connection with a ductile connection. This connection will include two post-installed anchors to the panel and two to the structure with a ductile steel connector in between. Approximately 1,000 precast panel connections occur in the existing structure and need to be replaced.
2. Replace the precast panels with a façade that is compatible with the expected seismic deflections of the structure. This façade will likely be more lightweight than the existing, and will reduce the seismic mass of the structure and decrease the overall retrofit cost as well.

Collector Strengthening

Collector strengthening is required at the new concrete shear wall north of Gridline 6 at all levels. Collector strengthening may consist of either a steel angle (approximate weight = 50 plf) with epoxy anchors at 16-inch spacing to the existing concrete beam or unidirectional FRP applied to the top of the slab above the new shear wall. The steel angle or FRP strengthening would extend approximately 30 feet beyond the new shear wall.

Base Isolation

As an alternate, base isolation is a possible retrofit solution at this structure. This would consist of shoring the structure and providing base-isolating devices at all columns in the basement floor. Shear walls and column jacketing retrofit recommendations discussed above would largely not be required as base isolation reduces the seismic forces on the elements in a building. This option appears to be a cost-competitive alternate to the retrofit scope discussed above, and we recommend that this option be considered in further detail in subsequent design phases. ZFA has consulted with a base isolation manufacturer for a rough cost estimate for the isolation equipment (excluding shoring and installation costs). They estimate a cost of \$200,000 for the isolation equipment.

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Additional Cost Items

If a seismic retrofit is performed on the building, destructive testing of structural components will likely be required to verify the existing material strengths. The extent of the testing will be dependent on the jurisdiction's requirements, but for estimating purposes, we anticipate approximately six concrete cores and three reinforcing steel coupons will be required to be removed from the existing structural components and tested.

Further Recommendations

In order to investigate the "unknown" items on the Tier 1 checklist, we recommend the development of geotechnical report including a geological hazards assessment.

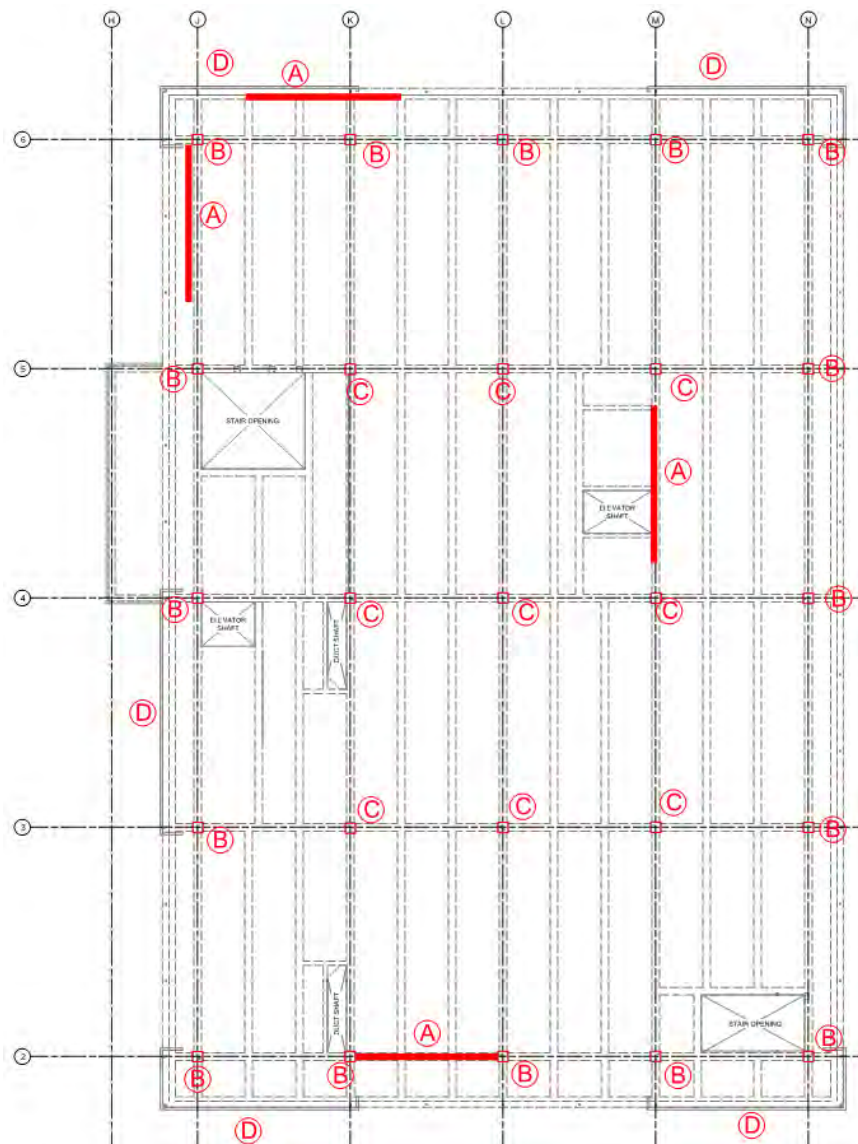


Figure 7: Typical floor plan at Courthouse indicating: A=proposed locations of retrofitted shear walls; B=exterior concrete columns; C=interior concrete columns; D=exterior precast concrete façade panels

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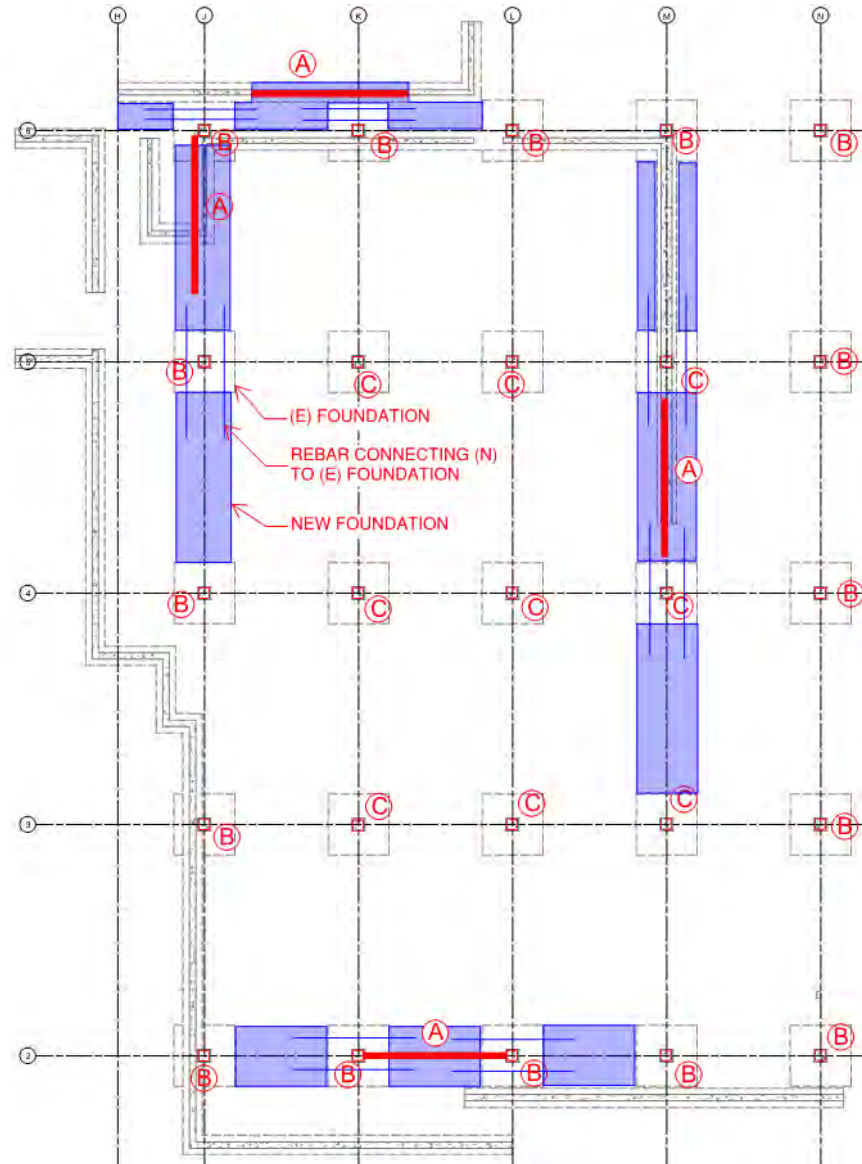


Figure 8: Foundation plan at Courthouse indicating: A=proposed locations of retrofitted shear walls; B=exterior concrete columns; C=interior concrete columns; purple boxes=new footings

Annex

Structural drawings were not available for the Annex building. Based on the limited architectural drawings available and on-site observations, it appears that the Annex building is similar to the Courthouse in materials and construction type. Therefore, the deficiencies present in the Tier 2 evaluation for the Courthouse are assumed to be present at the Annex, and the recommended retrofit is provided to remediate those assumed deficiencies.

Concrete Shear Walls

The main retrofit scope is the addition of 12-inch thick, approximately 12-foot long concrete shear walls in the north-south and east-west directions (5 total). The walls will be continuous from the ground floor to the roof of the structure. These walls are indicated on Figure 9 with an “A” symbol and are located where there appear to be the fewest conflicts with the existing architectural layout (the locations are flexible as long as they can be installed continuously on both floors). Door openings and mechanical penetrations through the walls are acceptable and can be detailed in the retrofit. New spread footings will be required below the new shear walls, similar to the configuration at the Courthouse.

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Concrete Columns

The addition of concrete shear walls will greatly reduce the seismic forces in the existing columns. However, the columns will still require deformation compatibility with the expected seismic drift of the structure. Given the assumed lack of shear reinforcing in the columns, we propose to apply fiber-reinforced polymer (FRP) to the columns, which will greatly increase their ductility and accommodate the imposed lateral deflections.

The FRP would wrap completely around each column to provide confinement. We anticipate two to four layers of FRP at each column, and column corners will need to be chamfered to install the FRP. This may not be economically viable for the exterior columns, as the windows and waterproofing would have to be altered. Another option for the exterior columns would be to provide a secondary gravity system, such as tube steel columns, directly inside of each concrete column. This would provide redundancy in case of a large seismic event that could cause shear failures in the concrete columns and potentially affect the column's vertical load carrying capability.

Column locations are typically noted with a "B" symbol on Figure 9.

Precast Connections

See the information presented in the Courthouse section above.

Collector Strengthening

Collector strengthening, similar to that for the Courthouse, may also be required in the Annex.

Additional Cost Items

If a seismic retrofit is performed on the building, destructive testing of structural components will likely be required to verify the existing material strengths. The extent of the testing will be dependent on the jurisdiction's requirements as well as the availability of original construction drawings, but for estimating purposes, we anticipate approximately three concrete cores and two reinforcing steel coupons will be required to be removed from the existing structural components and tested.

Further Recommendations

The seismic retrofit scope for the Annex is based on the findings for the Courthouse. Original construction documents would be helpful in verifying the proposed scope for the Annex. If existing documentation is not available, extensive destructive and nondestructive testing may be required to determine the existing conditions.

In order to investigate the "unknown" items on the Tier 1 checklist, we recommend the development of geotechnical report including a geological hazards assessment.

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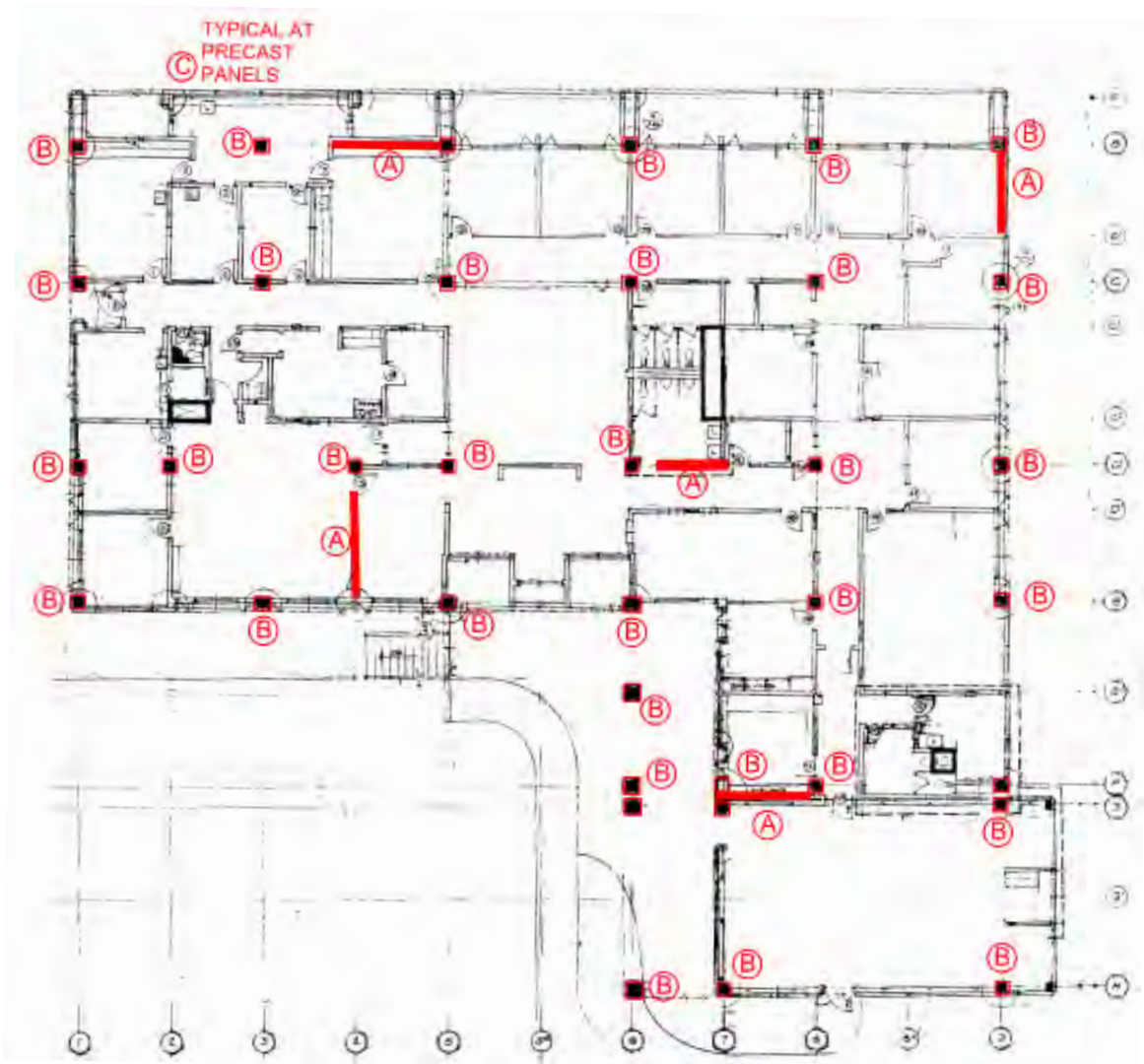


Figure 9: Typical floor plan at Annex indicating: A=proposed locations of retrofitted shear walls; B=concrete columns; C= exterior precast concrete façade panels

Parking Garage

The Parking Garage building has four deficiencies in accordance with the Tier 2 procedures of ASCE 41-13. The deficiency-only retrofit recommendations provide remediation of these deficiencies to meet a Life Safety performance level in response to a BSE-1E hazard.

Concrete Shear Walls

The main retrofit scope in the north-south direction is the addition of one 10-inch-thick concrete wall with two mats of #5 rebar at 18-inch spacing each way. The wall will be continuous from the grade to the roof of the structure (3 levels) and is placed such that no parking spaces will be affected. The wall is indicated in Figure 10 with an “A” symbol and is located across from the existing concrete shear wall on the uphill (east) side of the structure. Reinforcing from the wall above and below each floor will need to be doweled through the existing slabs at each level, as shown in Figure 11. The existing slab surface will be roughened to ¼” amplitude.

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An approximate estimate of concrete and reinforcement quantities based on the retrofit solution analyzed in the Tier 2 evaluation is provided for each level below. This is based on a linear static, fixed-base analysis model.

Floor	Volume of Concrete in New Shear Walls (cubic yards)	Weight of Reinforcing Steel (pounds per cubic yard of concrete)
Ground	70	95
First	70	95
Second	70	95

Concrete Columns

Given the lack of shear reinforcing in the columns, we propose to apply two layers of fiber-reinforced polymer (FRP) to the second level columns and three layers to the first level columns, which will greatly increase their shear capacity, ductility, and accommodate the imposed lateral deflections. The FRP will wrap completely around the columns to provide confinement. The square columns will require all four corners to be chamfered prior to FRP application and the surface will need to be cleaned of corrosion.

Foundation

The new concrete shear wall will require a foundation consisting of three to six helical piles at each end of the wall (six to 12 helical piles total). A minimum 6-foot square pile cap with 36" depth will be required. Piers will be battered to resist lateral loads. The pile caps will be tied together with a minimum 36-inch-wide by 24-inch-deep concrete grade beam. Foundations will be designed per the recommendations of a geotechnical investigation and report.

An approximate estimate of foundation concrete and reinforcement quantities based on the retrofit solution analyzed in the Tier 2 evaluation is provided for each level below. This is based on a linear static, fixed base analysis model.

Volume of Concrete in New Footings	15 yd ³
Weight of Reinforcing Steel in New Footings	175 lbs/ yd ³
Helical Pile Quantity (Total)	6 to 12

Additional Cost Items

If a seismic retrofit is performed on the building, destructive testing of structural components will likely be required to verify the existing material strengths. The extent of the testing will be dependent on the jurisdiction requirements as well as the availability of original construction drawings, but for estimating purposes, we anticipate approximately six concrete cores and three reinforcing steel coupons will be required to be removed from the existing structural components and tested.

Because the structure is comprised of post-tensioned slabs and beams, all areas that require doweling or anchorage through the existing structure will require scanning to identify the location of the post-tensioning strands to avoid damage during construction.

Further Recommendations

In order to investigate the "unknown" items on the Tier 1 checklist and to determine the foundation design below the new shear wall, we recommend the development of geotechnical report including a geological hazards assessment.

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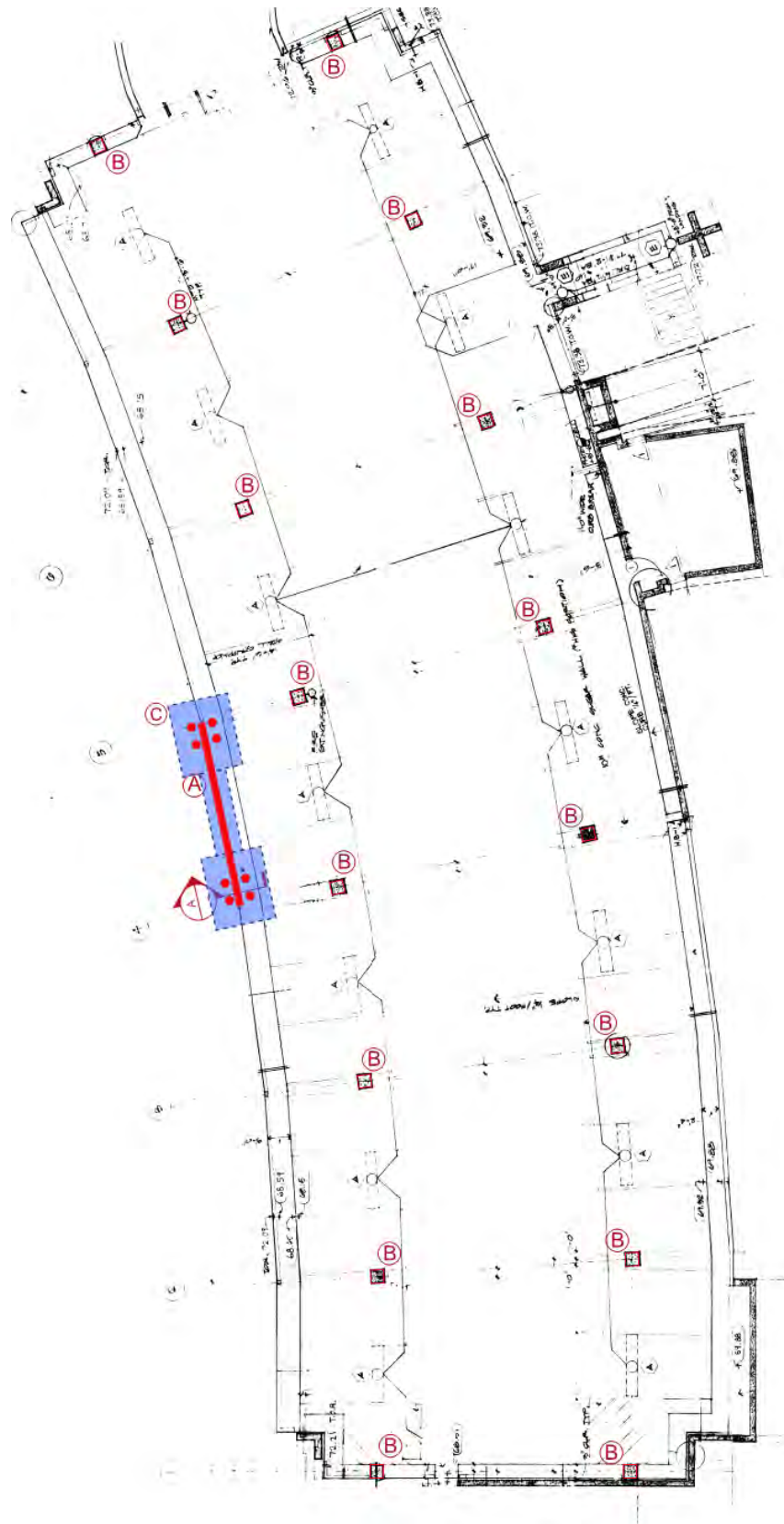


Figure 10: Typical floor plan at Parking Garage indicating: A=proposed location of retrofitted shear wall; B=concrete columns; C=new footing (also shown as purple boxes)

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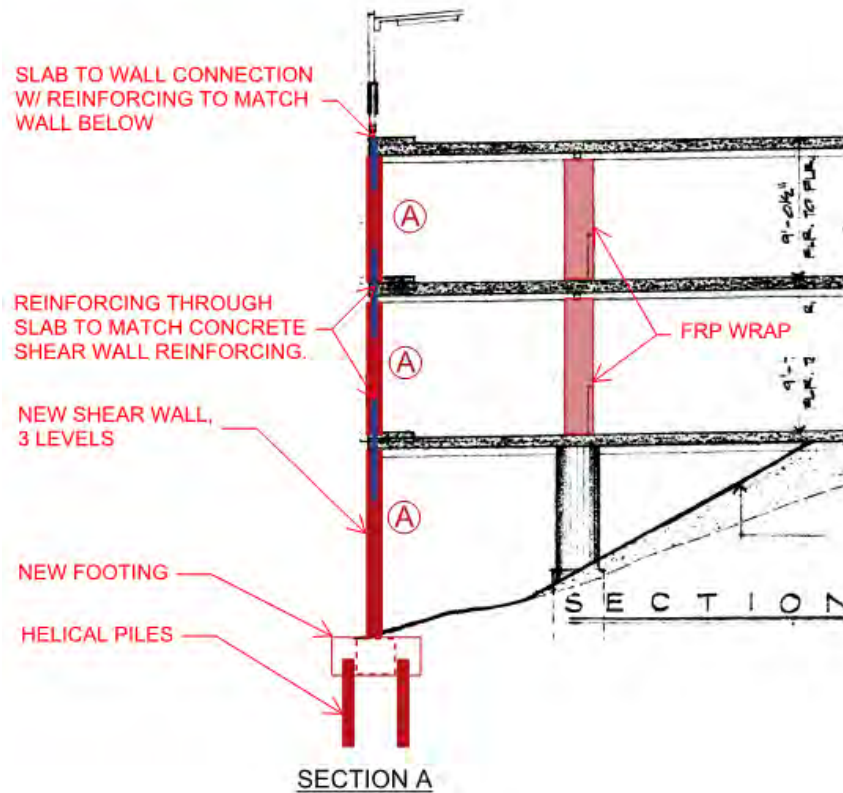


Figure 11: Section A through proposed new shear wall at the Parking Garage

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RELIABILITY OF SEISMIC EVALUATIONS

In general, structural engineers do not have the ability to predict the exact damage to a building as a result of an earthquake. There will be a wide variation of damage from building to building due to the variations in ground motion and varying types and quality of construction. In addition, engineers cannot predict the exact ground motions of the earthquake that may occur at a given building. Design and evaluation of buildings are performed using general guidelines and information from past earthquakes. Engineers and the codes used for design and evaluation have been conservative when attempting to ensure that building design meets minimum standards of life safety. This effort is based on science and technology as well as on observations made from actual seismic events. Building design and evaluation codes are constantly evolving to better meet performance targets based on this information. Continued research will improve predictive methods and facilitate performance-based engineering. It has been estimated that, given design ground motions, a small percent of new buildings and a slightly greater percent of retrofit buildings may fail to meet their expected performance.

CLOSING

The seismic review and analyses associated with this evaluation were based on available original structural drawings, and the site reviews were based on that which was plainly visible. No attempt was made to uncover hidden conditions or perform any destructive or non-destructive testing. The items discussed in this report are subject to revision should more information become available.

This report is general in nature and does not imply that the recommendations listed above are the only structural requirements that must be made to the existing structure to meet current building code criteria.

We understand you may have questions regarding this evaluation and are available for comment and explanations. Please call with any questions you may have.

Sincerely,



Chelsea Drenick, SE
Senior Engineer



Ryan Bogart, SE
Senior Associate



Mark A. Moore, SE
Executive Principal

APPENDIX A – PHOTOGRAPHS



Photo 1: Courthouse Building Entrance



Photo 2: Courthouse Building East Elevation

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Photo 3: Seismic Gap Between Courthouse and Annex



Photo 4: Parking Garage Interior



Photo 5: Parking Garage Foundation Below First Floor



Photo 6: Cracked Exterior Sidewalk Slab at the Courthouse



Photo 7: Spalled Concrete at Existing Column at the Annex



Photo 8: Cracked Concrete Beam and Wall at Annex Exterior



Photo 9: Corrosion at Parking Garage Guardrail

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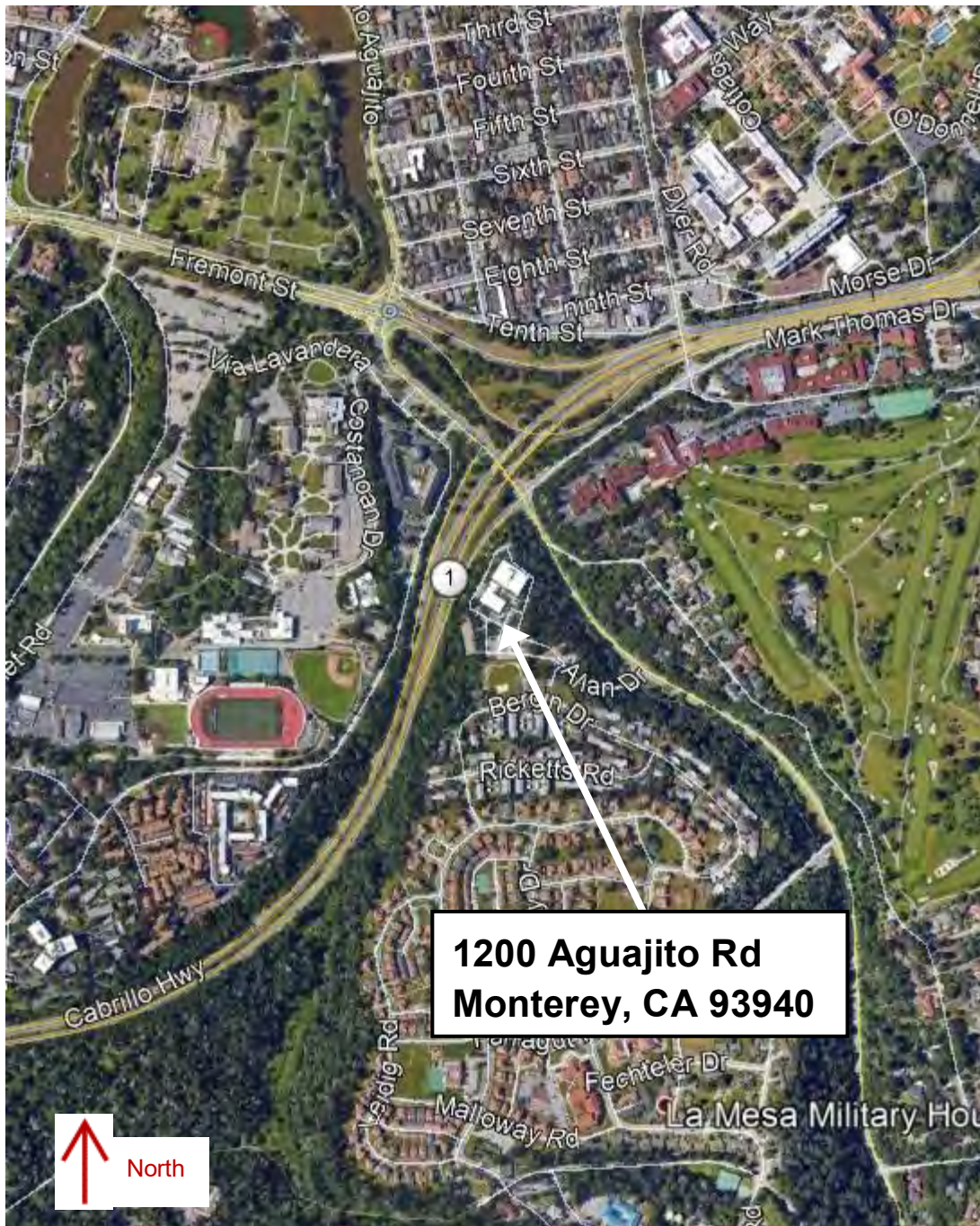


Photo 10: Deteriorated Wood at Parking Garage

APPENDIX B – MAPS

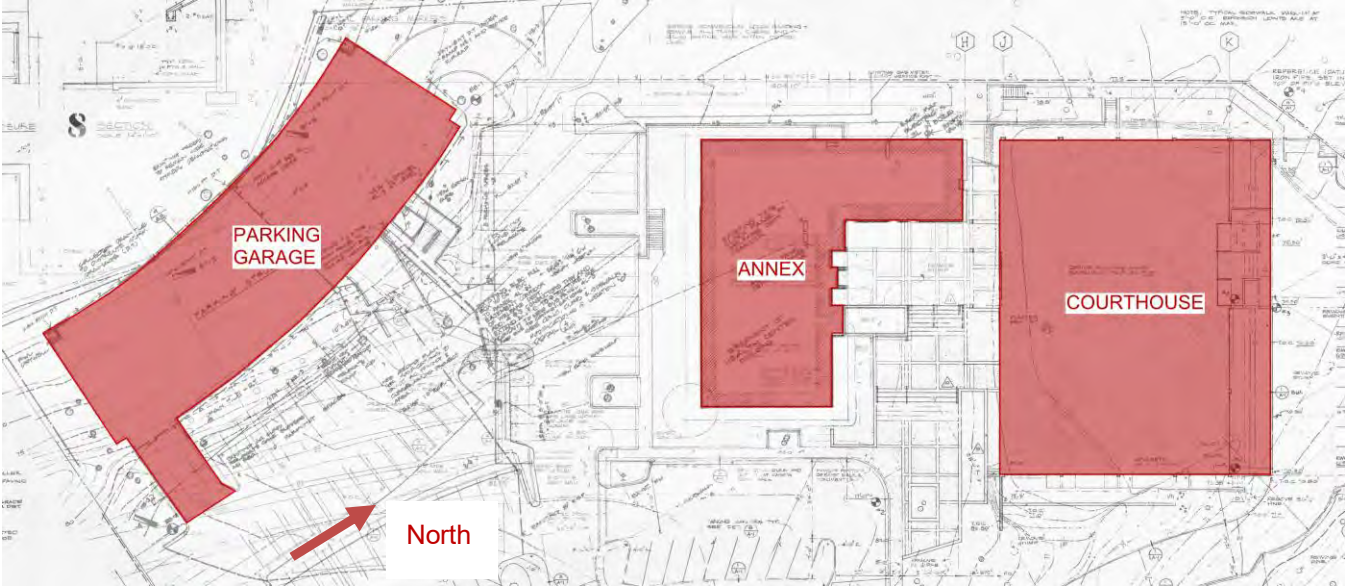
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Location Map



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Site Map



APPENDIX C – SUMMARY DATA SHEET

1200 Aguajito Road, Monterey, CA 93940

Summary Data Sheet - Courthouse**BUILDING DATA**

Building Name:	Monterey County Courthouse	Date:	11/29/1966
Building Address:	1200 Aguajito Road, Monterey, CA 93940		
Latitude:	36.590	Longitude:	-121.880
		By:	Wallace Holm
Year Built:	1966	Year(s) Remodeled:	Unknown
		Original Design Code:	Unknown (1964 UBC assumed)
Area (sf):	68000	Length (ft):	160 feet
		Width (ft):	104 feet
No. of Stories:	4	Story Height:	~15 feet
		Total Height:	60 feet

USE Industrial Office Warehouse Hospital Residential Educational Other: Courthouse

CONSTRUCTION DATA

Gravity Load Structural System:	Concrete columns, beams, slab		
Exterior Transverse Walls:	N/A	Openings?	
Exterior Longitudinal Walls:	N/A	Openings?	
Roof Materials/Framing:	Concrete beams and slab		
Intermediate Floors/Framing:	Concrete beams and slab		
Ground Floor:	Slab-on-grade		
Columns:	Concrete	Foundation:	Spread footings
General Condition of Structure:	Good		
Levels Below Grade?	Partial story below grade		

LATERAL-FORCE-RESISTING SYSTEM

	Longitudinal	Transverse
System:	Concrete moment frames	Concrete moment frames
Vertical Elements:	Concrete columns	Concrete columns
Diaphragms:	Concrete slab	Concrete slab

EVALUATION DATA

BSE-1N Spectral Response Accelerations:	$S_{XS} =$	1.009 g	$S_{X1} =$	0.555 g
Soil Factors:	Class =	D (assumed)		
BSE-1E Spectral Response Accelerations:	$S_{XS} =$	0.739 g	$S_{X1} =$	0.391 g
Level of Seismicity:		High	Performance Level:	Life Safety
Building Period:	T =	0.717 sec		
Spectral Acceleration:	$S_a =$	0.545 g		
Modification Factor:	$C_m C_1 C_2 =$	0.88	Building Weight: W =	10,660 kips
Pseudo Lateral Force:	$V = C_m C_1 C_2 S_a W =$	0.479W		

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BUILDING CLASSIFICATION: C1 – Concrete Moment Frames

COMPLETED TIER 1 CHECKLISTS	Yes	No
Basic Configuration Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Type C1 Structural Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Nonstructural Component Checklist	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Material Properties

To account for uncertainty in the as-built data, a knowledge factor, κ , is determined according to ASCE 41 Table 6-1.

			Default Value per ASCE 41, 4.2.3?	Alternate Value Source?
<i>Concrete</i>			Table (4-2)	
Beams, Columns and Slabs:	$f_c =$	4,000 psi	<input type="checkbox"/>	Construction drawings
Slab-on-grade:	$f_c =$	3,000 psi	<input type="checkbox"/>	Construction drawings
<i>Reinforcing Steel</i>			Table (4-3)	
All Bars:	$f_y =$	40 or 50 ksi	<input type="checkbox"/>	Construction drawings

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Summary Data Sheet – Courthouse Parking Garage**BUILDING DATA**

Building Name: Monterey County Courthouse Parking Garage

Building Address: 1200 Aguajito Road, Monterey, CA 93940

Latitude: 36.590 Longitude: -121.880

Year Built: 1966 Year(s) Remodeled: Unknown Original Design Code: Unknown (1964 UBC assumed)

Area (sf): 33000 Length (ft): 175 feet Width (ft): 61 feet

No. of Stories: 3 Story Height: ~9.5 feet Total Height: 28 feet

USE Industrial Office Warehouse Hospital Residential Educational Other: Parking Garage

CONSTRUCTION DATA

Gravity Load Structural System: Concrete post-tensioned beams and slab; CIP columns

Exterior Transverse Walls: N/A Openings?

Exterior Longitudinal Walls: N/A Openings?

Roof Materials/Framing: Concrete post-tensioned beams and slab

Intermediate Floors/Framing: Concrete post-tensioned beams and slab

Ground Floor: Concrete post-tensioned beams and slab

Columns: CIP concrete Foundation: Concrete piers

General Condition of Structure: Good

Levels Below Grade? Partial story below grade

LATERAL-FORCE-RESISTING SYSTEM

	Longitudinal	Transverse
System:	Concrete slab/column moment frames/concrete shear wall	Concrete moment frames
Vertical Elements:	Concrete columns	Concrete columns
Diaphragms:	Post-tensioned concrete slab	Post-tensioned concrete slab

EVALUATION DATA

BSE-1N Spectral Response Accelerations: $S_{XS} = 1.009\text{ g}$ $S_{X1} = 0.555\text{ g}$

Soil Factors: Class= D (assumed)

BSE-1E Spectral Response Accelerations: $S_{XS} = 0.739\text{ g}$ $S_{X1} = 0.391\text{ g}$

Level of Seismicity: High Performance Level: Life Safety

Building Period: $T = 0.361\text{ sec}$

Spectral Acceleration: $S_a = 0.74\text{ g}$

Modification Factor: $C_m C_1 C_2 = 0.99$ Building Weight: $W = 3,829\text{ kips}$

Pseudo Lateral Force: $V = C_m C_1 C_2 S_a W = 0.73W$

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BUILDING CLASSIFICATION: C1 – Concrete Moment Frames

COMPLETED TIER 1 CHECKLISTS	Yes	No
Basic Configuration Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Type C1 Structural Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Nonstructural Component Checklist	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Material Properties

To account for uncertainty in the as-built data, a knowledge factor, κ , is determined according to ASCE 41 Table 6-1.

			<i>Default Value per ASCE 41, 4.2.3?</i>	<i>Alternate Value Source?</i>
<i>Concrete</i>			Table (4-2)	
Columns, Post-tensioned Beams and Slab:	$f_c=$	4,000 psi	<input type="checkbox"/>	Construction drawings
Lower story columns:	$f_c=$	5,000 psi	<input type="checkbox"/>	Construction drawings
All other concrete:	$f_c=$	3,000 psi	<input type="checkbox"/>	Construction drawings
<i>Reinforcing Steel</i>			Table (4-3)	
#5 and smaller in ramps and walls:	$f_y=$	40 ksi	<input type="checkbox"/>	Construction drawings
All other bars:	$f_y=$	60 ksi	<input type="checkbox"/>	Construction drawings
<i>Post-tensioned tendons</i>				
	$f_u=$	270 ksi		Construction drawings

APPENDIX D – TIER 1 CHECKLISTS

1200 Aguajito Road, Monterey, California

16.1.2LS Life Safety Basic Configuration Checklist

This Basic Configuration Checklist shall be completed for all building types, except buildings in very low seismicity, being evaluated to the Life Safety Performance Level. Once this checklist has been completed, complete the appropriate building type checklist for the desired seismic performance level as shown in Table 4-7. Tier 1 evaluation shall include on-site investigation and condition assessment as required by Section 4.2.1.

Each of the evaluation statements on this checklist shall be marked Compliant (C), Non-compliant (NC), Unknown (U), or Not Applicable (N/A) for a Tier 1 Evaluation. Compliant statements identify issues that are acceptable according to the criteria of this standard, while non-compliant and unknown statements identify issues that require further investigation. Certain statements may not apply to the buildings being evaluated. For non-compliant and unknown evaluation statements, the design professional may choose to conduct further investigation using the corresponding Tier 2 Evaluation procedure; corresponding section numbers are in parentheses following each evaluation statement.

C16.1.2LS Life Safety Basic Configuration Checklist

For buildings in low, moderate, and high seismicity the following evaluation statements represent general configuration issues applicable for most building based on observed earthquake structural damage during actual earthquakes. This checklist should be completed for all buildings in low, moderate, and high seismicity for Life Safety Performance Level.

The section numbers in parentheses following each evaluation statement refer to the commentary in Appendix A regarding the statement's purpose and the corresponding Tier 2 Evaluation procedures. If additional information on the evaluation statement is required, refer to the commentary in the Tier 2 procedure for that evaluation statement.

Low Seismicity

Building System

General

C	NC	N/A	U	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LOAD PATH: The structure shall contain a complete, well defined load path, including structural elements and connections, that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation. (Commentary: Sec. A.2.1.1. Tier 2: Sec. 5.4.1.1)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADJACENT BUILDINGS: The clear distance between the building being evaluated and any adjacent building is greater than 4% of the height of the shorter building. This statement shall not apply for the following building types: W1, W1A, and W2. (Commentary: Sec. A.2.1.2. Tier 2: Sec. 5.4.1.2) <i>The height of the annex is approximately 14', 4% of the height = 6.75". The gap between the two is approximately 2-3 inches</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MEZZANINES: Interior mezzanine levels are braced independently from the main structure or are anchored to the seismic-force-resisting elements of the main structure. (Commentary: Sec. A.2.1.3. Tier 2: Sec. 5.4.1.3) <i>There are no mezzanines shown on the existing drawings.</i>

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Building Configuration

C	NC	N/A	U	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>WEAK STORY: The sum of the shear strengths of the seismic-force-resisting system in any story in each direction is not less than 80% of the strength in the adjacent story above. (Commentary: Sec. A.2.2.2. Tier 2: Sec. 5.4.2.1)</p> <p><i>See calculations</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>SOFT STORY: The stiffness of the seismic-force-resisting system in any story is not less than 70% of the seismic-force-resisting system stiffness in an adjacent story above or less than 80% of the average seismic-force-resisting system stiffness of the three stories above. (Commentary: Sec. A.2.2.3. Tier 2: Sec. 5.4.2.2)</p> <p><i>See calculations</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>VERTICAL IRREGULARITIES: All vertical elements in the seismic-force-resisting system are continuous to the foundation. (Commentary: Sec. A.2.2.4. Tier 2: Sec. 5.4.2.3)</p> <p><i>All columns are continuous from footings up to the roof.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>GEOMETRY: There are no changes in the net horizontal dimension of the seismic-force-resisting system of more than 30% in a story relative to adjacent stories, excluding one-story penthouses and mezzanines. (Commentary: Sec. A.2.2.5. Tier 2: Sec. 5.4.2.4)</p> <p><i>Building plan is regular at all stories.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>MASS: There is no change in effective mass more than 50% from one story to the next. Light roofs, penthouses, and mezzanines need not be considered. (Commentary: Sec. A.2.2.6. Tier 2: Sec. 5.4.2.5)</p> <p><i>Building plans are similar in size and mass at all stories.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>TORSION: The estimated distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension. (Commentary: Sec. A.2.2.7. Tier 2: Sec. 5.4.2.6)</p> <p><i>By inspection the building plans are regular and will have similar center of mass to center of rigidity.</i></p>

Medium Seismicity: Complete the Following Items in Addition to the Items for Low Seismicity**Geologic Site Hazards**

C	NC	N/A	U	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>LIQUEFACTION: Liquefaction-susceptible, saturated, loose granular soils that could jeopardize the building's seismic performance shall not exist in the foundation soils at depths within 50 ft under the building. (Commentary: Sec. A.6.1.1. Tier 2: 5.4.3.1)</p> <p><i>Geotechnical information on the existing architectural drawings does not address liquefaction susceptibility. Review of the soil borings indicates the site is unlikely to experience liquefaction. However more information, or review by a geotechnical engineer is required.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>SLOPE FAILURE: The building site is sufficiently remote from potential earthquake-induced slope failures or rockfalls to be unaffected by such failures or is capable of accommodating any predicted movements without failure. (Commentary: Sec. A.6.1.2. Tier 2: 5.4.3.1)</p> <p><i>No geotechnical information available</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>SURFACE FAULT RUPTURE: Surface fault rupture and surface displacement at the building site are not anticipated. (Commentary: Sec. A.6.1.3. Tier 2: 5.4.3.1)</p> <p><i>No geotechnical information available</i></p>

High Seismicity: Complete the Following Items in Addition to the Items for Low and Moderate Seismicity**Foundation Configuration**

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C	NC	N/A	U	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>OVERTURNING: The ratio of the least horizontal dimension of the seismic-force-resisting system at the foundation level to the building height (base/height) is greater than $0.6S_a$. (Commentary: Sec. A.6.2.1. Tier 2: Sec. 5.4.3.3)</p> <p><i>See calculations.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>TIES BETWEEN FOUNDATION ELEMENTS: The foundation has ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, or C. (Commentary: Sec. A.6.2.2. Tier 2: Sec. 5.4.3.4)</p> <p><i>Ties are not present, but site class is unknown. Given geotechnical borings showing the soil as weathered shale it is possible it will be site class C and will restrain the footings.</i></p>

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16.9LS Building Type C1**Life Safety Structural Checklist For Building Type C1: Concrete Moment Frames**

This Life Safety Structural Checklist shall be completed where required by Table 4-7 and where the building configuration complies with the description of C1 building type defined in Table 3-1. Tier 1 evaluation shall include on-site investigation and condition assessment as required by Section 4.2.1.

Each of the evaluation statements on this checklist shall be marked Compliant (C), Non-compliant (NC), Not Applicable (N/A), or Unknown (U) for a Tier 1 Evaluation. Compliant statements identify issues that are acceptable according to the criteria of this standard, while non-compliant and unknown statements identify issues that require further investigation. Certain statements may not apply to the buildings being evaluated. For non-compliant and unknown evaluation statements, the design professional may choose to conduct further investigation using the corresponding Tier 2 Evaluation procedure; corresponding section numbers are in parentheses following each evaluation statement.

C16. 9LS Life Safety Structural Checklist for Building Type C1***Building Type C1***

These buildings consist of a frame assembly of cast-in-place concrete beams and columns. Floor and roof framing consists of cast-in-place concrete slabs, concrete beams, one-way joists, two-way waffle joists, or flat slabs. Seismic forces are resisted by concrete moment frames that develop their stiffness through monolithic beam-column connections. In older construction, or in levels of low seismicity, the moment frames may consist of the column strips of two-way flat slab systems. Modern frames in levels of high seismicity have joint reinforcing, closely spaced ties, and special detailing to provide ductile performance. This detailing is not present in older construction. Foundations consist of concrete spread footings, mat foundations, or deep foundations.

Refer to Sections A.3.1 and A.3.1.4 for additional commentary related to concrete moment frames.

Low Seismicity**Seismic-Force-Resisting System**

- | C | NC | N/A | U | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | REDUNDANCY: The number of lines of moment frames in each principal direction is greater than or equal to 2. The number of bays of moment frames in each line is greater than or equal to 2. (Commentary: Sec. A.3.1.1.1. Tier 2: Sec. 5.5.1.1)
<i>There are 5 existing frame lines in each direction</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | COLUMN AXIAL STRESS CHECK: The axial stress caused by unfactored gravity loads in columns subjected to overturning forces because of seismic demands is less than $0.20f'_c$. Alternatively, the axial stress caused by overturning forces alone, calculated using the Quick Check procedure of Section 4.5.3.6, is less than $0.30f'_c$. (Commentary: Sec. A.3.1.4.2. Tier 2: Sec. 5.5.2.1.3)
<i>See supplemental calculations, maximum axial stress is 310 psi and allowable is 900 psi</i> |

Connections

C	NC	N/A	U
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- CONCRETE COLUMNS: All concrete columns are doweled into the foundation with a minimum of 4 bars. (Commentary: Sec. A.5.3.2. Tier 2: Sec. 5.7.3.1)
The existing drawings show (12) #11 bar dowels at each column

Moderate Seismicity: Complete the Following Items in Addition to the Items for Low Seismicity

Seismic-Force-Resisting System

- | C | NC | N/A | U | |
|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | INTERFERING WALLS: All concrete and masonry infill walls placed in moment frames are isolated from structural elements. (Commentary: Sec. A.3.1.2.1. Tier 2: Sec. 5.5.2.1.1)
<i>No infill concrete or masonry walls appear to be present based on existing drawings</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | COLUMN SHEAR STRESS CHECK: The shear stress in the concrete columns, calculated using the Quick Check procedure of Section 4.5.3.2, is less than the greater of 100 lb/in. ² or $2\sqrt{f'_c}$. (Commentary: Sec. A.3.1.4.1. Tier 2: Sec. 5.5.2.1.4)
<i>See calculations.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | FLAT SLAB FRAMES: The seismic-force-resisting system is not a frame consisting of columns and a flat slab or plate without beams. (Commentary: Sec. A.3.1.4.3. Tier 2: Sec. 5.5.2.3.1)
<i>Building system has girders and beams.</i> |

High Seismicity: Complete the Following Items in Addition to the Items for Low and Moderate Seismicity

Seismic-Force-Resisting System

- | C | NC | N/A | U | |
|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | PRESTRESSED FRAME ELEMENTS: The seismic-force-resisting frames do not include any prestressed or posttensioned elements where the average prestress exceeds the lesser of 700 lb/in. ² or $f'_c/6$ at potential hinge locations. The average prestress is calculated in accordance with the Quick Check procedure of Section 4.5.3.8. (Commentary: Sec. A.3.1.4.4. Tier 2: Sec. 5.5.2.3.2) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | CAPTIVE COLUMNS: There are no columns at a level with height/depth ratios less than 50% of the nominal height/depth ratio of the typical columns at that level. (Commentary: Sec. A.3.1.4.5. Tier 2: Sec. 5.5.2.3.3)
<i>No captive columns based on existing drawings.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | NO SHEAR FAILURES: The shear capacity of frame members is able to develop the moment capacity at the ends of the members. (Commentary: Sec. A.3.1.4.6. Tier 2: Sec. 5.5.2.3.4)
<i>See calculations.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | STRONG COLUMN—WEAK BEAM: The sum of the moment capacity of the columns is 20% greater than that of the beams at frame joints. (Commentary: Sec. A.3.1.4.7. Tier 2: Sec. 5.5.2.1.5)
<i>See calculations.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | BEAM BARS: At least two longitudinal top and two longitudinal bottom bars extend continuously throughout the length of each frame beam. At least 25% of the longitudinal bars provided at the joints for either positive or negative moment are continuous throughout the length of the members. (Commentary: A.3.1.4.8. Tier 2: Sec. 5.5.2.3.5)
<i>See calculations.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | COLUMN-BAR SPLICES: All column-bar lap splice lengths are greater than $35d_b$ and are enclosed by ties spaced at or less than $8d_b$. Alternatively, column bars are spliced with |

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mechanical couplers with a capacity of at least 1.25 times the nominal yield strength of the spliced bar. (Commentary: Sec. A.3.1.4.9. Tier 2: Sec. 5.5.2.3.6)

See calculations.

BEAM-BAR SPLICES: The lap splices or mechanical couplers for longitudinal beam reinforcing are not located within $l_b/4$ of the joints and are not located in the vicinity of potential plastic hinge locations. (Commentary: Sec. A.3.1.4.10. Tier 2: Sec. 5.5.2.3.6)
See calculations.

COLUMN-TIE SPACING: Frame columns have ties spaced at or less than $d/4$ throughout their length and at or less than $8d_b$ at all potential plastic hinge locations. (Commentary: Sec. A.3.1.4.11. Tier 2: Sec. 5.5.2.3.7)
See calculations.

STIRRUP SPACING: All beams have stirrups spaced at or less than $d/2$ throughout their length. At potential plastic hinge locations, stirrups are spaced at or less than the minimum of $8d_b$ or $d/4$. (Commentary: Sec. A.3.1.4.12. Tier 2: Sec. 5.5.2.3.7)
See calculations.

JOINT TRANSVERSE REINFORCING: Beam–column joints have ties spaced at or less than $8d_b$. (Commentary: Sec. A.3.1.4.13. Tier 2: Sec. 5.5.2.3.8)
See calculations.

DEFLECTION COMPATIBILITY: Secondary components have the shear capacity to develop the flexural strength of the components. (Commentary: Sec. A.3.1.6.2. Tier 2: Sec. 5.5.2.5.2)

Precast concrete panel façade connections are nonductile and not designed to resist the forces generated when the structure experiences lateral movement from seismic forces.

FLAT SLABS: Flat slabs or plates not part of the seismic-force-resisting system have continuous bottom steel through the column joints. (Commentary: Sec. A.3.1.6.3. Tier 2: Sec. 5.5.2.5.3)

The floor throughout the building is concrete over metal deck with only one layer of reinforcement.

Diaphragms

C NC N/A U

DIAPHRAGM CONTINUITY: The diaphragms are not composed of split-level floors and do not have expansion joints. (Commentary: Sec. A.4.1.1. Tier 2: Sec. 5.6.1.1)

Connections

C NC N/A U

UPLIFT AT PILE CAPS: Pile caps have top reinforcement, and piles are anchored to the pile caps. (Commentary: Sec. A.5.3.8. Tier 2: Sec. 5.7.3.5)

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16.1.2LS Life Safety Basic Configuration Checklist

This Basic Configuration Checklist shall be completed for all building types, except buildings in very low seismicity, being evaluated to the Life Safety Performance Level. Once this checklist has been completed, complete the appropriate building type checklist for the desired seismic performance level as shown in Table 4-7. Tier 1 evaluation shall include on-site investigation and condition assessment as required by Section 4.2.1.

Each of the evaluation statements on this checklist shall be marked Compliant (C), Non-compliant (NC), Unknown (U), or Not Applicable (N/A) for a Tier 1 Evaluation. Compliant statements identify issues that are acceptable according to the criteria of this standard, while non-compliant and unknown statements identify issues that require further investigation. Certain statements may not apply to the 34 buildings being evaluated. For non-compliant and unknown evaluation statements, the design professional may choose to conduct further investigation using the corresponding Tier 2 Evaluation procedure; corresponding section numbers are in parentheses following each evaluation statement.

C16.1.2LS Life Safety Basic Configuration Checklist

For buildings in low, moderate, and high seismicity the following evaluation statements represent general configuration issues applicable for most building based on observed earthquake structural damage during actual earthquakes. This checklist should be completed for all buildings in low, moderate, and high seismicity for Life Safety Performance Level.

The section numbers in parentheses following each evaluation statement refer to the commentary in Appendix A regarding the statement's purpose and the corresponding Tier 2 Evaluation procedures. If additional information on the evaluation statement is required, refer to the commentary in the Tier 2 procedure for that evaluation statement.

Low Seismicity**Building System***General*

C	NC	N/A	U	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LOAD PATH: The structure shall contain a complete, well defined load path, including structural elements and connections, that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation. (Commentary: Sec. A.2.1.1. Tier 2: Sec. 5.4.1.1)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADJACENT BUILDINGS: The clear distance between the building being evaluated and any adjacent building is greater than 4% of the height of the shorter building. This statement shall not apply for the following building types: W1, W1A, and W2. (Commentary: Sec. A.2.1.2. Tier 2: Sec. 5.4.1.2)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MEZZANINES: Interior mezzanine levels are braced independently from the main structure or are anchored to the seismic-force-resisting elements of the main structure. (Commentary: Sec. A.2.1.3. Tier 2: Sec. 5.4.1.3)

Building Configuration

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C	NC	N/A	U	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>WEAK STORY: The sum of the shear strengths of the seismic-force-resisting system in any story in each direction is not less than 80% of the strength in the adjacent story above. (Commentary: Sec. A.2.2.2. Tier 2: Sec. 5.4.2.1)</p> <p><i>By inspection of plans and elevations, a weak story condition does not exist.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>SOFT STORY: The stiffness of the seismic-force-resisting system in any story is not less than 70% of the seismic-force-resisting system stiffness in an adjacent story above or less than 80% of the average seismic-force-resisting system stiffness of the three stories above. (Commentary: Sec. A.2.2.3. Tier 2: Sec. 5.4.2.2)</p> <p><i>By inspection of plans and elevations, a soft story condition does not exist.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>VERTICAL IRREGULARITIES: All vertical elements in the seismic-force-resisting system are continuous to the foundation. (Commentary: Sec. A.2.2.4. Tier 2: Sec. 5.4.2.3)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>GEOMETRY: There are no changes in the net horizontal dimension of the seismic-force-resisting system of more than 30% in a story relative to adjacent stories, excluding one-story penthouses and mezzanines. (Commentary: Sec. A.2.2.5. Tier 2: Sec. 5.4.2.4)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>MASS: There is no change in effective mass more than 50% from one story to the next. Light roofs, penthouses, and mezzanines need not be considered. (Commentary: Sec. A.2.2.6. Tier 2: Sec. 5.4.2.5)</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>TORSION: The estimated distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension. (Commentary: Sec. A.2.2.7. Tier 2: Sec. 5.4.2.6)</p> <p><i>The parking structure has a single concrete shear wall in the east-west direction along the south end of the structure. The building is torsionally irregular.</i></p>

Medium Seismicity: Complete the Following Items in Addition to the Items for Low Seismicity

Geologic Site Hazards

C	NC	N/A	U	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>LIQUEFACTION: Liquefaction-susceptible, saturated, loose granular soils that could jeopardize the building's seismic performance shall not exist in the foundation soils at depths within 50 ft under the building. (Commentary: Sec. A.6.1.1. Tier 2: 5.4.3.1)</p> <p><i>Geotechnical information on the existing architectural drawings does not address liquefaction susceptibility. Review of the soil borings indicates the site is unlikely to experience liquefaction. However more information, or review by a geotechnical engineer is required.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>SLOPE FAILURE: The building site is sufficiently remote from potential earthquake-induced slope failures or rockfalls to be unaffected by such failures or is capable of accommodating any predicted movements without failure. (Commentary: Sec. A.6.1.2. Tier 2: 5.4.3.1)</p> <p><i>Geotechnical information on the existing architectural drawings does not address slope failure, however the site is on a significant slope so this may be a concern.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>SURFACE FAULT RUPTURE: Surface fault rupture and surface displacement at the building site are not anticipated. (Commentary: Sec. A.6.1.3. Tier 2: 5.4.3.1)</p> <p><i>No geotechnical information available</i></p>

High Seismicity: Complete the Following Items in Addition to the Items for Low and Moderate Seismicity

Foundation Configuration

C NC N/A U

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- OVERTURNING: The ratio of the least horizontal dimension of the seismic-force-resisting system at the foundation level to the building height (base/height) is greater than $0.6S_a$. (Commentary: Sec. A.6.2.1. Tier 2: Sec. 5.4.3.3)
See calculations

- TIES BETWEEN FOUNDATION ELEMENTS: The foundation has ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, or C. (Commentary: Sec. A.6.2.2. Tier 2: Sec. 5.4.3.4)
Ties are not present, but site class is unknown. Geotechnical information is required.

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16.9LS Building Type C1

Life Safety Structural Checklist For Building Type C1: Concrete Moment Frames

This Life Safety Structural Checklist shall be completed where required by Table 4-7 and where the building configuration complies with the description of C1 building type defined in Table 3-1. Tier 1 evaluation shall include on-site investigation and condition assessment as required by Section 4.2.1.

Each of the evaluation statements on this checklist shall be marked Compliant (C), Non-compliant (NC), Not Applicable (N/A), or Unknown (U) for a Tier 1 Evaluation. Compliant statements identify issues that are acceptable according to the criteria of this standard, while non-compliant and unknown statements identify issues that require further investigation. Certain statements may not apply to the buildings being evaluated. For non-compliant and unknown evaluation statements, the design professional may choose to conduct further investigation using the corresponding Tier 2 Evaluation procedure; corresponding section numbers are in parentheses following each evaluation statement.

C16. 9LS Life Safety Structural Checklist for Building Type C1

Building Type C1

These buildings consist of a frame assembly of cast-in-place concrete beams and columns. Floor and roof framing consists of cast-in-place concrete slabs, concrete beams, one-way joists, two-way waffle joists, or flat slabs. Seismic forces are resisted by concrete moment frames that develop their stiffness through monolithic beam-column connections. In older construction, or in levels of low seismicity, the moment frames may consist of the column strips of two-way flat slab systems. Modern frames in levels of high seismicity have joint reinforcing, closely spaced ties, and special detailing to provide ductile performance. This detailing is not present in older construction. Foundations consist of concrete spread footings, mat foundations, or deep foundations.

Refer to Sections A.3.1 and A.3.1.4 for additional commentary related to concrete moment frames.

Low Seismicity

Seismic-Force-Resisting System

- | C | NC | N/A | U | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>REDUNDANCY: The number of lines of moment frames in each principal direction is greater than or equal to 2. The number of bays of moment frames in each line is greater than or equal to 2. (Commentary: Sec. A.3.1.1.1. Tier 2: Sec. 5.5.1.1)</p> <p><i>There are 2 lines in the E-W direction and 8 lines in the N-S direction.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>COLUMN AXIAL STRESS CHECK: The axial stress caused by unfactored gravity loads in columns subjected to overturning forces because of seismic demands is less than $0.20f_c$. Alternatively, the axial stress caused by overturning forces alone, calculated using the Quick Check procedure of Section 4.5.3.6, is less than $0.30f_c$. (Commentary: Sec. A.3.1.4.2. Tier 2: Sec. 5.5.2.1.3)</p> <p><i>See supplemental calculations, check is compliant.</i></p> |

Connections

C NC N/A U

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- CONCRETE COLUMNS: All concrete columns are doweled into the foundation with a minimum of 4 bars. (Commentary: Sec. A.5.3.2. Tier 2: Sec. 5.7.3.1)
See S1, (4) dowels from column to foundation.

Moderate Seismicity: Complete the Following Items in Addition to the Items for Low Seismicity

Seismic-Force-Resisting System

- | C | NC | N/A | U | |
|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | INTERFERING WALLS: All concrete and masonry infill walls placed in moment frames are isolated from structural elements. (Commentary: Sec. A.3.1.2.1. Tier 2: Sec. 5.5.2.1.1)
<i>More field investigation is required to determine if infill walls are isolated from the column and beam system.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | COLUMN SHEAR STRESS CHECK: The shear stress in the concrete columns, calculated using the Quick Check procedure of Section 4.5.3.2, is less than the greater of 100 lb/in. ² or $2\sqrt{f'_c}$. (Commentary: Sec. A.3.1.4.1. Tier 2: Sec. 5.5.2.1.4)
<i>See calculations.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | FLAT SLAB FRAMES: The seismic-force-resisting system is not a frame consisting of columns and a flat slab or plate without beams. (Commentary: Sec. A.3.1.4.3. Tier 2: Sec. 5.5.2.3.1)
<i>There are beams in one direction, but in the other direction it is prestressed slab without beams.</i> |

High Seismicity: Complete the Following Items in Addition to the Items for Low and Moderate Seismicity

Seismic-Force-Resisting System

- | C | NC | N/A | U | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | PRESTRESSED FRAME ELEMENTS: The seismic-force-resisting frames do not include any prestressed or posttensioned elements where the average prestress exceeds the lesser of 700 lb/in. ² or $f'_c/6$ at potential hinge locations. The average prestress is calculated in accordance with the Quick Check procedure of Section 4.5.3.8. (Commentary: Sec. A.3.1.4.4. Tier 2: Sec. 5.5.2.3.2)
<i>See calculations</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | CAPTIVE COLUMNS: There are no columns at a level with height/depth ratios less than 50% of the nominal height/depth ratio of the typical columns at that level. (Commentary: Sec. A.3.1.4.5. Tier 2: Sec. 5.5.2.3.3)
<i>All ramps are exterior to the structure. There are columns supporting the ramps that are less than 50% of nominal height of typical columns, but the ramps are separated by expansion joints from the structure and therefore are not analyzed as part of the structure.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | NO SHEAR FAILURES: The shear capacity of frame members is able to develop the moment capacity at the ends of the members. (Commentary: Sec. A.3.1.4.6. Tier 2: Sec. 5.5.2.3.4)
<i>See calculations.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | STRONG COLUMN—WEAK BEAM: The sum of the moment capacity of the columns is 20% greater than that of the beams at frame joints. (Commentary: Sec. A.3.1.4.7. Tier 2: Sec. 5.5.2.1.5)
<i>See calculations.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | BEAM BARS: At least two longitudinal top and two longitudinal bottom bars extend continuously throughout the length of each frame beam. At least 25% of the longitudinal bars provided at the joints for either positive or negative moment are continuous throughout the length of the members. (Commentary: A.3.1.4.8. Tier 2: Sec. 5.5.2.3.5)
<i>See beam section on existing drawing sheet S1, (2)#8 continuous top and bottom.</i> |

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- COLUMN-BAR SPLICES: All column-bar lap splice lengths are greater than $35d_b$ and are enclosed by ties spaced at or less than $8d_b$. Alternatively, column bars are spliced with mechanical couplers with a capacity of at least 1.25 times the nominal yield strength of the spliced bar. (Commentary: Sec. A.3.1.4.9. Tier 2: Sec. 5.5.2.3.6)
Column splices at the 1st level are compliant. No other column splices occur per sheet S1.
- BEAM-BAR SPLICES: The lap splices or mechanical couplers for longitudinal beam reinforcing are not located within $l_b/4$ of the joints and are not located in the vicinity of potential plastic hinge locations. (Commentary: Sec. A.3.1.4.10. Tier 2: Sec. 5.5.2.3.6)
Lap splices are located $l_b/4$ from center of joint, see sheet S1.
- COLUMN-TIE SPACING: Frame columns have ties spaced at or less than $d/4$ throughout their length and at or less than $8d_b$ at all potential plastic hinge locations. (Commentary: Sec. A.3.1.4.11. Tier 2: Sec. 5.5.2.3.7)
See calculations, some locations are compliant, but others fail. Will need further investigation in tier 2.
- STIRRUP SPACING: All beams have stirrups spaced at or less than $d/2$ throughout their length. At potential plastic hinge locations, stirrups are spaced at or less than the minimum of $8d_b$ or $d/4$. (Commentary: Sec. A.3.1.4.12. Tier 2: Sec. 5.5.2.3.7)
Hinge zone is compliant but the typical is noncompliant.
- JOINT TRANSVERSE REINFORCING: Beam–column joints have ties spaced at or less than $8d_b$. (Commentary: Sec. A.3.1.4.13. Tier 2: Sec. 5.5.2.3.8)
See calculations.
- DEFLECTION COMPATIBILITY: Secondary components have the shear capacity to develop the flexural strength of the components. (Commentary: Sec. A.3.1.6.2. Tier 2: Sec. 5.5.2.5.2)
- FLAT SLABS: Flat slabs or plates not part of the seismic-force-resisting system have continuous bottom steel through the column joints. (Commentary: Sec. A.3.1.6.3. Tier 2: Sec. 5.5.2.5.3)
The post-tensioned slab is inherently part of the seismic force resisting system. There are no flat slabs or plates not part of the system.

Diaphragms

C NC N/A U

- DIAPHRAGM CONTINUITY: The diaphragms are not composed of split-level floors and do not have expansion joints. (Commentary: Sec. A.4.1.1. Tier 2: Sec. 5.6.1.1)
The diaphragms are continuous at each floor level. The expansion joints occur at the ramps that are not attached to the structure.

Connections

C NC N/A U

- UPLIFT AT PILE CAPS: Pile caps have top reinforcement, and piles are anchored to the pile caps. (Commentary: Sec. A.5.3.8. Tier 2: Sec. 5.7.3.5)

APPENDIX E – STRUCTURAL CALCULATIONS

County of Monterey Courthouse Structural Calculations

Monterey, California

ZFA Project Number: 17661

Final Report

June 30, 2018

Prepared For:

RIM Architects

San Francisco, California

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STRUCTURAL NARRATIVE

The following calculations support the ASCE 41-13 Tier 1 and Tier 2 checks for the County of Monterey County Courthouse and parking garage. Deficiencies remain after the Tier 2 evaluation. A Tier 2 deficiency based retrofit is then designed. Concrete shear walls are added to reduce seismic load to the existing structure and mitigate deficiencies to achieve compliance with Life Safety at BSE-1E.

DETAILED DESIGN CRITERIA

BUILDING CODE

Governing Code:	2016 California Building Code
Authority Having Jurisdiction:	City of Monterey

BUILDING SYSTEM DESCRIPTION

Date of Construction:	1966
No. Stories:	4
Footprint:	17000 ft ²
Floor Area:	68000 ft ²
Roof Area:	17000 ft ²
Mean Building Height:	60 ft
Roof Pitch:	0.00 :12

Building Use:	Courthouse
Gravity System:	Concrete beams and columns
Diaphragm System:	Concrete slab over metal deck
Foundation System:	Concrete Footings

SEISMIC DESIGN PARAMETERS

ASCE 41-13
Reference UNO:

Latitude:	36.590 deg	Longitude:	-121.880 deg	
Soil Site Class =	D	Per Geotech Report, Site Class D otherwise		USGS
Risk Category:	II			Section 2.4.1.6.1
Diaphragm=	Rigid Diaphragm	Concrete slab over metal deck		
Building System, N-S:	C1	Concrete Moment Frame		Table 3-1
Building System, E-W:	C1	Concrete Moment Frame		Table 3-1
C _{t, N-S} =	0.02	Approximate Period Parameter, C _t , N-S		Section 4.5.2.4
C _{t, E-W} =	0.02	Approximate Period Parameter, C _t , E-W		Section 4.5.2.4
β _{N-S} =	0.90	Approximate Period Parameter, β, N-S		Section 4.5.2.4
β _{E-W} =	0.90	Approximate Period Parameter, β, E-W		Section 4.5.2.4
T _{a, N-S} =	0.717 sec	Approximate Fundamental Period, N-S		Section 4.5.2.4
T _{a, E-W} =	0.717 sec	Approximate Fundamental Period, E-W		Section 4.5.2.4

TIER 1 SEISMIC EVALUATION PARAMETERS

Performance Objective:	LS	Life Safety	Table 2-1
Seismic Hazard Level:	BSE-1E	20%/50 years	Table 2-1
S _S =	0.541 g	Mapped spectral response acceleration parameter	USGS
S ₁ =	0.193 g	Mapped spectral response acceleration parameter	USGS
S _{X5} =	0.739 g	Mapped spectral response acceleration parameter	USGS
S _{X1} =	0.391 g	Mapped spectral response acceleration parameter	ASCE 7 Table 1.5-1
Seismicity:	High		Table 2-5
S _{a, N-S} =	0.545 g	Spectral Response Acceleration, N-S	Section 4.5.2.3
S _{a, E-W} =	0.545 g	Spectral Response Acceleration, E-W	Section 4.5.2.3
C _{N-S} =	1.000	Modification Factor	Table 4-8
C _{E-W} =	1.000	Modification Factor	Table 4-8
V _{N-S} =	0.545 *W	Pseudo-Seismic Base Shear, N-S	Section 4.5.2.1
V _{E-W} =	0.545 *W	Pseudo-Seismic Base Shear, N-S	Section 4.5.2.1

TIER 2 / 3 SEISMIC EVALUATION PARAMETERS

Performance Objective:	LS	Life Safety	Table 2-1
Seismic Hazard Level:	BSE-1E	20%/50 years	Table 2-1
S _s =	0.541 g	Mapped spectral response acceleration parameter	USGS
S ₁ =	0.193 g	Mapped spectral response acceleration parameter	USGS
S _{Xs} =	0.739 g	Mapped spectral response acceleration parameter	USGS
S _{X1} =	0.391 g	Mapped spectral response acceleration parameter	USGS
Seismicity:	High		Table 2-5
C _{1,N-S} =	1.000	Inelastic-to-elastic displacement factor	Equation 7-22
C _{2,N-S} =	1.000	Hysteresis shape factor	Equation 7-23
Alternate (C ₁ C ₂) _{N-S} =	1.100	2 ≤ mmax < 6	Table 7-3
Use Alternate (C ₁ C ₂) _{N-S} ?	Yes		
(C ₁ C ₂) _{N-S} =	1.100		
C _{m,N-S} =	0.800	Effective mass factor	Table 7-4
C _{1,E-W} =	1.000	Inelastic-to-elastic displacement factor	Equation 7-22
C _{2,E-W} =	1.000	Hysteresis shape factor	Equation 7-23
Alternate (C ₁ C ₂) _{E-W} =	1.100	2 ≤ mmax < 6	Table 7-3
Use Alternate (C ₁ C ₂) _{E-W} ?	Yes		
(C ₁ C ₂) _{E-W} =	1.100		
C _{m,E-W} =	0.800	Effective mass factor	Table 7-4
S _{a,N-S} =	0.544	Spectral Response Acceleration	Equation 2-9
S _{a,E-W} =	0.544	Spectral Response Acceleration	Equation 2-9
V _{N-S} (ULT) =	0.479 *W	Pseudo-Seismic Base Shear, N-S	Equation 7-21
V _{E-W} (ULT) =	0.479 *W	Pseudo-Seismic Base Shear, E-W	Equation 7-21

MATERIAL STRENGTH AND SPECIFICATIONS

ASCE 41-13
Reference UNO:

CONCRETE:

Knowledge Factor, κ	0.75	Concrete Knowledge Factor	Table 6-1
Foundations, f _c =	3000 psi	Default Lower Bound: 2500 psi - 3000 psi	Table 10-2
Foundations, f _{ce} =	4500 psi		Table 10-1
Slab on grade, f _c =	3000 psi	Default Lower Bound: 3000 psi - 4000 psi	Table 10-2
Slab on grade, f _{ce} =	4500 psi		Table 10-1
Structural walls, f _c =	3000 psi	Default Lower Bound: 2500 psi - 4000 psi	Table 10-2
Structural walls, f _{ce} =	4500 psi		Table 10-1
Beams, f _c =	4000 psi	Default Lower Bound: 3000 psi - 4000 psi	Table 10-2
Beams, f _{ce} =	6000 psi		Table 10-1
Columns, f _c =	4000 psi	Default Lower Bound: 3000 psi - 6000 psi	Table 10-2
Columns, f _{ce} =	6000 psi		Table 10-1
Fill over metal deck, f _c =	4000 psi	Default Lower Bound: 3000 psi - 4000 psi	Table 10-2
Fill over metal deck, f _{ce} =	6000 psi		Table 10-1
Elevated slabs, f _c =	4000 psi	Default Lower Bound: 3000 psi - 4000 psi	Table 10-2
Elevated slabs, f _{ce} =	6000 psi		Table 10-1
Weight of Concrete =	150 pcf		
Weight of Light Wt. Concrete =	110 pcf		

CONCRETE REINFORCING:

Knowledge Factor, κ	0.75	Reinforcing Knowledge Factor	Table 6-1
Reinforcing Steel, f _y =	40 ksi	Default Lower-Bound: 33, 40, 50, 60, 65, 70 ksi	Table 10-3
Reinforcing Steel, f _{ye} =	50 ksi		Table 10-1
Reinforcing Steel, f _y =	70 ksi	Default Lower-Bound: 55, 70, 80, 90, 75, 80, 100 ksi	Table 10-3
Reinforcing Steel, f _{ye} =	87.5 ksi		Table 10-1
Reinforcing Steel ties, f _y =	40 ksi	Default Lower-Bound: 33, 40, 50, 60, 65, 70 ksi	Table 10-3
Reinforcing Steel ties, f _{ye} =	50 ksi		Table 10-1
Reinforcing Steel ties, f _y =	70 ksi	Default Lower-Bound: 55, 70, 80, 90, 75, 80, 100 ksi	Table 10-3
Reinforcing Steel ties, f _{ye} =	87.5 ksi		Table 10-1

GRAVITY / SEISMIC FLAT WEIGHT TAKEOFF (PSF)

Typical Floor

CBC Live Load Category: 22. Office: offices

[Table 1607.1]

Material	Sloped	Deck	Joists	Girders	Columns	Model	Seismic	Model Seismic
Finish		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Solar / Other		0.0	0.0	0.0	0.0	0.0	0.0	0.0
4.5" conc over metal deck		43.0	43.0	43.0	43.0	43.0	43.0	43.0
		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Insulation		0.0	0.0	0.0	0.0	0.0	0.0	0.0
M.E.P.		2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ceiling - 7/8" plaster			7.0	7.0	7.0	7.0	7.0	7.0
Sprinklers			1.5	1.5	1.5	1.5	1.5	1.5
Joists			52.1	52.1	52.1		52.1	
Girders				15.8	15.8		15.8	
Columns					9.5		9.5	
Misc.		15.0	15.0	15.0	15.0	15.0	15.0	15.0
Dead Load		60.0	120.6	136.4	145.9	68.5	145.9	68.5
Dead Load - Horiz Projection		60.0	120.6	136.4	145.9	68.5	145.9	68.5
Partitions		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Live Load		50.0	50.0	50.0	50.0	50.0	0.0	0.0
Live Load - Reduced $R_2 = 1.00$		50.0	50.0	50.0	50.0	50.0	0.0	0.0
Total Load		110.0	170.6	186.4	195.9	118.5	145.9	68.5

Roof

CBC Live Load Category: 26. Roof: ordinary
Slope: 0.00:12

[Table 1607.1]

Material	Sloped	Deck	Joists	Girders	Columns	Model	Seismic	Model Seismic
Finish		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Solar / Other		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Topping		43.0	43.0	43.0	43.0	43.0	43.0	43.0
Sheathing / Decking		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Insulation		0.0	0.0	0.0	0.0	0.0	0.0	0.0
M.E.P.		2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ceiling			7.0	7.0	7.0	7.0	7.0	7.0
Sprinklers			1.5	1.5	1.5	1.5	1.5	1.5
Joists			52.1	52.1	52.1		52.1	
Girders				15.8	15.8		15.8	
Columns					4.9		4.9	
Misc.		15.0	15.0	15.0	15.0	15.0	15.0	15.0
Dead Load		60.0	120.6	136.4	141.3	68.5	141.3	68.5
Dead Load - Horiz Projection		60.0	120.6	136.4	141.3	68.5	141.3	68.5
Partitions		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Live Load		20.0	20.0	20.0	20.0	20.0	0.0	0.0
Live Load - Reduced $R_2 = 1.00$		20.0	20.0	20.0	20.0	20.0	0.0	0.0
Total Load		80.0	140.6	156.4	161.3	88.5	141.3	68.5

GRAVITY / SEISMIC WALL WEIGHT TAKEOFF (PSF)

Precast 4" panel

Material	Weight
Precast 4" panel	50.0
TOTAL	50.0

12" thick shear walls

Material	Weight
18" concrete	150.0
TOTAL	150.0

Diaphragm Weight Information:

Level	Area (sq ft)	Diaphragm Unit Weight (psf)	Diaphragm Weight (kips)	Wall Unit Weight (psf)	Wall Trib Height (ft)	Wall Length (ft)	Shear Wall weight (psf)	Shear Trib Height (ft)	Shear Wall Length (ft)	Wall Weight (kips)	Level Weight (kips)
ROOF	17120	141	2,419	50	4.0	534.0	150.0	0.0	0.0	107	2,526
3rd	17120	146	2,498	50	8.0	534.0	150.0	0.0	0.0	214	2,711
2nd	17120	146	2,498	50	8.0	534.0	150.0	0.0	0.0	214	2,711
1st	17120	146	2,498	50	8.0	534.0	150.0	0.0	0.0	214	2,711
Σ			9,912					0		748	10,660

Retrofit Diaphragm Weight Information:

Level	Area (sq ft)	Diaphragm Unit Weight (psf)	Diaphragm Weight (kips)	Wall Unit Weight (psf)	Wall Trib Height (ft)	Wall Length (ft)	Shear Wall weight (psf)	Shear Trib Height (ft)	Shear Wall Length (ft)	Wall Weight (kips)	Level Weight (kips)
ROOF	17120	141	2,419	50	4.0	534.0	150.0	7.5	100.0	219	2,639
3rd	17120	146	2,498	50	8.0	534.0	150.0	15.0	100.0	439	2,936
2nd	17120	146	2,498	50	8.0	534.0	150.0	15.8	100.0	450	2,948
1st	17120	146	2,498	50	8.0	534.0	150.0	15.0	100.0	439	2,936
Σ			9,912							1,546	11,459

Vertical Distribution (LSP) - TIER1

Vertical Distribution of Seismic Forces (North-South)

Y Direction

ASCE #13 §7.4.1.3.2

$V_{NS} = 5,812$ kips Total BaseShear
 $k = 1.1$ For $T = 0.72$ sec

	w_x (kips)	h_x (ft)	$w_x h_x^k$	C_{vx}	F_x (kips)	V_x (kips)
Roof	2,526	60.00	236,404	0.40	2,340	2,340
4th Level	2,711	45.00	184,453	0.31	1,826	4,166
3rd Level	2,711	30.00	117,672	0.20	1,165	5,331
Plaza Level	2,711	13.50	48,555	0.08	481	5,812
Total	10,660		587,084	1.00	5,812	

Vertical Distribution of Seismic Forces (East-West)

X Direction

ASCE #13 §7.4.1.3.2

$V_{EW} = 5,812$ kips Total BaseShear
 $k = 1.1$ For $T = 0.72$ sec

	w_x (kips)	h_x (ft)	$w_x h_x^k$	C_{vx}	F_x (kips)	V_x (kips)
Roof	2,526	60.00	236,404	0.40	2,340	2,340
4th Level	2,711	45.00	184,453	0.31	1,826	4,166
3rd Level	2,711	30.00	117,672	0.20	1,165	5,331
Plaza Level	2,711	13.50	48,555	0.08	481	5,812
Total	10,660		587,084	1.00	5,812	

SEISMIC HAZARD ANALYSIS (TIER 1)

ASCE 41-13 §2.4

Site Coordinates

Latitude = 36.5901 deg County of Monterey Courthouse
Longitude = -121.8804 deg Monterey, California

Spectral Response Acceleration Parameters

ASCE 41-13 §2.4.1.4

Site Class = **D** Site Soil Classification
 $S_s = 0.541$ g Mapped Short-period Spectral Response Acceleration
 $S_1 = 0.193$ g Mapped 1-sec period Spectral Response Acceleration
 $S_{xs} = 0.739$ g Short-period Spectral Response Acceleration at BSE-1E
 $S_{x1} = 0.391$ g 1-sec period Spectral Response Acceleration at BSE-1E

SEISMIC FORCE

ASCE 41-13 §4.5.2

Building Properties

Type N/S = **C1** Building Type in North-South Direction ASCE 41-13 Table 3-1
 Type E/W = **C1** Building Type in East-West Direction ASCE 41-13 Table 3-1
 Height, $h_n = 60.00$ ft Height above base to roof level
 Stories = **4** Number of stories
 Weight N/S = **10659.9** k Seismic Weight of Building in North-South Direction
 Weight E/W = **10659.9** k Seismic Weight of Building in East-West Direction

Building Period

ASCE 41-13 §4.5.2.4

North-South Direction:

$C_t = 0.02$ Period Adjustment Factor
 $\beta = 0.90$ Empirical Fundamental Period Adjustment Factor
 $T = 0.717$ sec Fundamental Period $= C_t * h_n^\beta$

East-West Direction:

$C_t = 0.02$ Period Adjustment Factor
 $\beta = 0.90$ Empirical Fundamental Period Adjustment Factor
 $T = 0.717$ sec Fundamental Period $= C_t * h_n^\beta$

Pseudo-Seismic Force

ASCE 41-13 §4.5.2.1

North-South Direction:

$S_a = 0.55$ g Spectral Response Acceleration $= S_{x1}/T < S_{xs}$
 $C = 1.00$ Modification Factor Table 4-8
 $V = 0.55$ *W Pseudo-Seismic Force in Terms of Weight $= C * S_a * W$
 $V = 5812.0$ k Pseudo-Seismic Force

East-West Direction:

$S_a = 0.55$ g Spectral Response Acceleration $= S_{x1}/T < S_{xs}$
 $C = 1.00$ Modification Factor Table 4-8
 $V = 0.55$ *W Pseudo-Seismic Force in Terms of Weight $= C * S_a * W$
 $V = 5812.0$ k Pseudo-Seismic Force

Column Axial Stress Caused by Overturning

$f'_c = 4000$ psi
 $0.3f'_c = 1200$ psi

Eqn (4-12)

$$= \frac{1}{3} \left(\frac{2}{3} \right) \left(\frac{h}{L} \right) \left(\frac{1}{2} \right)$$

N-S Direction

nf = 5
V = 5811.96098 kips
hn = 60 ft
L = 144 ft
Ms = 2
Acol = 4 ft²
p = 40.4 k/ft²
p = 280.3 psi

DCR = 0.23 OK

E-W Direction

nf = 5
V = 5812 kips
hn = 60 ft
L = 96 ft
Ms = 2
Acol = 4 ft²
p = 60.5 k/ft²
p = 420 psi

DCR = 0.35 OK

Compliant

Column Shear Stress Check

$$= \frac{1}{2} \left(\frac{V}{A_c} \right) \left(\frac{h}{L} \right)$$

stress check < 126.5 psi

N-S Direction & E-W Direction

nc = 25
nf = 5
Ms = 2

	Ac ft ²	Vj kips	vj k/ft ²	vj psi	DCR	
Roof	56.25	2,340	26.0	180.6	1.4	Non Compliant
4th	56.25	4,166	46.3	321.5	2.5	Non Compliant
3rd	100	5,331	33.3	231.4	1.8	Non Compliant
Plaza	100	5,812	36.3	252.3	2.0	Non Compliant

No floors pass the column shear stress test, check is non-compliant

No Shear Failures

Columns

f'c= 4000 psi

	b (in)	d (in)	area (in2)	stl area (in2)	ρ_l	Av	s (in)	fyl (ksi)	fyv (ksi)
Roof	18	18	324	10.16	0.03136	0.44	18	40	40
4th	18	18	324	10.16	0.03136	0.44	18	40	40
3rd (1)	24	24	576	8	0.01389	0.44	18	50	40
3rd (2)	24	24	576	12.48	0.02167	0.44	18	50	40
Plaza	24	24	576	16.92	0.02938	0.44	18	50	40

	Vo	P	Mp	L	V _p = 2M/L	Failure Mechanism
	Vc+Vs	demand	Spcol			
Roof	57.1	66.1	276	12.5	44.2	FLEXURE
4th	57.1	134.4	300	12.5	48.0	FLEXURE
3rd (1)	94.9	202.7	490	14	70.0	FLEXURE
3rd (2)	94.9	271.0	700	14	100.0	SHEAR
Plaza	94.9	339.2	815	11	148.2	SHEAR

First floor columns have shear failures and so do some of the second floor columns
Check is non-compliant

Girders

	V	Mp	L	V _p = 2M/L	Failure Mechanism
Roof	106.7	948.9	23	82.5	FLEXURE
4th	106.7	1106.8	23	96.2	FLEXURE
3rd	106.7	1176.1	23	102.3	FLEXURE
Plaza	106.7	794.5	23	69.1	FLEXURE

All girders are flexure controlled, check is compliant

Beams

There are multiple beam reinforcing details, typical chosen for ea flr

	V	Mp	L	V _p = 2M/L	Failure Mechanism
Roof	65.4	340.2	35	19.4	FLEXURE
4th	65.4	624.5	35	35.7	FLEXURE
3rd	65.4	522.8	35	29.9	FLEXURE
Plaza	65.4	624.5	35	35.7	FLEXURE

All beams are flexure controlled, check is compliant

Strong Column - Weak Beam

	Mcol	1.2(Mbm)	
Roof	276	1139	Non Compliant
4th	600	1822	Non Compliant
3rd (1)	980	2441	Non Compliant
3rd (2)	1400	2441	Non Compliant
Plaza	1630	1907	Non Compliant

All levels are non-compliant for strong column - weak beam check. Note this is checking strongest beam which is the girders. Other direction may pass and further checks will be done in tier 2

Beam Bars

Based on existing drawing sheet S4 all beams have locations of noncontinuous top and bottom longitudinal rebar
Check is non-compliant

Column Bar Splices

	rebar	35db (inches)	per S1 (inches)	
4th	#10	44	42	Non Compliant
3rd (1)	#11	49	45	Non Compliant
3rd (2)	#9	39	48	OK
Plaza	#11	49	48	Non Compliant
Base	#11	49	60	OK

	rebar	8db	spacing	
4th	#10	10	9	Non Compliant
3rd (1)	#11	11	9	Non Compliant
3rd (2)	#9	9	9	OK
Plaza	#11	11	9	Non Compliant
Base	#11	11	9	Non Compliant

Column Splices are non-compliant but are close to passing. In the tier 2 check m-factors will be reduced slightly and checked for this reduction in ductility.

Beam Bar Splices

lap splices are located directly adjacent to columns. Non-Compliant

Column Tie Spacing

	d/4 (inches)	8db (inches)	spacing (inches)	
24" TYP	6.0	-	18	Non Compliant
18" TYP	4.5	-	18	Non Compliant
hinge	-	3.0	9	Non Compliant

Check is non-compliant

Stirrup Spacing

	d/2 (inches)	min(8db,d/4) (inches)	spacing (inches)	
Girder TY	17.3	-	14	OK
Girder hir	-	8.6	14	Non Compliant
Beam TY	14.3	-	18	Non Compliant
Beam hin	-	7.1	18	Non Compliant

Check is non-compliant

Joint Transverse Reinforcing

Non-compliant based on two checks above

Weak/Soft Story

precast concrete panels will add additional stiffness at the third and fourth levels

panel strength

f'c=	3000 psi
Vc=	5258 plf

North-South Direction

	#col	Vcol kips	Lwall ft	Vwall kips	Vtot
Roof	25	1428	120	631	2059
4th	25	1428	120	631	2059
3rd	25	2371	0	0	2371
Plaza	25	2371	0	0	2371

East-West Direction

	#col	Vcol kips	Lwall ft	Vwall kips	Vtot
Roof	25	1428	59	312	1740
4th	25	1428	59	312	1740
3rd	25	2371	0	0	2371
Plaza	25	2371	0	0	2371

Compliant, there are no weak or soft stories.

Overtuning

east horizontal dimension / building height =	1.6
0.6Sa =	0.3 OK

Compliant

Beam: Girder Plaza, M- & M+

Properties

$f'_c = 4000$ psi
 $f_y = 50$ ksi
 $f_{yt} = 50$ ksi

Beam Dimensions

Width = 14.0 in
Depth = 36.0 in
Cover = 1.5 in
d = 33.4 in

Flexural Reinf.

5 #10 bars
 $A_s = 6.35$ in² OK
 $A_{s,min} = 0.91$ in²
a = 6.67 in
 $\beta_1 = 0.85$
c = 7.85 in
 $\epsilon_s = 0.010$
 $M_n = 794.5$ k-ft

Shear Reinf.

2 Legs
#4 @ 14 "oc
 $V_c = 59.1$ k
 $V_s = 47.7$ k
 $V_n = 106.7$ k

Beam: Girder 3rd, M-

Properties

$f'_c = 4000$ psi
 $f_y = 50$ ksi
 $f_{yt} = 50$ ksi

Beam Dimensions

Width = 14.0 in
Depth = 36.0 in
Cover = 1.5 in
d = 33.4 in

Flexural Reinf.

3 #10 bars + 4 #11 bars
 $A_s = 10.05$ in² OK
 $A_{s,min} = 0.91$ in²
a = 10.56 in
 $\beta_1 = 0.85$
c = 12.42 in
 $\epsilon_s = 0.005$
 $M_n = 1176.1$ k-ft

Shear Reinf.

2 Legs
#4 @ 14 "oc
 $V_c = 59.1$ k
 $V_s = 47.7$ k
 $V_n = 106.7$ k

Beam: Girder 3rd, M+

Properties

$f'_c = 4000$ psi
 $f_y = 50$ ksi
 $f_{yt} = 50$ ksi

Beam Dimensions

Width = 14.0 in
Depth = 36.0 in
Cover = 1.5 in
d = 33.4 in

Flexural Reinf.

3 #10 bars + 2 #11 bars
 $A_s = 6.93$ in² OK
 $A_{s,min} = 0.91$ in²
a = 7.28 in
 $\beta_1 = 0.85$
c = 8.56 in
 $\epsilon_s = 0.009$
 $M_n = 858.3$ k-ft

Shear Reinf.

2 Legs
#4 @ 14 "oc
 $V_c = 59.1$ k
 $V_s = 47.7$ k
 $V_n = 106.7$ k

Beam: Girder 4th, M-

Properties

$f'_c = 4000$ psi
 $f_y = 50$ ksi
 $f_{yt} = 50$ ksi

Beam Dimensions

Width = 14.0 in
Depth = 36.0 in
Cover = 1.5 in
d = 33.3 in

Flexural Reinf.

6 #11 bars
 $A_s = 9.36$ in² **OK**
 $A_{s,min} = 0.91$ in²
a = 9.83 in
 $\beta_1 = 0.85$
c = 11.57 in
 $\epsilon_s = 0.006$
 $M_n = 1106.8$ k-ft

Shear Reinf.

2 Legs
#4 @ 14 "oc
 $V_c = 59.0$ k
 $V_s = 47.6$ k
 $V_n = 106.5$ k

Beam: Girder 4th, M+

Properties

$f'_c = 4000$ psi
 $f_y = 50$ ksi
 $f_{yt} = 50$ ksi

Beam Dimensions

Width = 14.0 in
Depth = 36.0 in
Cover = 1.5 in
d = 33.3 in

Flexural Reinf.

2 #11 bars
 $A_s = 3.12$ in² **OK**
 $A_{s,min} = 0.91$ in²
a = 3.28 in
 $\beta_1 = 0.85$
c = 3.86 in
 $\epsilon_s = 0.023$
 $M_n = 411.5$ k-ft

Shear Reinf.

2 Legs
#4 @ 14 "oc
 $V_c = 59.0$ k
 $V_s = 47.6$ k
 $V_n = 106.5$ k

Beam: Girder Roof, M- & M+

Properties

$f'_c = 4000$ psi
 $f_y = 50$ ksi
 $f_{yt} = 50$ ksi

Beam Dimensions

Width = 14.0 in
Depth = 36.0 in
Cover = 1.5 in
d = 33.3 in

Flexural Reinf.

5 #11 bars
 $A_s = 7.80$ in² **OK**
 $A_{s,min} = 0.91$ in²
a = 8.19 in
 $\beta_1 = 0.85$
c = 9.64 in
 $\epsilon_s = 0.007$
 $M_n = 948.9$ k-ft

Shear Reinf.

2 Legs
#4 @ 14 "oc
 $V_c = 59.0$ k
 $V_s = 47.6$ k
 $V_n = 106.5$ k

Beam: **Beam plaza level, M+ center & 4th level**

Properties

$f'_c = 4000$ psi
 $f_y = 50$ ksi
 $f_{yt} = 50$ ksi

Beam Dimensions

Width = **14.0** in
Depth = **30.0** in
Cover = **1.5** in
d = **27.4** in

Flexural Reinf.

2 #9 bars + **1 #10 bars**
 $A_s = 3.27$ in² **OK**
 $A_{s,min} = 0.76$ in²
a = **3.43** in
 $\beta_1 = 0.85$
c = **4.04** in
 $\epsilon_s = 0.017$
 $M_n = 350.4$ k-ft

Shear Reinf.

2 Legs
#3 @ 18 "oc
 $V_c = 48.6$ k
 $V_s = 16.8$ k
 $V_n = 65.4$ k

Beam: **Beam plaza level, M- end & 4th level**

Properties

$f'_c = 4000$ psi
 $f_y = 50$ ksi
 $f_{yt} = 50$ ksi

Beam Dimensions

Width = **14.0** in
Depth = **30.0** in
Cover = **1.5** in
d = **27.3** in

Flexural Reinf.

4 #11 bars
 $A_s = 6.24$ in² **OK**
 $A_{s,min} = 0.76$ in²
a = **6.55** in
 $\beta_1 = 0.85$
c = **7.71** in
 $\epsilon_s = 0.008$
 $M_n = 624.5$ k-ft

Shear Reinf.

2 Legs
#3 @ 18 "oc
 $V_c = 48.3$ k
 $V_s = 16.7$ k
 $V_n = 65.0$ k

Beam: **Beam 3rd level, M+ center**

Properties

$f'_c = 4000$ psi
 $f_y = 50$ ksi
 $f_{yt} = 50$ ksi

Beam Dimensions

Width = **14.0** in
Depth = **30.0** in
Cover = **1.5** in
d = **27.4** in

Flexural Reinf.

3 #10 bars
 $A_s = 3.81$ in² **OK**
 $A_{s,min} = 0.76$ in²
a = **4.00** in
 $\beta_1 = 0.85$
c = **4.71** in
 $\epsilon_s = 0.014$
 $M_n = 402.7$ k-ft

Shear Reinf.

2 Legs
#3 @ 18 "oc
 $V_c = 48.5$ k
 $V_s = 16.7$ k
 $V_n = 65.2$ k

Beam: **Beam 3rd level, M- end****Properties**

$f'_c = 4000 \text{ psi}$

$f_y = 50 \text{ ksi}$

$f_{yt} = 50 \text{ ksi}$

Beam Dimensions

Width = 14.0 in

Depth = 30.0 in

Cover = 1.5 in

d = 27.4 in

Flexural Reinf.

4 #10 bars

$A_s = 5.08 \text{ in}^2$ OK

$A_{s,min} = 0.76 \text{ in}^2$

a = 5.34 in

$\beta_1 = 0.85$

c = 6.28 in

$\epsilon_s = 0.010$

$M_n = 522.8 \text{ k-ft}$

Shear Reinf.

2 Legs

#3 @ 18 "oc

$V_c = 48.5 \text{ k}$

$V_s = 16.7 \text{ k}$

$V_n = 65.2 \text{ k}$

Beam: **Beam roof, M+ center****Properties**

$f'_c = 4000 \text{ psi}$

$f_y = 50 \text{ ksi}$

$f_{yt} = 50 \text{ ksi}$

Beam Dimensions

Width = 14.0 in

Depth = 30.0 in

Cover = 1.5 in

d = 27.5 in

Flexural Reinf.

3 #8 bars

$A_s = 2.37 \text{ in}^2$ OK

$A_{s,min} = 0.76 \text{ in}^2$

a = 2.49 in

$\beta_1 = 0.85$

c = 2.93 in

$\epsilon_s = 0.025$

$M_n = 259.3 \text{ k-ft}$

Shear Reinf.

2 Legs

#3 @ 18 "oc

$V_c = 48.7 \text{ k}$

$V_s = 16.8 \text{ k}$

$V_n = 65.5 \text{ k}$

Beam: **Beam roof, M- at end****Properties**

$f'_c = 4000 \text{ psi}$

$f_y = 50 \text{ ksi}$

$f_{yt} = 50 \text{ ksi}$

Beam Dimensions

Width = 14.0 in

Depth = 30.0 in

Cover = 1.5 in

d = 27.5 in

Flexural Reinf.

4 #8 bars

$A_s = 3.16 \text{ in}^2$ OK

$A_{s,min} = 0.76 \text{ in}^2$

a = 3.32 in

$\beta_1 = 0.85$

c = 3.91 in

$\epsilon_s = 0.018$

$M_n = 340.2 \text{ k-ft}$

Shear Reinf.

2 Legs

#3 @ 18 "oc

$V_c = 48.7 \text{ k}$

$V_s = 16.8 \text{ k}$

$V_n = 65.5 \text{ k}$

SEISMIC HAZARD ANALYSIS (TIER 2)

ASCE 41-13 §2.4.1

Site Coordinates

Latitude = 36.5901 deg County of Monterey Courthouse
Longitude = -121.880 deg Monterey, California

Spectral Response Acceleration Parameters

ASCE 41-13 §2.4.1.4

Site Class = D Site Soil Classification
 $S_s = 0.541$ g Mapped Short-period Spectral Response Acceleration
 $S_1 = 0.193$ g Mapped 1-sec period Spectral Response Acceleration
 $S_{XS} = 0.739$ g Short-period Spectral Response Acceleration at BSE-1E
 $S_{X1} = 0.391$ g 1-sec period Spectral Response Acceleration at BSE-1E

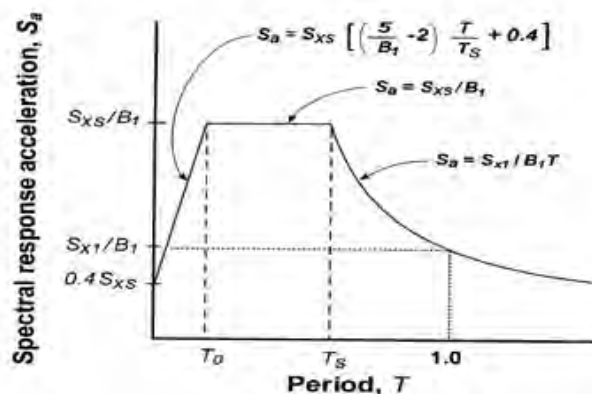
General Horizontal Response Spectrum

ASCE 41-13 §2.4.1.7

$\beta = 5\%$ Effective Viscous Damping Ratio
 $B_1 = 1.00$ Damping Coefficient $= 4 / (5.6 - \ln(100\beta))$
 $T_s = 0.53$ sec Period at Constant Velocity Region $= S_{X1} / S_{XS}$
 $T_0 = 0.11$ sec Period at Constant Acceleration Region $= 0.2 T_s$
 $0.4S_{XS} = 0.30$ g Peak Ground Acceleration
 $S_{XS}/B_1 = 0.74$ g Short period Spectral Response Acceleration
 $S_{X1}/B_1 = 0.39$ g 1-sec period Design Spectral Response Acceleration

Spectral Acceleration at Building Period

ASCE 41-13 §2.4



ASCE 31-13 Figure 2-1: General Horizontal Response Spectrum

Existing Conditions

North-South Direction

$T = 0.717$ sec Building period in N-S direction Per LSP calcs
 $S_a = 0.544$ Spectral Response Acceleration at Building Period Eq. 2-10

East-West Direction

$T = 0.717$ sec Building period in N-S direction Per LSP calcs
 $S_a = 0.544$ Spectral Response Acceleration at Building Period Eq. 2-10

Retrofit Structure

North-South Direction

$T = 0.431$ sec Building period in N-S direction Per LSP calcs
 $S_a = 0.737$ Spectral Response Acceleration at Building Period Eq. 2-10

East-West Direction

$T = 0.431$ sec Building period in N-S direction Per LSP calcs
 $S_a = 0.737$ Spectral Response Acceleration at Building Period Eq. 2-10

LINEAR STATIC PROCEDURE (LSP) - Tier 2

ASCE 41-13 §7.4.1

Stories = 4 Number of stories in building

Period Determination for LSP - Method 2 - Empirical

ASCE 41-13 §7.4.1.2

North-South Direction

Building Type = C1
 $C_1 = 0.018$ Factor for adjustment of period ASCE 41-13 §7.4.1.2.2
 $\beta = 0.90$ Factor for adjustment of period
 $h_n = 60.0$ ft Roof Height
 $T = 0.717$ sec Building period in N-S direction ASCE 41-13 Eq. 7-18

East-West Direction

Building Type = C1
 $C_1 = 0.018$ Factor for adjustment of period
 $\beta = 0.90$ Factor for adjustment of period
 $h_n = 60.0$ ft Roof Height
 $T = 0.717$ sec Building period in E-W direction ASCE 41-13 Eq. 7-18

Pseudo-Seismic Force for LSP (North-South)

ASCE 41-13 §7.4.1.3.1

$V = C_1 C_2 C_m S_a W$ Pseudo-Lateral Force ASCE 41-13 Eq. 7-21

$C_1 = 1.0$ Modification Factor, Inelastic Displacements ASCE 41-13 Eq. 7-22

$C_2 = 1.0$ Modification Factor, Cyclic Behavior ASCE 41-13 Eq. 7-23

$C_1 C_2 = 1.1$ Alternative Value for Modification Factors ASCE 41-13 Table 7-3

Use alternate $C_1 C_2?$ Yes

$C_m = 0.9$ Effective Mass Factor ASCE 41-13 Table 7-4

$S_a(T) = 0.544$ g Spectral Response Acceleration for $T = 0.72$ sec

$W = 10659.9$ kips Effective Seismic Weight

$V_{N/S} = 0.538$ *W Pseudo-Lateral Force

$V_{N/S} = 5,740.3$ kips Pseudo-Lateral Force

Pseudo-Seismic Force for LSP (East-West)

ASCE 41-13 §7.4.1.3.1

$V = C_1 C_2 C_m S_a W$ Pseudo-Lateral Force ASCE 41-13 Eq. 7-21

$C_1 = 1.0$ Modification Factor, Inelastic Displacements ASCE 41-13 Eq. 7-22

$C_2 = 1.0$ Modification Factor, Cyclic Behavior ASCE 41-13 Eq. 7-23

$C_1 C_2 = 1.1$ Alternative Value for Modification Factors ASCE 41-13 Table 7-3

Use alternate $C_1 C_2?$ Yes

$C_m = 0.9$ Effective Mass Factor ASCE 41-13 Table 7-4

$S_a(T) = 0.544$ g Spectral Response Acceleration for $T = 0.72$ sec

$W = 10659.9$ kips Effective Seismic Weight

$V_{E/W} = 0.538$ *W Pseudo-Lateral Force

$V_{E/W} = 5,740.3$ kips Pseudo-Lateral Force

Column Shear Stress Check

Tier 2: Section 5.5.2.1.4

k= 0.9 per table 6-1 f'ce= 6000 psi

	b (in)	d (in)	area (in2)	stl area (in2)	ρl	Av	s (in)	fyl (ksi)	fyv (ksi)	pv	Vo Vc+Vs	P demand	Mp Spcol	L	Vp = 2M/L	Vp/Vo	Vn kips	P/AF'c	V/bd'fc	m
Roof	18	18	324	10.16	0.03136	0.44	18	50	50	0.0014	70.4	58	325	12.5	52.0	0.74	ii 52.0	0.03	4.77	1.16
4th	18	18	324	10.16	0.03136	0.44	18	50	50	0.0014	70.4	114	360	12.5	57.6	0.82	ii 57.6	0.06	8.32	1.16
3rd (1)	24	24	576	8	0.01389	0.44	18	62.5	50	0.0010	116.7	174	560	14	80.0	0.69	ii 80.0	0.05	6.71	1.09
3rd (2)	24	24	576	12.48	0.02167	0.44	18	62.5	50	0.0010	116.7	174	775	14	110.7	0.95	ii 110.7	0.05	6.71	1.09
Plaza	24	24	576	16.92	0.02938	0.44	18	62.5	50	0.0010	116.7	232	1055	11	191.8	1.64	iii 116.7	0.07	6.30	1

	Max V Eqx (kips)	Max V Eqy (kips)	mkVn	DCR
Roof	109.8	109.8	73.20	1.5
4th	191.5	190.1	73.20	2.6
3rd	280.6	272.3	114.96	2.4
Plaza	263.5	259.3	105.06	2.5

Tier 2 check is non-compliant

No Shear Failures

Tier 2: Section 5.5.2.3.4

All columns are noncompliant, the adequacy of the columns for shear was checked in the previous section. The beams are all controlled by flexural failure and therefore do not need to be check

Strong column - Weak Beam

Tier 2: Section 5.5.2.1.5

Evaluate columns for shear & flexure with m=2. Column shear demands per shear check above

	Max V Eqx (kips)	Max V Eqy (kips)	m	Vn	mkVn	DCR
Roof	109.8	109.8	2	52.0	93.6	1.2
4th	191.5	190.1	2	57.6	103.7	1.8
3rd (1)	280.6	272.3	2	80.0	144.0	1.9
3rd (2)	280.6	272.3	2	110.7	199.3	1.4
Plaza	263.5	259.3	2	116.7	210.1	1.2

all columns fail the shear check with m=2

	Max M Eqx (k-ft)	Max M Eqy (k-ft)	m	Mn	mkMn	DCR
Roof	1075	1054	2	325	585.0	1.8
4th	1400	1365	2	360	648.0	2.2
3rd (1)	2184	2037	2	560	1008.0	2.2
3rd (2)	2184	2037	2	775	1395.0	1.6
Plaza	2865	2820	2	1055	1899.0	1.5

all columns fail the flexure check with m=2

Beam Bars

Tier 2: Section 5.5.2.3.5

flexural demand of noncompliant beams shall be checked at ends and middle with an m-factor = 1

Beams

	Max Mu (k-ft)	m	Mn	mkMn	DCR
roof end	600	1	259.3	233.3	2.3
roof middle	213	1	259.3	233.3	0.8
4th end	1345	1	624.5	562.0	2.2
4th middle	230	1	350.4	315.4	0.7
3rd end	2044	1	522.8	470.5	3.9
3rd middle	275	1	402.7	362.4	0.7
plaza end	2848	1	624.5	562.0	4.6
plaza middle	350	1	350.4	315.4	1.0

Girders

	Max Mu (k-ft)	m	Mn	mkMn	DCR
roof end	895	1	949	854.1	0.9
roof middle	310	1	949	854.1	0.3
4th end	1980	1	1107	996.1	1.8
4th middle	320	1	412	370.4	0.8
3rd end	3000	1	1176	1058.5	2.6
3rd middle	390	1	858	772.5	0.5
plaza end	4500	1	795	715.1	5.7
plaza middle	290	1	795	715.1	0.4

Most beams fail induced end moments. All of the beams pass the demand at the beam middle

Column-Bar Splices

Tier 2: Section 5.5.2.3.6

The flexural demands at noncompliant column splices shall be calculated and the adequacy shall be evaluated.

There are non-conforming column splices at the 3rd, 4th and roof levels. The m is taken as 1 for non-conforming lap lengths

	Max M Eqx (k-ft)	Max M Eqy (k-ft)	m	Mn	mkMn	DCR
Roof	1075	1054	1.00	325.0	292.5	3.7
4th	1400	1365	1.00	360.0	324.0	4.3
3rd (1)	2184	2037	1.00	560.0	504.0	4.3
3rd (2)	2184	2037	1.00	775.0	697.5	3.1

All columns fail the flexural check

Beam-Bar Splices

Tier 2: Section 5.5.2.3.6

This check is similar to the Beam Bar check above, except instead of an m=1 it is allowed to use an m=1.5 per Table 10-13. However, upon inspection of the results from m=1, even with an increased m, beams will still fail.

Column-Tie Spacing

Tier 2: Section 5.5.2.3.7

The force demand in in noncompliant columns shall be calculated and the adequacy of the elements shall be evaluated

The column shear and flexural demand were checked with the reduced m factors above in the Column Shear Stress check and the Column- Bar splices. All column checks are non compliant.

Stirrup Spacing

Tier 2: Section 5.5.2.3.7

f_{ce}= 6000 psi

Beams

b= 14 inch d= 28.5 inch

	Mn	L	Vp=2M/L	Vo (kips)		Max Vu (kips)	V/ bdf'c	m	Vn	mkVn	DCR
roof, M+	259.3	35	14.8	65.5	Flexure	58	1.88	3.0	14.8	40.0	1.4
roof, M-	340.2	35	19.4	65.5	Flexure	58	1.88	3.0	19.4	52.5	1.1
4th, M+	350.4	35	20.0	65.0	Flexure	94	3.04	3.0	20.0	54.1	1.7
4th, M-	624.5	35	35.7	65.0	Flexure	94	3.04	3.0	35.7	96.3	1.0
3rd, M+	402.7	35	23.0	65.2	Flexure	124	4.01	3.0	23.0	62.0	2.0
3rd, M-	522.8	35	29.9	65.2	Flexure	124	4.01	3.0	29.9	80.5	1.5
plaza, M+	350.4	35	20.0	65.2	Flexure	170	5.5	2.2	20.0	40.5	4.2
plaza, M-	624.5	35	35.7	65.2	Flexure	170	5.5	2.2	35.7	72.3	2.4

Girders

b= 14 inch d= 34.5 inch

	Mn	L	Vp=2M/L	Vo (kips)		Max Vu (kips)	V/ bdf'c	m	Vn	mkVn	DCR
roof, M+	948.9	23	82.5	106.5	Flexure	115	3.07	3.0	82.5	222.8	0.5
roof, M-	948.9	23	82.5	106.5	Flexure	115	3.07	3.0	82.5	222.8	0.5
4th, M+	411.5	23	35.8	106.5	Flexure	180	4.81	2.6	35.8	83.6	2.2
4th, M-	1106.8	23	96.2	106.5	Flexure	180	4.81	2.6	96.2	224.7	0.8
3rd, M+	858.3	23	74.6	106.7	Flexure	220	5.88	2.1	74.6	138.4	1.6
3rd, M-	1176.1	23	102.3	106.7	Flexure	220	5.88	2.1	102.3	189.6	1.2
plaza, M+	794.5	23	69.1	106.7	Flexure	305	8.15	2.0	69.1	124.4	2.5
plaza, M-	794.5	23	69.1	106.7	Flexure	305	8.15	2.0	69.1	124.4	2.5

Most beams and girders checked do not have sufficient strength for the seismic shear demands.
Check is noncompliant

Joint Transverse Reinforcing

Tier 2: Section 5.5.2.3.8

$f'_{ce} = 6000$ psi

Beams (4th and roof level)

col width =	18 inch		
beam width =	14 inch	beam width + joint depth =	32 inch
joint depth =	18 inch	beam width + 2x =	18 inch
x from bm to col =	2 inch		

Beams (plaza and 3rd level)

col width =	24 inch		
beam width =	14 inch	beam width + joint depth =	38 inch
joint depth =	24 inch	beam width + 2x =	24 inch
x from bm to col =	5 inch		

	A_j (in ²)	γ	V_n (Kips)	m	mkVn	V_u	DCR	Compliance
4th	324.0	8.0	200.8	1.0	180.7	58.0	0.29	OK
3rd	324.0	8.0	200.8	1.0	180.7	94.0	0.47	OK
2nd	576.0	8.0	356.9	1.0	321.2	124.0	0.35	OK
1st	576.0	8.0	356.9	1.0	321.2	170.0	0.48	OK

Girders (4th and roof level)

col width =	18 inch		
beam width =	14 inch	beam width + joint depth =	32 inch
joint depth =	18 inch	beam width + 2x =	18 inch
x from bm to col =	2 inch		

Girders (plaza and 3rd level)

col width =	24 inch		
beam width =	14 inch	beam width + joint depth =	38 inch
joint depth =	24 inch	beam width + 2x =	24 inch
x from bm to col =	5 inch		

	A_j (in ²)	γ	V_n (Kips)	m	mkVn	V_u	DCR	Compliance
4th	324.0	8.0	200.8	1.0	180.7	115.0	0.57	OK
3rd	324.0	8.0	200.8	1.0	180.7	180.0	0.90	OK
2nd	576.0	8.0	356.9	1.0	321.2	220.0	0.62	OK
1st	576.0	8.0	356.9	1.0	321.2	305.0	0.85	OK

Adjacent Buildings

Tier 2: Section 5.4.1.2

The courthouse and annex are only a few inches apart directly over the entrance to the courthouse
This condition should be mitigated to prevent pounding of the structures

LINEAR STATIC PROCEDURE (LSP) - Tier 2 - RETROFIT STRUCTURE

ASCE 41-13 §7.4.1

Stories = 4 Number of stories in building

Period Determination for LSP - Method 2 - Empirical

ASCE 41-13 §7.4.1.2

North-South Direction

Building Type = C2
 $C_t = 0.020$ Factor for adjustment of period ASCE 41-13 §7.4.1.2.2
 $\beta = 0.75$ Factor for adjustment of period
 $h_n = 60.0$ ft Roof Height
 $T = 0.431$ sec Building period in N-S direction ASCE 41-13 Eq. 7-18

East-West Direction

Building Type = C2
 $C_t = 0.020$ Factor for adjustment of period
 $\beta = 0.75$ Factor for adjustment of period
 $h_n = 60.0$ ft Roof Height
 $T = 0.431$ sec Building period in E-W direction ASCE 41-13 Eq. 7-18

Pseudo-Seismic Force for LSP (North-South)

ASCE 41-13 §7.4.1.3.1

$V = C_1 C_2 C_m S_a W$ Pseudo-Lateral Force ASCE 41-13 Eq. 7-21
 $C_1 = 1.0$ Modification Factor, Inelastic Displacements ASCE 41-13 Eq. 7-22
 $C_2 = 1.0$ Modification Factor, Cyclic Behavior ASCE 41-13 Eq. 7-23
 $C_1 C_2 = 1.1$ Alternative Value for Modification Factors ASCE 41-13 Table 7-3
 Use alternate $C_1 C_2?$ Yes
 $C_m = 0.8$ Effective Mass Factor ASCE 41-13 Table 7-4
 $S_a(T) = 0.737$ g Spectral Response Acceleration for $T = 0.43\text{sec}$
 $W = 11458.7$ kips Effective Seismic Weight
 $V_{N/S} = 0.649 *W$ Pseudo-Lateral Force
 $V_{N/S} = 7,434.2$ kips Pseudo-Lateral Force

Pseudo-Seismic Force for LSP (East-West)

ASCE 41-13 §7.4.1.3.1

$V = C_1 C_2 C_m S_a W$ Pseudo-Lateral Force ASCE 41-13 Eq. 7-21
 $C_1 = 1.0$ Modification Factor, Inelastic Displacements ASCE 41-13 Eq. 7-22
 $C_2 = 1.0$ Modification Factor, Cyclic Behavior ASCE 41-13 Eq. 7-23
 $C_1 C_2 = 1.1$ Alternative Value for Modification Factors ASCE 41-13 Table 7-3
 Use alternate $C_1 C_2?$ Yes
 $C_m = 0.8$ Effective Mass Factor ASCE 41-13 Table 7-4
 $S_a(T) = 0.737$ g Spectral Response Acceleration for $T = 0.43\text{sec}$
 $W = 11458.7$ kips Effective Seismic Weight
 $V_{E/W} = 0.649 *W$ Pseudo-Lateral Force
 $V_{E/W} = 7,434.2$ kips Pseudo-Lateral Force

Vertical Distribution (LSP) - Tier 2 Retrofit

Vertical Distribution of Seismic Forces (North-South)

Y Direction

ASCE #13 §7.4.1.3.2

$V_{NS} = 7,434$ kips Total BaseShear
 $k = 1.0$ ForT = 0.43 sec

	w_x (kips)	h_x (ft)	$w_x h_x^k$	C_{vx}	F_x (kips)	V_x (kips)	F_{px} (kips)
Roof	2,526	60.00	151,563	0.39	2,878	2,878	2,878
4th Level	2,711	45.00	122,008	0.31	2,317	5,195	2,689
3rd Level	2,711	30.00	81,339	0.21	1,544	6,739	2,299
Plaza Level	2,711	13.50	36,602	0.09	695	7,434	1,891
Total	10,660		391,513	1.00	7,434		

Vertical Distribution of Seismic Forces (East-West)

X Direction

ASCE #13 §7.4.1.3.2

$V_{EW} = 7,434$ kips Total BaseShear
 $k = 1.0$ ForT = 0.43 sec

	w_x (kips)	h_x (ft)	$w_x h_x^k$	C_{vx}	F_x (kips)	V_x (kips)	F_{px} (kips)
Roof	2,526	60.00	151,563	0.39	2,878	2,878	2,878
4th Level	2,711	45.00	122,008	0.31	2,317	5,195	2,689
3rd Level	2,711	30.00	81,339	0.21	1,544	6,739	2,299
Plaza Level	2,711	13.50	36,602	0.09	695	7,434	1,891
Total	10,660		391,513	1.00	7,434		

Deficiency Based Retrofit

The deficiencies that remain after the Tier 2 evaluation will now be mitigated with a retrofit. The scope of the Tier 2 deficiency-based retrofit need not expand beyond that necessary to modify the building to comply with a Tier 1 screening or a Tier 2 Evaluation.

k= 0.9 per table 6-1 f'ce= 6000 psi (existing concrete)
fye= 75 ksi f'ce= 5200 psi (new walls)

New concrete Shear Walls

twall = 12 inch Lwall = 24 ft k= 1

max axial (kips) from ETABS

	X	X	Y	Y	MIN
	Pier 2	Pier 7	Pier J	Pier M	
roof	243	110	155	140	110
Story4	345	188	238	230	188
Story3	480	270	340	310	270
Story2	530	320	390	360	320

max shear (kips) from ETABS

	X	X	Y	Y	MAX
	Pier 2	Pier 7	Pier J	Pier M	
roof	1608	1315	1290	1630	1630
Story4	2800	2355	2540	2610	2800
Story3	3500	2980	3252	3210	3500
Story2	3900	3550	3640	3820	3900

max moment (kip-ft) from ETABS

	X	X	Y	Y	MAX
	Pier 2	Pier 7	Pier J	Pier M	
roof	25700	23200	21250	23200	25700
Story4	54600	55200	51000	52000	55200
Story3	81500	101500	85900	94400	101500
Story2	109000	147000	119000	139100	147000

New Shear Wall Design

	Acv (in2)	α	pt	Vn	m	mkVn	DCR
roof	3456	2	0.00287	1242.3	2.5	3105.8	0.52
Story4	3456	2	0.00287	1242.3	2.5	3105.8	0.90
Story3	3456	2	0.00407	1553.4	2.5	3883.4	0.90
Story2	3456	2	0.00407	1553.4	2.5	3883.4	1.00

	Mn (kip-ft)	pl	mkMn	DCR		steel lbs/yd3
roof	15500	0.00390	38750	0.66	#6@18"oc	90
Story4	25200	0.00690	63000	0.88	#6@18"oc, (4)#11 EE	129
Story3	42000	0.00990	105000	0.97	#7@18"oc, (6)#11 EE	185
Story2	55000	0.01630	137500	1.07	#7@9"oc, (8)#11 EE	269

All demands from ETABS model are output with walls in the model to determine reduced loads to existing structure.

Column Shear Stress Check

Tier 2: Section 5.5.2.1.4

	Max V Eqx (kips)	Max V Eqy (kips)	m	mkVn	DCR
Roof	13.0	23.2	1.16	73.20	0.32
4th	17.6	33.3	1.16	73.20	0.45
3rd	26.6	57.2	1.09	114.96	0.50
Plaza	7.1	12.4	1.00	105.06	0.12

Tier 2 check is compliant with new loads

No Shear Failures

Tier 2: Section 5.5.2.3.4

Per check above, the shear controlled elements (columns) are no longer over-stressed. Check is compliant

Strong column - Weak Beam

Tier 2: Section 5.5.2.1.5

Evaluate columns for shear & flexure with m=2. Column shear demands per shear check above

	Max V Eqx (kips)	Max V Eqy (kips)	m	Vn	mkVn	DCR
Roof	13.0	23.2	2	52.0	93.6	0.25
4th	17.6	33.3	2	57.6	103.7	0.32
3rd (1)	26.6	57.2	2	80.0	144.0	0.40
3rd (2)	26.6	57.2	2	110.7	199.3	0.29
Plaza	7.1	12.4	2	116.7	210.1	0.06

all columns pass the shear check with m=2

	Max M Eqx (k-ft)	Max M Eqy (k-ft)	m	Mn	mkMn	DCR
Roof	128	227	2	325	585.0	0.39
4th	125	241	2	360	648.0	0.37
3rd (1)	216	446	2	560	1008.0	0.44
3rd (2)	216	446	2	775	1395.0	0.32
Plaza	80	120	2	1055	1899.0	0.06

all columns pass the flexure check with m=2

Beam Bars

Tier 2: Section 5.5.2.3.5

flexural demand of noncompliant beams shall be checked at ends and middle with an m-factor = 1

Beams

	Max Mu (k-ft)	m	Mn	mkMn	DCR
roof end	112	1	259.3	233.3	0.5
roof middle	96	1	259.3	233.3	0.4
4th end	132	1	624.5	562.0	0.2
4th middle	90	1	350.4	315.4	0.3
3rd end	140	1	522.8	470.5	0.3
3rd middle	85	1	402.7	362.4	0.2
plaza end	124	1	624.5	562.0	0.2
plaza middle	82	1	350.4	315.4	0.3

Girders

	Max Mu (k-ft)	m	Mn	mkMn	DCR
roof end	180	1	949	854.1	0.2
roof middle	180	1	949	854.1	0.2
4th end	200	1	1107	996.1	0.2
4th middle	155	1	412	370.4	0.4
3rd end	230	1	1176	1058.5	0.2
3rd middle	160	1	858	772.5	0.2
plaza end	205	1	795	715.1	0.3
plaza middle	155	1	795	715.1	0.2

All beams pass the retrofit load check, check is compliant

The above demand does not include beams directly adjacent to shear walls.

Beams at shear walls will likely need FRP for induced forces

Column-Bar Splices

Tier 2: Section 5.5.2.3.6

The flexural demands at noncompliant column splices shall be calculated and the adequacy shall be evaluated.

There are non-conforming column splices at the 3rd, 4th and roof levels. The m is taken as 1 for non-conforming lap lengths

	Max M Eqx (k-ft)	Max M Eqy (k-ft)	m	Mn	mkMn	DCR
Roof	128	227	1.00	325.0	292.5	0.78
4th	125	241	1.00	360.0	324.0	0.74
3rd (1)	216	446	1.00	560.0	504.0	0.88
3rd (2)	216	446	1.00	775.0	697.5	0.64

All columns pass the flexure check

Beam-Bar Splices

Tier 2: Section 5.5.2.3.6

This check is similar to the Beam Bar check above, except instead of an m=1 it is allowed to use an m=1.5 per Table 10-13. All beams pass with m=1 so therefore with an increased m, will still be compliant. Check is compliant

Column-Tie Spacing

Tier 2: Section 5.5.2.3.7

The force demand in in noncompliant columns shall be calculated and the adequacy of the elements shall be evaluated

The column shear and flexural demand were checked with the reduced m factors above in the Column Shear Stress check and the Column- Bar splices. All column checks are compliant.

Stirrup Spacing

Tier 2: Section 5.5.2.3.7

f_{ce}= 6000 psi

Beams

b= 14 inch

d= 28.5 inch

	Mn	L	Vp=2M/L	Vo (kips)		Max Vu (kips)	V/ bdf _c	m	Vn	mkVn	DCR
roof, M+	259.3	35	14.8	65.5	Flexure	6	0.19	3.0	14.8	40.0	0.1
roof, M-	340.2	35	19.4	65.5	Flexure	26	0.84	3.0	19.4	52.5	0.5
4th, M+	350.4	35	20.0	65.0	Flexure	6	0.19	3.0	20.0	54.1	0.1
4th, M-	624.5	35	35.7	65.0	Flexure	27	0.87	3.0	35.7	96.3	0.3
3rd, M+	402.7	35	23.0	65.2	Flexure	6	0.19	3.0	23.0	62.1	0.1
3rd, M-	522.8	35	29.9	65.2	Flexure	27	0.87	3.0	29.9	80.7	0.3
plaza, M+	350.4	35	20.0	65.2	Flexure	6	0.19	3.0	20.0	54.1	0.1
plaza, M-	624.5	35	35.7	65.2	Flexure	26	0.84	3.0	35.7	96.3	0.3

Girders

b= 14 inch

d= 34.5 inch

	Mn	L	Vp=2M/L	Vo (kips)		Max Vu (kips)	V/ bdf _c	m	Vn	mkVn	DCR
roof, M+	948.9	23	82.5	106.5	Flexure	20	0.53	3.0	82.5	222.8	0.1
roof, M-	948.9	23	82.5	106.5	Flexure	68	1.82	3.0	82.5	222.8	0.3
4th, M+	411.5	23	35.8	106.5	Flexure	20	0.53	3.0	35.8	96.6	0.2
4th, M-	1106.8	23	96.2	106.5	Flexure	71	1.90	3.0	96.2	259.9	0.3
3rd, M+	858.3	23	74.6	106.7	Flexure	20	0.53	3.0	74.6	201.5	0.1
3rd, M-	1176.1	23	102.3	106.7	Flexure	69	1.84	3.0	102.3	276.1	0.2
plaza, M+	794.5	23	69.1	106.7	Flexure	13	0.34	3.0	69.1	186.5	0.1
plaza, M-	794.5	23	69.1	106.7	Flexure	60	1.60	3.0	69.1	186.5	0.3

All beams and girders have sufficient strength for shear demands. Check is compliant

Adjacent Buildings

Tier 2: Section 5.4.1.2

The courthouse and annex are only a few inches apart directly over the entrance to the courthouse
This condition is to be mitigated to prevent pounding of the structures

Additional Retrofit Considerations

Conceptual Foundation Design

Per architectural drawings, geotechnical borings determined soil to be silty, fine grained sand with shale fragments with shale below.

Per CBC table 1806.2 allowable pressures:

Vertical Foundation Pressure: 1500 psf
qc = 3qallow = 4500 psf
m = 3 life safety, ASCE 41-13 8.4.2.3.2.1
q = 13500 psf

Shear Wall Gridline J

new ftg width = 10 ft
new ftg depth = 5 ft
length total = 120 ft
Overturning = 3305.6 kips each end

Deadload from cols = 690 k
Deadload from wall = 230 k
(e) ftg weight = 45 k
new ftg weight = 412.5 k
3x per ASCE 41 = 4132.5 k
DCR = 0.80

Shear Wall Gridline M

new ftg width = 10 ft
new ftg depth = 5 ft
length total = 108 ft
Overturning = 3863.9 kips each end

Deadload from cols = 690 k
Deadload from wall = 230 k
(e) ftg weight = 45 k
new ftg weight = 367.5 k
3x per ASCE 41 = 3997.5 k
DCR = 0.97

Shear Wall Gridline 2

new ftg width = 10 ft
new ftg depth = 5 ft
length total = 72 ft
Overturning = 3406.3 kips each end

Deadload from cols = 690 k
 Deadload from wall = 230 k
 (e) ftg weight = 45 k
 new ftg weight = 232.5 k
 3x per ASCE 41 = 3592.5 k
 DCR = 0.95

Shear Wall Gridline 7

new ftg width = 10.5 ft
 new ftg depth = 5 ft
 length total = 63 ft
 Overturning = 3062.5 kips each end

Deadload from cols = 690 k
 Deadload from wall = 230 k
 (e) ftg weight = 45 k
 new ftg weight = 208.6875 k
 3x per ASCE 41 = 3521.063 k
 DCR = 0.87

Diaphragm and Drag Connection Check

Fpx/Fx
 Roof 1.0
 4th 1.2
 3rd 1.5
 Plaza 2.7

Diaphragm Loads each Wall Line

	X	X	Y	Y
	Pier 2	Pier 7	Pier J	Pier M
roof	1608	1315	1290	1630
Story4	1384	1207	1451	1138
Story3	1042	930	1060	893
Story2	1088	1551	1056	1660

Diaphragm strength

$$= 2 * * * \sqrt{\quad} + \quad /$$

fye= 62.5 ksi Av= 0.11 in²
 f'ce= 6 ksi s= 6.5 in
 t slab= 4.5 inch

Vn = 13.39 klf

Each wall length is 25' determine load to be transferred at wall:

m = 2
 mkVn = 24.1 klf
 mkVn = 602.5 kips at wall
 mkVn = 1205.1 kips at wall (where slab is both sides)

Remaining load to transfer to wall through beam drag

	X	X	Y	Y
	Pier 2	Pier 7	Pier J	Pier M
roof	403	712	85	425
Story4	179	605	246	0
Story3	0	328	0	0
Story2	0	948	0	0

Beam Name

	X	X	Y	Y
	Pier 2	Pier 7	Pier J	Pier M
roof	RG-2	none	RB-J	RB-M
Story4	4G-2	4B-m	4B-J	4B-M
Story3	3G-2	3B-m	3B-J	3B-M
Story2	2G-2	2B-m	2B-J	2B-M

	X	X	Y	Y
	Pier 2	Pier 7	Pier J	Pier M
roof	(4)#8	none	(2)#9+(2)#8	(6)#8
Story4	(4)#9	(2)#6+(2)#8	(4)#9	(4)#9
Story3	(4)#10	(2)#6+(2)#8	(4)#9	(4)#9
Story2	(2)#9+(2)#10	(2)#6+(2)#6	(4)#11	(4)#8

Existing Continuous Longitudinal steel

	X	X	Y	Y
	Pier 2	Pier 7	Pier J	Pier M
roof	3.16	0.00	3.58	4.74
Story4	4.00	2.46	4.00	4.00
Story3	5.08	2.46	4.00	4.00
Story2	4.54	1.76	6.24	3.16

fy= 50
 F=fyAb force controlled

each side	X	X	Y	Y
	Pier 2	Pier 7	Pier J	Pier M
roof	316	0	358	474
Story4	400	246	400	400
Story3	508	246	400	400
Story2	454	176	624	316

remaining force to be transferred

	X	X	Y	Y	
	Pier 2	Pier 7	Pier J	Pier M	additional ft of diaphragm required PIER 7
roof	none	712	none	none	30
Story4	none	359	none	none	15
Story3	none	none	none	none	none
Story2	none	772	none	none	32

provide steel or frp drag at gridline 7

fy= 36

Area of steel required for drag

roof	14.8 50plf
Story4	7.5 25 plf

TABLE: Material Properties - Concrete

Name	E lb/in ²	v	α 1/F	G lb/in ²	Unit Weight lb/ft ³	Unit Mass lb-s ² /ft ⁴	Fc lb/in ²	Lightweight?
4000Psi	3604996.5	0.2	0.0000055	1502081.88	150	4.662	4000	No

TABLE: Material Properties - Rebar

Name	E lb/in ²	α 1/F	Unit Weight lb/ft ³	Unit Mass lb-s ² /ft ⁴	Fy lb/in ²	Fu lb/in ²
A615Gr40	29000000	0.0000065	490	15.23	40000	60000
A615Gr50	29000000	0.0000065	490	15.23	50000	60000
A615Gr60	29000000	0.0000065	490	15.23	60000	90000

TABLE: Frame Sections

Name	Material	Shape	t3 in	t2 in	Area in ²	AS2 in ²	AS3 in ²
CONC BEAM - B	4000Psi	Concrete Recta	25.5	14	357	297.5	297.5
CONC BEAM - G	4000Psi	Concrete Recta	31.5	14	441	367.5	367.5
CONC COL 1st	4000Psi	Concrete Recta	24	24	576	480	480
CONC COL 2nd (1)	4000Psi	Concrete Recta	24	24	576	480	480
CONC COL 2nd (2)	4000Psi	Concrete Recta	24	24	576	480	480
CONC COL 3rd	4000Psi	Concrete Recta	18	18	324	270	270
CONC COL 4th	4000Psi	Concrete Recta	18	18	324	270	270
ConcBm	4000Psi	Concrete Recta	24	18	432	360	360
ConcCol	4000Psi	Concrete Recta	18	18	324	270	270

TABLE: Shell Sections - Wall

Name	Material	Element Type	Thickness in	f11 Modifier	f22 Modifier	f12 Modifier	1 Modi	m22 Modifier
12" Wall	4000Psi	Shell-Thin	12	0.5	1	1	0.01	0.01

TABLE: Modal Periods and Frequencies

Case	Mode	Period sec	Frequency cyc/sec
Modal	1	0.512	1.952
Modal	2	0.481	2.078
Modal	3	0.342	2.923
Modal	4	0.288	3.468
Modal	5	0.261	3.828
Modal	6	0.249	4.014
Modal	7	0.245	4.087
Modal	8	0.237	4.214

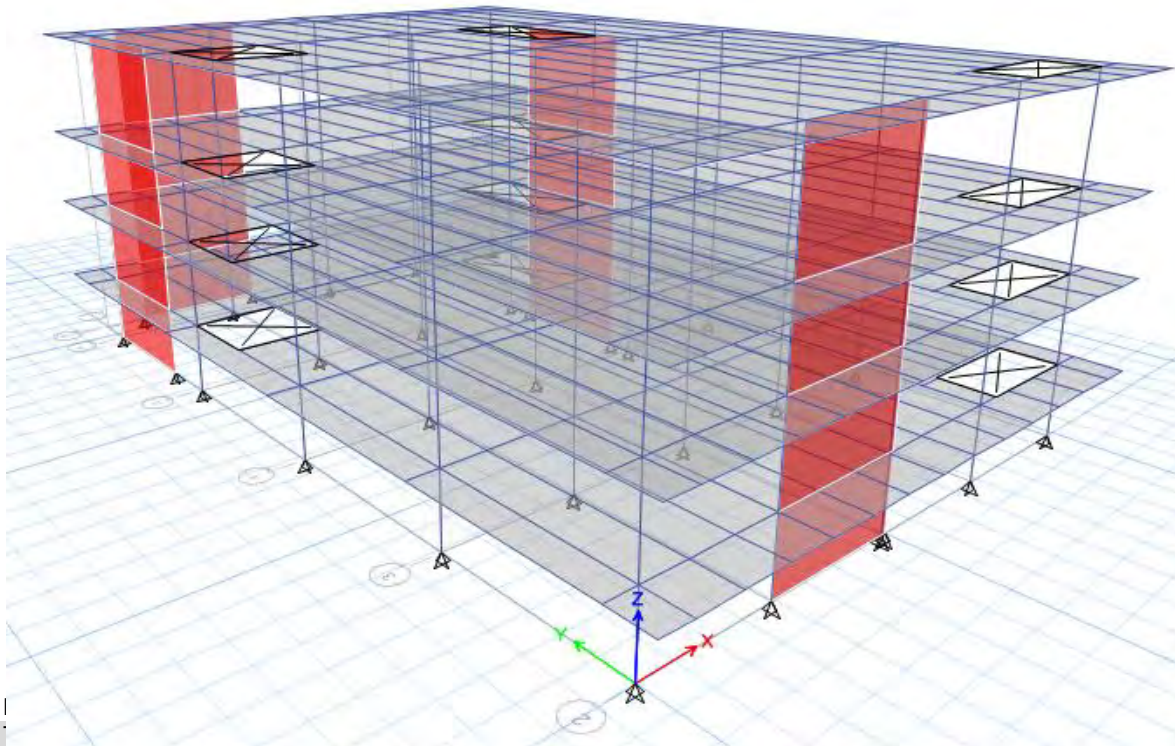
TABLE: Base Reactions

Load Case/Combo	FX kip	FY kip	FZ kip	
Dead	0.00	0.00	6473.02	
Live	0.00	0.00	2616.60	
SuperDead	0.00	0.00	5228.53	
EQx	-7462.87	0.00	0.00	<- compare with calculated 7,434. OK
EQy	0.00	-7462.87	0.00	<- compare with calculated 7,434. OK
Env Dead	0.00	0.00	11701.54	<- compare with calculated 11,459. OK

TABLE: Load Combinations

Name	oad Case/Comb	Scale Factor	Type
Env Dead	Dead	1	Linear Add
Env Dead	SuperDead	1	
1.1(D+L)+EQx	Dead	1.1	Linear Add
1.1(D+L)+EQx	SuperDead	1.1	
1.1(D+L)+EQx	Live	1.1	
1.1(D+L)+EQx	EQx	1	
1.1(D+L)+EQy	Dead	1.1	Linear Add
1.1(D+L)+EQy	SuperDead	1.1	
1.1(D+L)+EQy	Live	1.1	
1.1(D+L)+EQy	EQy	1	
0.9D+EQx	Dead	0.9	Linear Add
0.9D+EQx	SuperDead	0.9	
0.9D+EQx	EQx	1	
0.9D+EQy	Dead	0.9	Linear Add
0.9D+EQy	SuperDead	0.9	
0.9D+EQy	EQy	1	
Eqx Combo ENV	1.1(D+L)+EQx	1	Envelope
Eqx Combo ENV	0.9D+EQx	1	
Eqy Combo ENV	1.1(D+L)+EQy	1	Envelope
Eqy Combo ENV	0.9D+EQy	1	

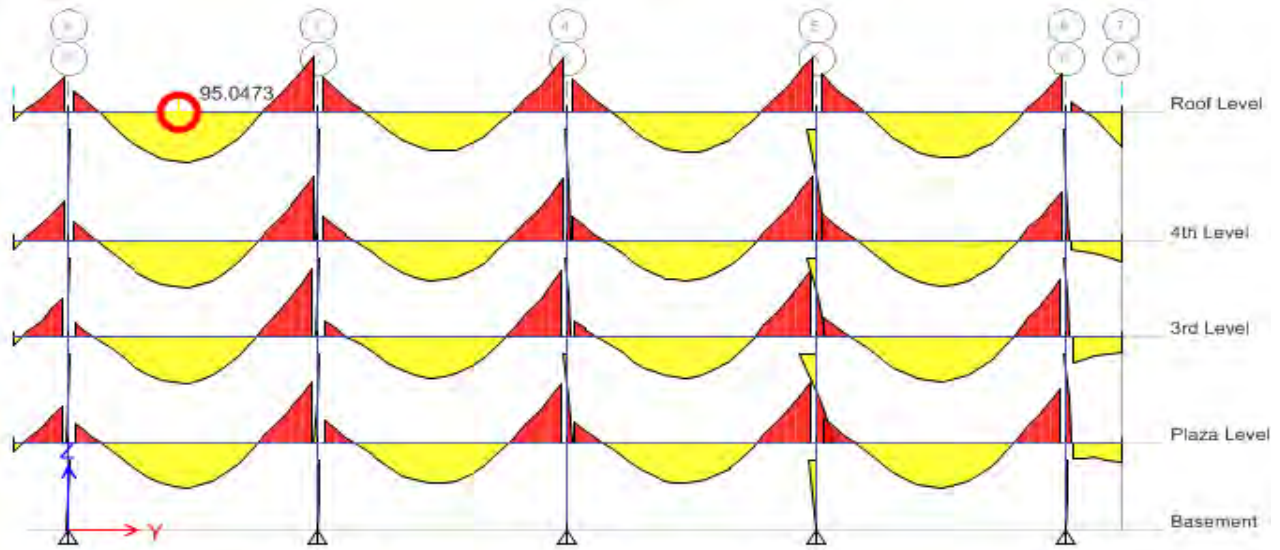
3D ETABS Model



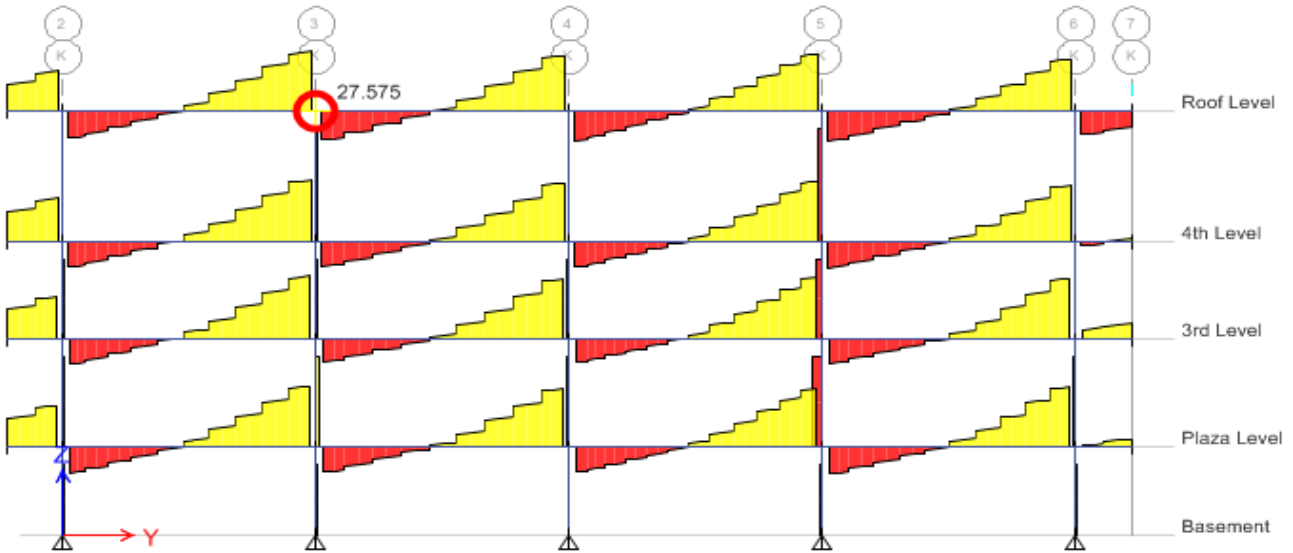
Story	Column	oad Case/Comb	Station ft	P kip	V2 kip	V3 kip	M2 kip-ft	M3 kip-ft
Story4	C1	Eqx Combo EN	0	-51.7	9.984	-2.732	-24.5	95.5123
Story4	C1	Eqx Combo EN	8.6875	-49.061	9.984	-2.732	-0.8	8.7767
Story4	C1	Eqx Combo EN	17.375	-46.422	9.984	-2.732	40.52	-70.9936
Story4	C2	Eqx Combo EN	0	-92.727	5.602	1.068	9.414	54.8928
Story4	C2	Eqx Combo EN	8.6875	-90.088	5.602	1.068	0.137	6.2274
Story4	C2	Eqx Combo EN	17.375	-87.449	5.602	1.068	-5.86	-29.9546
Story4	C3	Eqx Combo EN	0	-88.623	5.776	0.065	0.813	56.9299
Story4	C3	Eqx Combo EN	8.6875	-85.985	5.776	0.065	0.302	6.7519
Story4	C3	Eqx Combo EN	17.375	-83.346	5.776	0.065	-0.07	-32.9745
Story4	C4	Eqx Combo EN	0	-55.162	7.483	2.954	28.58	72.9903
Story4	C4	Eqx Combo EN	8.6875	-52.523	7.483	2.954	2.914	7.9783
Story4	C4	Eqx Combo EN	17.375	-49.884	7.483	2.954	-17.7	-51.542
Story4	C5	Eqx Combo EN	0	-4.964	13.079	0.132	1.101	128.1591
Story4	C5	Eqx Combo EN	8.6875	-2.325	13.079	0.132	-0.04	14.5373
Story4	C5	Eqx Combo EN	17.375	0.314	13.079	0.132	-1.1	-92.9694
Story4	C6	Eqx Combo EN	0	187.841	0.396	-2.646	-22.9	4.7265
Story4	C6	Eqx Combo EN	8.6875	190.48	0.396	-2.646	0.093	1.2867
Story4	C6	Eqx Combo EN	17.375	193.119	0.396	-2.646	43.73	-2.153
Story4	C7	Eqx Combo EN	0	-101.362	7.327	-0.435	-4.96	71.3718
Story4	C7	Eqx Combo EN	8.6875	-98.723	7.327	-0.435	-1.09	7.7184
Story4	C7	Eqx Combo EN	17.375	-96.084	7.327	-0.435	4.964	-53.9108
Story4	C8	Eqx Combo EN	0	-107.592	7.749	0.152	1.537	75.4042
Story4	C8	Eqx Combo EN	8.6875	-104.953	7.749	0.152	0.214	8.2303
Story4	C8	Eqx Combo EN	17.375	-102.314	7.749	0.152	-0.29	-58.8957
Story4	C9	Eqx Combo EN	0	-102.973	7.443	-0.137	-1.28	72.8656
Story4	C9	Eqx Combo EN	8.6875	-100.335	7.443	-0.137	-0.09	8.2002
Story4	C9	Eqx Combo EN	17.375	-97.696	7.443	-0.137	4.97	-52.797
Story4	C10	Eqx Combo EN	0	-110.998	4.059	2.166	20.2	39.2292
Story4	C10	Eqx Combo EN	8.6875	-108.359	4.059	2.166	1.379	3.9679
Story4	C10	Eqx Combo EN	17.375	-105.72	4.059	2.166	-2.46	-30.0651

Story4	C11	Eqx Combo EN	0	-215.181	0.396	-2.039	-17.2	4.6289
Story4	C11	Eqx Combo EN	8.6875	-212.542	0.396	-2.039	0.471	1.1901
Story4	C11	Eqx Combo EN	17.375	-209.903	0.396	-2.039	38.83	-2.2449
Story4	C12	Eqx Combo EN	0	-113.237	6.607	0.677	5.52	64.5796
Story4	C12	Eqx Combo EN	8.6875	-110.598	6.607	0.677	-0.21	7.1825
Story4	C12	Eqx Combo EN	17.375	-107.959	6.607	0.677	-4.53	-49.6683
Story4	C13	Eqx Combo EN	0	-101.498	8.14	0.51	4.868	79.2821
Story4	C13	Eqx Combo EN	8.6875	-98.859	8.14	0.51	0.44	8.5653
Story4	C13	Eqx Combo EN	17.375	-96.221	8.14	0.51	-0.36	-59.403
Story4	C14	Eqx Combo EN	0	-99.67	9.362	-0.757	-7.18	90.947
Story4	C14	Eqx Combo EN	8.6875	-97.032	9.362	-0.757	-0.6	9.6175
Story4	C14	Eqx Combo EN	17.375	-94.393	9.362	-0.757	13.05	-67.5457
Story4	C15	Eqx Combo EN	0	-132.545	11.7	0.104	-0.19	114.1759
Story4	C15	Eqx Combo EN	8.6875	-129.906	11.7	0.104	-1.1	12.6896
Story4	C15	Eqx Combo EN	17.375	-127.268	11.7	0.104	17.55	-88.7967
Story4	C16	Eqx Combo EN	0	-110.124	10.784	-1.268	-9.65	105.2658
Story4	C16	Eqx Combo EN	8.6875	-107.485	10.784	-1.268	1.364	11.5815
Story4	C16	Eqx Combo EN	17.375	-104.847	10.784	-1.268	29.82	-80.6763
Story4	C17	Eqx Combo EN	0	-110.417	7.287	-0.048	-1.16	71.6281
Story4	C17	Eqx Combo EN	8.6875	-107.779	7.287	-0.048	-0.7	8.3234
Story4	C17	Eqx Combo EN	17.375	-105.14	7.287	-0.048	1.368	-53.1027
Story4	C18	Eqx Combo EN	0	-93.364	7.593	2.849	27	74.7843
Story4	C18	Eqx Combo EN	8.6875	-90.725	7.593	2.849	2.245	8.8167
Story4	C18	Eqx Combo EN	17.375	-88.086	7.593	2.849	-8.48	-53.6105
Story4	C19	Eqx Combo EN	0	-53.695	7.435	-4.636	-44.5	73.3383
Story4	C19	Eqx Combo EN	8.6875	-51.056	7.435	-4.636	-4.27	8.7495
Story4	C19	Eqx Combo EN	17.375	-48.417	7.435	-4.636	53.12	-49.5066
Story4	C20	Eqx Combo EN	0	-88.286	8.606	3.523	31.42	84.829
Story4	C20	Eqx Combo EN	8.6875	-85.647	8.606	3.523	0.819	10.0825
Story4	C20	Eqx Combo EN	17.375	-83.009	8.606	3.523	-8.94	-63.0608
Story4	C21	Eqx Combo EN	0	-69.929	4.843	-2.193	-19.2	45.7235
Story4	C21	Eqx Combo EN	8.6875	-67.29	4.843	-2.193	-0.1	3.7879
Story4	C21	Eqx Combo EN	17.375	-64.652	4.843	-2.193	32.18	-36.3322
Story4	C22	Eqx Combo EN	0	-99.255	8.117	-0.382	-4.27	75.436
Story4	C22	Eqx Combo EN	8.6875	-96.616	8.117	-0.382	-0.95	4.9222
Story4	C22	Eqx Combo EN	17.375	-93.977	8.117	-0.382	4.543	-53.3389
Story4	C23	Eqx Combo EN	0	-94.627	8.331	-0.505	-5.14	76.9471
Story4	C23	Eqx Combo EN	8.6875	-91.988	8.331	-0.505	-0.75	4.5736
Story4	C23	Eqx Combo EN	17.375	-89.349	8.331	-0.505	5.457	-55.7802
Story4	C24	Eqx Combo EN	0	-99.272	8.876	-1.786	-16.7	82.2259
Story4	C24	Eqx Combo EN	8.6875	-96.633	8.876	-1.786	-1.2	5.1134
Story4	C24	Eqx Combo EN	17.375	-93.995	8.876	-1.786	19.71	-59.3662
Story4	C25	Eqx Combo EN	0	-81.528	9.632	3.572	31.89	90.9338
Story4	C25	Eqx Combo EN	8.6875	-78.889	9.632	3.572	0.856	7.2538
Story4	C25	Eqx Combo EN	17.375	-76.25	9.632	3.572	-11.8	-67.2357

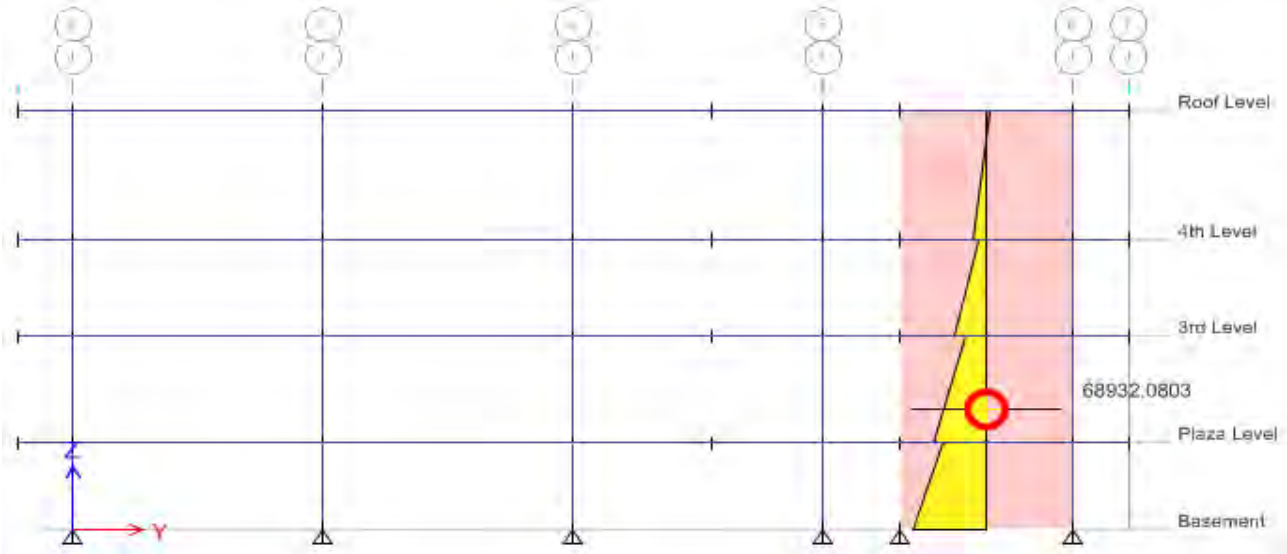
Example graphic of Beam Moment Demands under Max Eqy Combo at Gridline K (k-ft)



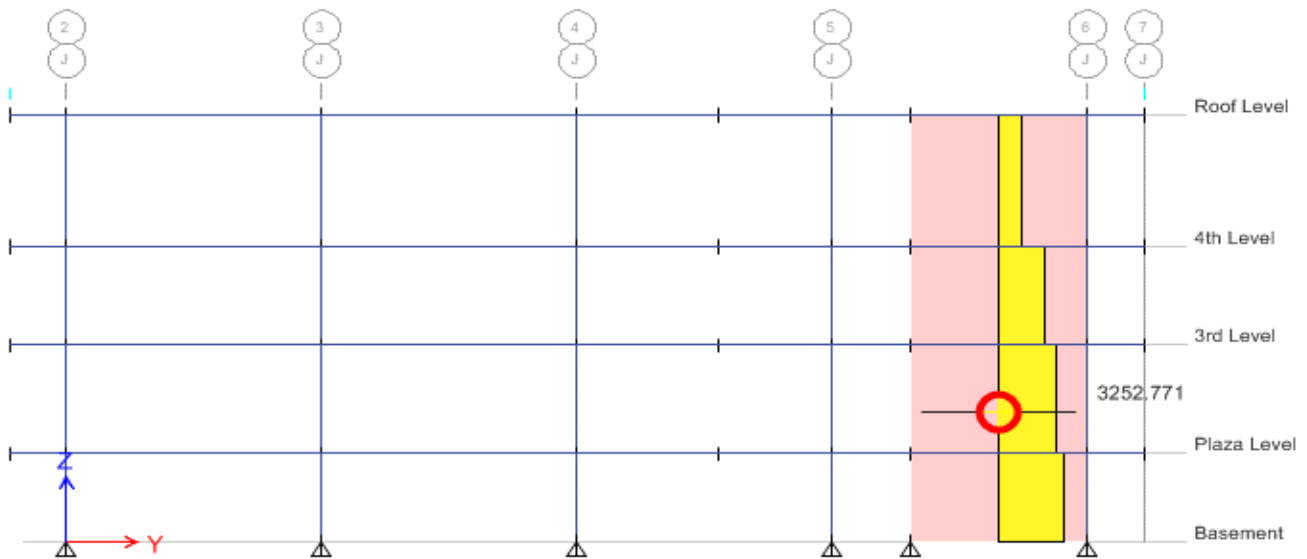
Example graphic of Beam Shear Demands under Max Eqy Combo at Gridline K (kips)



Example graphic of Shear Wall Moments under Max Eqy Combo at Gridline J (k-ft)



Example graphic of Shear Wall Shears under Max Eqy Combo at Gridline J (kips)



County of Monterey Courthouse Parking Garage Structural Calculations

Monterey, California

ZFA Project Number: 17661

Final Report

June 30, 2018

Prepared For:

RIM Architects

San Francisco, California

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STRUCTURAL NARRATIVE

The following calculations support the ASCE 41-13 Tier 1 and Tier 2 checks for the County of Monterey Courthouse parking garage. Deficiencies remain after the Tier 2 evaluation. A Tier 2 deficiency base retrofit is then designed. Concrete shear walls are added to reduce seismic load to the existing structure and mitigate deficiencies to achieve compliance with Life Safety BSE-1E.

DETAILED DESIGN CRITERIA

BUILDING CODE		SEOR STAMP
Governing Code:	2016 California Building Code	
Authority Having Jurisdiction:	City of Monterey	

BUILDING SYSTEM DESCRIPTION

Date of Construction:	1966
No. Stories:	3
Footprint:	11000 ft ²
Floor Area:	33000 ft ²
Roof Area:	17000 ft ²
Mean Building Height:	28 ft
Roof Pitch:	0.00 :12

Building Use:	Parking Garage
Gravity System:	Concrete columns and beam
Diaphragm System:	Post tensioned slab
Foundation System:	Piles

ASCE 41-13
Reference UNO:

SEISMIC DESIGN PARAMETERS

Latitude:	36.590 deg	Longitude:	-121.880 deg	
Soil Site Class =	D	Per Geotech Report, Site Class D otherwise		USGS
Risk Category:	II			Section 2.4.1.6.1
Diaphragm=	Rigid Diaphragm	Post tensioned slab		
Building System, N-S:	C1	Concrete Moment Frame		Table 3-1
Building System, E-W:	C1	Concrete Moment Frame		Table 3-1
C _{t, N-S} =	0.02	Approximate Period Parameter, C _t , N-S		Section 4.5.2.4
C _{t, E-W} =	0.02	Approximate Period Parameter, C _t , E-W		Section 4.5.2.4
β _{N-S} =	0.90	Approximate Period Parameter, β, N-S		Section 4.5.2.4
β _{E-W} =	0.90	Approximate Period Parameter, β, E-W		Section 4.5.2.4
T _{a, N-S} =	0.361 sec	Approximate Fundamental Period, N-S		Section 4.5.2.4
T _{a, E-W} =	0.361 sec	Approximate Fundamental Period, E-W		Section 4.5.2.4

TIER 1 SEISMIC EVALUATION PARAMETERS

Performance Objective:	LS	Life Safety	Table 2-1
Seismic Hazard Level:	BSE-1E	20%/50 years	Table 2-1
S _S =	0.541 g	Mapped spectral response acceleration parameter	USGS
S ₁ =	0.193 g	Mapped spectral response acceleration parameter	USGS
S _{X5} =	0.739 g	Mapped spectral response acceleration parameter	USGS
S _{X1} =	0.391 g	Mapped spectral response acceleration parameter	ASCE 7 Table 1.5-1
Seismicity:	High		Table 2-5
S _{a, N-S} =	0.739 g	Spectral Response Acceleration, N-S	Section 4.5.2.3
S _{a, E-W} =	0.739 g	Spectral Response Acceleration, E-W	Section 4.5.2.3
C _{N-S} =	1.000	Modification Factor	Table 4-8
C _{E-W} =	1.000	Modification Factor	Table 4-8
V _{N-S} =	0.739 *W	Pseudo-Seismic Base Shear, N-S	Section 4.5.2.1
V _{E-W} =	0.739 *W	Pseudo-Seismic Base Shear, N-S	Section 4.5.2.1

TIER 2 / 3 SEISMIC EVALUATION PARAMETERS

Performance Objective:	LS	Life Safety	Table 2-1
Seismic Hazard Level:	BSE-1E	20%/50 years	Table 2-1
$S_s =$	0.541 g	Mapped spectral response acceleration parameter	USGS
$S_1 =$	0.193 g	Mapped spectral response acceleration parameter	USGS
$S_{XS} =$	0.739 g	Mapped spectral response acceleration parameter	USGS
$S_{X1} =$	0.391 g	Mapped spectral response acceleration parameter	USGS
Seismicity:	High		Table 2-5
$C_{1,N-S} =$	1.000	Inelastic-to-elastic displacement factor	Equation 7-22
$C_{2,N-S} =$	1.000	Hysteresis shape factor	Equation 7-23
Alternate $(C_1C_2)_{N-S} =$	1.100	$2 \leq m_{max} < 6$	Table 7-3
Use Alternate $(C_1C_2)_{N-S}$?	Yes		
$(C_1C_2)_{N-S} =$	1.100		
$C_{m,N-S} =$	0.900	Effective mass factor	Table 7-4
$C_{1,E-W} =$	1.000	Inelastic-to-elastic displacement factor	Equation 7-22
$C_{2,E-W} =$	1.000	Hysteresis shape factor	Equation 7-23
Alternate $(C_1C_2)_{E-W} =$	1.100	$2 \leq m_{max} < 6$	Table 7-3
Use Alternate $(C_1C_2)_{E-W}$?	Yes		
$(C_1C_2)_{E-W} =$	1.100		
$C_{m,E-W} =$	0.900	Effective mass factor	Table 7-4
$S_{a,N-S} =$	0.737	Spectral Response Acceleration	Equation 2-9
$S_{a,E-W} =$	0.737	Spectral Response Acceleration	Equation 2-9
$V_{N-S} (ULT) =$	0.730 *W	Pseudo-Seismic Base Shear, N-S	Equation 7-21
$V_{E-W} (ULT) =$	0.730 *W	Pseudo-Seismic Base Shear, E-W	Equation 7-21

ASCE 41-13
Reference UNO:

MATERIAL STRENGTH AND SPECIFICATIONS

CONCRETE:

Knowledge Factor, κ	0.75	Concrete Knowledge Factor	Table 6-1
Foundations, $f'_c =$	3000 psi	Default Lower Bound: 2500 psi - 3000 psi	Table 10-2
Foundations, $f'_{ce} =$	4500 psi		Table 10-1
Slab on grade, $f'_c =$	3000 psi	Default Lower Bound: 3000 psi - 4000 psi	Table 10-2
Slab on grade, $f'_{ce} =$	4500 psi		Table 10-1
Structural walls, $f'_c =$	3000 psi	Default Lower Bound: 2500 psi - 4000 psi	Table 10-2
Structural walls, $f'_{ce} =$	4500 psi		Table 10-1
Beams, $f'_c =$	4000 psi	Default Lower Bound: 3000 psi - 4000 psi	Table 10-2
Beams, $f'_{ce} =$	6000 psi		Table 10-1
Columns, $f'_c =$	4000 psi	Default Lower Bound: 3000 psi - 6000 psi	Table 10-2
Columns, $f'_{ce} =$	6000 psi		Table 10-1
Fill over metal deck, $f'_c =$	3000 psi	Default Lower Bound: 3000 psi - 4000 psi	Table 10-2
Fill over metal deck, $f'_{ce} =$	4500 psi		Table 10-1
Elevated slabs, $f'_c =$	4000 psi	Default Lower Bound: 3000 psi - 4000 psi	Table 10-2
Elevated slabs, $f'_{ce} =$	6000 psi		Table 10-1
Weight of Concrete =	150 pcf		
Weight of Light Wt. Concrete =	110 pcf		

CONCRETE REINFORCING:

Knowledge Factor, κ	0.75	Reinforcing Knowledge Factor	Table 6-1
Reinforcing Steel, $f_y =$	40 ksi	Default Lower-Bound: 33, 40, 50, 60, 65, 70 ksi	Table 10-3
Reinforcing Steel, $f_{ye} =$	50 ksi		Table 10-1
Reinforcing Steel, $f_y =$	70 ksi	Default Lower-Bound: 55, 70, 80, 90, 75, 80, 100 ksi	Table 10-3
Reinforcing Steel, $f_{ye} =$	87.5 ksi		Table 10-1
Reinforcing Steel ties, $f_y =$	40 ksi	Default Lower-Bound: 33, 40, 50, 60, 65, 70 ksi	Table 10-3
Reinforcing Steel ties, $f_{ye} =$	50 ksi		Table 10-1
Reinforcing Steel ties, $f_y =$	70 ksi	Default Lower-Bound: 55, 70, 80, 90, 75, 80, 100 ksi	Table 10-3
Reinforcing Steel ties, $f_{ye} =$	87.5 ksi		Table 10-1

GRAVITY / SEISMIC FLAT WEIGHT TAKEOFF (PSF)

Typical Floor

CBC Live Load Category: 14. Garages: passenger

[Table 1607.1]

Material	Sloped	Deck	Joists	Girders	Columns	Model	Seismic	Model Seismic
Finish		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Solar / Other		0.0	0.0	0.0	0.0	0.0	0.0	0.0
7" concrete slab		87.5	87.5	87.5	87.5	87.5	87.5	87.5
		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Insulation		0.0	0.0	0.0	0.0	0.0	0.0	0.0
M.E.P.		2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ceiling - 7/8" plaster			0.0	0.0	0.0	0.0	0.0	0.0
Sprinklers			1.5	1.5	1.5	1.5	1.5	1.5
Joists			0.0	0.0	0.0		0.0	
Girders				13.2	13.2		13.2	
Columns					6.9		6.9	
Misc.		5.0	5.0	5.0	5.0	5.0	5.0	5.0
Dead Load		94.5	96.0	109.2	116.1	96.0	116.1	96.0
Dead Load - Horiz Projection		94.5	96.0	109.2	116.1	96.0	116.1	96.0
Partitions		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Live Load		40.0	40.0	40.0	40.0	40.0	0.0	0.0
Live Load - Reduced $R_2 = 1.00$		40.0	40.0	40.0	40.0	40.0	0.0	0.0
Total Load		134.5	136.0	149.2	156.1	136.0	116.1	96.0

Roof

CBC Live Load Category: 14. Garages: passenger
Slope: 0.00:12

[Table 1607.1]

Material	Sloped	Deck	Joists	Girders	Columns	Model	Seismic	Model Seismic
Finish		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Solar / Other		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Topping		87.5	87.5	87.5	87.5	87.5	87.5	87.5
Sheathing / Decking		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Insulation		0.0	0.0	0.0	0.0	0.0	0.0	0.0
M.E.P.		2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ceiling			0.0	0.0	0.0	0.0	0.0	0.0
Sprinklers			1.5	1.5	1.5	1.5	1.5	1.5
Joists			0.0	0.0	0.0		0.0	
Girders				13.2	13.2		13.2	
Columns					3.5		3.5	
Misc.		5.0	5.0	5.0	5.0	5.0	5.0	5.0
Dead Load		94.5	96.0	109.2	112.6	96.0	112.6	96.0
Partitions		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Live Load		40.0	40.0	40.0	40.0	40.0	0.0	0.0
Total Load		134.5	136.0	149.2	152.6	136.0	112.6	96.0

Diaphragm Weight Information:

Level	Area (sq ft)	Diaphragm Unit Weight (psf)	Diaphragm Weight (kips)	Wall Unit Weight (psf)	Wall Trib Height (ft)	Wall Length (ft)	Wall Weight (kips)	Level Weight (kips)
ROOF	11102	113	1,251	0	0.0	0.0		1,251
2nd	11102	116	1,289	0	0.0	0.0		1,289
1st	11102	116	1,289	0	0.0	0.0		1,289
Σ			3,829				0	3,829

Vertical Distribution (LSP)-TIER 1

Vertical Distribution of Seismic Forces (North-South)

Y Direction

ASCE41-13 §7.4.1.3.2

$$V_{NS} = 2,829 \text{ kips} \quad \text{Total Base Shear}$$

$$k = 1.0 \quad \text{For } T = 0.36 \text{ sec}$$

	w_x (kips)	h_x (ft)	$w_x h_x^k$	C_{vx}	F_x (kips)	V_x (kips)
Roof	1,251	28.00	35,017	0.49	1,381	1,381
2nd Level	1,289	19.00	24,491	0.34	966	2,346
1st Level	1,289	9.50	12,245	0.17	483	2,829
Total	3,829		71,753	1.00	2,829	

Vertical Distribution of Seismic Forces (East-West)

X Direction

ASCE41-13 §7.4.1.3.2

$$V_{EW} = 2,829 \text{ kips} \quad \text{Total Base Shear}$$

$$k = 1.0 \quad \text{For } T = 0.36 \text{ sec}$$

	w_x (kips)	h_x (ft)	$w_x h_x^k$	C_{vx}	F_x (kips)	V_x (kips)
Roof	1,251	28.00	35,017	0.49	1,381	1,381
2nd Level	1,289	19.00	24,491	0.34	966	2,346
1st Level	1,289	9.50	12,245	0.17	483	2,829
Total	3,829		71,753	1.00	2,829	

SEISMIC HAZARD ANALYSIS

ASCE 41-13 §2.4

Site Coordinates

Latitude = 36.5901 deg County of Monterey Courthouse
 Longitude = -121.8804 deg Monterey, California

Spectral Response Acceleration Parameters

ASCE 41-13 §2.4.1.4

Site Class = **D** Site Soil Classification
 $S_s = 0.541$ g Mapped Short-period Spectral Response Acceleration
 $S_1 = 0.193$ g Mapped 1-sec period Spectral Response Acceleration
 $S_{XS} = 0.739$ g Short-period Spectral Response Acceleration at BSE-1E
 $S_{X1} = 0.391$ g 1-sec period Spectral Response Acceleration at BSE-1E

SEISMIC FORCE

ASCE 41-13 §4.5.2

Building Properties

Type N/S = **C1** Building Type in North-South Direction ASCE 41-13 Table 3-1
 Type E/W = **C1** Building Type in East-West Direction ASCE 41-13 Table 3-1
 Height, $h_n = 28.00$ ft Height above base to roof level
 Stories = **3** Number of stories
 Weight N/S = **3828.6** k Seismic Weight of Building in North-South Direction
 Weight E/W = **3828.6** k Seismic Weight of Building in East-West Direction

Building Period

ASCE 41-13 §4.5.2.4

North-South Direction:

$C_t = 0.02$ Period Adjustment Factor
 $\beta = 0.90$ Empirical Fundamental Period Adjustment Factor
 $T = 0.361$ sec Fundamental Period $= C_t * h_n^\beta$

East-West Direction:

$C_t = 0.02$ Period Adjustment Factor
 $\beta = 0.90$ Empirical Fundamental Period Adjustment Factor
 $T = 0.361$ sec Fundamental Period $= C_t * h_n^\beta$

Pseudo-Seismic Force

ASCE 41-13 §4.5.2.1

North-South Direction:

$S_a = 0.74$ g Spectral Response Acceleration $= S_{x1}/T < S_{xs}$
 $C = 1.00$ Modification Factor Table 4-8
 $V = 0.74$ *W Pseudo-Seismic Force in Terms of Weight $= C * S_a * W$
 $V = 2829.3$ k Pseudo-Seismic Force

East-West Direction:

$S_a = 0.74$ g Spectral Response Acceleration $= S_{x1}/T < S_{xs}$
 $C = 1.00$ Modification Factor Table 4-8
 $V = 0.74$ *W Pseudo-Seismic Force in Terms of Weight $= C * S_a * W$
 $V = 2829.3$ k Pseudo-Seismic Force

Column Axial Stress Caused by Overturning

$f'_c = 4000$ psi
 $0.3f'_c = 1200$ psi

Eqn (4-12)

$$= \frac{1}{3} \left(\frac{2}{3} \right) \left(\frac{h}{-} \right) \left(\frac{1}{-} \right) \quad (\text{Section 4.5.3.6})$$

N-S Direction

$nf = 8$
 $V = 2829$ kips
 $hn = 28$ ft
 $L = 61$ ft
 $Ms = 2$
 $Acol = 4$ ft²
 $p = 13.5$ k/ft²
 $p = 93.9$ psi

DCR = 0.08 OK

E-W Direction

$nf = 2$
 $V = 2829$ kips
 $hn = 28$ ft
 $L = 182$ ft
 $Ms = 2$
 $Acol = 4$ ft²
 $p = 18.1$ k/ft²
 $p = 126$ psi

DCR = 0.1 OK

Compliant

Column Shear Stress Check

$$= \frac{1}{-} \left(\frac{-}{-} \right) \left(\frac{h}{-} \right) \quad (\text{Section 4.5.3.2})$$

stress check < 126.5 psi

N-S Direction

$nc = 16$
 $nf = 8$
 $Ms = 2$

	Ac ft ²	Vj kips	vj k/ft ²	vj psi	DCR	
2nd	64	1,381	21.6	149.8	1.2	Non Compliant
1st	64	2,346	36.7	254.6	2.0	Non Compliant
Ground	89	2,829	31.8	221.0	1.7	Non Compliant

E-W Direction

$nc = 16$
 $nf = 2$
 $Ms = 2$

	Ac ft ²	Vj kips	vj k/ft ²	vj psi	DCR	
2nd	64	1,381	12.3	85.6	0.7	OK
1st	64	2,346	21.0	145.5	1.2	Non Compliant
Ground	89	2,829	18.2	126.3	1.0	OK

No floors pass the column shear stress test, check is non-compliant.

Prestressed Frame Elements

Max. Fe in slab =	23	kip/ft	Max. Fe in beam =	635	kip
slab t =	7	inch	beam + slab area =	2271	inch
fp =	274	psi	fp =	280	psi
Max allowed =	700	psi or	666.7	psi	

Check is compliant

No Shear Failures

f'c = 4000 psi

f'c = 5000 psi - 1st flr & 2nd flr

	b (in)	d (in)	area (in2)	stl area (in2)	ρl	Av	s (in)	fyl (ksi)	fyv (ksi)
2nd	24	24	576	6.24	0.01083	0.2	12	60	60
1st	24	24	576	6.24	0.01083	0.2	11.5	60	60
Ground	-	32	804	9.36	0.01164	0.11	2.25	60	60

	V	P	Mp	L	Vp = 2M/L	Failure Mechanism
	Vc+Vs	demand	Spcol			
2nd	95.4	85.9	375	7.5	100.0	SHEAR
1st	104.9	174.4	450	8	112.5	SHEAR
Ground	203.2	263.0	800	8	200.0	FLEXURE

First and second floor columns have shear failures, therefore the check is non-compliant.

Typical Beam

Properties

f'c = 4000 psi
 fy = 40 ksi
 fyt = 40 ksi

Shear Reinf.

2 Legs
 #3 @ 4 "oc

Beam Dimensions

Width =	24.0 in	Vc =	49.0 k
Depth =	18.5 in	Vs =	35.5 k
Cover =	1.5 in		
d =	16.1 in		

Pre-Stressed Concrete Beam Checks

Lower Limit:	Vn =	84.4 k	Failure Mechanism Flexure
Upper Limit:	Vn =	157.9 k	

Vp = 2M/L Shear based on flexural capacity
 Vp = 41.2 k

All beams are flexure controlled, check is compliant.

Strong Column - Weak Beam

N-S Direction

	Mcol	1.2(Mbm)	
2nd	375	1124	Non Compliant
1st	900	1087	Non Compliant
Ground	1250	1087	OK

E-W Direction

	Mcol	1.2(Mbm)	
2nd	375	159	OK
1st	900	159	OK
Ground	1250	159	OK

The beam-column direction is non compliant except at the ground floor. The slab-column direction is compliant.

Beam Bars

Based on existing drawing sheet S1 all beams have (2)#8 continuous top and bottom.

Check is compliant.

Column Bar Splices

	rebar	35db (inches)	per S1 (inches)	
2nd	#11	49	no splice	OK
1st	#11	49	no splice	OK
Ground	#11	49	63	OK

Column splices at the 1st level are compliant. No other column splices per sheet S1. Check is compliant.

Beam Bar Splices

Lap splices are located at lb/4 from center of joint. Check is compliant

Column Tie Spacing

	d/4 (inches)	8db (inches)	spacing (inches)	
32" TYP	6.4	-	2.5	OK
24" TYP	6.0	-	12	Non Compliant
32" hinge	-	3.0	2.25	OK
24" hinge (3)	-	4.0	6	Non Compliant
24" hinge (2)	-	4.0	2.25	OK

Check is non-compliant for some of the column conditions.

Stirrup Spacing

	d/2 (inches)	min(8db,d/4) (inches)	spacing (inches)	
Beam TYP	8.5	-	18	Non Compliant
Beam hinge	-	4.3	4	OK

Check is non-compliant.

Joint Transverse Reinforcing

Non-compliant based on two checks above

Overturing

least horizontal dimension / building height = 1.2
0.6Sa = 0.4 OK

Compliant

Existing Beam Flexural Capacity

Beam: **Typ Beam, M+**

Properties

$f'_c = 4000$ psi
 $f_y = 50$ ksi
 $f_{yt} = 50$ ksi

Beam Dimensions

Width = **136.0** in
 Depth = **18.5** in
 Cover = **1.5** in
 d = **16.0** in

Flexural Reinf.

4 #8 bars
 $A_s = 3.16$ in²
 a = **1.04** in
 $\beta_1 = 0.85$
 c = **1.23** in
 $\epsilon_s = 0.036$
 $M_n = 203.8$ k-ft
 $M_{n,ps} = 161.9$ k-ft
 $M_{n,total} = 365.7$ k-ft

Effective Prestress

Beam
 $F_e = 325$ kips
 dp = **6.5** in
 slab contribution is negligible

Beam: **Typ Beam, M-**

Properties

$f'_c = 4000$ psi
 $f_y = 50$ ksi
 $f_{yt} = 50$ ksi

Beam Dimensions

Width = **24.0** in
 Depth = **18.5** in
 Cover = **1.5** in
 d = **16.0** in

Flexural Reinf.

4 #8 bars
4 #4 bars
 $A_s = 3.96$ in²
 a = **8.82** in
 $\beta_1 = 0.85$
 c = **10.38** in
 $\epsilon_s = 0.002$
 $M_n = 191.2$ k-ft
 $M_{n,ps} = 349.2$ k-ft
 $M_{n,total} = 540.4$ k-ft

Effective Prestress

Beam
 $F_e = 325$ kips
 dp = **12.25** in
 Slab
 $F_e = 197$ kips
 dp = **12.75** in

Beam: **3rd Flr Beam, M-**

Properties

$f'_c = 4000$ psi
 $f_y = 50$ ksi
 $f_{yt} = 50$ ksi

Beam Dimensions

Width = **24.0** in
 Depth = **18.5** in
 Cover = **1.5** in
 d = **16.0** in

Flexural Reinf.

4 #8 bars
4 #4 bars
 $A_s = 3.96$ in²
 a = **10.21** in
 $\beta_1 = 0.85$
 c = **12.01** in
 $\epsilon_s = 0.001$
 $M_n = 179.8$ k-ft
 $M_{n,ps} = 391.1$ k-ft
 $M_{n,total} = 570.8$ k-ft

Effective Prestress

Beam
 $F_e = 325$ kips
 dp = **12.25** in
 Slab
 $F_e = 310$ kips
 dp = **12.75** in

Existing Slab Flexural Capacity

ASCE 41-13, section 10.4.4.3

1 be=	3.75 ft	column =	2 ft
2 be=	4.92 ft	slab thickness =	0.58 ft
b1=	2.58 ft	γ_f =	0.6
b2=	2.58 ft	γ_v =	0.4

Beam: **Slab, M+, ASCE 41 10.4.4.3 #1**

Properties

f'_c = **4000** psi
 f_y = **50** ksi
 f_{yt} = **50** ksi

Beam Dimensions

Width = **45.0** in
 Depth = **7.0** in
 Cover = **1.5** in
 d = **4.7** in

Flexural Reinf.

2.5 #5 bars
 A_s = **0.78** in²
 a = **0.82** in
 β_1 = **0.85**
 c = **0.96** in
 ϵ_s = **0.012**
 M_n = **13.8** k-ft
 $M_{n,ps}$ = **38.4** k-ft
 $M_{n,total}$ = **52.2** k-ft

Effective Prestress

F_e = **86.25** kips
 dp = **5.75** in

Beam: **Slab, M-, ASCE 41 10.4.4.3 #1**

Properties

f'_c = **4000** psi
 f_y = **50** ksi
 f_{yt} = **50** ksi

Beam Dimensions

Width = **45.0** in
 Depth = **7.0** in
 Cover = **5.0** in
 d = **1.2** in

Flexural Reinf.

2.5 #5 bars
 A_s = **0.78** in²
 a = **0.82** in
 β_1 = **0.85**
 c = **0.96** in
 ϵ_s = **0.001**
 M_n = **2.5** k-ft
 $M_{n,ps}$ = **6.0** k-ft
 $M_{n,total}$ = **8.6** k-ft

Effective Prestress

F_e = **86.25** kips
 dp = **1.25** in

$\sum M_n$ = **60.8** kips
 $\sum M_n / \gamma_v$ = **151.9** kips

Beam: **Slab, M+, ASCE 41 10.4.4.3 #2**

Properties

$f'_c = 4000$ psi

$f_y = 50$ ksi

$f_{yt} = 50$ ksi

Beam Dimensions

Width = **59.0** in

Depth = **7.0** in

Cover = **1.5** in

d = **4.7** in

Flexural Reinf.

3.28 **#5** bars

$A_s = 1.02$ in²

a = **0.82** in

$\beta_1 = 0.85$

c = **0.96** in

$\epsilon_s = 0.012$

$M_n = 18.1$ k-ft

$M_{n,ps} = 50.3$ k-ft

$M_{n,total} = 68.5$ k-ft

Effective Prestress

$F_e = 113.1$ kips

dp = **5.75** in

Beam: **Slab, M-, ASCE 41 10.4.4.3 #2**

Properties

$f'_c = 4000$ psi

$f_y = 50$ ksi

$f_{yt} = 50$ ksi

Beam Dimensions

Width = **59.0** in

Depth = **7.0** in

Cover = **5.0** in

d = **1.2** in

Flexural Reinf.

3.28 **#5** bars

$A_s = 1.02$ in²

a = **0.82** in

$\beta_1 = 0.85$

c = **0.96** in

$\epsilon_s = 0.001$

$M_n = 3.3$ k-ft

$M_{n,ps} = 7.9$ k-ft

$M_{n,total} = 11.2$ k-ft

Effective Prestress

$F_e = 113.1$ kips

dp = **1.25** in

$\sum M_n = 79.7$ kips

$\sum M_n / \gamma_f = 132.8$ kips

SEISMIC HAZARD ANALYSIS (TIER 2)

ASCE 41-13 §2.4.1

Site Coordinates

Latitude = 36.5901 deg County of Monterey Courthouse
Longitude = -121.880 deg Monterey, California

Spectral Response Acceleration Parameters

ASCE 41-13 §2.4.1.4

Site Class = **D** Site Soil Classification
 $S_s = 0.541$ g Mapped Short-period Spectral Response Acceleration
 $S_1 = 0.193$ g Mapped 1-sec period Spectral Response Acceleration
 $S_{XS} = 0.739$ g Short-period Spectral Response Acceleration at BSE-1E
 $S_{X1} = 0.391$ g 1-sec period Spectral Response Acceleration at BSE-1E

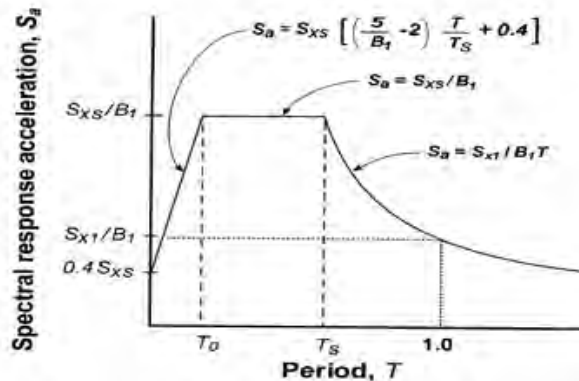
General Horizontal Response Spectrum

ASCE 41-13 §2.4.1.7

$\beta = 5\%$ Effective Viscous Damping Ratio
 $B_1 = 1.00$ Damping Coefficient $= 4 / (5.6 - \ln(100\beta))$
 $T_s = 0.53$ sec Period at Constant Velocity Region $= S_{X1} / S_{XS}$
 $T_0 = 0.11$ sec Period at Constant Acceleration Region $= 0.2 T_s$
 $0.4S_{XS} = 0.30$ g Peak Ground Acceleration
 $S_{XS}/B_1 = 0.74$ g Short period Spectral Response Acceleration
 $S_{X1}/B_1 = 0.39$ g 1-sec period Design Spectral Response Acceleration

Spectral Acceleration at Building Period

ASCE 41-13 §2.4



ASCE 31-13 Figure 2-1: General Horizontal Response Spectrum

Existing Building

North-South Direction

$T = 0.361$ sec
 $S_a = 0.737$

East-West Direction

$T = 0.361$ sec
 $S_a = 0.737$

Building period in N-S direction
Spectral Response Acceleration at Building Period

Per LSP calcs
Eq. 2-9

Per LSP calcs
Eq. 2-9

Retrofit Building

North-South Direction

$T = 0.243$ sec
 $S_a = 0.737$

East-West Direction

$T = 0.361$ sec
 $S_a = 0.737$

Building period in N-S direction
Spectral Response Acceleration at Building Period

Building period in N-S direction
Spectral Response Acceleration at Building Period

Per LSP calcs
Eq. 2-10

Per LSP calcs
Eq. 2-10

LINEAR STATIC PROCEDURE (LSP)-TIER 2

ASCE 41-13 §7.4.1

Stories = 3 Number of stories in building

Period Determination for LSP - Method 2 - Empirical

ASCE 41-13 §7.4.1.2

North-South Direction

Building Type = C1
 $C_t = 0.018$ Factor for adjustment of period ASCE 41-13 §7.4.1.2.2
 $\beta = 0.90$ Factor for adjustment of period
 $h_n = 28.0$ ft Roof Height
 $T = 0.361$ sec Building period in N-S direction ASCE 41-13 Eq. 7-18

East-West Direction

Building Type = C1
 $C_t = 0.018$ Factor for adjustment of period
 $\beta = 0.90$ Factor for adjustment of period
 $h_n = 28.0$ ft Roof Height
 $T = 0.361$ sec Building period in E-W direction ASCE 41-13 Eq. 7-18

Pseudo-Seismic Force for LSP (North-South)

ASCE 41-13 §7.4.1.3.1

$V = C_1 C_2 C_m S_a W$ Pseudo-Lateral Force ASCE 41-13 Eq. 7-21

$C_1 = 1.0$ Modification Factor, Inelastic Displacements ASCE 41-13 Eq. 7-22
 $C_2 = 1.0$ Modification Factor, Cyclic Behavior ASCE 41-13 Eq. 7-23
 $C_1 C_2 = 1.1$ Alternative Value for Modification Factors ASCE 41-13 Table 7-3

Use alternate $C_1 C_2?$ Yes
 $C_m = 0.9$ Effective Mass Factor ASCE 41-13 Table 7-4

$S_a(T) = 0.737$ g Spectral Response Acceleration for $T = 0.36$ sec

$W = 3828.6$ kips Effective Seismic Weight

$V_{N/S} = 0.730$ *W Pseudo-Lateral Force
 $V_{N/S} = 2,794.4$ kips Pseudo-Lateral Force

Pseudo-Seismic Force for LSP (East-West)

ASCE 41-13 §7.4.1.3.1

$V = C_1 C_2 C_m S_a W$ Pseudo-Lateral Force ASCE 41-13 Eq. 7-21

$C_1 = 1.0$ Modification Factor, Inelastic Displacements ASCE 41-13 Eq. 7-22
 $C_2 = 1.0$ Modification Factor, Cyclic Behavior ASCE 41-13 Eq. 7-23
 $C_1 C_2 = 1.1$ Alternative Value for Modification Factors ASCE 41-13 Table 7-3

Use alternate $C_1 C_2?$ Yes
 $C_m = 0.9$ Effective Mass Factor ASCE 41-13 Table 7-4

$S_a(T) = 0.737$ g Spectral Response Acceleration for $T = 0.36$ sec

$W = 3828.6$ kips Effective Seismic Weight

$V_{E/W} = 0.730$ *W Pseudo-Lateral Force
 $V_{E/W} = 2,794.4$ kips Pseudo-Lateral Force

Vertical Distribution (LSP-TIER2)

Vertical Distribution of Seismic Forces (North-South)

Y Direction

ASCE41-13 §7.4.1.3.2

$V_{NS} = 2,794$ kips Total Base Shear
 $k = 1.0$ For $T = 0.36$ sec

	w_x (kips)	h_x (ft)	$w_x h_x^k$	C_{vx}	F_x (kips)	V_x (kips)	F_{px} (kips)
Roof	1,251	28.00	35,017	0.49	1,364	1,364	1,364
2nd Level	1,289	19.00	24,491	0.34	954	2,318	1,176
1st Level	1,289	9.50	12,245	0.17	477	2,794	941
Total	3,829		71,753	1.00	2,794		

Vertical Distribution of Seismic Forces (East-West)

X Direction

ASCE41-13 §7.4.1.3.2

$V_{EW} = 2,794$ kips Total Base Shear
 $k = 1.0$ For $T = 0.36$ sec

	w_x (kips)	h_x (ft)	$w_x h_x^k$	C_{vx}	F_x (kips)	V_x (kips)	F_{px} (kips)
Roof	1,251	28.00	35,017	0.49	1,364	1,364	1,364
2nd Level	1,289	19.00	24,491	0.34	954	2,318	1,176
1st Level	1,289	9.50	12,245	0.17	477	2,794	941
Total	3,829		71,753	1.00	2,794		

Vertical Distribution (LSP-TIER2 MODEL)

Vertical Distribution of Seismic Forces (North-South)

Y Direction

ASCE41-13 §7.4.1.3.2

$V_{NS} = 1,854$ kips Total Base Shear
 $k = 1.0$ For $T = 0.36$ sec

	w_x (kips)	h_x (ft)	$w_x h_x^k$	C_{vx}	F_x (kips)	V_x (kips)
Roof	1,251	18.67	23,349	0.65	1,213	1,213
2nd Level	1,289	9.58	12,353	0.35	642	1,854
Total	2,540		35,701	1.00	1,854	

Vertical Distribution of Seismic Forces (East-West)

X Direction

ASCE41-13 §7.4.1.3.2

$V_{EW} = 1,854$ kips Total Base Shear
 $k = 1.0$ For $T = 0.36$ sec

	w_x (kips)	h_x (ft)	$w_x h_x^k$	C_{vx}	F_x (kips)	V_x (kips)
Roof	1,251	18.67	23,349	0.65	1,213	1,213
2nd Level	1,289	9.58	12,353	0.35	642	1,854
Total	2,540		35,701	1.00	1,854	

Column Shear Stress Check

Tier 2: Section 5.5.2.1.4

	k= 0.9 per table 6-1		f'ce= 6000 psi	f'ce= 7500 psi	3rd Floor		1st & 2nd Floor			
	b (in)	d (in)	area (in ²)	stl area (in ²)	pl	Av	s (in)	fyl (ksi)	fyv (ksi)	pv
2nd	24	21.1875	508.5	6.24	0.01227	0.4	12	62.5	50	0.0014
1st	24	21.1875	508.5	6.24	0.01227	0.4	11.5	62.5	50	0.0014
Ground	-	28.125	621.262	9.36	0.01507	0.22	2.25	62.5	50	0.0004

	Vo	P	Mp	L	Vp = 2M/L	Vp/Vo	Cond.	Vn	P/AgF'c	V/bd√fc
	Vc+Vs	demand	Spcol					kips		
2nd	111.6	85.89	450	7.5	120.0	1.08	iii	111.6	0.03	3.52
1st	122.3	174.42	550	8	137.5	1.12	iii	122.3	0.05	3.70
Ground	237.8	262.95	915	8	228.8	0.96	ii	228.8	0.06	3.25

	Max V Eqx (kips)	Max V Eqy (kips)	mkVn	DCR
2nd	47.07	128.79	100.43	1.28
1st	67.78	151.42	110.08	1.38
Ground	127.18	210.82	214.00	0.99

Tier 2 check is non-compliant.

Flat Slab Frames

See Tier 2- Beam Flexure spreadsheet for flexure compliance.
Punching shear is not a failure mechanism for the flat slab frames due to continuous beams over each column.

No Shear Failures

Sec 5.5.2.3.4

1st and 2nd floor columns are noncompliant, the adequacy of the columns for shear was checked in the previous section. The beams are all controlled by flexural failure and therefore do not need to be check

Strong column - Weak Beam

Tier 2: Section 5.5.2.1.5

Evaluate columns for shear and flexure demands with $m=2$

Column shear demands per shear check above.

	Max V Eqx (kips)	Max V Eqy (kips)	m	Vn	mkVn	DCR
2nd	47.07	128.79	2	107.8	194.1	0.7
1st	67.78	151.42	2	117.8	212.0	0.7
Ground	127.18	210.82	2	228.8	411.8	0.5

All columns pass the shear check with $m=2$

	Max M Eqx (k- ft)	Max M Eqy (k-ft)	m	Mn	mkMn	DCR
2nd	180.28	522.02	2	450.0	810.0	0.6
1st	461.08	876.1	2	550.0	990.0	0.9
Ground	508.72	843.28	2	915.0	1647.0	0.5

All columns pass the flexure check with $m=2$

The slab-column direction is compliant per Tier 1 checks. The beam-column direction is compliant per Tier 2 Checks

Column Tie Spacing

Tier 2: Section 5.5.2.3.7

	Vp/Vo	Condition	$P/A_g F'_c$	$V/bd\sqrt{f_c}$	m
2nd	1.08	iii	0.03	3.52	1
1st	1.12	iii	0.05	3.70	1
Ground	0.96	ii	0.06	3.25	1

Column force demands were checked in previous sections and were found non-compliant. The m-factor for column tie spacing matches that of the previous section. Therefore, the columns are non-compliant for tie spacing as well.

Stirrup Spacing

Tier 2: Section 5.5.2.3.7

Beam: **Typical End of Beam****Properties** $f'_{ce} = 6000$ psi $f_{ye} = 75$ ksi $f_{yte} = 75$ ksi**Shear Reinf.**

2 Legs

#3 @ 4 "oc

k= 0.75

m= 2.00

 $V_c = 60.0$ k $V_s = 66.5$ k**Beam Dimensions**

Width = 24.0 in

Depth = 18.5 in

Cover = 1.5 in

d = 16.1 in

Pre-Stressed Concrete Beam ChecksLower Limit: $mkV_n = 189.7$ kUpper Limit: $mkV_n = 324.6$ k**DCR= 0.27** OK $V_p = 2M/L$ Shear based on flexural capacity $V_p = 51.0$ kBeam: **Typical Mid span of Beam****Properties** $f'_{ce} = 6000$ psi $f_{ye} = 75$ ksi $f_{yte} = 75$ ksi**Shear Reinf.**

2 Legs

#3 @ 18 "oc

k= 0.75

m= 2.00

 $V_c = 60.0$ k $V_s = 14.8$ k**Beam Dimensions**

Width = 24.0 in

Depth = 18.5 in

Cover = 1.5 in

d = 16.1 in

Pre-Stressed Concrete Beam ChecksLower Limit: $\phi_v V_n = 112.1$ kUpper Limit: $\phi_v V_n = 247.0$ k**DCR= 0.39** OK $V_p = 2M/L$ Shear based on flexural capacity $V_p = 44.0$ k

See Beam Flexural Capacity Spreadsheet for moment check.

Check is compliant for flexure and shear.

Joint Transverse Reinforcing
Section 5.5.2.3.8

Typical Joint:

f'_{ce} = 6000 psi
k = 0.75

	A_j (in ²)	γ	V_n (Kips)	m	mkVn	V	DCR	Compliance
Roof	576.0	10.0	446.2	1.0	334.6	128.8	0.29	OK
2nd	576.0	10.0	446.2	1.0	334.6	151.4	0.34	OK
1st	1017.9	10.0	788.4	1.0	591.3	210.8	0.27	OK

Check is compliant.

Torsional Irregularity

Bldg Width: x-dir 61 ft
y-dir 183.75 ft

	XCM (ft)	YCM (ft)	XCR (ft)	YCR (ft)	% DIFF X-DIR	% DIFF Y-DIR	Compliance
Roof	91.9	30.2	91.9	60.2	0.00	0.49	Non-Compliant
2nd	91.9	29.8	93.0	60.1	-0.01	0.50	Non-Compliant

The overall structure is non-compliant for torsional irregularity in the 'Y-direction'. Half of the first floor is founded but assumed torsionally irregular.

Beam Capacities

Typical Beam

$V_p/V_0 = 0.65$

Flexure Controlled

Beam: **Typ Beam, M+**

$\rho - \rho' / \rho_{bal} = 0$ (Same reinforcement top and bot)

$V/b_w d \sqrt{f'_c} = 0.0002$

$m = 3$

Properties

$f'_{ce} = 6000$ psi

$f_{ye} = 62.5$ ksi

$f_{yte} = 62.5$ ksi

Beam Dimensions

Width = 136.0 in

Depth = 18.5 in

Cover = 1.5 in

$d = 16.0$ in

Flexural Reinf.

4 #8 bars

$A_s = 3.16$ in²

$a = 0.75$ in

$\beta_1 = 0.75$

$c = 1.00$ in

$\epsilon_s = 0.045$

$M_n = 257.1$ k-ft

$M_{n,ps} = 165.8$ k-ft

$M_{n, total} = 423.0$ k-ft

mkMn = 951.7 k-ft

Mu = 576.9 k-ft

DCR = 0.6 OK

Effective Prestress

Beam

$F_e = 325$ kips

dp = 6.5 in

slab contribution is negligible

Beam: **Typ Beam, M-**

$\rho - \rho' / \rho_{bal} = 0$ (Same reinforcement top and bot)

$V/b_w d \sqrt{f'_c} = 0.0014$

$m = 3$

Properties

$f'_{ce} = 6000$ psi

$f_{ye} = 62.5$ ksi

$f_{yte} = 62.5$ ksi

Beam Dimensions

Width = 24.0 in

Depth = 18.5 in

Cover = 1.5 in

$d = 16.0$ in

Flexural Reinf.

4 #8 bars

4 #4 bars

$A_s = 3.96$ in²

$a = 6.29$ in

$\beta_1 = 0.75$

$c = 8.38$ in

$\epsilon_s = 0.003$

$M_n = 265.2$ k-ft

$M_{n,ps} = 404.3$ k-ft

$M_{n, total} = 669.5$ k-ft

mkMn = 1506.4 k-ft

Mu = 572.3 k-ft

DCR = 0.4 OK

Effective Prestress

Beam

$F_e = 325$ kips

dp = 12.25 in

Slab

$F_e = 197$ kips

dp = 12.75 in

Slab Capacities

ASCE 41-13, section 10.4.4.3

1 be= 3.75 ft
2 be= 4.92 ft

column = 2 ft
slab thickness = 0.58 ft

b1= 2.58 ft
b2= 2.58 ft

$\gamma_f = 0.6$
 $\gamma_v = 0.4$

k= 0.9

m= 2 (Punching shear not a failure mechanism. V_g/V_0 goes to 0)

Beam: Slab, M+, ASCE 41 10.4.4.3 #1

Properties

$f'_{ce} = 6000$ psi
 $f_{ye} = 62.5$ ksi
 $f_{yte} = 62.5$ ksi

Flexural Reinf.

2.5 #5 bars
 $A_s = 0.78$ in²
a = 0.59 in
 $\beta_1 = 0.75$
c = 0.78 in
 $\epsilon_s = 0.015$
 $M_n = 17.7$ k-ft
 $M_{n,ps} = 39.2$ k-ft
 $M_{n, total} = 102.5$ k-ft

Effective Prestress

$F_e = 86.25$ kips
dp= 5.75 in

Beam Dimensions

Width = 45.0 in
Depth = 7.0 in
Cover = 1.5 in
d = 4.7 in

Beam: Slab, M-, ASCE 41 10.4.4.3 #1

Properties

$f'_{ce} = 6000$ psi
 $f_{ye} = 62.5$ ksi
 $f_{yte} = 62.5$ ksi

Flexural Reinf.

2.5 #5 bars
 $A_s = 0.78$ in²
a = 0.59 in
 $\beta_1 = 0.75$
c = 0.78 in
 $\epsilon_s = 0.002$
 $M_n = 3.6$ k-ft
 $M_{n,ps} = 6.9$ k-ft
 $M_{n, total} = 18.9$ k-ft

Effective Prestress

$F_e = 86.25$ kips
dp= 1.25 in

Beam Dimensions

Width = 45.0 in
Depth = 7.0 in
Cover = 5.0 in
d = 1.2 in

$\sum M_n = 121.4$ k-ft
 $\sum M_n \gamma_v = 303.5$ k-ft

Beam: **Slab, M+, ASCE 41 10.4.4.3 #2****Properties**

$f'_{ce} = 6000 \text{ psi}$

$f_{ye} = 62.5 \text{ ksi}$

$f_{yte} = 62.5 \text{ ksi}$

Beam Dimensions

Width = 59.0 in

Depth = 7.0 in

Cover = 1.5 in

d = 4.7 in

Flexural Reinf.

3.28 #5 bars

$A_s = 1.02 \text{ in}^2$

a = 0.59 in

$\beta_1 = 0.75$

c = 0.78 in

$\epsilon_s = 0.015$

$M_n = 23.3 \text{ k-ft}$

$M_{n,ps} = 51.4 \text{ k-ft}$

$M_{n,total} = 134.4 \text{ k-ft}$

Effective Prestress

$F_e = 113.1 \text{ kips}$

dp = 5.75 in

Beam: **Slab, M-, ASCE 41 10.4.4.3 #2****Properties**

$f'_{ce} = 6000 \text{ psi}$

$f_{ye} = 62.5 \text{ ksi}$

$f_{yte} = 62.5 \text{ ksi}$

Beam Dimensions

Width = 59.0 in

Depth = 7.0 in

Cover = 5.0 in

d = 1.2 in

Flexural Reinf.

3.28 #5 bars

$A_s = 1.02 \text{ in}^2$

a = 0.59 in

$\beta_1 = 0.75$

c = 0.78 in

$\epsilon_s = 0.002$

$M_n = 4.7 \text{ k-ft}$

$M_{n,ps} = 9.0 \text{ k-ft}$

$M_{n,total} = 24.7 \text{ k-ft}$

Effective Prestress

$F_e = 113.1 \text{ kips}$

dp = 1.25 in

$\sum M_n = 159.2 \text{ k-ft}$

$\sum M_n/\gamma_f = 265.3 \text{ k-ft}$

Slab Demand

Story	Mu (k-ft)	DCR	Check
Roof	22.37	0.084	OK
2nd	23.87	0.090	OK
1st	23.87	0.090	OK

LINEAR STATIC PROCEDURE (LSP)-RETROFIT

ASCE 41-13 §7.4.1

Stories = **3** Number of stories in building

Period Determination for LSP - Method 2 - Empirical

ASCE 41-13 §7.4.1.2

North-South Direction

Building Type = **C1**
 $C_t = 0.018$ Factor for adjustment of period ASCE 41-13 §7.4.1.2.2
 $\beta = 0.90$ Factor for adjustment of period
 $h_n = 28.0$ ft Roof Height
 $T = 0.361$ sec Building period in N-S direction ASCE 41-13 Eq. 7-18

East-West Direction

Building Type = **C2**
 $C_t = 0.020$ Factor for adjustment of period
 $\beta = 0.75$ Factor for adjustment of period
 $h_n = 28.0$ ft Roof Height
 $T = 0.243$ sec Building period in E-W direction ASCE 41-13 Eq. 7-18

Pseudo-Seismic Force for LSP (North-South)

ASCE 41-13 §7.4.1.3.1

$V = C_1 C_2 C_m S_a W$ Pseudo-Lateral Force ASCE 41-13 Eq. 7-21

$C_1 = 1.0$ Modification Factor, Inelastic Displacements ASCE 41-13 Eq. 7-22
 $C_2 = 1.0$ Modification Factor, Cyclic Behavior ASCE 41-13 Eq. 7-23
 $C_1 C_2 = 1.1$ Alternative Value for Modification Factors ASCE 41-13 Table 7-3

Use alternate $C_1 C_2?$ **Yes**
 $C_m = 0.9$ Effective Mass Factor ASCE 41-13 Table 7-4

$S_a(T) = 0.737$ g Spectral Response Acceleration for $T = 0.36\text{sec}$

$W = 3828.6$ kips Effective Seismic Weight

$V_{N/S} = 0.730$ *W Pseudo-Lateral Force
 $V_{N/S} = 2,794.4$ kips Pseudo-Lateral Force

Pseudo-Seismic Force for LSP (East-West)

ASCE 41-13 §7.4.1.3.1

$V = C_1 C_2 C_m S_a W$ Pseudo-Lateral Force ASCE 41-13 Eq. 7-21

$C_1 = 1.0$ Modification Factor, Inelastic Displacements ASCE 41-13 Eq. 7-22
 $C_2 = 1.0$ Modification Factor, Cyclic Behavior ASCE 41-13 Eq. 7-23
 $C_1 C_2 = 1.1$ Alternative Value for Modification Factors ASCE 41-13 Table 7-3

Use alternate $C_1 C_2?$ **Yes**
 $C_m = 0.9$ Effective Mass Factor ASCE 41-13 Table 7-4

$S_a(T) = 0.737$ g Spectral Response Acceleration for $T = 0.24\text{sec}$

$W = 3828.6$ kips Effective Seismic Weight

$V_{E/W} = 0.730$ *W Pseudo-Lateral Force
 $V_{E/W} = 2,794.4$ kips Pseudo-Lateral Force

Shear Transfer (Shear Friction) New Wall

	v (kip/in)	V (kips)	Reinf	Av	μ	Vn	mkVn	DCR
Roof	2.15	38.6	(2) #5@18"oc	0.62	1	46.5	104.6	0.37
2nd	3.26	58.6	(2) #5@18"oc	0.62	1	46.5	104.6	0.56
1st	4.05	73.0	(2) #5@18"oc	0.62	1	46.5	104.6	0.70

Existing Concrete Shear Wall

	t=	10 in	L_{typ} =	30 ft	f _{ye} =	75 ksi		
	Acv (in ²)	α	ρt	Vn	$V/t_w l_w \sqrt{f'_c}$	m	mkVn	DCR
2nd	3600	2	0.00258	1216.7	0.00248	2.5	3041.7	0.21
1st	6600	2	0.00258	2230.6	0.00376	2.5	5576.5	0.18

Shear Transfer (Shear Friction) Existing Wall

	v (kip/in)	V (kips)	Reinf	Av	μ	Vn	mkVn	DCR
Roof	2.15	25.7	#5@12"oc	0.31	1	23.3	52.3	0.49
2nd	3.26	39.1	#5@12"oc	0.31	1	23.3	52.3	0.75

Diaphragm Capacity Check at Shearwall

	Vc(kip/ft)	Vs(kip/ft)	Vn (kip/ft)	m	L of Failure Plane (ft)	mkVn (kip/ft)	V (kip)	DCR
Roof	13.01	3.89	16.9	2.5	30.5	1159.9	584.5	0.5
2nd	13.01	3.89	16.9	2.5	30.5	1159.9	504.1	0.4
1st	13.01	3.89	16.9	2.5	30.5	1159.9	403.2	0.3

Column Shear Stress Check

Tier 2: Section 5.5.2.1.4

	b (in)	d (in)	area (in ²)	stl area (in ²)	ρl	Av	s (in)	fy _l (ksi)	fy _v (ksi)	ρ _v
2nd	24	21.1875	508.5	6.24	0.012271386	0.4	12	62.5	50	0.0014
1st	24	21.1875	508.5	6.24	0.012271386	0.4	11.5	62.5	50	0.0014
Gound	-	28.125	621.2622191	9.36	0.015066102	0.22	2.25	62.5	50	0.0004

	Vo	P	Mp	L	V _p = 2M/L	V _p /Vo	Vn	P/AF' _c	V/bdfc
	Vc+Vs	demand	Spcol				kips		
2nd	128.4	85.89	450	7.5	120.0	0.93	120.0	0.03	2.74
1st	157.9	174.42	550	8	137.5	0.87	137.5	0.05	3.54
Gound	237.8	262.95	915	8	228.8	0.96	228.8	0.06	3.15

	Max V Eqx (kips)	Max V Eqy (kips)	m	mkVn	DCR
2nd	1.59	100.19	1	128.43	0.78
1st	4.2	144.702	1	157.92	0.92
Gound	6.81	204.102	1	214.00	0.95

Tier 2 check after retrofit results in all columns compliant with new loads.

No Shear Failures

Sec 5.5.2.3.4

Tier 2 check after FRP retrofit results in all columns compliant as shown in the previous section.

Torsional Irregularity

Bldg Width: x-dir 61 ft
y-dir 183.75 ft

	XCM (ft)	YCM (ft)	XCR (ft)	YCR (ft)	% DIFF X-DIR	% DIFF Y-DIR	Compliance
Roof	91.875	30.5	91.875	30.5	0.00	0.00	OK
2nd	91.875	30.5	92.02	30.33	0.00	0.00	OK

With the addition of a concrete shear wall, the building is compliant for torsional irregularity.

Helical Pile Foundation

Overturning Demand

Compression= 606 k
Uplift= 318 k

Helical Pile Capacity Chance Helical Anchors Table-1A with an increase per ASCE 41 8.4.1.1

Comp P _{all} (Kips)	Ten. P _{all} (Kips)	m	Comp mkPall (Kips)	Ten. mkPall (Kips)
72	80	3	216	240
		Anchors Req'd:	3.0	2.0

Lateral Demand Per Anchor (4 anchors EA side)= 152.0 kips

*Lateral Capacity to be verified from analysis once soils report obtained.

Min spacing= 42 inches (3ø)

TABLE: Material Properties - Concrete

Name	E lb/in ²	v	α 1/F	G lb/in ²	Unit Weight lb/ft ³	Unit Mass lb-s ² /ft ⁴	Fc lb/in ²
3000Psi	3122018.6	0.2	0.0000055	1300841.1	150	4.662	3000
4000Psi	3604996.5	0.2	0.0000055	1502081.9	150	4.662	4000
5000Psi	4030508.7	0.2	0.0000055	1679378.6	150	4.662	5000

TABLE: Material Properties - Rebar

Name	E lb/in ²	α 1/F	Unit Weight lb/ft ³	Unit Mass lb-s ² /ft ⁴	Fy lb/in ²	Fu lb/in ²
A615Gr40	29000000	0.0000065	490	15.23	40000	60000
A615Gr60	29000000	0.0000065	490	15.23	60000	90000

TABLE: Material Properties - Tendon

Name	E lb/in ²	α 1/F	Unit Weight lb/ft ³	Unit Mass lb-s ² /ft ⁴	Fy lb/in ²	Fu lb/in ²
A416Gr270	28500000	0.0000065	490	15.23	245100	270000

TABLE: Frame Sections

Name	Material	Shape	t3 in	t2 in	Area in ²	AS2 in ²	AS3 in ²	I22 Modifier	I33 Modifier
ConcBm	4000Psi	Concrete Rectangular	18.5	24	444	370	370	1	1
ConcCol 4000psi	4000Psi	Concrete Rectangular	24	24	576	480	480	0.3	0.3
ConcCol 5000psi	5000Psi	Concrete Rectangular	24	24	576	480	480	0.3	0.3

TABLE: Shell Sections - Slab

Name	Material	Slab Type	Element Type	Slab Thickness in	m11 Modifier	m22 Modifier	m12 Modifier	v13 Modifier	v23 Modifier
7" Prestressed Slab	4000Psi	Uniform	Shell-Thin	7	0.5	0.5	0.5	0.4	0.4

TABLE: Shell Sections - Wall

Name	Material	Element Type	Thickness in	m11 Modifier	m22 Modifier	m12 Modifier	v13 Modifier	v23 Modifier
Conc Shearwall	3000Psi	Shell-Thin	10	0.5	0.5	0.5	0.4	0.4

TABLE: Modal Periods and Frequencies

Case	Mode	Period sec	Frequency cyc/sec
Modal	1	0.429	2.329
Modal	2	0.28	3.574
Modal	3	0.278	3.593
Modal	4	0.244	4.097
Modal	5	0.238	4.203
Modal	6	0.237	4.223
Modal	7	0.236	4.234
Modal	8	0.236	4.237
Modal	9	0.232	4.315
Modal	10	0.23	4.351

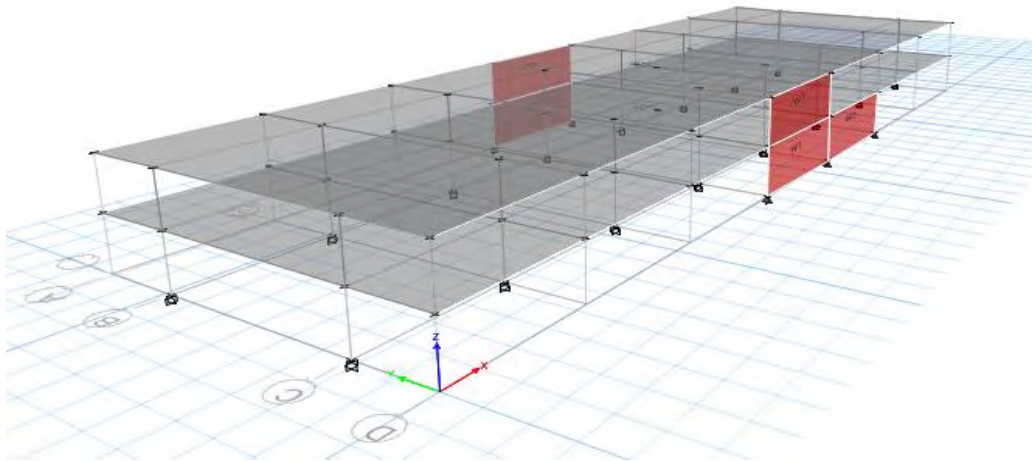
TABLE: Base Reactions

Load Case	FX	FY	FZ	
	kip	kip	kip	
Dead	0	0	2716.476	
Live	0	0	896.7	
EQx	-2029.569	0	0	<- Compare with calculated model base shear 1,834, OK
EQy	0	-2029.569	0	<- Compare with calculated model base shear 1,834, OK
SuperDead	0	0	156.923	

TABLE: Load Combinations

Name	Load Case	Scale Factor	Type	Auto
EQx+1.1(D+L)	Dead	1.1	Linear Add	No
EQx+1.1(D+L)	EQx	1		
EQx+1.1(D+L)	Live	1.1		
EQy+1.1(D+L)	Dead	1.1	Linear Add	No
EQy+1.1(D+L)	Live	1.1		
.9D+EQx	Dead	0.9	Linear Add	No
.9D+EQx	EQx	-1		
.9D+EQy	Dead	0.9	Linear Add	No
EQx Env	EQx	1	Envelope	No
EQy Env	EQy	1	Envelope	No
EQx+1.1(D+L) En	EQx	1	Envelope	No
EQx+1.1(D+L) En	Dead	1.1		
EQx+1.1(D+L) En	Live	1.1		
EQy+1.1(D+L) En	EQy	1	Envelope	No
EQy+1.1(D+L) En	Dead	1.1		
EQy+1.1(D+L) En	Live	1.1		
.9D+EQx Env	Dead	0.9	Envelope	No
.9D+EQx Env	EQx	-1		
.9D+EQy Env	Dead	0.9	Envelope	No
.9D+EQy Env	EQy	-1		

3D ETABS Model



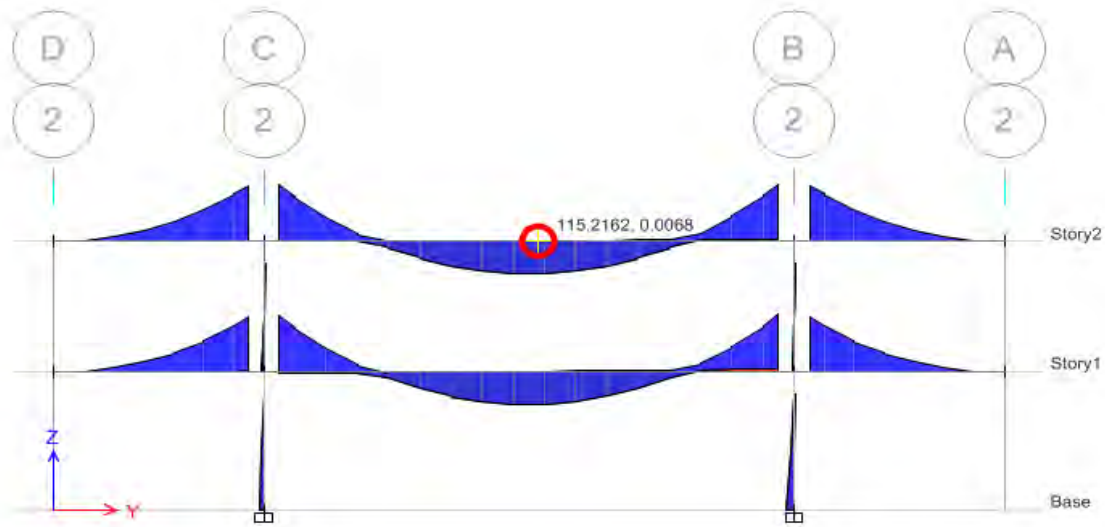
Example Column output looking at Eqx at the 1st story columns.

TABLE: Column Forces

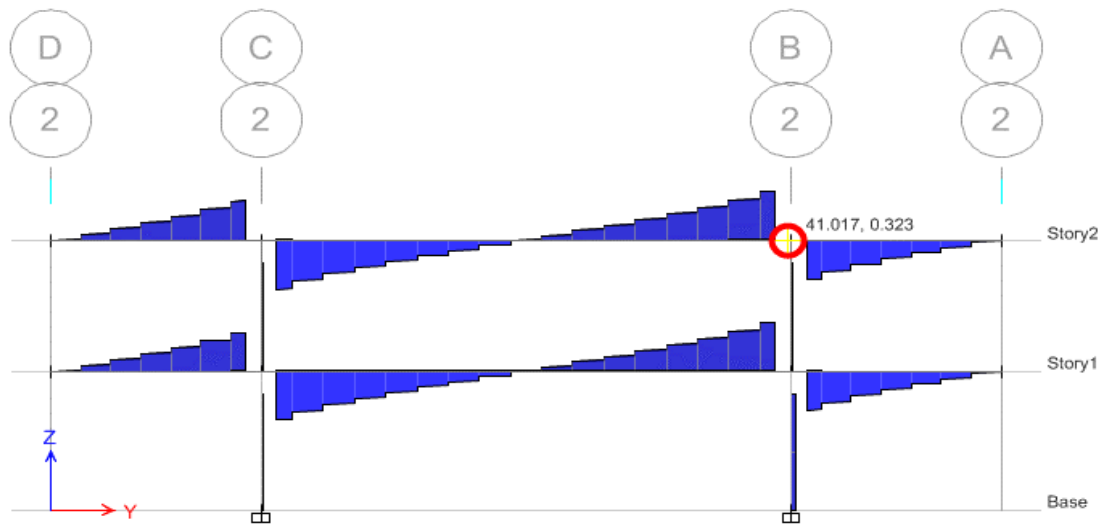
Story	Column	Load Case/Combo	Station ft	P kip	V2 kip	V3 kip	T kip-ft	M2 kip-ft	M3 kip-ft
Story1	C9	EQx+1.1(D+L) Env Max	0	1.871	1.591	4.451	0.0165	26.7091	13.5106
Story1	C9	EQx+1.1(D+L) Env Max	4.0208	1.871	1.591	4.451	0.0165	8.8104	7.1129
Story1	C9	EQx+1.1(D+L) Env Max	8.0417	1.871	1.591	4.451	0.0165	0.4469	36.3453
Story1	C9	EQx+1.1(D+L) Env Min	0	-114.812	-7.277	0.143	-1.5835	1.0939	-22.1755
Story1	C9	EQx+1.1(D+L) Env Min	4.0208	-112.159	-7.277	0.143	-1.5835	0.5175	3.2318
Story1	C9	EQx+1.1(D+L) Env Min	8.0417	-109.505	-7.277	0.143	-1.5835	-9.0883	0.7153
Story1	C9	.9D+EQx Env Max	0	-1.871	-1.591	0.207	1.5835	2.0336	-13.5106
Story1	C9	.9D+EQx Env Max	4.0208	-1.871	-1.591	0.207	1.5835	1.1996	5.7967
Story1	C9	.9D+EQx Env Max	8.0417	-1.871	-1.591	0.207	1.5835	9.0883	29.7371
Story1	C9	.9D+EQx Env Min	0	-93.937	-5.954	-4.451	0.0135	-26.7091	-18.1436
Story1	C9	.9D+EQx Env Min	4.0208	-91.766	-5.954	-4.451	0.0135	-8.8104	-7.1129
Story1	C9	.9D+EQx Env Min	8.0417	-89.595	-5.954	-4.451	0.0135	0.3656	-0.7153
Story1	C10	EQx+1.1(D+L) Env Max	0	0.77	1.817	3.236	0.0165	19.3121	14.1994
Story1	C10	EQx+1.1(D+L) Env Max	4.0208	0.77	1.817	3.236	0.0165	6.302	6.892
Story1	C10	EQx+1.1(D+L) Env Max	8.0417	0.77	1.817	3.236	0.0165	3.1066	-0.4155
Story1	C10	EQx+1.1(D+L) Env Min	0	-198.864	0.117	-0.271	-1.5835	0.3506	0.3538
Story1	C10	EQx+1.1(D+L) Env Min	4.0208	-196.21	0.117	-0.271	-1.5835	0.7799	-0.271
Story1	C10	EQx+1.1(D+L) Env Min	8.0417	-193.556	0.117	-0.271	-1.5835	-6.7081	-1.2946
Story1	C10	.9D+EQx Env Max	0	-0.77	0.208	-0.222	1.5835	0.7588	0.6158
Story1	C10	.9D+EQx Env Max	4.0208	-0.77	0.208	-0.222	1.5835	1.6503	-0.2217
Story1	C10	.9D+EQx Env Max	8.0417	-0.77	0.208	-0.222	1.5835	6.7081	0.4155
Story1	C10	.9D+EQx Env Min	0	-162.707	-1.817	-3.236	0.0135	-19.3121	-14.1994
Story1	C10	.9D+EQx Env Min	4.0208	-160.535	-1.817	-3.236	0.0135	-6.302	-6.892
Story1	C10	.9D+EQx Env Min	8.0417	-158.364	-1.817	-3.236	0.0135	2.5418	-1.0593
Story1	C21	EQx+1.1(D+L) Env Max	0	-1.005	3.401	3.237	0.0165	19.3175	23.8082
Story1	C21	EQx+1.1(D+L) Env Max	4.0208	-1.005	3.401	3.237	0.0165	6.3003	10.132
Story1	C21	EQx+1.1(D+L) Env Max	8.0417	-1.005	3.401	3.237	0.0165	-1.916	-0.5762
Story1	C21	EQx+1.1(D+L) Env Min	0	-199.304	0.11	0.519	-1.5835	2.2543	0.3095
Story1	C21	EQx+1.1(D+L) Env Min	4.0208	-196.65	0.11	0.519	-1.5835	0.1692	-0.3055
Story1	C21	EQx+1.1(D+L) Env Min	8.0417	-193.997	0.11	0.519	-1.5835	-6.7169	-3.5442
Story1	C21	.9D+EQx Env Max	0	1.005	0.195	1.09	1.5835	4.7511	0.5354
Story1	C21	.9D+EQx Env Max	4.0208	1.005	0.195	1.09	1.5835	0.3695	-0.25
Story1	C21	.9D+EQx Env Max	8.0417	1.005	0.195	1.09	1.5835	6.7169	3.5442
Story1	C21	.9D+EQx Env Min	0	-163.067	-3.401	-3.237	0.0135	-19.3175	-23.8082
Story1	C21	.9D+EQx Env Min	4.0208	-160.896	-3.401	-3.237	0.0135	-6.3003	-10.132
Story1	C21	.9D+EQx Env Min	8.0417	-158.725	-3.401	-3.237	0.0135	-4.0122	-1.0353
Story1	C22	EQx+1.1(D+L) Env Max	0	-0.4	3.393	2.011	0.0165	11.8881	23.7838
Story1	C22	EQx+1.1(D+L) Env Max	4.0208	-0.4	3.393	2.011	0.0165	3.8023	10.1398
Story1	C22	EQx+1.1(D+L) Env Max	8.0417	-0.4	3.393	2.011	0.0165	-2.8481	-0.2552

Story1	C22	EQx+1.1(D+L) Env Min	0	-195.255	0.046	0.709	-1.5835	2.8513	0.1139
Story1	C22	EQx+1.1(D+L) Env Min	4.0208	-192.601	0.046	0.709	-1.5835	-0.0253	-0.1971
Story1	C22	EQx+1.1(D+L) Env Min	8.0417	-189.948	0.046	0.709	-1.5835	-7.5027	-3.5042
Story1	C22	.9D+EQx Env Max	0	0.4	0.104	1.522	1.5835	6.0972	0.2588
Story1	C22	.9D+EQx Env Max	4.0208	0.4	0.104	1.522	1.5835	-0.0207	-0.1612
Story1	C22	.9D+EQx Env Max	8.0417	0.4	0.104	1.522	1.5835	4.2834	3.5042
Story1	C22	.9D+EQx Env Min	0	-159.754	-3.393	-2.011	0.0135	-11.8881	-23.7838
Story1	C22	.9D+EQx Env Min	4.0208	-157.583	-3.393	-2.011	0.0135	-3.8023	-10.1398
Story1	C22	.9D+EQx Env Min	8.0417	-155.412	-3.393	-2.011	0.0135	-6.1385	-0.5813
Story1	C22	.9D+EQx Env Min	0	42.306	0.104	1.522	0.1135	6.0972	0.2588
Story1	C23	EQx+1.1(D+L) Env Max	0	3.843	3.407	9.452	0.0165	30.6038	23.8248
Story1	C23	EQx+1.1(D+L) Env Max	4.0208	3.843	3.407	9.452	0.0165	0.6559	10.1266
Story1	C23	EQx+1.1(D+L) Env Max	8.0417	3.843	3.407	9.452	0.0165	-5.1681	-1.7411
Story1	C23	EQx+1.1(D+L) Env Min	0	-169.877	0.343	1.448	-1.5835	6.4798	1.0191
Story1	C23	EQx+1.1(D+L) Env Min	4.0208	-167.224	0.343	1.448	-1.5835	-7.402	-0.7961
Story1	C23	EQx+1.1(D+L) Env Min	8.0417	-164.57	0.343	1.448	-1.5835	-45.4078	-3.7755
Story1	C23	.9D+EQx Env Max	0	-3.843	0.606	7.734	1.5835	25.0395	1.7864
Story1	C23	.9D+EQx Env Max	4.0208	-3.843	0.606	7.734	1.5835	-0.6559	-0.6513
Story1	C23	.9D+EQx Env Max	8.0417	-3.843	0.606	7.734	1.5835	5.1681	3.5715
Story1	C23	.9D+EQx Env Min	0	-138.991	-3.407	-1.448	0.0135	-6.4798	-23.8248
Story1	C23	.9D+EQx Env Min	4.0208	-136.819	-3.407	-1.448	0.0135	-6.0562	-10.1266
Story1	C23	.9D+EQx Env Min	8.0417	-134.648	-3.407	-1.448	0.0135	-37.1518	-3.0891
Story1	C24	EQx+1.1(D+L) Env Max	0	-3.753	3.404	9.59	0.0165	31.0606	23.817
Story1	C24	EQx+1.1(D+L) Env Max	4.0208	-3.753	3.404	9.59	0.0165	-0.3807	10.1291
Story1	C24	EQx+1.1(D+L) Env Max	8.0417	-3.753	3.404	9.59	0.0165	4.7434	3.9649
Story1	C24	EQx+1.1(D+L) Env Min	0	-170.101	-0.808	-1.274	-1.5835	-5.5048	-2.5316
Story1	C24	EQx+1.1(D+L) Env Min	4.0208	-167.447	-0.808	-1.274	-1.5835	-7.4976	0.3318
Story1	C24	EQx+1.1(D+L) Env Min	8.0417	-164.794	-0.808	-1.274	-1.5835	-46.0558	-3.5587
Story1	C24	.9D+EQx Env Max	0	3.753	-0.661	7.846	1.5835	25.4133	-2.0713
Story1	C24	.9D+EQx Env Max	4.0208	3.753	-0.661	7.846	1.5835	0.3807	0.5863
Story1	C24	.9D+EQx Env Max	8.0417	3.753	-0.661	7.846	1.5835	-4.7434	3.5587
Story1	C24	.9D+EQx Env Min	0	-139.174	-3.404	1.274	0.0135	5.5048	-23.817
Story1	C24	.9D+EQx Env Min	4.0208	-137.002	-3.404	1.274	0.0135	-6.1344	-10.1291
Story1	C24	.9D+EQx Env Min	8.0417	-134.831	-3.404	1.274	0.0135	-37.682	3.244

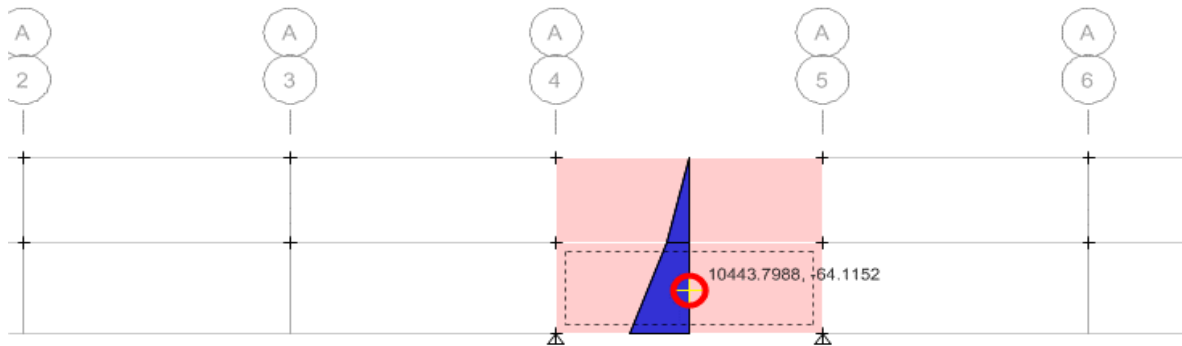
Example graphic of Beam Moment Demands under Max Eqy combo at Gridline 2. (k-ft)



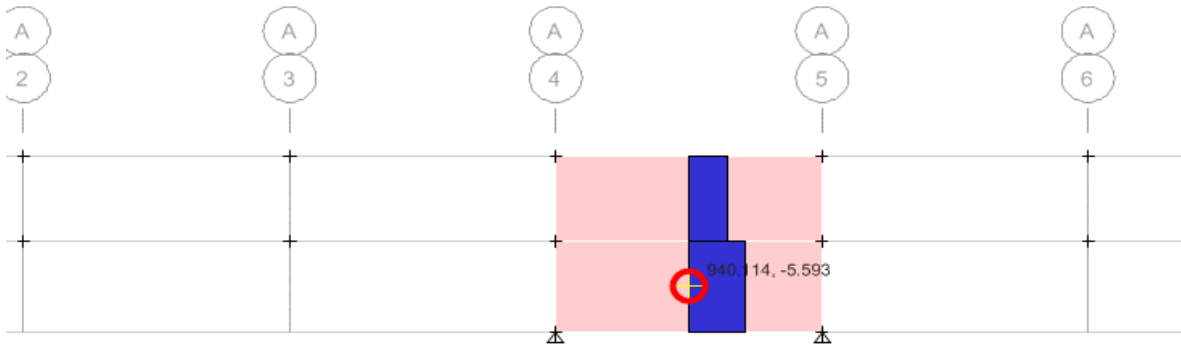
Example graphic of Beam Shear Demands under Max Eqy combo at Gridline 2. (kips)



Example graphic of Shear Wall Moments under Max Eqx Combo at Gridline A. (k-ft)



Example graphic of Shear Wall Shears under Max Eqx Combo at Gridline A. (kips)



TITLE/PROJECT NAME

Mont. Count. Court. Garage

DATE

11/29/17

JOB #

17661

SECTION

2nd Floor Column

ENG/CKR

GJC

PAGE

1

Col. Level: **2 to 3**

Col. Group: **1**

m= **1.00** k= **0.90**

Column Data	
$f'_c =$	6 ksi
$F_y =$	75 ksi
$F_v =$	50 ksi
Col. Clr Ht. =	9 ft
BC =	2 Fix-Fix
$L_{eff} =$	54 in
$L_p = 0.08L_{eff} + 0.15F_y d_{bl}$	
$L_p =$	19.79 in
Column Dimensions	
h =	24 in
b =	24 in
cover _{ties} =	2 in
d =	20.813 in
$A_g =$	452.39 in ²
Column Reinforcing	
Reinf _{long} =	(4) # 11
$A_s =$	4.50 in ²
ties =	# 4
spacing =	12 in o.c.
$A_v =$	0.40 in ²
$\rho_v =$	0.0018
$V_c =$	77.38 k
$V_s =$	34.69 k

FRP data	
n =	2 plies
$t_f =$	0.051 in
$w_f =$	12 in
$A_{fv} = 2nt_f w_f$	in ²
$A_{fv} =$	2.448
$\epsilon_j =$	0.004
$\epsilon_{ju} =$	0.022
$E_j =$	3000 ksi
$f_j =$	12 ksi
$f_{ju} =$	66 ksi
$\vartheta =$	90 °
$s_j =$	12 in
$\psi_f =$	0.95
$\rho_j = 2t_f((B+H)/(BH))$	
$\rho_j =$	0.017

Column Shear Enhancement	
ACI 440.2R-08	
$V_f = A_{fv} f_{fe} (\sin \alpha + \cos \alpha) d_{fv} / s_f$	
$V_f =$	58.75 k
Seible and Innamorato	
$\vartheta =$	45 deg
$V_f = 2f_j t_j D \cot \vartheta$	
$V_f =$	58.75 k
ICC-ES AC125	
$V_f = 2.86 t_j f_j H \sin^2 \vartheta$	
$V_f =$	67.15 k
Design Shear Strength	
$\phi V_n = \phi (V_c + V_s + \psi_f V_f)$	
$\phi =$	0.85
$\phi V_n =$	128.43 k

TITLE/PROJECT NAME

Mont. Count. Court. Garage

DATE

11/29/17

JOB #

17661

SECTION

1st Floor Column

ENG/CKR

GJC

PAGE

1

Col. Level: **1 to 2**

Col. Group: **1**

m= **1.00** k= **0.90**

Column Data	
$f'_c =$	7.5 ksi
$F_y =$	75 ksi
$F_v =$	50 ksi
Col. Clr Ht. =	9 ft
BC =	2 Fix-Fix
$L_{eff} =$	54 in
$L_p = 0.08L_{eff} + 0.15F_y d_{bl}$	
$L_p =$	19.79 in
Column Dimensions	
h =	24 in
b =	24 in
cover _{ties} =	2 in
d =	20.813 in
$A_g =$	452.39 in ²
Column Reinforcing	
Reinf _{long} =	(4) # 11
$A_s =$	4.50 in ²
ties =	# 4
spacing =	11.5 in o.c.
$A_v =$	0.40 in ²
$\rho_v =$	0.0018
$V_c =$	86.52 k
$V_s =$	36.20 k

FRP data	
n =	3 plies
$t_f =$	0.051 in
$w_f =$	12 in
$A_{fv} = 2nt_f w_f$	in ²
$A_{fv} =$	3.672
$\epsilon_j =$	0.004
$\epsilon_{ju} =$	0.022
$E_j =$	3000 ksi
$f_j =$	12 ksi
$f_{ju} =$	66 ksi
$\vartheta =$	90 °
$s_j =$	12 in
$\psi_f =$	0.95
$\rho_j = 2t_f((B+H)/(BH))$	
$\rho_j =$	0.0255

Column Shear Enhancement	
ACI 440.2R-08	
$V_f = A_{fv} f_{fe} (\sin \alpha + \cos \alpha) d_{fv} / s_f$	
$V_f =$	88.13 k
Seible and Innamorato	
$\vartheta =$	45 deg
$V_f = 2f_j t_j D \cot \vartheta$	
$V_f =$	88.13 k
ICC-ES AC125	
$V_f = 2.86 t_j f_j H \sin^2 \vartheta$	
$V_f =$	100.72 k
Design Shear Strength	
$\phi V_n = \phi (V_c + V_s + \psi_f V_f)$	
$\phi =$	0.85
$\phi V_n =$	157.92 k

Section 2

Conceptual Design Cost Estimate

County of Monterey

Monterey Courthouse Complex Seismic Retrofit

Monterey, CA

RIM Architects

CONCEPTUAL DESIGN COST ESTIMATE – R2

Job No. 17257.000

20 December 2017



O'Connor
Construction
Management, Inc.

INTRODUCTORY NOTES

This estimate is based on verbal direction from the client and the following items, received 02 December 2017:

As-Built Plans - Courthouse	1966 Architectural A1 thru A30 (23 sheets) 1966 Structural S1 thru S15 (15 sheets) 1970 Architectural/Structural A1 thru S4 (08 sheets)
As-Built Plans - Annex	1965 Architectural A1 (01 sheet) 1965 Architectural A3 (01 sheet) 1966 Architectural A4 (01 sheet)
Photos	Courthouse Interior (09 photos) Annex Interior (15 photos) Exterior (152 photos) Basement Interior (16 photos) Multipurpose Room (01 photo) Parking Garage (64 photos) Roof (12 photos)
Specifications and Reports	Tier 1 Screening Procedure Initial Findings, ZFA Structural Engineers, November 27, 2017

The following items are excluded from this estimate:

- Professional fees.
- Building permits and fees.
- Inspections and tests.
- Furniture, fixtures & equipment.
- Moving of existing furniture and equipment.
- Installation of owner furnished equipment.
- Construction change order contingency.
- Overtime.
- Hazardous material abatement/removal.
- Items referenced as NOT INCLUDED or NIC in estimate.

The midpoint of construction of February 2021 is based on:

- Construction start date of May 2020
- Estimated construction duration of 18 months

- This estimate is based on a Design-Bid-Build delivery method.
- This estimate is based on prevailing wage labor rates.
- This estimate is based on a detailed measurement of quantities. We have made allowances for items that were not clearly defined in the drawings. The client should verify these allowances.
- This estimate is based on a minimum of four competitive bids and a stable bidding market.

INTRODUCTORY NOTES

- This estimate should be updated if more definitive information becomes available, or if there is any change in scope.
- We strongly advise the client to review this estimate in detail. If any interpretations in this estimate appear to differ from those intended by the design documents, they should be addressed immediately.

CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

PROJECT SUMMARY

ELEMENT	TOTAL COST	GFA	\$/SF AREA
01. MAIN BUILDING	\$7,639,070	57,300	\$133.32
02. ANNEX	\$3,162,716	24,210	\$130.64
03. PARKING STRUCTURE	\$469,822	34,200	\$13.74
TOTAL CONSTRUCTION COST	\$11,271,608		

CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

DETAILED PROJECT SUMMARY

ELEMENT	TOTAL COST	GFA	\$/SF AREA
01. MAIN BUILDING	\$4,524,429	57,300	\$78.96
02. ANNEX	\$1,873,197	24,210	\$77.37
03. PARKING STRUCTURE	\$278,264	34,200	\$8.14
TOTAL NET DIRECT COST		\$6,675,890	
GENERAL MARKUPS			
Design Contingency	20.0%	\$1,335,178	
General Conditions/Requirements	13.0%	\$1,041,439	
Contractor Overhead and Profit	7.0%	\$633,675	
Insurance	1.0%	\$96,862	
Bonds: Contractor	1.0%	\$97,830	
Bonds: Subcontractor	1.3%	\$123,511	
Escalation to Midpoint 02/2021	12.7%	\$1,267,222	
TOTAL CONSTRUCTION COST		\$11,271,608	

CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

BUILDING SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS		\$151,179	\$2.64
02 SUBSTRUCTURE		\$43,657	\$0.76
03 SUPERSTRUCTURE		\$1,973,225	\$34.44
04 EXTERIOR CLOSURE		\$1,200,000	\$20.94
05 ROOFING		\$20,000	\$0.35
06 INTERIOR CONSTRUCTION		\$968,815	\$16.91
07 CONVEYING			
08 MECHANICAL		\$70,000	\$1.22
09 ELECTRICAL		\$80,000	\$1.40
10 EQUIPMENT			
11 SITEWORK		\$17,553	\$0.31
NET DIRECT BUILDING COST		\$4,524,429	\$78.96
DESIGN CONTINGENCY	20.00%	\$904,886	\$15.79
SUBTOTAL		\$5,429,315	\$94.75
GENERAL CONDITIONS/REQUIREMENTS	13.00%	\$705,811	\$12.32
SUBTOTAL		\$6,135,126	\$107.07
CONTRACTOR OVERHEAD AND PROFIT	7.00%	\$429,459	\$7.49
SUBTOTAL		\$6,564,585	\$114.57
INSURANCE	1.00%	\$65,646	\$1.15
SUBTOTAL		\$6,630,230	\$115.71
BONDS: CONTRACTOR	1.00%	\$66,302	\$1.16
SUBTOTAL		\$6,696,533	\$116.87
BONDS: SUBCONTRACTOR	1.25%	\$83,707	\$1.46
SUBTOTAL		\$6,780,239	\$118.33
ESCALATION TO MIDPOINT 02/2021	12.67%	\$858,830	\$14.99
TOTAL BUILDING COST		\$7,639,070	\$133.32

GROSS FLOOR AREA: 57,300 SF

CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

DETAILED BUILDING SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
01 FOUNDATIONS		\$151,179		\$2.64
011 Standard Foundations	\$151,179		\$2.64	
012 Special Foundations				
02 SUBSTRUCTURE		\$43,657		\$0.76
021 Slab On Grade	\$43,657		\$0.76	
022 Basement Excavation				
023 Basement Walls				
03 SUPERSTRUCTURE		\$1,973,225		\$34.44
031 Floor and Roof Construction	\$1,973,225		\$34.44	
032 Stair Construction				
04 EXTERIOR CLOSURE		\$1,200,000		\$20.94
041 Exterior Walls	\$1,200,000		\$20.94	
042 Exterior Doors/Windows				
05 ROOFING		\$20,000		\$0.35
051 Roofing	\$20,000		\$0.35	
06 INTERIOR CONSTRUCTION		\$968,815		\$16.91
061 Partitions				
062 Interior Finishes	\$968,315		\$16.90	
063 Specialties				
064 Interior Doors/Windows	\$500		\$0.01	
07 CONVEYING				
071 Elevators				
08 MECHANICAL		\$70,000		\$1.22
081 Plumbing	\$25,000		\$0.44	
082 H.V.A.C.	\$30,000		\$0.52	
083 Fire Protection	\$15,000		\$0.26	
084 Special Mechanical				
09 ELECTRICAL		\$80,000		\$1.40
091 Standard Electrical	\$80,000		\$1.40	
092 Special Electrical				
10 EQUIPMENT				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
11 SITEWORK		\$17,553		\$0.31
111 Site Preparation	\$17,553		\$0.31	
112 Site Improvements				
113 Site Utilities				
114 Off-Site Work				

NET DIRECT BUILDING COST		\$4,524,429		\$78.96
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CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
ELEMENT - FOUNDATIONS				
011 STANDARD FOUNDATIONS				
Spread footings below shear walls, dowel to existing footings				
Excavation, hand	328	CY	82.92	\$27,236
Drill in and epoxy dowel, #5 at 12" o.c. top and bottom at all interfaces	292	EA	76.41	\$22,313
Rebar at 175 LBS/CY	36,925	LB	1.36	\$50,372
Concrete	211	CY	187.93	\$39,653
Backfill with sand	117	CY	36.97	\$4,342
Haul	211	CY	34.42	\$7,263

TOTAL - 011 STANDARD FOUNDATIONS				\$151,179
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ELEMENT - SUBSTRUCTURE

021 SLAB ON GRADE

Slab on grade, 5"	2,178	SF	11.28	\$24,569
Drill in and epoxy dowel to join existing	360	EA	41.41	\$14,928
Incidental to steel columns installation, patch	64	EA	65.00	\$4,160

TOTAL - 021 SLAB ON GRADE				\$43,657
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ELEMENT - SUPERSTRUCTURE

031 FLOOR AND ROOF CONSTRUCTION

Shear wall, cast in place concrete, 12" thick, 25' 0" long
4 EA per floor

Quantities

Formwork

Basement	5,200	SF	19.25	\$100,093
Plaza level	6,400	SF	19.25	\$123,192
Third floor	6,400	SF	19.25	\$123,192
Fourth floor	6,400	SF	19.25	\$123,192

Concrete

Basement	48	CY	341.90	\$16,411
Plaza level	60	CY	341.90	\$20,514
Third floor	56	CY	341.90	\$19,146
Fourth floor	56	CY	341.90	\$19,146

Rebar

Basement 270 LBS/CY	12,960	LB	1.70	\$22,084
Plaza level 185 LBS/CY	11,100	LB	1.70	\$18,915
Third floor 130 LBS/CY	7,280	LB	1.70	\$12,405
Fourth floor 90 LBS/CY	5,040	LB	1.70	\$8,588

Dowel through existing beams

Basement to plaza level	141	EA	395.01	\$55,829
Plaza level to level 02	141	EA	395.01	\$55,829
Level 02 to level 03	141	EA	395.01	\$55,829

CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Level 03 to roof structure	141	EA	395.01	\$55,829
Columns				
Exterior and/or adjacently to curtainwall				
Secondary gravity system				
Tube steel directly inside of columns				
Basement, HSS9x9x5/8	12,533	LB	6.69	\$83,847
Plaza level, HSS9x9x5/8	11,078	LB	6.69	\$74,114
Third floor, HSS7x7x1/2	555	LB	6.69	\$3,713
Fourth floor, HSS7x7x1/2	1,665	LB	6.69	\$11,140
Anchor to existing slab/beam				
Basement, 8 EA per column	128	EA	248.40	\$31,795
Plaza level, HSS9x9x5/8	88	EA	248.40	\$21,859
Third floor, HSS7x7x1/2	8	EA	248.40	\$1,987
Fourth floor, HSS7x7x1/2	24	EA	248.40	\$5,962
Interior and/or not adjacently to curtainwall				
FRP reinforcement				
2-4 layers				
Basement	1,512	SF	58.00	\$87,696
Plaza level, HSS9x9x5/8	3,024	SF	58.00	\$175,392
Third floor, HSS7x7x1/2	4,608	SF	58.00	\$267,264
Fourth floor, HSS7x7x1/2	1,728	SF	58.00	\$100,224
Chamfer column corners	30,942	LF	5.00	\$154,710
Collector strengthening				
at north of gridline 6 at all levels				
Option A				
steel angle app. 50 LBS/LF with epoxy anchors at 16" o.c. spacing to the existing concrete beam would extend app. 30 LF beyond the new shear wall				
L8x8x2	16,800	LB	5.50	\$92,400
Epoxy anchor	261	EA	45.00	\$11,728
Destructive testing				
Concrete cores	6	EA	500.00	\$3,000
Reinforcing steel coupons	3	EA	400.00	\$1,200
Scanning	1	LS	15,000.00	\$15,000
TOTAL - 031 FLOOR AND ROOF CONSTRUCTION				\$1,973,225

ELEMENT - EXTERIOR CLOSURE

041 EXTERIOR WALLS

Precast connections

Precast panel elements from the façade of the building

Replace each existing connection with ductile connection, per connection

1,000 EA 1,200.00 \$1,200,000

CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
TOTAL - 041 EXTERIOR WALLS				\$1,200,000
ELEMENT - ROOFING				
051 ROOFING				
Cut and patch existing incidental to shear wall and HSS column anchoring to roof structure	1	LS	20,000.00	\$20,000
TOTAL - 051 ROOFING				\$20,000
ELEMENT - INTERIOR CONSTRUCTION				
061 PARTITIONS				
Included in Element 062				
TOTAL - 061 PARTITIONS				
ELEMENT - INTERIOR CONSTRUCTION				
062 INTERIOR FINISHES				
Cut and patch existing improvements as necessary for the installation of shear walls, HSS columns and FRP wraps				
Floor				
With regular finish, carpet, vct, per location	102	EA	450.00	\$45,900
With ceramic tile finish, per location	9	EA	760.00	\$6,840
With premium finish, such as wood, per location	46	EA	1,100.00	\$50,600
With regular finish, carpet, vct, per location	1,635	SF	12.00	\$19,620
With ceramic tile finish, per location	72	SF	25.00	\$1,800
With premium finish, such as wood, per location	513	SF	45.00	\$23,085
Wall				
With regular finish, per location	117	EA	2,080.00	\$243,360
With ceramic tile finish, per location	9	EA	2,460.00	\$22,140
With premium finish, per location	46	EA	3,080.00	\$141,680
Finish exposed HSS columns	371	LF	60.00	\$22,230
Ceiling				
ACT, per location	102	EA	400.00	\$40,800
Hard Lid, per location	9	EA	680.00	\$6,120
With premium finish, such as wood, per location	46	EA	1,050.00	\$48,300
Cut and patch existing incidental to exterior precast panel anchoring				
Floor, per location	500	EA	310.00	\$155,000
Ceiling, per location	500	EA	190.00	\$95,000
Paint as needed, Allowance per floor area	57,300	SF	0.80	\$45,840
TOTAL - 062 INTERIOR FINISHES				\$968,315

CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
ELEMENT - INTERIOR CONSTRUCTION				
064 INTERIOR DOORS/WINDOWS				
Doors				
Remove and reinstall	2	EA	250.00	\$500
TOTAL - 064 INTERIOR DOORS/WINDOWS				\$500
ELEMENT - MECHANICAL				
081 PLUMBING				
Minor incidental work, Allowance	1	LS	25,000.00	\$25,000
TOTAL - 081 PLUMBING				\$25,000
ELEMENT - MECHANICAL				
082 H.V.A.C.				
Minor incidental work, Allowance	1	LS	30,000.00	\$30,000
TOTAL - 082 H.V.A.C.				\$30,000
ELEMENT - MECHANICAL				
083 FIRE PROTECTION				
Minor incidental work, Allowance	1	LS	15,000.00	\$15,000
TOTAL - 083 FIRE PROTECTION				\$15,000
ELEMENT - ELECTRICAL				
091 STANDARD ELECTRICAL				
Minor incidental work, Allowance	1	LS	80,000.00	\$80,000
TOTAL - 091 STANDARD ELECTRICAL				\$80,000
ELEMENT - SITEWORK				
111 SITE PREPARATION				
Demolition				
Incidental to new footings				
Sawcut slab on grade	360	LF	12.98	\$4,679
Slab on grade	2,178	SF	2.68	\$5,834
Incidental to steel columns installation, cut and patch existing concrete	64	EA	110.00	\$7,040

CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

BUILDING SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS		\$53,445	\$2.21
02 SUBSTRUCTURE		\$6,313	\$0.26
03 SUPERSTRUCTURE		\$907,267	\$37.47
04 EXTERIOR CLOSURE		\$504,000	\$20.82
05 ROOFING		\$8,400	\$0.35
06 INTERIOR CONSTRUCTION		\$325,613	\$13.45
07 CONVEYING			
08 MECHANICAL		\$29,400	\$1.21
09 ELECTRICAL		\$33,600	\$1.39
10 EQUIPMENT			
11 SITEWORK		\$5,159	\$0.21
NET DIRECT BUILDING COST		\$1,873,197	\$77.37
DESIGN CONTINGENCY	20.00%	\$374,639	\$15.47
SUBTOTAL		\$2,247,836	\$92.85
GENERAL CONDITIONS/REQUIREMENTS	13.00%	\$292,219	\$12.07
SUBTOTAL		\$2,540,055	\$104.92
CONTRACTOR OVERHEAD AND PROFIT	7.00%	\$177,804	\$7.34
SUBTOTAL		\$2,717,859	\$112.26
INSURANCE	1.00%	\$27,179	\$1.12
SUBTOTAL		\$2,745,038	\$113.38
BONDS: CONTRACTOR	1.00%	\$27,450	\$1.13
SUBTOTAL		\$2,772,488	\$114.52
BONDS: SUBCONTRACTOR	1.25%	\$34,656	\$1.43
SUBTOTAL		\$2,807,144	\$115.95
ESCALATION TO MIDPOINT 02/2021	12.67%	\$355,572	\$14.69
TOTAL BUILDING COST		\$3,162,716	\$130.64

GROSS FLOOR AREA: 24,210 SF

CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

DETAILED BUILDING SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
01 FOUNDATIONS		\$53,445		\$2.21
011 Standard Foundations	\$53,445		\$2.21	
012 Special Foundations				
02 SUBSTRUCTURE		\$6,313		\$0.26
021 Slab On Grade	\$6,313		\$0.26	
022 Basement Excavation				
023 Basement Walls				
03 SUPERSTRUCTURE		\$907,267		\$37.47
031 Floor and Roof Construction	\$907,267		\$37.47	
032 Stair Construction				
04 EXTERIOR CLOSURE		\$504,000		\$20.82
041 Exterior Walls	\$504,000		\$20.82	
042 Exterior Doors/Windows				
05 ROOFING		\$8,400		\$0.35
051 Roofing	\$8,400		\$0.35	
06 INTERIOR CONSTRUCTION		\$325,613		\$13.45
061 Partitions				
062 Interior Finishes	\$325,113		\$13.43	
063 Specialties				
064 Interior Doors/Windows	\$500		\$0.02	
07 CONVEYING				
071 Elevators				
08 MECHANICAL		\$29,400		\$1.21
081 Plumbing	\$10,500		\$0.43	
082 H.V.A.C.	\$12,600		\$0.52	
083 Fire Protection	\$6,300		\$0.26	
084 Special Mechanical				
09 ELECTRICAL		\$33,600		\$1.39
091 Standard Electrical	\$33,600		\$1.39	
092 Special Electrical				
10 EQUIPMENT				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
11 SITEWORK		\$5,159		\$0.21
111 Site Preparation	\$5,159		\$0.21	
112 Site Improvements				
113 Site Utilities				
114 Off-Site Work				

NET DIRECT BUILDING COST		\$1,873,197		\$77.37
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CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
ELEMENT - FOUNDATIONS				
011 STANDARD FOUNDATIONS				
Spread footings below shear walls, Figure 8				
Connect new to existing footing				
Spread footings				
Excavation, hand	80	CY	82.92	\$6,592
Drill in and epoxy dowel, #5 at 12" o.c. top and bottom at all interfaces	292	EA	76.41	\$22,313
Rebar at 175 LBS/CY	9,275	LB	1.36	\$12,653
Concrete	53	CY	187.93	\$9,960
Backfill with sand	27	CY	36.97	\$998
Haul	27	CY	34.42	\$929
TOTAL - 011 STANDARD FOUNDATIONS				\$53,445

ELEMENT - SUBSTRUCTURE				
021 SLAB ON GRADE				
Slab on grade	540	SF	2.68	\$1,446
Drill in and epoxy dowel to join existing	89	EA	41.41	\$3,697
Incidental to steel columns installation, patch	18	EA	65.00	\$1,170
TOTAL - 021 SLAB ON GRADE				\$6,313

ELEMENT - SUPERSTRUCTURE				
031 FLOOR AND ROOF CONSTRUCTION				
Shear wall, cast in place concrete, 12" thick, 12' 0" long				
5 EA per floor				
Quantities				
Formwork				
Basement	1,320	SF	19.25	\$25,408
Plaza level	1,320	SF	19.25	\$25,408
Concrete				
Basement	24	CY	341.90	\$8,358
Plaza level	24	CY	341.90	\$8,358
Rebar				
Basement 270 LBS/CY	2,673	LB	1.70	\$4,555
Plaza level 185 LBS/CY	2,673	LB	1.70	\$4,555
Dowel through existing beams				
Basement to plaza level	80	EA	324.81	\$25,985
Plaza level to level 02	80	EA	324.81	\$25,985
Level 03 to roof structure	80	EA	324.81	\$25,985
Columns				
Exterior and/or adjacently to curtainwall				
Secondary gravity system				
Tube steel directly inside of columns				

CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Basement, HSS9x9x5/8	14,883	LB	6.69	\$99,568
Plaza level, HSS9x9x5/8	19,135	LB	6.69	\$128,016
Anchor to existing slab/beam				
Basement, 8 EA per column	152	EA	318.60	\$48,427
Plaza level, HSS9x9x5/8	152	EA	318.60	\$48,427
Interior and/or not adjacently to curtainwall				
FRP reinforcement				
2-4 layers				
Basement	3,024	SF	58.00	\$175,392
Plaza level	3,024	SF	58.00	\$175,392
Chamfer column corners	1,584	LF	5.00	\$7,920
Collector strengthening				
at north of gridline 6 at all levels				
Option A				
Steel angle app. 50 LBS/LF with epoxy anchors at				
16" o.c. spacing to the existing concrete beam				
would extend app. 30 LF beyond the new shear wall				
L8x8x2	7,056	LB	5.50	\$38,808
Epoxy anchor	256	EA	45.00	\$11,520
Destructive testing				
Concrete cores	6	EA	500.00	\$3,000
Reinforcing steel coupons	3	EA	400.00	\$1,200
Scanning	1	LS	15,000.00	\$15,000
TOTAL - 031 FLOOR AND ROOF CONSTRUCTION				\$907,267
ELEMENT - EXTERIOR CLOSURE				
041 EXTERIOR WALLS				
Precast connections				
Precast panel elements from the façade of the building				
Replace each existing connection with ductile	420	EA	1,200.00	\$504,000
connection, per connection				
TOTAL - 041 EXTERIOR WALLS				\$504,000
ELEMENT - ROOFING				
051 ROOFING				
Cut and patch existing incidental to shear wall and HSS	1	LS	8,400.00	\$8,400
column anchoring to roof structure				
TOTAL - 051 ROOFING				\$8,400

CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
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ELEMENT - INTERIOR CONSTRUCTION

061 PARTITIONS

Included in Element 062

TOTAL - 061 PARTITIONS

ELEMENT - INTERIOR CONSTRUCTION

062 INTERIOR FINISHES

Cut and patch existing improvements as necessary for the installation of shear walls, HSS columns and FRP wraps

Floor

With regular finish, carpet, vct, per location	43	EA	450.00	\$19,278
With ceramic tile finish, per location	2	EA	760.00	\$1,520
With premium finish, such as wood, per location	2	EA	1,100.00	\$2,200
With regular finish, carpet, vct, per location	687	SF	12.00	\$8,240

Wall

With regular finish, per location	49	EA	2,080.00	\$102,211
With ceramic tile finish, per location	2	EA	2,460.00	\$4,920
With premium finish, per location	2	EA	3,080.00	\$6,160
Finish exposed HSS columns	396	LF	60.00	\$23,760

Ceiling

ACT, per location	43	EA	400.00	\$17,136
Hard Lid, per location	4	EA	680.00	\$2,720
With premium finish, such as wood, per location	12	EA	1,050.00	\$12,600

Cut and patch existing incidental to exterior precast panel anchoring

Floor, per location	210	EA	310.00	\$65,100
Ceiling, per location	210	EA	190.00	\$39,900
Paint as needed, Allowance per floor area	24,210	SF	0.80	\$19,368

TOTAL - 062 INTERIOR FINISHES

\$325,113

ELEMENT - INTERIOR CONSTRUCTION

064 INTERIOR DOORS/WINDOWS

Doors

Remove and reinstall	2	EA	250.00	\$500
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TOTAL - 064 INTERIOR DOORS/WINDOWS

\$500

ELEMENT - MECHANICAL

081 PLUMBING

Minor incidental work, Allowance	1	LS	10,500.00	\$10,500
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CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
TOTAL - 081 PLUMBING				\$10,500
<i>ELEMENT - MECHANICAL</i>				
082 H.V.A.C.				
Minor incidental work, Allowance	1	LS	12,600.00	\$12,600
TOTAL - 082 H.V.A.C.				\$12,600
<i>ELEMENT - MECHANICAL</i>				
083 FIRE PROTECTION				
Minor incidental work, Allowance	1	LS	6,300.00	\$6,300
TOTAL - 083 FIRE PROTECTION				\$6,300
<i>ELEMENT - ELECTRICAL</i>				
091 STANDARD ELECTRICAL				
Minor incidental work, Allowance	1	LS	33,600.00	\$33,600
TOTAL - 091 STANDARD ELECTRICAL				\$33,600
<i>ELEMENT - SITEWORK</i>				
111 SITE PREPARATION				
Demolition				
Incidental to new footings				
Sawcut slab on grade	134	LF	12.98	\$1,733
Slab on grade	540	SF	2.68	\$1,446
Incidental to steel columns installation, cut and patch existing concrete	18	EA	110.00	\$1,980
TOTAL - 111 SITE PREPARATION				\$5,159

CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

BUILDING SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS		\$24,843	\$0.73
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE		\$238,421	\$6.97
04 EXTERIOR CLOSURE			
05 ROOFING			
06 INTERIOR CONSTRUCTION		\$15,000	\$0.44
07 CONVEYING			
08 MECHANICAL			
09 ELECTRICAL			
10 EQUIPMENT			
11 SITEWORK			
NET DIRECT BUILDING COST		\$278,264	\$8.14
DESIGN CONTINGENCY	20.00%	\$55,653	\$1.63
SUBTOTAL		\$333,917	\$9.76
GENERAL CONDITIONS/REQUIREMENTS	13.00%	\$43,409	\$1.27
SUBTOTAL		\$377,326	\$11.03
CONTRACTOR OVERHEAD AND PROFIT	7.00%	\$26,413	\$0.77
SUBTOTAL		\$403,739	\$11.81
INSURANCE	1.00%	\$4,037	\$0.12
SUBTOTAL		\$407,776	\$11.92
BONDS: CONTRACTOR	1.00%	\$4,078	\$0.12
SUBTOTAL		\$411,854	\$12.04
BONDS: SUBCONTRACTOR	1.25%	\$5,148	\$0.15
SUBTOTAL		\$417,002	\$12.19
ESCALATION TO MIDPOINT 02/2021	12.67%	\$52,820	\$1.54
TOTAL BUILDING COST		\$469,822	\$13.74

GROSS FLOOR AREA: 34,200 SF

CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

DETAILED BUILDING SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
01 FOUNDATIONS		\$24,843		\$0.73
011 Standard Foundations	\$6,443		\$0.19	
012 Special Foundations	\$18,400		\$0.54	
02 SUBSTRUCTURE				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
03 SUPERSTRUCTURE		\$238,421		\$6.97
031 Floor and Roof Construction	\$238,421		\$6.97	
032 Stair Construction				
04 EXTERIOR CLOSURE				
041 Exterior Walls				
042 Exterior Doors/Windows				
05 ROOFING				
051 Roofing				
06 INTERIOR CONSTRUCTION		\$15,000		\$0.44
061 Partitions				
062 Interior Finishes	\$15,000		\$0.44	
063 Specialties				
064 Interior Doors/Windows				
07 CONVEYING				
071 Elevators				
08 MECHANICAL				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
09 ELECTRICAL				
091 Standard Electrical				
092 Special Electrical				
10 EQUIPMENT				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
11 SITEWORK				
111 Site Preparation				
112 Site Improvements				
113 Site Utilities				
114 Off-Site Work				

NET DIRECT BUILDING COST	\$278,264	\$8.14
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CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
ELEMENT - FOUNDATIONS				
011 STANDARD FOUNDATIONS				
Pile caps	8	CY	805.44	\$6,443
TOTAL - 011 STANDARD FOUNDATIONS				\$6,443

ELEMENT - FOUNDATIONS				
012 SPECIAL FOUNDATIONS				
Helical piles, 8 EA, assume 20' 0" depth	160	LF	65.00	\$10,400
Mobilization	1	LS	8,000.00	\$8,000
TOTAL - 012 SPECIAL FOUNDATIONS				\$18,400

ELEMENT - SUPERSTRUCTURE				
031 FLOOR AND ROOF CONSTRUCTION				
Shear wall, cast in place concrete, 10" thick, rebar #5 18" on center each way, each side from grade to the roof structure, 3 levels Dowel reinforcing through the existing slabs Roughen existing slab surfaces to 1/4" amplitude				
Quantities				
Form				
Ground	587	SF	15.25	\$8,950
First floor	405	SF	13.25	\$5,363
Second floor	380	SF	13.25	\$5,034
Concrete				
Ground	107	CY	314.90	\$33,799
First floor	75	CY	281.90	\$21,049
Second floor	70	CY	281.90	\$19,733
Rebar				
Ground floor 95 LBS/CY of concrete	10,197	LB	1.60	\$16,356
First floor 95 LBS/CY of concrete	7,537	LB	1.40	\$10,582
Second floor 95 LBS/CY of concrete	6,650	LB	1.40	\$9,337
Dowel through existing slabs				
Ground	36	EA	76.41	\$2,734
First floor	36	EA	76.41	\$2,734
Second floor	36	EA	76.41	\$2,734
Column reinforcement with fiber reinforced polymer jacketing				
First floor	768	SF	62.00	\$47,616
Second floor	720	SF	55.00	\$39,600
Chamfer column corners	720	LF	5.00	\$3,600

Destructive testing

CONCEPTUAL DESIGN COST ESTIMATE - R2

OCMI JOB #: 17257.000 | 20 December 2017

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Concrete cores	6	EA	500.00	\$3,000
Reinforcing steel coupons	3	EA	400.00	\$1,200
Scanning	1	LS	5,000.00	\$5,000

TOTAL - 031 FLOOR AND ROOF CONSTRUCTION				\$238,421
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ELEMENT - INTERIOR CONSTRUCTION

062 INTERIOR FINISHES

Miscellaneous incidental work	1	LS	15,000.00	\$15,000
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TOTAL - 062 INTERIOR FINISHES				\$15,000
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City of Greenfield

599 El Camino Real Greenfield CA 93937 831-674-5591
www.ci.greenfield.ca.us

April 12, 2019

Governor Gavin Newsom
1303 10th Street, Suite 1173
Sacramento, CA 95814

Dear Governor Newsom:

On behalf of the cities of Greenfield, Gonzales, Soledad, and King City, we are writing you in the hopes that you will intervene in the decision as to where the next courthouse for Monterey County is going to be built.

For years, we have worked in good faith with local judicial leaders with the commitment that a courthouse was to be built in the city of Greenfield that would serve all of Southern Monterey County. Our region has been so committed to act as a partner that the city of Greenfield donated land to the project, and even committed to fund a substantial amount to make the project come to fruition.

Much to our dismay, as is often the case in Monterey County, the well-financed interests of our coastal neighbors have successfully influenced our local judicial leaders in making a decision that goes against the very idea that access to justice is equally accessible to all. Rather than maintaining the commitment of building a courthouse in the city of Greenfield, local leaders have seemingly determined that it is better to focus their efforts on constructing a courthouse on the Monterey Peninsula rather than providing a court house to our rural communities in the Salinas Valley despite the fact that we are the fastest growing region of Monterey County.

All the cities of the Salinas Valley are demonstrating steep growth curves over the next 5-10 years, as plans have emerged to add a combined 4,000 new homes in the cities of Gonzales and Soledad. Greenfield is also growing with multiple projects currently being developed that provide hundreds of low-income and moderate-income units. There are also projects that will provide hundreds of above moderate housing units and another that is approved and scheduled to provide 168 farmworker housing units, which will house several hundred farmworkers. In King City, nearly 550 additional homes and 550 additional multi-family units have either been approved and/or are under construction. Multiple projects are under development that will add

several hundred additional affordable housing and seasonal employee housing units, and over 50 acres is dedicated for additional housing developments anticipated in the next 5–10 year period.

With the closing of the Superior Court facility in King City in 2013, the entire Salinas Valley was left with a void related to safe and easy access to the court system. A large segment of our population works in the agricultural industry, and many of them are farm laborers. The ag industry in the Salinas Valley defines us. It is a multi-billion-dollar industry that provides jobs to thousands of families all over Monterey County, especially in the Salinas Valley. If any of the Salinas Valley families or individuals are required to appear in court, it can be a challenge for them to not only find a way to get there (as public transportation is not easily accessed), but it is also a financial burden (because an individual may have to take the entire day off of work to travel to the Monterey Peninsula to attend court). This is a problem now, and with the growth outlined above, will only get worse as time goes on. A courthouse in Greenfield addresses these issues.

Given the history of disparity in Monterey County, we fear that, without your intervention, our communities will again be neglected by the local power structure for the purpose of gratifying better-financed constituencies.

Since being elected governor, you have spent much time working with communities such as ours to make them feel included in the California Dream. We invite you to stand with us, as we too want to be a part of that dream.

To us, the courthouse is more than a building, it is a symbol that clearly states that every single member of our county matters. The access to justice is a basic right that should not come down to who is better financed.

We thank you in advance for your time and hope to see you in Southern Monterey County.

Sincerely,



Hon. Lance Walker
City of Greenfield Mayor



Hon. Maria Orozco
City of Gonzales Mayor



Hon. Fred J. Ledesma
City of Soledad Mayor



Hon. Mike LeBarre
City of King Mayor

RESOLUTION #2019-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENFIELD IN FURTHER SUPPORT OF THE MONTEREY COUNTY SUPERIOR COURT SOUTH COUNTY FACILITY TO BE LOCATED IN GREENFIELD

WHEREAS, on March 19, 2010 the Superior Court of California, County of Monterey ("Court") announced the City of Greenfield ("City") as the selected location for the new South Monterey County Courthouse; and

WHEREAS, the City was selected as a central and convenient location for the South Monterey County area. The site, which is centrally located and will serve the South County cities of Soledad, King City, Greenfield and Gonzales, is midway between Soledad and King City and at the midpoint of South County between southern Salinas and the County line near San Ardo; and

WHEREAS, in 2013, the Court closed the King City Courthouse, resulting in South County residents having to travel to Salinas, and often to Monterey or Marina, to access to legal services for a variety of issues including, but not limited to, family, civil, and probate matters, obtaining restraining orders, and handling traffic and small claims cases; and

WHEREAS, the new Greenfield Courthouse will provide greater levels of access to justice and legal services for all residents of South Monterey County, and will alleviate congestion and the significant demand being placed on the Monterey and Salinas Courthouse locations; and

WHEREAS, on March 27, 2018, the City adopted Resolution No. 2018-27, previously committing itself to the new Courthouse project by donating the four-acre site which is located adjacent to the Greenfield Civic Center; and

WHEREAS, the new Greenfield Courthouse project remains in a state of flux and is now potentially at risk due to other courthouse projects receiving "preference," despite the dire need to expand judicial capacity in South Monterey County, the critical and load processing and overcrowding existing at the Monterey and Salinas Courthouse locations, and the prior commitment by the State of California to bring equal access to justice and legal services to Greenfield and all South Monterey County residents alike; and

WHEREAS, the City continues to demonstrate its commitment to the Courthouse project and is currently working with the Judicial Council in an effort to alleviate the overcrowding at the Monterey and Salinas Courthouse locations by providing weekly access to the City's Council Chambers for court appearances by the public; and

WHEREAS, the prioritization of the Greenfield Courthouse project is of the utmost importance to the City, and preference to any other local courthouse projects would deny the access to justice that South Monterey County desperately needs; and

WHEREAS, the new Greenfield Courthouse project is vital to the community of Greenfield and all of South Monterey County, and continues to have the full, good faith and enthusiastic support of the City; and

WHEREAS, the City desires to demonstrate the critical nature of the new Greenfield Courthouse project and its importance to the Court by committing to use its best efforts and good faith to provide financial support to the Greenfield Courthouse project in an amount up to \$10 million.

NOW THEREFORE BE IT RESOLVED:

1. The Greenfield Courthouse project is vital to the community of Greenfield continues to have the full, good faith and enthusiastic support of the City.

2. The City of Greenfield, by its best efforts and in good faith, furthers its commitment to support and promote the development and financing of the South County Regional Courthouse Project located in Greenfield in an amount up to \$10 million.
3. The City directs staff to continue to work with the Legislature, Judicial Council, and Superior Court of California, County of Monterey, to continue to develop and bring to fruition this very important project for the benefit of the South Monterey County Region.

PASSED AND ADOPTED by the City Council of the City of Greenfield at a special scheduled meeting held on the 2nd day of May 2019 by following vote:

AYES, and all in favor, thereof, Councilmembers: Mayor Walker, Councilmembers Untalon, Tipton and White

NOES, Councilmembers: None

ABSENT, Councilmembers: Mayor Pro-tem Martinez



Mayor of the City of Greenfield :

Attest:



City Clerk of the City of Greenfield



City of Gonzales

P.O. BOX 647
PHONE: (831) 675-5000

147 FOURTH ST.
FAX: (831) 675-2644

GONZALES, CALIFORNIA 93926
www.gonzalesca.gov

June 21, 2019

Maria Orozco
Mayor

Honorable Lydia M. Villareal and
Court Executive Officer Chris Ruhl
240 Church Street, #365
Salinas, CA, 93901

Scott Funk
Mayor Pro Tem

Re: Prioritizing Greenfield Courthouse for South County

Dear Presiding Judge Villareal and Mr. Ruhl,

Liz Silva
Councilmember

On behalf of the City of Gonzales, I am writing this letter to urge you and our local judicial bench to support prioritizing the Greenfield Courthouse out of the two projects that you submitted to the Judicial Council on May 31, 2019. South County was promised a new courthouse over a decade ago and land has already been set aside for the new courthouse in Greenfield. The City of Greenfield has committed up to \$10 million to reduce project costs.

Lorraine Worthy
Councilmember

As you are aware, South County residents are facing hardships due to the lack of access to courthouse services in South County due to the only courthouse closed in the City of King in 2013. Our families have suffered with transportation and lost wages trying to use courts in Salinas and on the coast. Unequal access to courts and the legal system affects many in our South County communities.

Paul Miller
Councilmember

René L. Mendez
City Manager

Gonzales supports working together to fulfill the promise to South county on the new courthouse in Greenfield then working together on the Seaside opportunity. I hope our local court leadership and judges will recognize that this request is fair, just, and the equitable approach for our superior court to take. Approving a courthouse in Greenfield would be the right message to our residents. This would also reassure our South County communities of fairness as we have been waiting for over 10 years for convenient access to the legal system.

If you have any questions, please contact me directly at (831) 596-4927 or you may email me at morozco@ci.gonzales.ca.us.

Thank you for considering Gonzales' position.

Maria Orozco
Mayor

Cc: Luis Alejo, District 1 Supervisor
Chris Lopez, District 3 Supervisor
Paul Wood, Greenfield City Manager

Gonzales will continue to be a safe, clean, family-friendly community, diverse in heritage, and committed to working collaboratively to preserve and retain its small town charm



Gateway
to the
Pinnacles

SOLEDAD CALIFORNIA

June 13, 2019

Honorable Lydia M. Villareal
& CAO Chris Ruhl
240 Church Street, #365
Salinas, California 93901

Re: Prioritizing Greenfield Courthouse for South County

Dear Presiding Judge Villareal and Mr. Ruhl,

On behalf of the City of Soledad, I am writing this letter to urge you and our local judicial bench to support prioritizing the Greenfield Courthouse out of the two projects that you submitted to the Judicial Council on May 31, 2019. Both projects are not equal as South County was promised a new courthouse over ten years ago and there is already land set aside, the construction costs have been reduced and the City of Greenfield has also committed up to \$10 million towards the project.

As you already know, South County residents have undergone severe hardship accessing our courts since 2013, when the King City Courthouse was closed. Our families have been forced to travel long hours and lose wages just to make a visit to the two courthouses on the Peninsula.

We agree that there is a way to do these courthouse projects in the right way and that is to work together to fulfill the promise to South County first and then work together on a newly proposed project in Seaside. I hope our local court leadership and judges will recognize that this is the fair, just and equitable approach that our Superior Court should be taking. It would be the right message to send to our local residents and it would reassure our South County communities who have now waited for over a decade for their promised courthouse.

If you have any questions, feel free to contact me at (831) 223-5014 or email at fledesma@cityofsoledad.com. Thank you for your attention to our concerns.

Sincerely,

FRED LEDESMA
Mayor, City of Soledad



September 13th, 2019

VIA EMAIL

Honorable Tani G. Cantil-Sakauye, Chief Justice of California
Members of the Judicial Council of California
455 Golden Gate Avenue
San Francisco, CA 94102-3688
CFAC@jud.ca.gov

**Re: Comments on the Draft Statewide List of Trial Court Capital-Outlay Projects
and the Revisions of Prioritization for Trial Court Capital-Outlay Projects**

Dear Chair Cantil-Sakauye and Members of the Judicial Council:

Greenfield was selected as the site for the new courthouse to replace the now closed courthouse in King City. Since 2013 residents of South County have had to travel farther, spend more time, and still carried their fair share of jury duty. In fact, when you consider that South County has probably the highest percentage of undocumented workers, our residents are summoned at a higher percent than the rest of the County.

We understood that this additional burden would be short term as we all believed the promise that the next courthouse in Monterey County would be in Greenfield. After all there are already 3 court houses on the peninsula. Yet, in quiet, efforts were made to create a new project to replace one of those 3 just in time for this re-ranking process.

We still believe that the promise to build the courthouse in Greenfield will be fulfilled and that decision will be made by you.

Our residents are primarily Hispanic, with our demographics on average around 85%, household income significantly lower than the state average, and household size significantly higher than the state average. Meaning our residents have less money to provide for more people. One may think that traveling to access court services is not much of a burden but for our residents even one day from the job represents a 20% decrease in their much needed income that week.

Equitable access to government services, especially to judicial services, should rank high on any priority list. Ranking the Fort Ord project higher in need disvalues the continued burden residents face and denies equitable access of services to our residents.



There are numerous concerns regarding this process and the seemingly dispassionate approach to the promise made to South County. One concern relates to how the Fort Ord project ranked higher due to seismic concerns. This is contradicted by Monterey County's own inspection that does not list seismic concerns. Removing the seismic concern from the ranking would change the outcome and since the validity of this point has not been made clear the fair decision would be to remove the project from consideration until this issue is cleared up.

Additionally, it is important to note that not only did Greenfield provide land for the courthouse but offered to pay 10 million dollars because they know how important and needed these services are to South County. No other project has offered this and still the courthouse with ocean views ranks higher.

I ask for your consideration to remedy the unequal distribution of judicial services and failure to deliver on the promise of the Greenfield courthouse by either,

Combine both projects as one as this would provide the equitable and fair distribution of judicial services that is needed. This can be achieved at the same cost as the Fort Ord project when you factor in the funding Greenfield is offering and by slightly scaling down or build in phases the Fort Ord project.

Or, removing from the list the Fort Ord project until the seismic concern is cleared up.

This is extremely important to all South County residents and your decision will affect how our residents receive and access judicial services for decades to come.

Sincerely,

A handwritten signature in blue ink that reads "Mike LeBarre".

Mike LeBarre
Mayor, King City California



June 21st, 2019

The Honorable Lydia M. Villarreal
Presiding Judge, Superior Court of California, County of Monterey
240 Church St.
Salinas, CA. 93901

RE: South County Courthouse and Judicial Services

Dear Presiding Judge Villarreal,

On behalf of the residents of King City, I ask that you and your colleagues consider recommending prioritizing the Greenfield courthouse and then continue working together advocating for the Seaside Courthouse.

I understand that ultimately the decision of what projects will be funded are made by the Judicial Council. I feel the voice of our local judges will be given great weight as the Council makes their decision. It will also be very important for our communities to hear their needs are recognized by the Superior Court of California, County of Monterey.

King City, as well as all of the South County communities, are comprised of a predominately Hispanic population with household incomes significantly below the State average. Currently, with the closing of the King City courthouse in 2013, our residents are required to travel to Salinas or Marina to access services. This means many hours of driving and taking time off work, losing needed wages to provide for their families. South County's population is also projected to grow 45% by 2035. Prioritizing the Greenfield project will greatly help in meeting those growing needs and expand the equitable distribution of government resources and services to all in South County.

As the process moves forward, and whether South County is fortunate to have the Greenfield project approved or not, there will still be an increasing need for services in the interim. I believe there is an opportunity to find innovative solutions to expand judicial services in South County and would appreciate any opportunity to discuss ways to achieve this goal.

Thank you for your consideration of our request to prioritize the Greenfield courthouse. It will be an important addition to Monterey County's court system and would greatly increase services to our currently underserved region.

Sincerely,

Mike LeBarre
Mayor

(831) 320-0129
mlebarre@kingcity.com

212 S. VANDERHURST AVENUE • KING CITY, CA 93930
PHONE: (831) 385-3281 • FAX: (831) 386-5935
WWW.KINGCITY.COM



City of Salinas

OFFICE OF THE MAYOR • 200 Lincoln Avenue • Salinas, California 93901 • (831) 758-7201 • Fax (831) 758-7368

July 2, 2019

Honorable Lydia Villarreal
& Court Administrative Officer Chris Ruhl
240 Church St. #365
Salinas, CA 93901

Re: Support for Prioritization of the Greenfield Courthouse

Dear Presiding Judge Villarreal and Mr. Ruhl,

On behalf of the City of Salinas, I'm writing to urge you to give priority to the Greenfield Courthouse out of two projects that you submitted to the Judicial Council on May 30. As you know, Greenfield was promised a new courthouse 10 years ago, but the Great Recession and a lack of court construction funding delayed that project. Salinas joins with the other four South County cities, the County of Monterey, the Grower shipper Association of Central California SEIU Local 521 to urge the Monterey County Superior Court to give Greenfield the priority they deserve. During the upcoming all-judges meeting, you have the opportunity to demonstrate your commitment in providing access to justice to all our county residents. It's a reasonable request in light of thousands of South County residents facing great difficulty and hardship accessing the court services at the two existing courthouses on the Monterey Peninsula over the last 6 years. Our region has been so committed to act as a partner that the city of Greenfield donated land to the project, and even committed to fund a substantial amount to make the project come to fruition.

All the cities of the Salinas Valley are demonstrating steep growth curves over the next 5-10 years, as plans have emerged to add a combined 4,000 new homes in the cities of Gonzales and Soledad. Greenfield is also growing with multiple projects currently being developed that provide hundreds of low-income and moderate-income units. There are also projects that will provide 168 farmworker housing units, which will house several hundred farmworkers. In King City, nearly 550 additional homes and 550 additional multi-family units have either been approved and/or are under construction. Multiple projects are under development that will add several hundred additional affordable housing and seasonal employee housing units, and over 50 acres is dedicated for additional housing developments anticipated in the next 5-10-year period.

With the closing of Superior Court facility in King City in 2013, the entire Salinas Valley was left with a void related to safe and easy access to the court system. A large segment of our population works in the agricultural industry, and many of them are farm laborers. The ag industry in the Salinas Valley defines us. It is a multi-billion-dollar industry that provides jobs to thousands of families in Monterey County, especially in the Salinas Valley. If any of the Salinas Valley families or individuals are required to appear



City of Salinas

OFFICE OF THE MAYOR • 200 Lincoln Avenue • Salinas, California 93901 • (831) 756-7201 • Fax (831) 758-7368

in court, it can be a challenge for them not to only find a way to get there (as public transportation is not easily accessed), but it is also a financial burden (because an individual may have to take the entire day off of work to travel to the Monterey Peninsula to attend court). This is a problem now, and with the growth outlined above, will only get worse as time goes on. A courthouse in Greenfield addresses these issues.

Given the history of disparity in Monterey County, we fear that, our communities will again be neglected by the local power structure for the purpose of gratifying better-financed constituencies. We invite you to stand with us to be a part of that dream. To me, the courthouse is more than a building, it's a symbol that clearly states that every single member of our county matters. The access of justice is a basic right that should not come down to who is better financed.

I thank you in advance for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Gunter", is written over a horizontal line.

Honorable Joseph Gunter
Mayor
City of Salinas

cc: Luis Alejo, Monterey County Supervisor District 1



Grower-Shipper Association of Central California
"OUR MEMBERS: PARTNERS PRODUCING PROSPERITY"

June 14, 2019

Monterey County Superior Court
Honorable Presiding Judge Lydia M. Villareal
240 Church Street, #365
Salinas, CA 93901

RE: Proposed Location of Monterey County Courthouse

Dear Presiding Judge Villareal,

The Grower-Shipper Association works on behalf of growers, shippers and processors of vegetables, strawberries, mushrooms, wine grapes and more crops operating in Monterey, Santa Cruz, San Benito and Santa Clara Counties. We are writing to express our support for a new Monterey County Courthouse to be sited in Greenfield.

Greenfield has been preparing for more than a decade for a new courthouse to replace the one no longer useable in King City. We understand that the Judicial Council of California (JCC) awarded a bid to build a new courthouse to Greenfield in 2010, but State funding subsequently became unavailable as the recession hit and the funds were never granted. The City of Greenfield has remained committed, not only offering land, but also \$10 million in funding to this project if the Courthouse is built in their city, just last month.

We understand that a location in Seaside is also under consideration. The closest courthouses available to our agricultural employees at this time are in Salinas, Marina and Monterey, and can represent a drive time of more than an hour each way. Something as simple as attending court for a traffic ticket could take a person away from work and wages for an entire day under the current circumstances.

Agriculture drives our economy as Monterey County's largest employer. When critical services such as access to local courts aren't easily afforded to our employees because their jobs naturally situate them in more rural areas, we need to critically evaluate why we would consider building a new courthouse anywhere but in Southern Monterey County. The new courthouse in Greenfield would serve employees working in agriculture in Greenfield, King City, Soledad and Gonzales, as well as unincorporated areas of Southern Monterey County, such as Bradley, Lockwood, San Ardo and San Lucas. We strongly urge you to support siting a new Monterey County Courthouse in Greenfield in your conversations with the JCC. Please contact us with any questions.

Sincerely,

Abby Taylor-Silva
Vice President, Policy and Communications
Grower-Shipper Association of Central California

cc: The Honorable Monterey County Supervisor John Phillips, Chair of the Board

The Honorable Monterey County Supervisor Chris Lopez, Vice Chair of the Board
The Honorable Monterey County Supervisor Mary Adams
The Honorable Monterey County Supervisor Luis Alejo
The Honorable Monterey County Supervisor Jane Parker
Monterey County Administrative Officer Dr. Lew Bauman
Court Executive Officer Chris Ruhl



**SERVICE EMPLOYEES
INTERNATIONAL UNION
CTW-CLC**

SAN JOSE H.Q.

2302 Zanker Road
San Jose, CA 95131

Phone: 408-678-3300
Fax: 408-954-1538

BAKERSFIELD

1001 17th Street
Bakersfield, CA 93301

Phone: 661-321-4160
Fax: 661-325-7814

FRESNO

5228 E. Pine Avenue
Fresno, CA 93727

Phone: 559-447-2560
Fax: 559-261-9308

HANFORD

101 N. Irwin St., Suite 203
Hanford, CA 93230

Phone: 559-587-1521
Fax: 559-587-1524

REDWOOD CITY

558 Brewster Ave., Suite 100
Redwood City, CA 94063

Phone: 650-801-3500
Fax: 650-595-1930

SALINAS

334 Monterey Street
Salinas, CA 93901

Phone: 831-784-2560
Fax: 831-757-1863

SANTA CRUZ

517B Mission Street
Santa Cruz, CA 95060

Phone: 831-824-9255
Fax: 831-459-0756

VISALIA

1811 W. Sunnyside Avenue
Visalia, CA 93277

Phone: 559-635-3720
Fax: 559-733-5006

www.seiu521.org

June 28, 2019

Honorable Lydia Villarreal & Court Administrative Officer Chris Ruhl
240 Church Street, #365
Salinas, California 93901

Re: Support for Prioritization of the Greenfield Courthouse

Dear Presiding Judge Villarreal and Mr. Ruhl,

On behalf of Service Employees International Union (SEIU), Local 521 Monterey County Chapter, we are writing to urge you to give prioritization to the Greenfield Courthouse. We are aware that you have already submitted both project proposals to the Judicial Council on May 31, but we know that Greenfield has been waiting for over 10 years for a new courthouse, while the proposed Seaside project was raised only at the end of last year.

We are aware that our local Judges will be meeting soon and this is an opportunity to convey to South County residents, many who are our members, that they will come first. While there already are two Courthouses on the Monterey Peninsula, South Monterey County workers and their families have none. It is also clear that thousands of South County residents have endured extreme difficulties accessing justice since the Court in King City was closed.

The Monterey County Chapter of SEIU Local 521 encourages the Monterey County Superior Court to work with stakeholders to construct the Greenfield Courthouse first and then realize a Seaside Courthouse in partnership with elected, community and labor leaders. This would reflect an approach that is just and equitable and also fulfills the Court's goal to provide access to justice to all of its residents.

We thank you for attention to our concerns. If you have any questions, feel free to contact us at 831-784-2560

Sincerely,

Julie Filice
Chapter President
SEIU Local 521 Monterey County Chapter



July 2, 2019

Honorable Lydia M. Villarreal
Court Executive Officer Chris Ruhl
Monterey County Superior Court
240 Church Street, #365
Salinas, CA 93901

SUBJECT: Chamber Input on Greenfield Courthouse

Dear Presiding Judge Villarreal and Mr. Ruhl:

In recent weeks, there has been much attention to an apparent proposal to shift funding priorities from a court facility in Greenfield to a court facility in Seaside. The Salinas Valley Chamber of Commerce represents members that are based in South County and do business in South County. We are aware that South County communities can be overlooked and overshadowed when public services are distributed.

Without delving into the details of various proposals and claims about court needs, we are concerned that the Monterey County Superior Court is undermining a public expectation that Greenfield would be next to have a courthouse, which reduces the need for South County residents to travel long distances to the Peninsula for all civil and family court-related business.

Some of our member organizations and businesses are routinely asked to take steps to reduce greenhouse gas emissions resulting from employee commuting and other commercial activity. We encourage the Monterey County Superior Court to examine its own services and determine whether a facility in Greenfield would more effectively reduce greenhouse gas emissions produced by residents who utilize our court system.

Finally, we would be interested in hearing more often from Monterey County Superior Court about its administrative activities and plans. The courts are for The People, yet they get much less attention than the legislative and executive branches of government in Monterey County.

We thank you for your attention to this letter. If you have any questions, please contact me at (831) 751-7725.

Sincerely,

A handwritten signature in blue ink that reads "Paul J. Farmer".

Paul J. Farmer
President & CEO, Salinas Valley Chamber of Commerce
www.SalinasChamber.com

cc: Governor Gavin Newsom, Judicial Council of California, Congressman Jimmy Panetta, Senator Bill Monning, Senator Anna Caballero, Assemblymember Robert Rivas, Assemblymember Mark Stone, Monterey County Board of Supervisors, Greenfield City Council

(831) 751-7725
www.SalinasChamber.com
119 E Alisal St, Salinas CA 93901

California State Senate

STATE CAPITOL
SACRAMENTO, CA 95814
(916) 651-4012

DISTRICT OFFICE
369 MAIN STREET, SUITE 208
SALINAS, CA 93901
(831) 769-8040

1640 N STREET, SUITE 210
MERCED, CA 95340
(209) 726-5495

SENATOR.CABALLERO@SENATE.CA.GOV
WWW.SENATE.CA.GOV/CABALLERO

SENATOR
ANNA M. CABALLERO
TWELFTH SENATE DISTRICT



COMMITTEES
AGRICULTURE
BANKING AND FINANCIAL
INSTITUTIONS
HOUSING
JUDICIARY
NATURAL RESOURCES
AND WATER

September 13, 2019

The Honorable Brad R. Hill, Chair
Court Facilities Advisory Committee
C/o Chris Magnusson, Facilities Supervisor
Judicial Council of California
455 Golden Gate Avenue, eighth Floor
San Francisco, CA 94102

Via E-Mail

RE: Public Comments on New South Monterey Courthouse: Draft Statewide List of Trial Court Capital Outlay Projects

Dear Justice Hill and Members:

I respectfully write to comment on the Draft Statewide List of Trial Court Capital-Outlay Projects and the Draft Revision of Prioritization Methodology and urge the advisory committee to consider further revisions to these documents. In addition, I share Monterey County Superior Court's review and assessment of the scorecard, whereby they identified "several significant errors and/or omissions" that directly affect the score assigned to the New South Monterey County proposed courthouse.

The Monterey County Board of Supervisors provided comments on the Draft Statewide List of Trial Court Capital Outlay Projects (and the Revision) in a letter dated September 12, 2019, which is attached hereto, and incorporated by reference herein ("Monterey County Letter"). The arguments made in the Monterey County Letter clearly detail the issues that relate to the methodology used to prioritize projects. As you are already aware, the decisions made by the Judicial Council will have significant consequences for communities to access our courts.

The South Monterey County (Greenfield) Courthouse project is critically important to the residents of South Monterey County and is long overdue. Currently, residents of South Monterey County have to drive long distances to access court services, often resulting in lost

productivity and wages. The court would be located in the most disadvantaged region of the county.

As you are aware, the residents of South Monterey County have been without adequate access to court services since the King City Courthouse closed in September 2013. The proposed South County project would greatly enhance access to court services by expanding to a full-service courthouse for South County residents, enabling the court, to operate more effectively and efficiently in the South County area. This project returns civil, including jury trials, and small claims cases to the South County area, eliminating the need for South County residents to drive upwards of 100 miles each way to access court services in Monterey, Marina, or Salinas. For residents that rely on public transportation, these trips can take up to three hours, severely hampering their ability to access justice.

Having to travel so far for court services places an immense strain on the financial resources of South County residents. Many residents of the Salinas Valley live on budgets that are unable to bear the costs of an unexpected fine, a missed day's wages, and the high cost of gas. Having to leave so early to make it to court can force residents to face challenges in childcare that create an added cost to them and the community. From the additional fare needed for children on the bus, to average daily attendance revenue lost by school districts when parents must bring their children with them to court due to lack of childcare, our community faces an unreasonable burden.

A courthouse facility in Greenfield would not only address the long-underserved needs of the community, but will also be a proactive step in ensuring that a rapidly growing Salinas Valley population has the services it needs. All the cities in the Salinas Valley are demonstrating steep growth curves over the next 5-10 years, as plans have emerged to add a combined 4,000 new homes in the Cities of Gonzales and Soledad.

Greenfield is also growing with multiple projects currently being developed that provide hundreds of low-income and moderate-income units. There are also projects that will provide hundreds of above moderate housing units and another that is approved and scheduled to provide 168 farmworker housing units, which will house several hundred farmworkers. In King City, nearly 550 additional homes and 550 additional multi-family units either have been approved or are under construction. Multiple projects are under development that will add several hundred additional affordable housing and seasonal employee housing units, and over 50 acres is dedicated for additional housing developments anticipated in the next decade.

In addition, overcrowding at the courthouse in Monterey and at the Salinas Courthouse Complex would be significantly reduced, as south-county cases would then be appropriately heard in the new South County Greenfield facility. Establishing a new courthouse in Greenfield, the county's fastest growing area, will serve current and future needs of the superior court, while enhancing its ability to better serve the public.

In terms of additional economic opportunity considerations, the New South Monterey County Courthouse provides considerable value in this respect. First, the City of Greenfield has worked closely with the Courts to lower project costs, and has donated both land and a commitment of \$10 million toward the project. Total project costs have been reduced from \$49 million to \$30 million; scaling back from three courtrooms to one courtroom.

Residents of the Salinas Valley provide so much for our region, the state, and the country through their daily hard work in agricultural fields and beyond. A choice to expand services through a new courthouse in Greenfield will serve to make the administration of justice more equitable.

The Monterey County Superior Court has identified “significant” errors and omissions as it relates to both the Monterey and Greenfield projects and argues that the South County courthouse score should be adjusted from 11.5 points to 13.7 points. This correction, in effect, would place the project in the Critical Need priority group.

Specifically, the Monterey Court states that the project’s Overcrowding score should be increased from 2.69 to 4.0. This would be consistent with the Monterey Replacement project, which is referenced in the reassessment of the Greenfield project.

The Monterey Superior Court also argues that an additional 0.5 points to reflect revisions to the Assessed Judicial Need (AJN) expected later this year should increase the scoring under Access to Services. The revised AJN will show a need of approximately one judicial position for Monterey, resulting in a rating of approximately 5% and 0.5 points.

The Monterey Superior Court raises a concern as to whether or not the scorecard takes into consideration the costs already incurred by the project, estimated at approximately \$1 million. The project’s total cost points and cost score is currently 25.77 and 0.6, respectively. The Monterey Court incorporated by reference the comments regarding overcrowding for the Monterey Replacement project. They conclude that in applying the published and transparent formula for calculating overcrowding, the score for this project should change to 115.64. Such a change in scoring would yield an overcrowding score of 4.0.

In addition, on April 11, 2019 the court submitted an Argument to Rebut the Presumption Regarding its Access to Court Services score. They note that under different Methodology for the Trial Court Capital-Outlay, the Greenfield Courthouse replacement received a higher ranking. Based on the 2006/2008 Methodology, the Judicial Council prioritized the Greenfield Courthouse. The high ranking was based, in part, on the economic opportunity provided by the donation of land by the City of Greenfield.

Monterey County Superior Court suggests a correction to the Facility Condition Assessment (FCA or Facility Assessment) for the King City Courthouse under the Fire & Life Safety category. Moreover, they note that the courtrooms do not have American Disability Act (ADA)

accessible jury boxes, witness stands, or benches. The jury deliberation room does not have accessible toilets. The public restrooms are not ADA accessible. 8 points. The total points in this category should be 58; the conversion remains at 2.5.

The Judicial Council incurred substantial costs on the design of the proposed Greenfield courthouse before the project was placed on indefinite hold in 2012. They estimate those costs to have been at least \$1 million, as of March of 2019. This issue is raised out of concern as to whether or not such costs were taken under consideration as it relates to the Cost-Based Scorecard.

Based on their findings, the Monterey Court points out that an adjustment to the Needs-Based Scorecard is needed, from a score of 11.9 to a score of 13.7. They also found that an increase to the Cost-Based Scorecard is needed to reflect the total spent as of March 31, 2019, in case the Judicial Council costs have not yet been taken into account.

The court further reminds us that the scores for Access are expected to be adjusted by the Judicial Council using the revised Assessed Judicial Need (AJN). The revised AJN will show a need of approximately one judicial FTE for Monterey, resulting in a rating of approximately 5% and .5 points.

Draft changes to the *Revision of Prioritization Methodology for Trail Court Capital Outlay Projects* removes language that would have explicitly given funding priority to projects in the Immediate Need group (Page 2 and Page 15, Number 2). This provides the Council with the flexibility to consider other factors that could conceivably advance a lower ranked project to the top of the requested funding list.

Additional, draft changes to the *Revision of Prioritization Methodology for Trail Court Capital Outlay Projects* allows the Judicial Council to “select projects based on additional economic opportunity considerations.” Economic opportunities may include “free or reduced costs of land for new construction, viable financing partnerships or fund contributions by other government entities or private parties that result in lower project delivery costs, cost savings resulting from adaptive reuse of existing facilities, operational efficiencies from consolidation of court calendars and operations.” In short, the land donated by the City of Greenfield, along with its \$10 million commitment, should considerably enhance the Council’s consideration of the Greenfield Courthouse project.

For these reasons, I respectfully request that you support the construction of a new courthouse facility in Greenfield, as one of the Judicial Council’s highest priorities.

Thank you in advance for receiving my comments and for your consideration of this request. I look forward to working with you and the other advisory committee members to address the important judicial needs facing California.

Sincerely,

A handwritten signature in black ink, reading "Anna M. Caballero", followed by a long horizontal flourish line extending to the right.

Senator Anna Caballero
12th Senate District

cc: Court Facilities Advisory Committee Members
Mr. Mike Courtney, Director, Judicial Council Facilities Services
Ms. Pella McCormick, Deputy Director, Judicial Council Facilities Services
Hon. Lydia M. Villareal, Presiding Judge, Monterey County Superior Court
County of Monterey
City of Greenfield

California Legislature

September 13, 2019

The Honorable Brad R. Hill, Chair
Court Facilities Advisory Committee
c/o Chris Magnusson, Facilities Supervisor
Judicial Council of California
455 Golden Gate Avenue, 8th Floor
San Francisco, CA 94102

RE: Public Comment – New South Monterey Courthouse
Item Number: CFAC19-02 -- Draft Statewide List of Trial Court Capital-Outlay Projects
Item Number: CFAC19-01 -- Draft Revision of Prioritization Methodology

Dear Justice Hill and Members:

As elected representatives of portions of Monterey County, we write to encourage revisions to the Draft Statewide List of Trial Court Capital-Outlay Projects and the Draft Revision of Prioritization Methodology. As you know, these decisions have enormous consequences for our communities and for their unhindered access to our judicial system.

First and foremost, we believe there is an immediate need for both projects in Monterey. We are pleased the new Fort Ord Courthouse has clearly demonstrated need for that project based on the draft methodology and scoring. However, we write to express our sincere concern that the new South Monterey County Courthouse in Greenfield was not similarly ranked.

As you know, the residents of South Monterey County have been largely left without access to local judicial services since the King City Courthouse closed in September 2013. The impact of the closure was then made worse when the planned Greenfield Courthouse was put on hold indefinitely and it is now long overdue. In fact, the need for King City/Greenfield/South Monterey Courthouse has been established for well over a decade, yet residents of South Monterey County must plan to commute 60-90 minutes and up to 60 miles one way in order to access court services in Monterey, Marina, or Salinas. For residents that rely on public transportation, these trips must literally start as early as 6am in order to reach the court on time. Since justice delayed is justice denied, we believe consideration should be given to access criteria based on the duration projects have been under consideration and identified as in need.

In terms of additional economic opportunity considerations, the New South Monterey County Courthouse provides considerable value in this respect. First, the City of Greenfield has worked closely with the Courts to lower project costs, and has donated both land and a commitment of \$10 million toward the project. Total project costs have been reduced from \$49 million to \$30 million; scaling back from three courtrooms to one courtroom. Additionally, the Salinas Valley

State Prison is 35-40 miles from both the old Monterey Courthouse and the proposed Ford Ord Courthouse and could benefit from access to a courthouse that is closer. Additional economic consideration should be given to the value and operational efficiencies the South Monterey County Courthouse can provide to the Department of Corrections in terms of reduced travel for inmates and staff coming from the Salinas Valley State Prison. In addition to increasing operating efficiencies, this project will provide improved safety for corrections staff transporting and processing inmates.

Having to travel so far for court services places an immense strain on the financial resources of South County residents. Many residents of the Salinas Valley live on budgets that are unable to bear the costs of an unexpected fine, a missed day's wages, and the high cost of gas. Having to leave so early to make it to court can force residents to face challenges in childcare that create an added cost to them and the community. From the additional fare needed for children on the bus, to ADA dollars lost by school districts when parents must bring their children with them to court due to lack of childcare, our community faces an unreasonable burden.

A courthouse facility in Greenfield would not only address the long-underserved needs of the community, but will also be a proactive step in ensuring that a rapidly growing Salinas Valley population has the services it needs. All the cities of the Salinas Valley are demonstrating steep growth curves over the next 5-10 years, as plans have emerged to add a combined 4,000 new homes in the cities of Gonzales and Soledad. Greenfield is also growing with multiple projects currently being developed that provide hundreds of low-income and moderate-income units. There are also projects that will provide hundreds of above moderate housing units and another that is approved and scheduled to provide 168 farmworker housing units, which will house several hundred farmworkers. In King City, nearly 550 additional homes and 550 additional multi-family units have either been approved or are under construction. Multiple projects are under development that will add several hundred additional affordable housing and seasonal employee housing units, and over 50 acres is dedicated for additional housing developments anticipated in the next 5-10-year period.

Lastly, we want to echo the comments and suggestions submitted by the other elected representatives of Monterey County as well as those submitted by the Monterey County Superior Court's Presiding Judge, the Honorable Lydia M. Villareal. In particular, we ask that you revise the scoring values as provided by Judge Villareal and urge the committee to update both projects accordingly.

Many residents of the Salinas Valley provide so much for our region, California, and the world through their daily hard work in the fields and beyond. A choice to expand services through a new courthouse in Greenfield will serve to make the administration of justice more equitable. We respectfully ask that you support the construction of a new courthouse facility in Greenfield.

Thank you in advance for your consideration of this request. We look forward to working with you to address the judicial needs of all of California. Please let us know if we can be of assistance in any way.

Sincerely,

Handwritten signature of Robert Rivas in blue ink, consisting of a stylized 'R' followed by a horizontal line and a small vertical stroke.

Assemblymember Robert Rivas
Assembly District 30

Handwritten signature of Mark Stone in blue ink, featuring a cursive 'M' and 'S'.

Assemblymember Mark Stone
Assembly District 29

cc: Court Facilities Advisory Committee Members
Mr. Mike Courtney, Director, Judicial Council Facilities Services
Ms. Pella McCormick, Deputy Director, Judicial Council Facilities Services
Hon. Lydia M. Villareal, Presiding Judge, Monterey County Superior Court



September 12, 2019

Via Electronic Mail

Judicial Council of California (cfac@jud.ca.gov)
2860 Gateway Oaks Drive
Suite 400
Sacramento, CA 95833-4336

RE: Support of Courthouse Facility in City of Greenfield

Honorable Judicial Council:

This letter is to support the construction of a new courthouse facility in the City of Greenfield. It is clear the ranking system developed to rank the communities based on needs is inaccurate, misleading and poorly portrays the dire necessity of a courthouse in south Monterey County. Another new courthouse facility along the Monterey Peninsula simply does not make sense. Already existing courthouse facilities in Marina, Monterey and Salinas are located within miles of one another whereas no such facility exists for the residents of southern inland portion of Monterey County, many of whom are disadvantaged minorities.

For example, those residents residing in King City would need to trek about 50 miles to the nearest courthouse in Salinas. Simply stated, there is no reason to construct yet another new courthouse in Monterey Peninsula when land is made available for such a facility in the City of Greenfield – a central location for those folks residing in southern inland Monterey County.

We fully support a courthouse facility in the City of Greenfield out of justice, fairness and equal treatment to the southern inland Monterey County residents.

Sincerely,

Brad Rice
General Manager
Smith – Monterey, LLC
P.O. Box 686
King City, CA 93930

From: [831 Transparency](#)
To: [CFAC](#)
Subject: Courthouse Project in Greenfield, California
Date: Friday, September 13, 2019 10:49:26 PM

Dear Chief Justice Tani G Cantil-Sakauye:

Greenfield was formerly in the top tier of priorities for new court facilities. It was the only identified project on the list in Monterey County, now a new facility overlooking the Monterey Bay has been proposed at nearly four times the cost and it has leapt to the top of the list.

As a 30+ year resident, business owner, advocate, and friend of Southern Monterey County, I ask you to bring justice to our region by reprioritizing the proposed courthouse project in Greenfield, California.

This facility would serve an entire region of the state that has gone without access to justice since our local court closed their last facility in the region in 2013. Residents of our county have to drive more than two hours to access court facilities. We believe that our judicial system should serve every one of our California's citizens equitably.

We ask that you make the application process more transparent, so we too can assess their contents, arguments, opinions and logic. As taxpayers, we believe this is important because we know the outcome will be the expenditure of over one billion dollars of our tax dollars.

Thank you for considering rural California and its citizens in your decision making process.

Sincerely,

831Transparency

#JusticeForGreenfield
#WeWontBackDown

From: [Antonia Alejo](#)
To: [CFAC](#)
Subject: Court House
Date: Wednesday, September 11, 2019 7:59:54 PM

Dear Chief Justice Tani G Cantil-Sakauye:

As a resident of Southern Monterey County, I ask you to bring justice to our region by reprioritizing the proposed courthouse project in Greenfield, California.

This facility would serve an entire region of the state that has gone without access to justice since our local court closed their last facility in the region in 2013. Some residents of our county have to drive more than two hours to access court facilities. We believe that our judicial system should serve every one of our California's citizens equitably.

We ask that you make the application process more transparent, so we too can assess their contents, arguments, opinions and logic. As taxpayers, we believe this is important because we know the outcome will be the expenditure of over one billion dollars of our tax dollars.

Thank you for considering rural California and its citizens in your decision making process.

Thank you,
Antonia A



September 12, 2019

Via Electronic Mail

Judicial Council of California (cfac@jud.ca.gov)
2860 Gateway Oaks Drive
Suite 400
Sacramento, CA 95833-4336

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Honorable Judicial Council:

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For example, those residents residing in King City would need to trek about 50 miles to the nearest courthouse in Salinas. Simply stated, there is no reason to construct yet another new courthouse in Monterey Peninsula when land is made available for such a facility in the City of Greenfield – a central location for those folks residing in southern inland Monterey County.

We fully support a courthouse facility in the City of Greenfield out of justice, fairness and equal treatment to the southern inland Monterey County residents.

Sincerely,

A handwritten signature in dark ink, appearing to read "Brad Rice", with a stylized flourish at the end.

Brad Rice
General Manager
Salinas Land Company
P.O. Box 686
King City, CA 93930



September 12, 2019

Via Electronic Mail

Judicial Council of California (cfac@jud.ca.gov)
2860 Gateway Oaks Drive
Suite 400
Sacramento, CA 95833-4336

RE: Support of Courthouse Facility in City of Greenfield

Honorable Judicial Council:

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We fully support a courthouse facility in the City of Greenfield out of justice, fairness and equal treatment to the southern inland Monterey County residents.

Sincerely,

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

Brad Rice
General Manager
California Orchard Company
P.O. Box 686
King City, CA 93930

From: [David Armanasco](#)
To: [CFAC](#)
Cc: [Rusty Areias](#); pwood@ci.greenfield.ca.us; [Mary F. Lerner](#); [Pamela Silkwood](#)
Subject: Monterey County needs a new Courthouse in Greenfield!
Date: Thursday, September 12, 2019 11:05:06 AM

September 12, 2019

Via Electronic Mail

Judicial Council of California (cfac@jud.ca.gov)
2860 Gateway Oaks Drive
Suite 400
Sacramento, CA 95833-4336

RE: Support of Courthouse Facility in City of Greenfield

Honorable Judicial Council:

You have an opportunity to right a wrong. For too long the awarding of new courthouses has been awarded to communities with the loudest voice and those who are underserved continue to be passed over. This letter is to support the construction of a new courthouse facility in the City of Greenfield. I am a native of Monterey County and have seen the decisions made “in the public good” from Sacramento that overlook where the greatest need exists for a new courthouse. It is clear the ranking system developed to rank the communities based on needs is inaccurate, misleading and poorly portrays the dire necessity of a courthouse in south Monterey County. Another new courthouse facility along the Monterey Peninsula simply does not make sense. We never hear citizens complaining of the existing facilities in Monterey, only those who would like nicer offices complain. More importantly, already existing courthouse facilities in Marina, Monterey and Salinas are located within miles of one another whereas no such facility exists for the residents of southern inland portion of Monterey County, many of whom are disadvantaged minorities. Those communities of the Salinas Valley are growing faster in population than the Peninsula because that is where young and underserved families can afford to live.

For example, those residents residing in King City would need to trek about 50 miles to the nearest courthouse in Salinas. Simply stated, there is no reason to construct yet another new courthouse in Monterey Peninsula when land is made available for such a facility in the City of Greenfield – a central location for those folks residing in southern inland Monterey County.

I fully support a courthouse facility in the City of Greenfield out of justice, fairness and equal treatment to the southern inland Monterey County residents. I sincerely hope you give my plea and those of others sincere consideration.

Sincerely,

David Armanasco

David Armanasco
President
Armanasco Public Relations, Inc
Office
Office: 831-372-2259

Partner
California Strategies Central Coast

831-372-6271

Armanasco
PUBLIC RELATIONS INC.
www.armanasco.com


CALIFORNIA STRATEGIES, LLC
www.calstrat.com

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September 12, 2019

Via Electronic Mail

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2860 Gateway Oaks Drive
Suite 400
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RE: Support of Courthouse Facility in City of Greenfield

Honorable Judicial Council:

This letter is to support the construction of a new courthouse facility in the City of Greenfield. It is clear the ranking system developed to rank the communities based on needs is inaccurate, misleading and poorly portrays the dire necessity of a courthouse in south Monterey County. Another new courthouse facility along the Monterey Peninsula simply does not make sense. Already existing courthouse facilities in Marina, Monterey and Salinas are located within miles of one another whereas no such facility exists for the residents of southern inland portion of Monterey County, many of whom are disadvantaged minorities.

For example, those residents residing in King City would need to trek about 50 miles to the nearest courthouse in Salinas. Simply stated, there is no reason to construct yet another new courthouse in Monterey Peninsula when land is made available for such a facility in the City of Greenfield – a central location for those folks residing in southern inland Monterey County.

We fully support a courthouse facility in the City of Greenfield out of justice, fairness and equal treatment to the southern inland Monterey County residents.

Sincerely,

David Gill

To: Honorable Brad R. Hill, Chair
Judicial Council of California
Court Facilities Advisory Committee

Dear Mr. Hill and the Court Facilities Advisory Committee,

My name is David Kong. I live in Greenfield, CA. I urge you and the committee to reconsider the current recommendation for the Greenfield Courthouse and give it a higher priority. At least give it a higher priority than the Seaside Courthouse. There used to be a courthouse in King City that is now closed. Residents in South Monterey County now travel long distances of 35 to 75 miles to Salinas for court services and even further if they need to go to a courthouse in Marina or Monterey. There are already courthouses in Marina and Monterey and adding a Seaside courthouse will not be an additional benefit to the local residents. We have many residents in South Monterey County that have trouble with transportation and having a courthouse in Greenfield would be much more convenient for the South Monterey County residents. These residents are some of the most economically disadvantaged people in the county. They would not have to miss as much work and would not have to pull their kids from school for the day in order to make a visit to the courthouse. I understand that the land is already set aside for the courthouse in Greenfield. That is not the case in Seaside. The courthouse in Greenfield would also be a source of jobs for residents in the area and would help the local economy, which is the poorest in the County.

Please give the courthouse in Greenfield a much higher priority.

Thank you for your consideration,

David Kong

348 Barbera Way

Greenfield, CA 93927

davidrkong@hotmail.com 831-682-2812

From: [ingrid.hansen](#)
To: [CFAC](#)
Subject: New Monterey County Courthouse decision 9/13
Date: Thursday, September 12, 2019 3:57:14 PM

Ladies and Gentlemen,

It was brought to my attention that tomorrow you are going to decide, if the New Monterey County Courthouse will be build in Seaside or Greenfield.

May I remind you that King City had a Courthouse, which was closed with the intentions to build a new Courthouse in Greenfield. What happened to that idea? Was it just a hoax?

Now several years of this building sitting empty and rotting away to an unsightly mess, we are, at least it looks like, being again pushed out from an opportunity of development and a new boost to our economy "down South". There are many people living here, and from what I can see people are moving this way to leave the cities. Why can't you people understand that South County is part of Monterey County just as much as Monterey and surrounding towns. It takes the people down south a full day to appear in Court and plead their case. You already have a Courthouse, let South County have theirs, creating jobs and revenue. Have the people from the cities spend their day in Court and feel the hardship. Make this a fair deal and don't put the burden just on South County residence. Give us an opportunity to grow, for which we continue to work so hard for.

Sincerely,

Ingrid A Hansen

Sent from [Mail](#) for Windows 10

From: [L. Merrill](#)
To: [CFAC](#)
Subject: proposed courthouse for Greenfield, Monterey County
Date: Thursday, August 29, 2019 3:56:28 PM

To Whom It May Concern:

I am writing to express my shock and dismay that the Greenfield Courthouse, which has been in the works for a decade, has been moved far down the priority list and that a courthouse in Seaside is now considered a top priority - when there is a perfectly viable courthouse less than 5 miles away in Monterey.

I am also concerned about the lack of transparency regarding the prioritization process. County Supervisor Luis Alejo has tried repeatedly to obtain documents from the commission and was never given a good reason for being denied. The public has a right to that information.

South Monterey County - which covers a large geographic area - lost its only courthouse when the one in King City was closed. The population of South Monterey County is predominantly Hispanic, predominantly Mexican, and includes a strong population of Triqui and Mixtec immigrants in Greenfield. This population is low-income and works primarily in agriculture. The population in this geographic area is grossly under-served by the court system; the public transportation system for them to get to either Salinas or Monterey is beyond some of them.

I live in Salinas. But I want to see services for South Monterey County and its residents. And I am astounded that Greenfield - as I said, on the books for 10 years - gets shoved down the priority list because "somebody" wants a sparkly new courthouse in the Monterey Bay area - when there is a perfectly serviceable courthouse in existence there already.

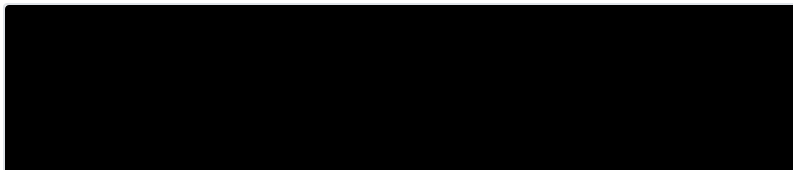
The Monterey Herald today published an investigative piece on this mess. I hope they continue to dog the heels of the committee until Greenfield gets its much-needed courthouse. If we can only build one in Monterey County - it needs to be Greenfield.

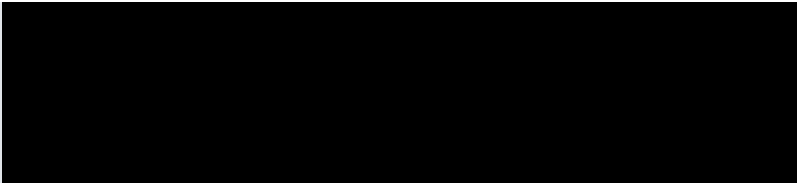
sincerely,

Irene Merrill
Salinas, CA 93906

for the Herald article, go to:

[New Fort Ord courthouse favored over Greenfield facility in state rankings](#)





New Fort Ord courthouse favored over Greenfield facility in state rankings

SAN FRANCISCO — Monterey County Supervisor Luis Alejo has called for a state audit of a state courthouse project...

From: [Jenine Davison](#)
To: [CFAC](#)
Subject: Courthouse for Greenfield
Date: Friday, September 13, 2019 8:20:18 PM

To whom it may concern:

I am a white teacher and school counselor living and working in South Monterey County, and I'm very concerned about the decision to rank Greenfield way below Seaside for a new courthouse. After years of work in Greenfield, King City, Soledad, San Lucas, and San Ardo, I have seen first-hand how fewer and inferior services are given to people of color in these poorer and overwhelmingly Latinx communities.

I see this decision to not bring a courthouse to Greenfield as another racist decision, in which the wealthier, whiter, Northern parts of Monterey County get nice facilities, and South Monterey County gets third class or nothing. Please reconsider your decision and give the hard-working people of South Monterey County closer access to a courthouse that will service their needs.

Thank you,
Jenine Davison



117 N. 1st Street - King City, CA 93930

Office: 831-385-1263

Fax: 831-385-3340

September 12, 2019

Via Electronic Mail

Judicial Council of California (cfac@jud.ca.gov)
2860 Gateway Oaks Drive Suite 400
Sacramento, CA 95833-4336

RE: Support of Courthouse Facility in City of Greenfield

Honorable Judicial Council:

This letter is to support the construction of a new courthouse facility in the City of Greenfield. It is clear the ranking system developed to rank the communities based on needs is inaccurate, misleading and poorly portrays the dire necessity of a courthouse in south Monterey County. Another new courthouse facility along the Monterey Peninsula simply does not make sense. Already existing courthouse facilities in Marina, Monterey and Salinas are located within miles of one another whereas no such facility exists for the residents of southern inland portion of Monterey County, many of whom are disadvantaged minorities.

For example, those residents residing in King City would need to trek about 50 miles to the nearest courthouse in Salinas. Simply stated, there is no reason to construct yet another new courthouse in Monterey Peninsula when land is made available for such a facility in the City of Greenfield – a central location for those folks residing in southern inland Monterey County.

We fully support a courthouse facility in the City of Greenfield out of justice, fairness and equal treatment to the southern inland Monterey County residents.

Sincerely,

A handwritten signature in blue ink that reads "John DeCarli". The signature is written in a cursive, flowing style.

John DeCarli
Regulatory & Compliance Coordinator
Mission Ranches Company, LLC

Cc: Paul Wood <pwood@ci.greenfield.ca.us>



J. LOHR
VINEYARDS, INC.

September 12, 2019

Via Electronic Mail

Judicial Council of California (cfac@jud.ca.gov)
2860 Gateway Oaks Drive
Suite 400
Sacramento, CA 95833-4336

RE: Support of Courthouse Facility in City of Greenfield

Honorable Judicial Council:

This letter is to support the construction of a new courthouse facility in the City of Greenfield. It is of deep concern that the ranking system developed to rank the communities based on needs does not fairly represent the southern portion of the County. Another new courthouse facility along the Monterey Peninsula simply does not make sense. Already existing courthouse facilities in Marina, Monterey and Salinas are located within miles of one another. No such facility exists for the residents of the southern inland portion of Monterey County, many of whom are disadvantaged minorities.

The population of Greenfield has grown from 2,000 in 1971 when I first purchased land for our vineyards. It is now over 17,500. Our employees live primarily in Greenfield but also in Soledad and King City. A trip to Salinas takes out a day of work, causes child care disruptions, and creates transportation complications. A courthouse in Greenfield to serve South County is desperately needed.

We encourage the Council to strongly consider adding a courthouse facility in the City of Greenfield, which would be more centrally located and accessible for the southern residents of Monterey County.

Sincerely,

Jerome J. Lohr
President, J. Lohr Vineyards, Inc.
Founder, J. Lohr Winery, Inc.

Cc: Paul Wood <pwood@ci.greenfield.ca.us>

From: [Jazmin Lopez](#)
To: [CFAC](#)
Subject: Court Facility Priorities- Greenfield
Date: Friday, September 13, 2019 3:34:16 PM

Dear Chief Justice Tani G Cantil-Sakauye:

As a resident of Southern Monterey County, I ask you to bring justice to our region by re-prioritizing the proposed courthouse project in Greenfield, California. Those of us living in rural southern Monterey County were disappointed to see that the Seaside project was given more priority over our project which we have been waiting years for.

Our region of the state has gone without access to justice since our local court closed their last facility in the region in 2013. Some of my friends that live even further south than I do have to drive 2 hours just to access court facilities. I work for a farming operation, the majority of my coworkers and I live in Greenfield. I've had coworkers who had to take a full day off just to go to the court. AND if they don't drive or have a car, the "raiteros" (that's people who give others rides), charge \$100 to take someone to Monterey and back. It is an injustice that our communities have to go through so many hoops just to access the court system.

It seems the courts decision to prioritize Seaside over the Greenfield project failed to factor in equity. And, I would ask that a seismic study of the Monterey Court House be conducted by someone with no ties to our local judges, and that the results be available to all, since that's their main argument for building the Seaside Court House.

We ask that you make this process more transparent. That you recognize that those of us living in small towns and rural areas also deserve and need access to the courts. Thank you for considering my comments in your decision making process.

Sincerely,

Jazmin Lopez
831-809-7077
Resident of Greenfield, CA

To the Calif. Judicials Court Facilities Advisory Committee ¹⁻³⁻²

I am writing to advise you people that you don't know the history of southern Monterey County in the King City area.

Well there is a court house in King City right now, owned by the county and is being used as a victim services center by the Monterey County District Attorney.

It was closed because of state budget cuts, safety and seismic issues, well don't tell me about safety and seismic issues, because there are people in there working for the D.A.'s office and the people they serve, right now, so is it really unsafe or is it just an effort to keep it closed as a court.

Well I personally have been in almost all of the court rooms, clerks room, also there is extra rooms where the sheriff's Dept had a sub-division for southern Monterey County. This building I believe is plenty big enough to serve southern Monterey County. Since the sheriff's department isn't there anymore there is a lot of extra parking in the back, (inbetween the court house and Hwy 101.) Also ~~the~~ if this isn't enough parking for jury picking, the Hearne family has a lot almost next to the county property that I believe is for sale. It could also be used maybe in the future for other county building in that area.

I also don't like the way news is trying to bring an issue about an area where there is a green curtain that is maybe located in the area of Hwy 68 or the area east of the last farm land. Is someone trying to say that the area to the east is mostly hard working people who work in the fields of Monterey county.

Well I believe these people on the east side of this racist curtain need a court house where these people work and live at least ^{then} they will get a fair jury

business of people
~~trial in where jurors are picked from~~
~~this~~ ^{or jury pool} and they will probably have some ^{instead of going to Salinas} court or Marina, Monterey ect, which is costly for them to travel to that area for many days involved in a trial, and it being I believe fairer.

OK-ED

My final say is if it gets the City, I would ~~be~~ like what is left over from the \$146 million dollars to build it in Seaside; to be used in southern Monterey County to help our agricultural programs which they say ~~don't~~ ^{don't} have any money, roads, roads, we sure could use all the the support for the hard working People In Southern Monterey County and also all the farm workers in this County.

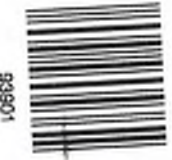
~~and~~ the people of big business that keep these people employed, the ~~other~~ people involved in raising cattle who also work long hours to put beef on your table, how about the working people that work in the oil fields that supply gas, and oil for all of us, plus all of the stores that supply us with food, cloths, refreshments and other people in our cities, and don't forget about our older people who it would be a hardship to drive or be driven to those far away courts.

Please make us equal, at least as a person to everyone else in Monterey county as far as justice for all goes!

Joy Tognetti
 Resident Southern
 Monterey County

P.S I also forgot the people working on the freeway, they are right out there just like the field workers, (right in the sun on those hot days) ~~the~~ type it is reinforced better than the ~~of~~ the old one ~~with~~ I know these are going to do best they can, and when they leave they will be proud of it.

Greg Tomelto
P.O. Box 114
Rockwood Calif
93932



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USA



Barn Swallow

Supervisor Chris Lopez
168 West Alisal
3rd Floor
Salinas Calif, 93901

93901-249934



From: [Karen Jernigan](#)
To: [CFAC](#)
Subject: Courthouse in Greenfield
Date: Thursday, September 12, 2019 5:08:22 AM

Please consider this my letter of support for a new courthouse in Greenfield in South Monterey County.

Residents of rural Southern Monterey County experience greater difficulty in being able to get to court appointments often requiring the need to take a full day off work to drive to courts in Salinas and Seaside. Many of these people are working-class people as evidenced by our demographics and location in the heart of an agricultural area..

Justice for all should not favor people who live in cities when there is an opportunity to have a smaller satellite facility in our area. We are certain that much more money will be spent in Seaside if you give that priority over our long-promised facility. When you closed our King City branch, it was with the understanding that a newer, more modern facility would be in the works for the Salinas Valley.

Sincerely,

--

Karen Jernigan, 206 North Mildred Avenue, King City, CA 93930
831-385-6112 karenjernigan2007@gmail.com



WENTE
FAMILY ESTATES

Keith Roberts
5565 Tesla Road
Livermore, CA 94550

September 12, 2019

Via Electronic Mail

Judicial Council of California (cfac@jud.ca.gov)
2860 Gateway Oaks Drive
Suite 400
Sacramento, CA 95833-4336

RE: Support of Courthouse Facility in City of Greenfield

Honorable Judicial Council:

This letter is to support the construction of a new courthouse facility in the City of Greenfield. It is clear the ranking system developed to rank the communities based on needs is inaccurate, misleading and poorly portrays the dire necessity of a courthouse in south Monterey County. Another new courthouse facility along the Monterey Peninsula simply does not make sense. Already existing courthouse facilities in Marina, Monterey and Salinas are located within miles of one another whereas no such facility exists for the residents of southern inland portion of Monterey County, many of whom are disadvantaged minorities.

For example, those residents residing in King City would need to trek about 50 miles to the nearest courthouse in Salinas. Simply stated, there is no reason to construct yet another new courthouse in Monterey Peninsula when land is made available for such a facility in the City of Greenfield – a central location for those folks residing in southern inland Monterey County.

We fully support a courthouse facility in the City of Greenfield out of justice, fairness and equal treatment to the southern inland Monterey County residents.

Sincerely,

KLK

Keith Roberts
Director of Vineyard Operations

Cc: Paul Wood <pwood@ci.greenfield.ca.us>

From: [Lisa Gardner](#)
To: [CFAC](#)
Subject: Greenfield Courthouse Yes, Seaside No
Date: Wednesday, September 11, 2019 1:06:12 PM

Hello,

I live in Seaside and I say NO to a courthouse in my city.

Greenfield needs it, South Monterey County needs it.

I served on a jury at the Salinas courthouse and listened to one of my companion jurors talk about having to drive from King City to Salinas to fulfill their duty. Every day for two weeks.

That's absolutely ridiculous, particularly now with climate change about to destroy coastal cities. It's only 18 miles from King City to Greenfield, but 63 miles to Seaside. It's 51 miles from Greenfield to Seaside.

We cannot afford to be so short-sighted. Particularly when it's going to cost millions to deal with the effects of ocean inundation of the infrastructure a **Seaside Courthouse would require** (fresh water, sewage and waste water treatment, power and telecommunications). And even more millions to buy up ocean-eroding properties, and move families and businesses into the area identified for a courthouse.

We can do better. You must do better for all your constituents across Monterey County by selecting Greenfield for a new Courthouse, and not Seaside.

Thank you.

L Gardner
93955

September 12, 2019

Judicial Council of California
Court Facilities Advisory Committee
455 Golden Gate Avenue
San Francisco CA 94102
Email: CFAC@jud.ca.gov

Esteemed Council Members:

As a native daughter from the Salinas Valley and a local elected official, the recent news of your Council's decision to move the ranking of the proposed Monterey County Courthouse in Greenfield to Seaside is very disturbing, for several reasons.

First, the long awaited "promise" that a courthouse would be built on donated land, as well as a \$10 million investment by the City of Greenfield, I don't understand why you believe it would be better to spend money to purchase land necessary in Seaside to build a courthouse there, since there's already a courthouse in Monterey, and a traffic court facility in Marina. There was an MOU signed about ten years ago for this project. Will all this be disregarded?

Secondly, the people residing in the Salinas Valley, and all the way to the San Luis Obispo border, need to drive to Salinas to handle matters, including completing their civic duty to serve on a jury. Having a facility in Greenfield would ease the commute, reduce the need to travel to Salinas, and could bring some economic growth to the south county cities.

Additionally, the courthouse in Greenfield could possibly serve the needs of the inmates currently incarcerated at CTF or the Salinas Valley Prison in Soledad, as they are currently taken to Salinas for any court-related matters which is at least a 30 to 40 minute drive, while a drive to a facility in Greenfield would be less than a 20 minute drive.

Finally, in this era of distrust towards elected and appointed officials, it is of utmost importance to provide truth and transparency in what we do. I feel that the decision to lower the ranking of the Greenfield Courthouse proposal far below the one proposed for Seaside is without merit and transparency and I hope you will reconsider its importance in the lives of those in the Salinas Valley.

Respectfully,



Elizabeth Silva, City Council Member for Gonzales
PO Box 243, Gonzales CA 93926
Email: lsilva@ci.gonzales.ca.us

September 12, 2019

Via Electronic Mail

Judicial Council of California (cfac@jud.ca.gov)
2860 Gateway Oaks Drive
Suite 400
Sacramento, CA 95833-4336

RE: Support of Courthouse Facility in City of Greenfield

Honorable Judicial Council:

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For example, those residents residing in King City would need to trek about 50 miles to the nearest courthouse in Salinas. Simply stated, there is no reason to construct yet another new courthouse in Monterey Peninsula when land is made available for such a facility in the City of Greenfield – a central location for those folks residing in southern inland Monterey County.

We fully support a courthouse facility in the City of Greenfield out of justice, fairness and equal treatment to the southern inland Monterey County residents.

Sincerely,



Michael Griva
Owner, F&G Vineyard, LLC.
President, Francioni-Griva Corp.

From: [Monica Sanchez](#)
To: [CFAC](#)
Subject: California Courthouses Projects
Date: Thursday, September 05, 2019 2:40:32 PM

To: Judicial Council of California's Court Facilities Advisory Committee:

My name is Monica Sanchez I was born and raise in the Monterey County. I am a current resident of Greenfield California. The reason for this email is concerning the new courthouse's list that was release on the 29 of August of 2019. To my surprise the courthouse project of South Monterey County was rank #45 of 80. I am heartbroken after the fact that this project was approve on 2010 and the only reason for the delay of the construction of the courthouse was the Great Recession. As a community and even though we had a great need for this courthouse we understood the situation. Through all this years we have work very hard and with a lot of sacrifices donated the land and also 10 million dollars for the construction of this courthouse. To show you the great critical need that we have as a community and county. This courthouse will not only help our city but our near neighbor cities. Some of our South Monterey County residence have to drive more than an hour to the nearest court. I ask you to please reconsider your decision you had promise our community a courthouse we have jump through many hoops we have shown are good faith by providing you with the land and also money. Please make justice for our South Monterey County Residence we are hard working people.

Thank You

Monica Sanchez

From: [Priscilla Barba](#)
To: [CFAC](#)
Subject: Greenfield, CA Courthouse
Date: Wednesday, September 11, 2019 9:41:58 AM

Dear Chief Justice Tani G Cantil-Sakauye,

As a community member of Southern Monterey County, I ask you to bring justice to our region by reprioritizing the proposed courthouse project in Greenfield, California.

Driving down to attend traffic court can take a person almost 2 hours and 4 hours total of their day. I have seen my father take an entire day off from work in order to attend traffic court in the Monterey Bay. When I asked him why he felt it was necessary to take the day off to attend court, he responded "I want to be early, on time, and I know by the time I'm done, my whole day will have gone by."

This facility would serve an entire region of the state that has gone without access to justice since our local court closed their last facility in the region in 2013. As I mentioned above, some residents of our county like my father, have to drive more than two hours to access court facilities. We believe that our judicial system should serve every one of our California's citizens equitably.

We ask that you make the application process more transparent, so we too can assess their contents, arguments, opinions and logic. As taxpayers, we believe this is important because we know the outcome will be the expenditure of over one billion dollars of our tax dollars.

Thank you for considering rural California and its citizens in your decision making process.

Sincerely,
Priscilla Barba

From: [Phil Franscioni](#)
To: [CFAC](#)
Subject: Courthouse Monterey County
Date: Thursday, September 05, 2019 12:00:27 PM

To whom is concerned;

As a 2nd generation Monterey County resident. A few years ago, I was thrilled that a New Courthouse was proposed to be built in Greenfield. There used to be a court in King City but has been closed.

The City of Greenfield Donated 4 acres of land on El Camino Real and kicked in a \$10 Million dollar in kind donation to win the bid for construction. Now your organization has pulled the rug out from under the people of Southern Monterey County saying that you would put the new courthouse in Seaside. Monterey Peninsula already has a superior court in Salinas and Monterey plus a Municipal court in Marina. Residents of Southern Monterey County have to drive over 90 miles to appear in court, while Northern Monterey County has a court in their back yard and building another.... UNFAIR, Discriminatory !!!

Be fair, Put the new Courthouse in Greenfield, serve all the people of Monterey County.

Phil Franscioni
36900 Colony Road
Soledad, Ca. 93960

From: [Paul Miller](#)
To: [CFAC](#)
Subject: Greenfield Courthouse
Date: Wednesday, September 11, 2019 5:09:09 PM

Dear Chief Justice Tani G Cantil-Sakauye:

As a Council Member for the City of Gonzales in Southern Monterey County, I ask that you correct an injustice by reprioritizing the proposed Courthouse project in Greenfield, California.

Prior to being Council Member I was a Peace Officer for the City of Gonzales for 34 years, the last 10 as the Chief of Police. I was Chief in 2013 when the Monterey County Superior Court held a meeting with four Southern Monterey County Police Chiefs to ask for our support in closing the then King City Courthouse for budgetary reasons. During that meeting we were promised by the Presiding Judge, that a new Courthouse would be built in Greenfield in several years or at worse they would reopen the King City Courthouse as their top priority. While this was going to create a hardship for our region, we supported it.

During the time the Courthouse has been closed, residents and officers of Southern Monterey County have had to drive long distances, up to two hours, to access court services or participate in jury duty. I understand that the courts needed to wait until funding was available, as such we were unable to build or reopen a Southern Monterey Courthouse until now.

With that being said, I was disheartened to find out that our local courts have elected to place the building of a new Seaside Courthouse over the much needed and promised South County Courthouse in Greenfield. How are people to trust the court system when our own local court officials fail to keep their word?

Our local court officials have given several excuses why a Courthouse in Seaside is a higher priority than the Greenfield Courthouse, but all of these excuses are not supported by the facts. Even sadder is the fact that our local court officials have not been honest about their actions behind their priorities and have been less than transparent when information has been requested from them.

The Greenfield Courthouse Project would provide a central location to service all of the residents and law enforcement agencies in Southern Monterey County. The project also has a monetary commitment from the City of Greenfield.

Thank you for considering the needs of the hard working residents of Southern Monterey County as you make your decisions.

Sincerely,

Paul Miller
Council Member
City of Gonzales

Paul Miller
Have a Great Day

From: [R Boren](#)
To: [CFAC](#)
Subject: Greenfield Courthouse as a Priority
Date: Thursday, September 12, 2019 8:18:10 AM

Dear Chief Justice Tani G Cantil-Sakauye:

As a resident of Southern Monterey County, I ask you to bring justice to our region by reprioritizing the proposed courthouse project in Greenfield, California.

This facility would serve an entire region of the state that has gone without access to justice since our local court closed their last facility in the region in 2013. Some residents of our county have to drive more than two hours to access court facilities. We believe that our judicial system should serve every one of our California's citizens equitably.

We ask that you make the application process more transparent, so we too can assess their contents, arguments, opinions and logic. As taxpayers, we believe this is important because we know the outcome will be the expenditure of over one billion dollars of our tax dollars.

Thank you for considering rural California and its citizens in your decision making process.

Sincerely,

Rachel Boren

Robinson, Akilah

From: Rebecca Phillips <rebecca_m_phillips@yahoo.com>
Sent: Friday, September 13, 2019 1:08 AM
To: CFAC
Subject: South County Courthouse

As Chris Lopez said, our need is real, and it is immediate. Please reconsider the great need for the importance of a courthouse in South County!

Thank you,

Rebecca DeHart
Current drive to Salinas courthouse is 120 minutes.

From: rrianda@aol.com
To: [CFAC](#)
Subject: Put the Courthouse in Greenfield CA
Date: Wednesday, September 11, 2019 1:13:14 PM

Southern Monterey County is underserved. Please reconsider placing the Courthouse in Greenfield. From Greenfield to the Southern end of Monterey County is over an hour drive and choosing to live in this area should not limit our services. For most anything major I have to drive to Salinas 40 miles away or go to Paso Robles 60 miles away which is in another county for any major grocery shopping, housewares, vehicles, etc. I was summoned to Jury Duty last year to appear in Monterey. That was over 60 miles away and it took with traffic which is all the time these days 1 ½ hours each way to get there. I was not compensated because as soon as the judge saw I was from South County she immediately released you. How is this a fair system of justice if its only certain zipcodes that are allowed to be on jury. This is not a fair system of justice if you only take people to serve on a jury that live the closest nor does that seem impartial. There is a world south of Salinas that is a beautiful place that deserves to have a just as many services as the population on the Peninsula. Please reconsider putting a courthouse in the community of South County, Greenfield , CA. I would much rather serve when its 6 miles from my home than 60 miles away.

Renee Rianda
36780 Ashley Avenue
Greenfield, CA 93927
831-674-5891

Stephanie J. Garcia
394 Thorp Avenue
Greenfield, CA 93927
(831) 210-8002

September 13, 2019

VIA EMAIL: CFAC@jud.ca.gov

Hon. Tani G. Cantil-Sakauye
Chief Justice
Judicial Council of California
Court Facilities Advisory Committee
455 Golden Gate Avenue
San Francisco, CA 94102

RE: **Reprioritizing the Proposed Courthouse Project in Greenfield, CA**

Dear Chief Justice Cantil-Sakauye,

I am a 12 year resident of the City of Greenfield, lifelong resident of Monterey County and have commuted to the Monterey Peninsula for over 30 years from Salinas, Prunedale and Greenfield for purposes of my employment as a legal professional in the private sector.

As you are well aware, the long promised and awaited construction of a South Monterey County Courthouse was approved to replace the unsafe and physically deficient King City Courthouse, which has been closed since 2013, and to provide the southern region of Monterey County with a modern, secure, full-service facility of three courtrooms in order to provide expanded court services through increased judicial-proceedings capacity, return needed civil and small claim case processing to the south region of Monterey County and alleviate the overcrowding at both the Salinas and Monterey Courthouses.

I was dismayed to see the Draft Statewide List of Trial Court Capital-Outlay Projects dated August 29, 2019, which lists the New South Monterey County Courthouse in the High Need Category, well below the Monterey County New Fort Ord Courthouse, which is now somehow in the Critical Need Category.

This correspondence respectfully requests that the JCC Court Facilities Advisory Committee reconsider and re-rank the South Monterey County Courthouse project as it was previously ranked - an Immediate Need Project.

When the JCC approved the indefinite delay of seven SB 1407 projects, including the New South

Hon. Tani G. Cantil-Sakauye
Chief Justice
September 13, 2019
Page 2

Monterey County Courthouse in October, 2012, the projects listed in the category of "Indefinitely Delayed" were defined as "*indefinitely delayed until funds become available sometime in the future.*"

As funds have now become available, I believe it is equitable and reasonable that the South Monterey County Courthouse project, as one that was indefinitely delayed in 2012, should receive priority status over the other projects listed in the August, 2019 Trial Court Capital Outlay Projects, that were not one of the seven projects delayed in 2012.

I would also like you to take notice of the following sequence of events prior to the indefinite delay of the South Monterey County Courthouse:

- The Judicial Council adopted an updated Trial Court Capital Outlay Plan and 41 projects were to be funded by SB 1407. The new South Monterey County Courthouse was ranked in the Immediate Need Project Priority Group. (See attached Fact Sheet)
- The City of Greenfield donated the 4-acre parcel of land for the construction of the Courthouse
- The AOC selected Architect Mark Cavagnero Associates for the South County Courthouse project funded under SB 1407 and architectural designs were drawn
- Funding for the South Monterey County Courthouse was included in the FY 2009-2010 Budget Act.
- The AOC complied with CEQA by filing a categorical exemption for the South Monterey County projects preferred site.
- The South Monterey County Courthouse site was approved by the State Public Works Board in May, 2011.

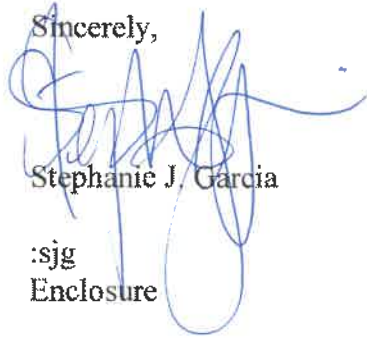
Furthermore, the City of Greenfield has pledged \$10,000,000 toward the construction of the Courthouse this year, so as to address the critical need for court services in the South Monterey County region.

As can clearly be seen, the South Monterey County Courthouse project is a true, taxpayer funded and shovel ready project which should move forward immediately. Our region is the fastest growing region in Monterey County and does not appear to be slowing down. Both Gonzales and Soledad each have 1,000 homes slated for construction; Greenfield, as well, has hundreds of homes currently under construction and hundreds more planned. This facility would serve an entire region of the State that has gone without access to justice since our local court closed their last facility in the region in 2013. Furthermore, many residents of our county have to drive more than two hours to access court facilities. Our judicial system should serve every one of California's citizens equitably.

Hon. Tani G. Cantil-Sakauye
Chief Justice
September 13, 2019
Page 3

Please also consider making the application process more transparent, so the public can assess the contents, arguments, opinions and logic in the project listing. As a taxpayer, I firmly believe this is important because the outcome will be the expenditure of over one billion dollars of our tax dollars.

Sincerely,



Stephanie J. Garcia

:sjg

Enclosure

Facilities Working Group on SB 1407 Projects Based on FY 2012-2013 Budget Act Reductions to Construction Funds October 5, 2012 FINAL 10 County

County	Project Name	Recommendations
1 El Dorado	<u>New Placerville Courthouse</u>	<u>Proceed</u> with site acquisition and reduce hard construction budget by an additional 10%
2 Fresno	<u>Renovate Fresno County Courthouse</u>	<u>Proceed</u> with design, after completion of <u>trial court operations review</u> , on significantly reduced project scope proposed by court
3 Glenn	<u>Renovate and Addition to Willows Courthouse</u>	<u>Proceed</u> with design, after completion of <u>trial court operations review</u>
4 Imperial	<u>New El Centro Family Courthouse</u>	<u>Proceed</u> with design, after completion of <u>trial court operations review</u> , reducing hard construction budget by an additional 10%
5 Inyo	<u>New Inyo County Courthouse</u>	<u>Proceed</u> with site acquisition and reduce hard construction budget by an additional 10%
6 Kern	<u>New Delano Courthouse</u>	<u>Indefinitely delayed</u>
7 Kern	<u>New Mojave Courthouse</u>	<u>Indefinitely delayed</u>
8 Lake	<u>New Lakeport Courthouse</u>	<u>Proceed</u> with working drawings when funding is authorized and after completion of <u>trial court operations review</u> .
9 Los Angeles	<u>New Eastlake Juvenile Courthouse</u>	<u>Proceed</u> with reassessment of renovation option. If project proceeds as a new construction project, proceed with securing proposed site from the County of Los Angeles at a reduced cost
10 Los Angeles	<u>New Glendale Courthouse</u>	<u>Indefinitely delayed</u>
11 Los Angeles	<u>New Los Angeles Mental Health Courthouse</u>	<u>Proceed</u> with securing site from the County of Los Angeles at a reduced cost
12 Los Angeles	<u>New Santa Clarita Courthouse</u>	<u>Indefinitely delayed</u>
13 Los Angeles	<u>New Southeast Los Angeles Courthouse</u>	<u>Proceed</u> with reassessment to confirm project size, and then proceed with site acquisition and reduce hard construction budget by an additional 10%
14 Los Angeles	<u>Renovate Lancaster Courthouse</u>	Court Facilities Working Group forwarded project to Trial Court Facility Modifications Working Group for its review
15 Mendocino	<u>New Ukiah Courthouse</u>	<u>Proceed</u> with site acquisition for project with one less courtroom
16 Merced	<u>New Los Banos Courthouse</u>	<u>Proceed</u> with design, after completion of <u>trial court operations review</u>
17 Monterey	<u>New South Monterey County Courthouse</u>	<u>Indefinitely delayed</u>
18 Nevada	<u>New Nevada City Courthouse</u>	<u>Proceed</u> with study and estimating on-site renovation and expansion project based on court proposal, and begin design when funding is authorized
19 Placer	<u>New Tahoe Area Courthouse</u>	<u>Indefinitely delayed</u>
20 Plumas	<u>New Quincy Courthouse</u>	<u>Indefinitely delayed</u>
21 Riverside	<u>New Hemet Courthouse (Mid-City Req)</u>	<u>Proceed</u> with reassessment of project to explore lease option. If project proceeds as a new construction project, proceed with site acquisition
22 Riverside	<u>New Indio Juvenile and Family Courthouse</u>	<u>Proceed</u> with design, after completion of <u>trial court operations review</u>
23 Sacramento	<u>New Sacramento Criminal Courthouse</u>	<u>Proceed</u> with site acquisition
24 San Diego	<u>New Central San Diego Courthouse</u>	<u>Proceed</u> with working drawings
25 Santa Barbara	<u>New Santa Barbara Criminal Courthouse</u>	<u>Proceed</u> with study and estimating renovation and expansion project using property currently owned by the state based on court proposal, and begin design when funding is authorized
26 Shasta	<u>New Redding Courthouse</u>	<u>Proceed</u> with design when funding is authorized for preliminary plans and after completion of <u>trial court operations review</u>
27 Siskiyou	<u>New Yreka Courthouse</u>	<u>Proceed</u> with design when funding is authorized for preliminary plans and after completion of <u>trial court operations review</u>
28 Sonoma	<u>New Santa Rosa Criminal Courthouse</u>	<u>Proceed</u> with design when funding is authorized for preliminary plans and after completion of <u>trial court operations review</u>
29 Stanislaus	<u>New Modesto Courthouse</u>	<u>Proceed</u> with site acquisition
30 Tehama	<u>New Red Bluff Courthouse</u>	<u>Proceed</u> with design, after completion of <u>trial court operations review</u>
31 Tuolumne	<u>New Sonora Courthouse</u>	<u>Proceed</u> with design when funding is authorized for preliminary plans and after completion of <u>trial court operations review</u>

Proceed - Projects will move forward as indicated above. Proceeding with a project does not supersede previous direction from the Judicial Council, including April 2012 direction on reassessments, most of which still need to be done

Indefinitely delayed - Projects are indefinitely delayed until funds become available sometime in the future. No work to proceed on site acquisition or design.

Modifications - Scope of this project is a facility modification, not a capital-outlay project. Therefore the working group has directed the project to the Trial Court Facility Modifications Working Group for review.

Trial Court Operations Review - The state Department of Finance (DOF) requires review of staffing and operations of the trial courts before design proceeds on each SB 1407 project.



ADMINISTRATIVE OFFICE
OF THE COURTS
455 Golden Gate Avenue
San Francisco, CA
94102-3688
Tel 415-865-4200
TDD 415-865-4272
Fax 415-865-4205
www.courtinfo.ca.gov

FACT SHEET

March 2009

Improving Trial Court Facilities: Monterey—New South Monterey County Courthouse

In October 2008 the Judicial Council adopted an updated Trial Court Capital Outlay Plan and a list of 41 projects to be funded by SB 1407. AOC staff has completed a funding request for 15 projects, 13 of which have initial funding included in the FY 2009-2010 Budget Act. Approval of these projects mark important progress toward implementing needed improvements for courts across California.

Funding for this project—the Monterey—New South Monterey Courthouse—has been included in the FY 2009-2010 Budget Act.

New South Monterey County Courthouse

A new South Monterey County Courthouse is proposed for initial funding of \$0.7 million for FY 2009-2010. The new facility will house three courtrooms. The estimated total cost for this courthouse of approximately 47,200 gross square feet is \$65.2 million (escalated to construction mid-point in spring 2014). This project is ranked in the Immediate Need Project Priority Group of the Trial Court Capital-Outlay Plan and is one of the highest priority capital-outlay projects for the judicial branch.

Lack of Security, Severe Overcrowding, Poor Physical Conditions, and Reduced Access to Court Services

The proposed new courthouse will accomplish the following immediately-needed improvements to the superior court and enhance its ability to serve the public:

- Replace the unsafe and physically deficient King City Courthouse;
- Expand court services—including the return of civil and small claims case processing to the southern part of the county—by increasing judicial-proceedings

capacity, moving from two to three courtrooms to accommodate one new judgeship from proposed Senate Bill 1150 (Corbett);

- Enhance access to court services by expanding to a full-service courthouse for south county residents, enabling the court to operate more effectively and efficiently in the south county area. This project returns civil, including jury trials, and small claims case processing to the south county area, eliminating the need for south county residents to drive from 65 to upwards of 100 miles for these services;
- Provide basic services heretofore not provided to south county area residents due to space restrictions: a self-help center, a jury assembly room, a children's waiting room, adequately-sized in-custody holding, an alternative dispute resolution center, attorney interview/witness waiting rooms, and the capability to hold proceedings on state prison cases in the same region in which they are derived—from the state prison facilities in the City of Soledad—instead of 50 miles away at the Salinas Courthouse Complex;
- Provide site capacity for a future building addition for one future new judgeship; and
- Reduce case load processing and overcrowding at the existing Monterey County Courthouse and at the Salinas Courthouse Complex, by shifting civil and small claims cases to the new courthouse.



No Secure Sallyport for Prisoner Transport into the King City Courthouse

Local Government Collaboration on Project

In March 2008, AOC staff met with leaders of local city governments in the southern region of the county (i.e., the cities of Greenfield, Soledad, and King City) to gain an understanding of properties that may be available in the future for the new courthouse and to discuss potential economic opportunities in the forms of land donations or below-market land acquisition costs. At this time, official resolutions have been passed by the Redevelopment Agency of the City of Greenfield—offering a land donation for the new courthouse site, adjacent to a site that is planned to be the future home of their police department and city hall—and by the cities of Soledad and King City—pledging their assistance during the AOC's site selection and acquisition process. While AOC staff did not meet with either the City of Gonzales or the County of Monterey to discuss potential sites, all local municipalities will be able to offer available sites for consideration at the time initial project funding is achieved.

Long-term Funding Needs

The enactment of SB 1407 was the major first step in funding 41 urgently needed courthouse improvement projects across the State of California. The Trial Court Capital-Outlay Plan includes another 112 projects for which funding has not been secured. California judicial branch will continue to explore additional, alternative means to fund the state's sizable need for courthouse infrastructure improvements while it implements the 41 projects to be funded by SB 1407.

More Information

A project feasibility report for the New South Monterey County Courthouse, dated July 1, 2008, was prepared by AOC staff. This report documents the poor functional and physical conditions of the existing King City court facility in Monterey County, explores options for how best to meet the needs of the court and of the public, and estimates the cost to construct a new facility. This document can be downloaded from the following Web site:

www.courtinfo.ca.gov/programs/occm/documents/pfr-monterey.pdf

For further information, please email the AOC-Office of Court Construction and Management at OCCM@jud.ca.gov.

MONTEREY  **PACIFIC**
Applied Agricultural Technologies

September 12, 2019

Via Electronic Mail

Judicial Council of California (cfac@jud.ca.gov)
2860 Gateway Oaks Drive
Suite 400
Sacramento, CA 95833-4336

RE: Support of Courthouse Facility in City of Greenfield

Honorable Judicial Council:

This letter is to support the construction of a new courthouse facility in the City of Greenfield. It is clear the ranking system developed to rank the communities based on needs is inaccurate, misleading and poorly portrays the dire necessity of a courthouse in south Monterey County. Another new courthouse facility along the Monterey Peninsula simply does not make sense. Already existing courthouse facilities in Marina, Monterey and Salinas are located within miles of one another whereas no such facility exists for the residents of southern inland portion of Monterey County, many of whom are disadvantaged minorities.

For example, those residents residing in King City would need to trek about 50 miles to the nearest courthouse in Salinas. Simply stated, there is no reason to construct yet another new courthouse in Monterey Peninsula when land is made available for such a facility in the City of Greenfield – a central location for those folks residing in southern inland Monterey County.

We fully support a courthouse facility in the City of Greenfield out of justice, fairness and equal treatment to the southern inland Monterey County residents.

Sincerely,



Steve McIntyre
President



September 13, 2019

Dear Judicial Council,

I am writing to ask that you revisit your ranking of the Greenfield Courthouse project and place it near the top of your immediate needs list in recognition of your commitment to this community over a decade ago. It is not only important to recognize and follow through on your commitment, but to acknowledge the partnership shared with this small rural community who put their land, financial resources and political will behind your project in 2006 and 2008.

I represented the region when the project was awarded to Greenfield and shared in the heartache when the project was defunded. We never gave up, we worked through our local courts to look for new opportunities to acquire funding to keep the project alive. Our local judges chose to close the existing South County courthouse in 2013 and the reverberations of that decision are being felt in the region to this day.

I believe that your methodology needs to give more weight to those communities who stepped up and continue to step up to make access to justice throughout California, including rural California, a reality. I believe it is time to restore justice to the communities that need it most, as an elected official I fought to bring services into the regions that needed them most. I believe you should take the same approach to provide the public access to their courts.

As the author of the California Ethics Bill, or AB1234, I would implore you to allow more sunshine into your process. I was disheartened to learn from my successor and former colleagues that your attorneys chose not to allow them access to the applications for these new facilities. With the substantial investments proposed by this ranking system for new public buildings, that will be paid for by public taxpayer's dollars, hiding documents from those we serve will never be seen as the best course of action. I ask that you correct this course before some legislator, a group of which I am a recovering member, decides that you need it to be imposed upon you.

I hope you will do right by the Southern Monterey County and by all the people of California by creating a more fair and transparent process.

Sincerely,

Simon Salinas
Former California Assembly Member
Former Monterey County Supervisor

Robinson, Akilah

From: Sir Knight Jaime Ayala <st.marysknights17167@gmail.com>
Sent: Friday, September 13, 2019 9:43 AM
To: CFAC
Subject: Greenfield's Needs

I'm writing on behalf of many many South Monterey county residents that are being neglected by not having a court house. You expect them to continue to drive 40 min to Salinas or the peninsula to get justice. That's just not fair

Simply because they are of a lower education demographic and because they do not have the kind of money the peninsula has to throw at judicial elections. This just makes our current system even more bias and against the less fortunate. Please consider giving Greenfield and all south Monterey county residents a judicial voice. A voice so badly needed

Jim

**Clark Colony Water Company
33 El Camino Real
Greenfield, Ca 93927**

September 12, 2019

Via Electronic Mail

Judicial Council of California (cfac@jud.ca.gov)
2860 Gateway Oaks Drive
Suite 400
Sacramento, CA 95833-4336

RE: Support of Courthouse Facility in City of Greenfield

Honorable Judicial Council:

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For example, those residents residing in King City would need to trek about 50 miles to the nearest courthouse in Salinas. Simply stated, there is no reason to construct yet another new courthouse in Monterey Peninsula when land is made available for such a facility in the City of Greenfield – a central location for those folks residing in southern inland Monterey County.

We fully support a courthouse facility in the City of Greenfield out of justice, fairness and equal treatment to the southern inland Monterey County residents.

Sincerely,



Michael Griva
President, Clark Colony Water Company

Cc: Paul Wood <pwood@ci.greenfield.ca.us>

From: [Robin Butterworth](#)
To: [CFAC](#)
Subject: The Courthouse to be built in Greenfield
Date: Thursday, September 12, 2019 1:31:58 PM

I am a resident of Monterey County at 71 Spring Rd. Royal Oaks, Ca. 95076
Here in this opposite side of the county, where this controversy exists we as resident have been asked forever to drive 32 miles to our closest Courthouse in Salinas. Greenfield is 37 miles away from the Salinas Courthouse. Never have any local supervisors come to our rescue or seen us as needy or having hardships when it comes to access of our designated Courthouse business. As far as I am concerned, it would be an easier access to put the Courthouse in Seaside. A nicer drive and less traffic. Please stay with your original decision and build it in Seaside.

Thankyou
Robin Butterworth
71 Spring Rd.
Royal Oaks, Ca. 95076
831-234-5226
robinbutter@gmail.com

NEVADA

Presentation Slides

Nevada City Courthouse Renovation & Reuse Concept

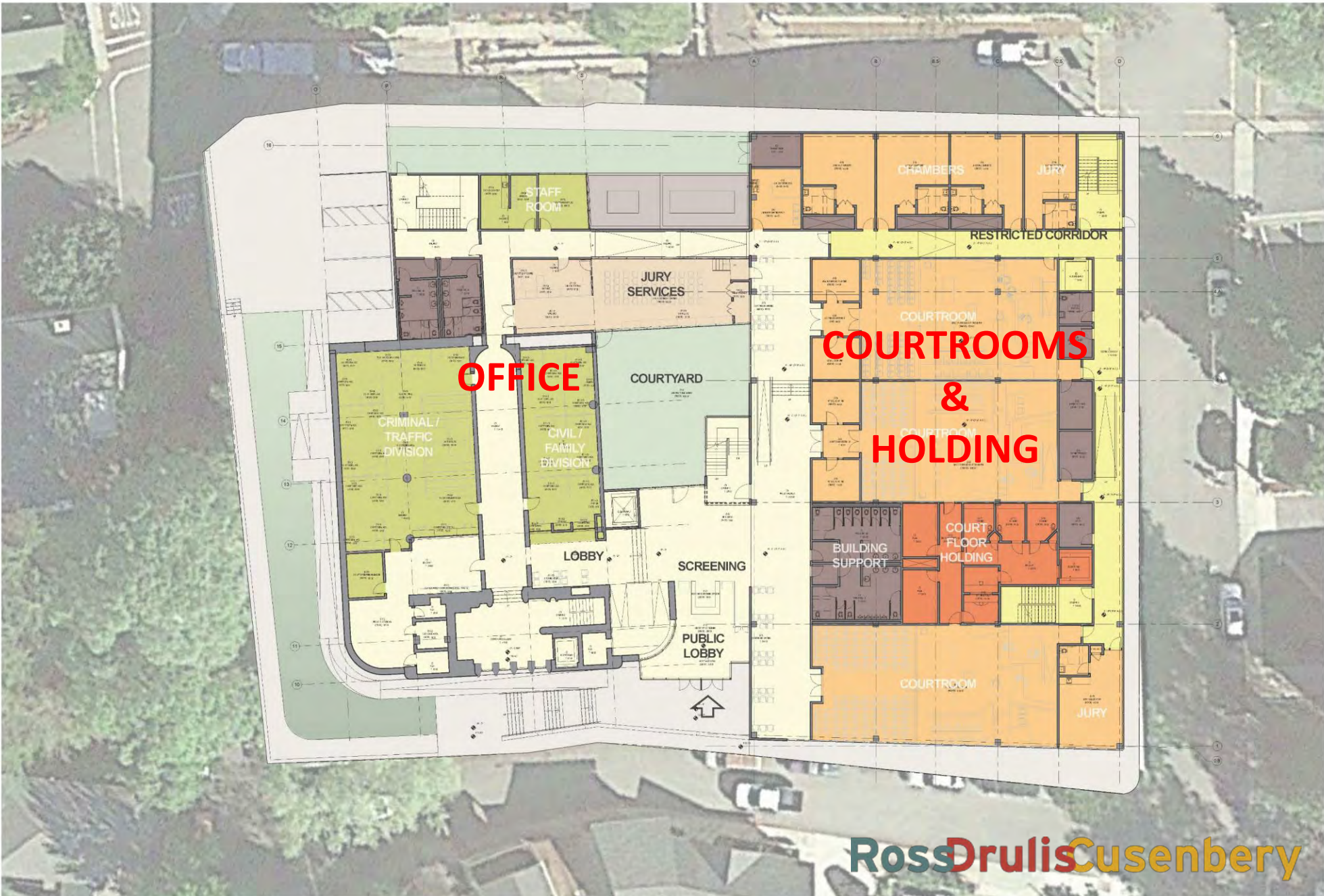


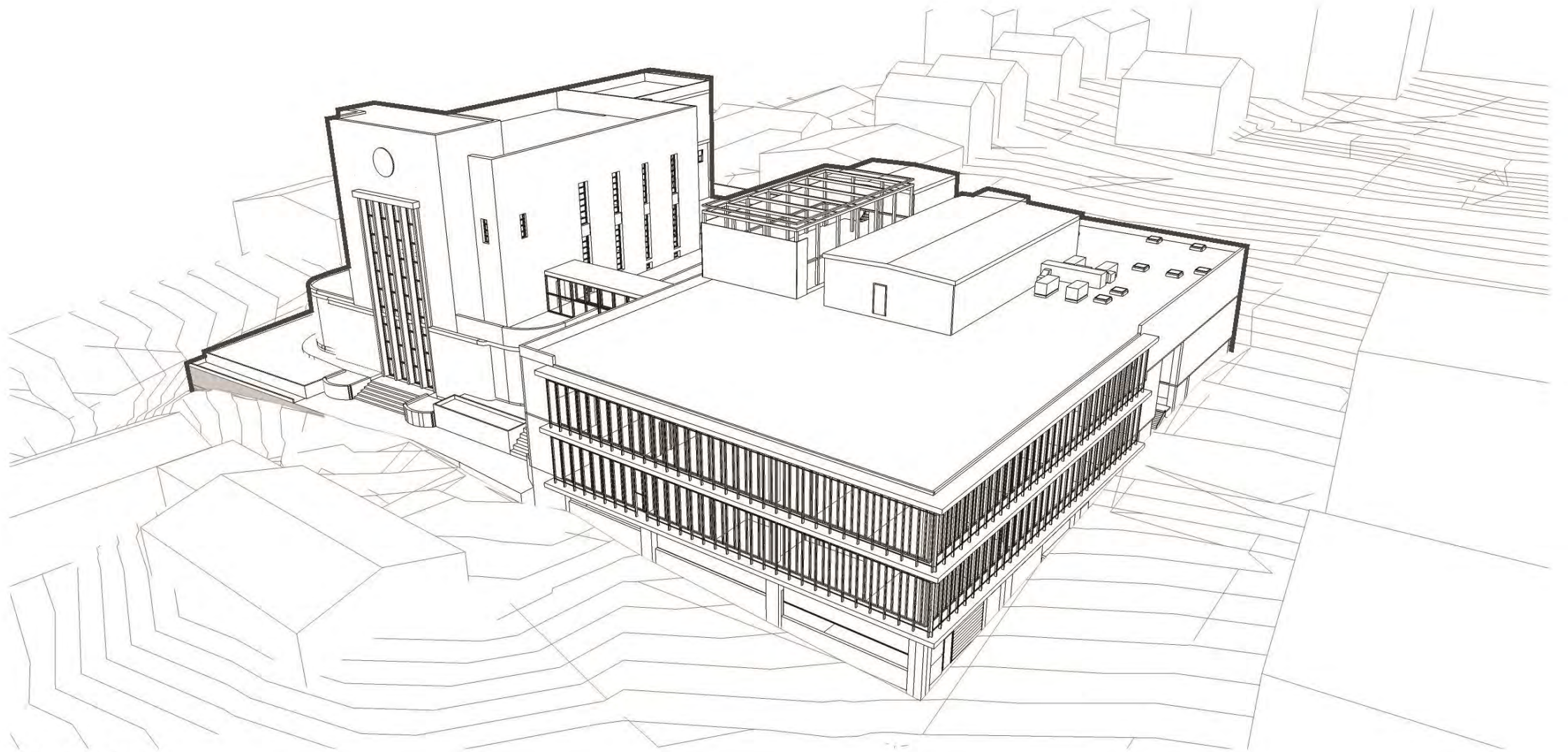
Ross Drulis Cusenbery



COUNTY ADMINISTRATION CENTER

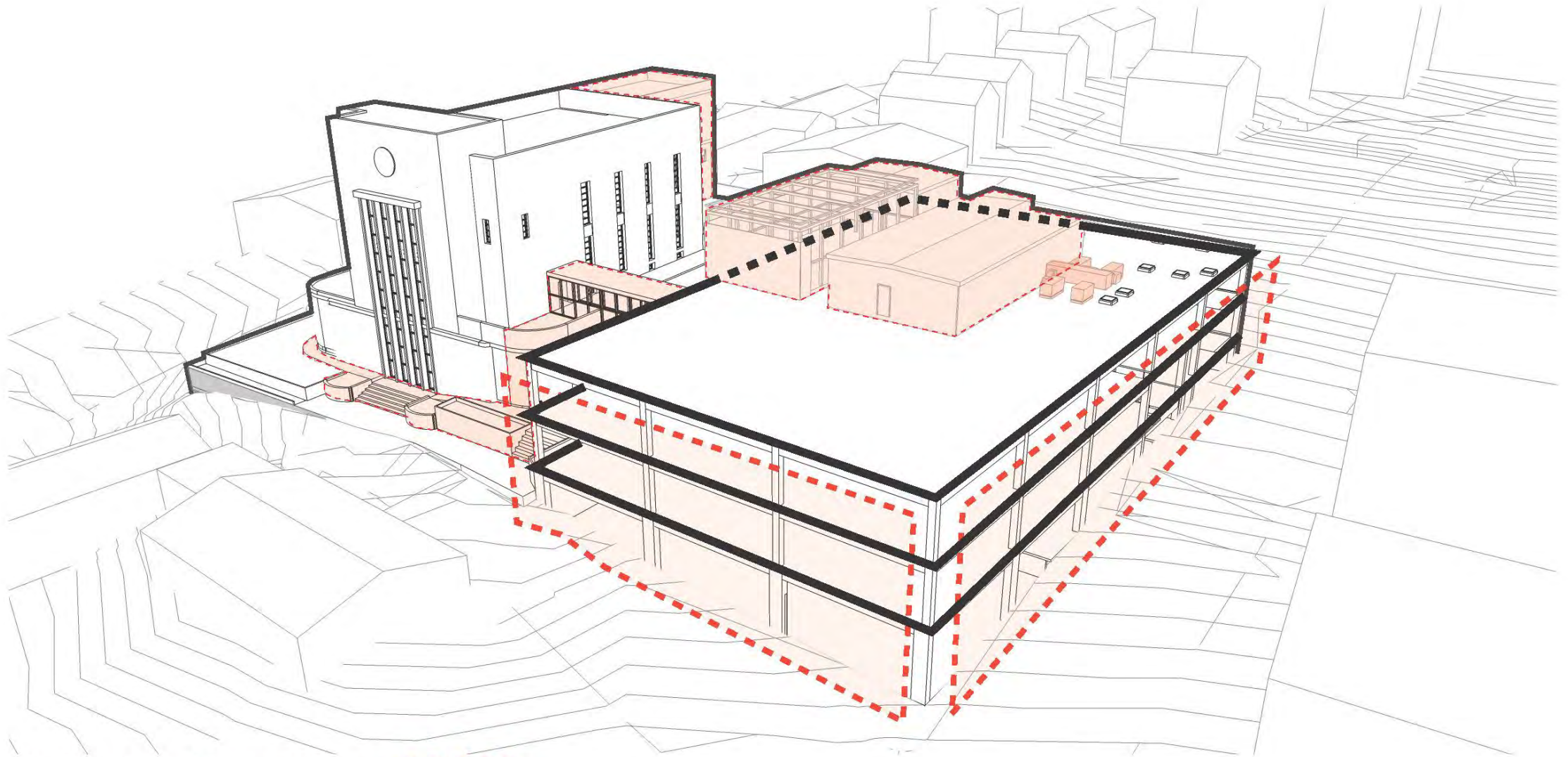
GUILFORD COUNTY, NC



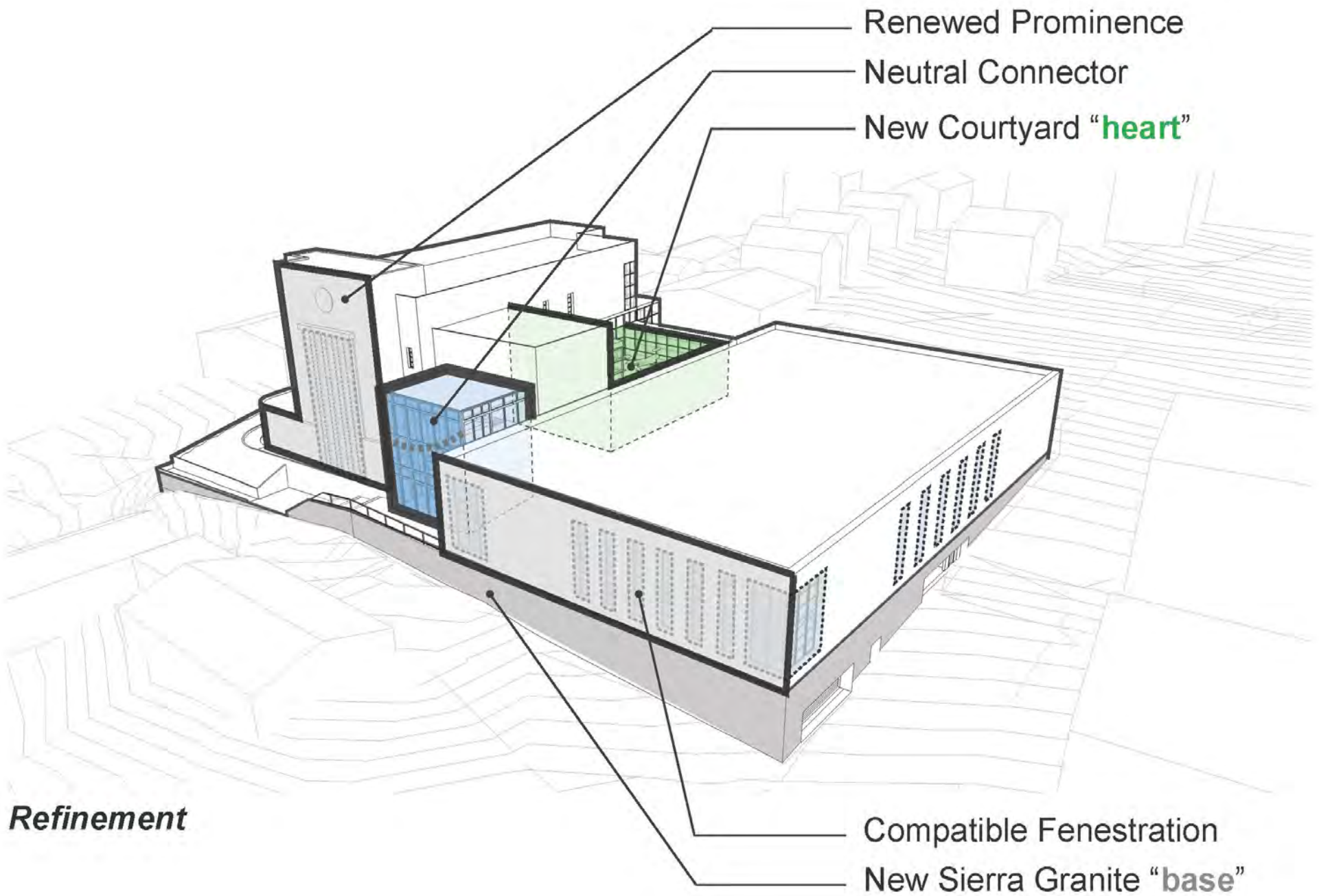


Existing

RossDrulisCusenbery



Selective Demolition 



Renewed Prominence

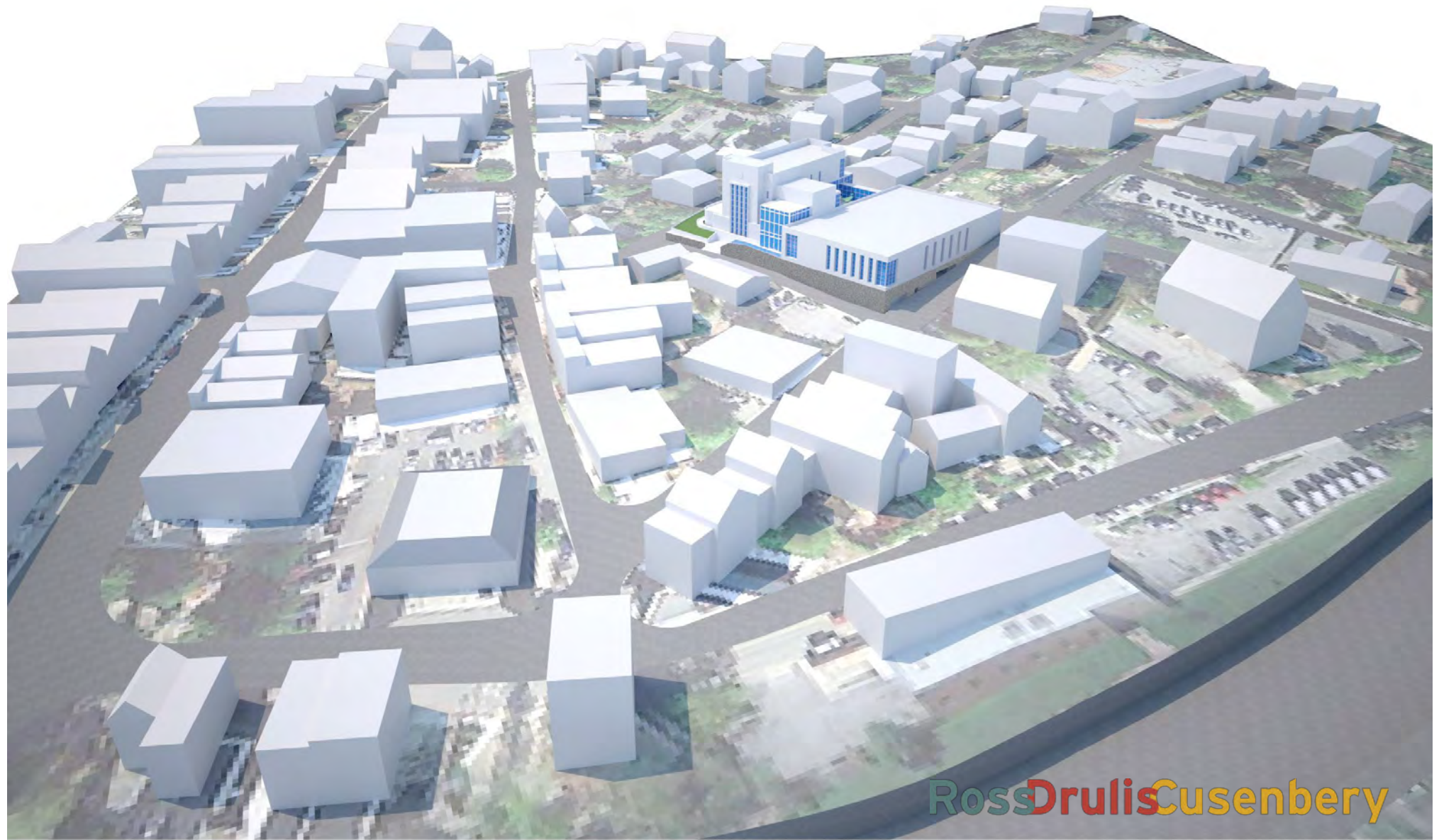
Neutral Connector

New Courtyard "heart"

Refinement

Compatible Fenestration

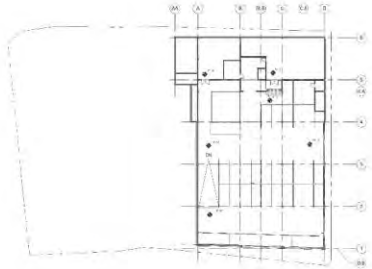
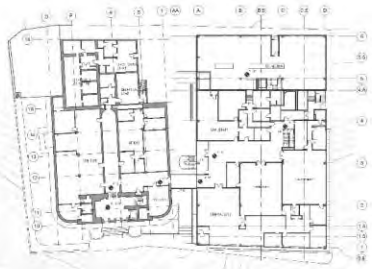
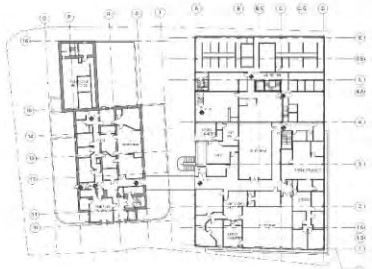
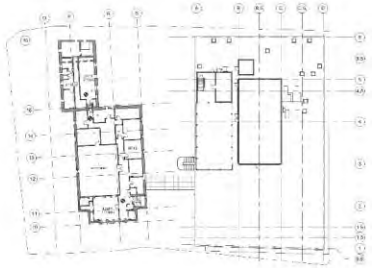
New Sierra Granite "base"



Ross Drulis Cusenbery

PHASED IMPLEMENTATION

EXISTING



- Legend**
- demolition
 - temporary facilities (mech.)
 - temporary facilities
 - new construction
 - renovation
 - circulation exit
 - circulation

PHASE 1



PHASE 2



- Legend**
- demolition
 - temporary facilities (mech.)
 - temporary facilities
 - new construction
 - renovation
 - circulation exit
 - circulation

PHASE 3



SUPERIOR COURT OF THE STATE OF CALIFORNIA
County of Nevada



LINDA J. SLOVEN,
Presiding Judge

B. SCOTT THOMSEN,
Assistant Presiding Judge

THOMAS M. ANDERSON, *Judge*

ROBERT L. TAMIETTI, *Judge*

CANDACE S. HEIDELBERGER,
Judge

S. ROBERT TICE-RASKIN, *Judge*

JASON LACHANCE,
Commissioner

201 Church Street
Nevada City, CA 95959
(530) 265-1311

JASON B. GALKIN,
Court Executive Officer

To the members of the Court Facilities Advisory Committee:

The Court has reviewed the initial Project Needs-Based Scorecard for the Project entitled "New Nevada City Courthouse" with Project ID "P29-N-01". In reviewing the information contained therein as well as the supporting documents, several issues have been identified that the Court believes merit further review and reconsideration. By way of comments for review by the Court Facilities Advisory Committee, below are some of the items that the Court believes should be considered prior to score finalization:

1. The Project contemplates new construction at the "Cement Hill/SR49" location. This location had previously been reviewed and several issues were identified with the land, including its status as wetlands and proximity to the water table. After the last assessment was done on this location, Nevada County considered purchasing the property and discovered that the owner desired far more than the property's assessed value. In addition, the previous assessment had contemplated several alternatives including replacing or remodeling the existing site. Finally, there may be new or different properties currently available that were not available when the initial assessment was done in 2011.
2. There are significant shortcomings in the Facility Condition Index (FCI) analysis for both the historic courthouse and the courthouse annex. The historic courthouse assessment excludes a significant portion of the building which has been abandoned because it is condemned. Instead of this square footage being accounted for as currently in a "failed" state, it was excluded entirely. This is true of condemned space attached to the courthouse annex as well. Ironically, items like doors or shower heads in or connecting to condemned areas *were* included. Obviously, not including failed components or systems significantly reduces the overall cost of needed repairs within a 10 year timeline. Condemned space should not be similarly scored with unoccupied space as it is currently in a "failed" state.
3. The FCI for the historic courthouse listed its elevator as having a remaining useful life of 25 years, though that elevator is quickly approaching being 100 years old. Parts for the elevator are not readily available, and most recently when a power transformer malfunctioned several years ago a new one had to be custom built from scratch by Otis along with a crane being needed to remove and install the replacement. That elevator, which is the exclusive means of ADA access to every floor but the first, was decommissioned for months during the process. With a unit cost of 3.7 million dollars, its age, the difficulty of acquiring replacement parts or repairing, and the fundamental


impact on access it has, this item should not be listed as both being in "Good" condition and having a remaining useful life of 25 years. There is at least one office space where flooring replacement or repair has been deferred in the annex and it was not included in the FCI.


4. With regard to calculations for Overcrowding and Physical Condition – each score is lower than prior assessments that were done of the facility. It is unclear whether the same conditions were identified by this analysis and the last analysis. One would likely expect that physical condition to degrade over time rather than improve barring substantial and significant repairs and replacements. It is unclear whether the methodology for assessing these items has changed significantly, the items assessed has changed, or a combination of both. In addition, at the time this letter was drafted, no breakdown of the analysis for scoring the Physical Condition has been provided to the Court. There is no way for the Court to confirm or identify shortcomings in the Physical Conditional analysis without access to the underlying information used to score the same. There is no way for the Court to verify whether the Physical Condition analysis includes (as the FCI clearly excluded) the significant costs of currently necessary ADA improvements amounting to at least 2.7 million dollars.

This list of items that requires review and consideration should not be seen as exhaustive, but rather a list of issues that could have a relatively large impact on the assignment of a "Prioritization Category" as a "Critical Need" instead of an "Immediate Need" as well as the vetting of potential locations for the project.

The Court believes strongly that there is a dire need for this project and is committed to its success. Many years of effort between the Judicial Council, the Court, and the community have been spent vetting and considering various methods of addressing that need. Any steps forward should ensure that due consideration is given to those past efforts. The Court is ready to see this long overdue project come to fruition and is looking forward to proceeding with the projects next steps. The Court will provide any information and input necessary or beneficial to assist in achieving that goal.

Sincerely,


Linda J. Sloven
Presiding Judge


B. Scott Thomsen
Assistant Presiding Judge


Jason B. Galkin
Court Executive Officer



City of Nevada City

To: Judicial Council of California
Court Facilities Advisory Committee
455 Golden Gate Avenue
San Francisco, California 94102
Att: Chris Magnusson

Dear Committee Members and Staff,

09/25/2019

We greatly appreciate the opportunity to address you on the subject of the Nevada City Courthouse. Our Committee, the Nevada City Courthouse Committee, which I chair, has been working on this project for a bit more than a decade.

Michael Ross and I look forward to addressing you at your October meeting. In addition to our comments that will be made at that meeting, the Committee is, submitting printed copies of three documents for your review:

1. Nevada City Courthouse Supporting Documents, September 2019.
2. Supporting Documents for Reuse, Renovation and Expansion of Existing Courthouse Facilities and letters of community support.
3. Nevada City Courthouse Feasibility Study – Ross, Drulis and Cusenbery Commissioned and funded by the City of Nevada City – December 15, 2015.

Conclusions:

- The California Judicial Council will save tens of millions of dollars by utilizing and expanding the existing Nevada City Courthouse facilities.
- There is broad-based community support to do so.
- The Nevada County judges support this approach.
- The City of Nevada City will fund and conduct all sidewalk, roadway and infrastructure improvements needed at the construction site.
- The Nevada City Courthouse is ready to move into the design phase.

Thank you for your consideration.

Very Sincerely,

Paul Matson, Chair, Nevada City Courthouse Committee



City of Nevada City

Nevada City Courthouse Supporting Documents 2010 – 2019

Sept 2019



Judicial Council of California
ADMINISTRATIVE OFFICE OF THE COURTS

OFFICE OF COURT CONSTRUCTION AND MANAGEMENT

455 Golden Gate Avenue • San Francisco, California 94102-3688
Telephone 415-865-4900 • Fax 415-865-8885 • TDD 415-865-4272

RONALD M. GEORGE
Chief Justice of California
Chair of the Judicial Council

WILLIAM C. VICKREY
Administrative Director of the Courts

RONALD G. OVERHOLT
Chief Deputy Director

LEE WILLOUGHBY
Director, Office of Court
Construction and Management

New Nevada City Courthouse
Project Advisory Group Meeting
MINUTES

Meeting Date: November 18, 2010 (12:00 – 1:30 pm)

Superior Court: Hon. Thomas Anderson Presiding Judge of the Superior Court of California
Hon. Candace Heidelberger Assistant Presiding Judge of the Superior Court of California
Sean Metroka Court Executive Officer, Superior Court, State of California

County: Steve Monaghan Director, Information and General Services, County of Nevada
Cliff Newell District Attorney

Sheriff: Captain Jeff Powell Nevada County Sheriff's Office

AOC: Rob Uvalle Manager, OCCM, Design and Construction Services, North Central
Regional Office
Theresa Dunn Senior Real Estate Analyst, OCCM
Ted Kopecko Project Manager for Design & Construction Services
Christine Foster Principal and Broker, Verger Corp.

City: Gene Albaugh City Manager, Nevada City

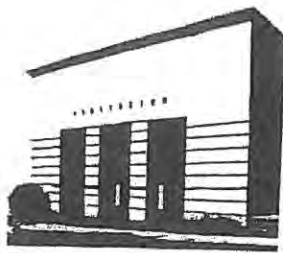
Bar Association: Stephen Baker Attorney at Law

Not in Attendance: Hon. Julie McManus Judge of the Superior Court of California

The information contained in this meeting report represents my understanding of the items discussed and the conclusions reached. Please notify Theresa Dunn in writing at theresa.dunn@jud.ca.gov within 5 days of the date of issue of this report of any discrepancies or omissions or this report will be considered complete and accurate

Rob, Sean and Ted informed the group about the meeting preceding the PAG with the Nevada City ONLY Courthouse Committee. The advantages of the NCE site were promoted by Rob, Sean and Ted. They also made clear to the Committee that the existing courthouse site in conjunction with the school district admin site is not viable as a new courthouse site. The PAG reiterated that the preferred sites are NCE, Cement Hill/Hwy 49 NW corner, and the County's site 9a near Juvenile Hall site. The 7-11 commission of the Nevada City School District is not expected to have a

recommendation about whether to sell NCE. The PAG reiterated that the aforementioned sites will be presented along with site #12 where the USFS is a tenant as viable sites at the public meeting on Dec. 14. Laura then discussed the public meeting and what she envisions happening. Logistics were discussed. The County offered a space for the meeting. Laura and Steve Monaghan to work out the details. Next the questions posed previously by Gene Albaugh were discussed and answers were determined. Then it was determined that Theresa Dunn write a letter to the Nevada City School District stating firmly the AOC's interest in the site and that our interest would be disclosed in the 12/14 public meeting. Theresa to ask how she should pursue opening a process to help the NCE decide about whether to sell. It was determined that Christine Foster should give a heads up about the forthcoming letter to Helen Fisher, the school district's real estate agent. The next meeting will be 12/9 from 12- 1:30 and could be a call in meeting.



Friends of NCE It's Elementary



11650 Banner Mt. Trail
Nevada City, CA 95959

November 23, 2010

State of California
Administrative Office of the Courts
Nevada County Courthouse Project Advisory Group

Dear Committee Members:

Our organization consists of Nevada City Elementary (NCE) past parents, alumni from many generations, past teachers, and neighborhood and community residents. We are writing to you because we understand that the Office of the Courts and its Nevada County Site Selection Committee may be interested in exploring the site of Nevada City Elementary School for the new Nevada County Courthouse.

We would like to request a meeting with the Site Selection Committee with representatives of our group to discuss our position.

While we are supportive of keeping the courthouse downtown, we are adamantly opposed to locating it at the site of our historic school for the following reasons:

Best use for NCE is a school.

Nevada City Elementary School has been an important part of this community since it was built in 1938. It was built during the Depression partly with federal Public Works Administration funds (grant and loan) and local bonds. It is one of the trio of three major art deco public buildings built within a few blocks of each other in downtown Nevada City – city hall, the courthouse, and NCE. It is an unmistakably important historic resource both to the residents of the State as well as locally.

Generations of Nevada City families have attended NCE; until very recently when a second K-2 elementary school was built, every single Nevada City area family for over 120 years sent children to a school on this site. If you have lived here for over 15 years your great grandparents, grandparents, parents, or children attended NCE. NCE has been a hub of activity, an important contributor to community events, a shared gathering place for public events, a public playground, and a source of continuity and pride for our residents for all of these years. Friends of NCE is committed to making sure that NCE remains a school.

In the near term, there is a very real possibility that the school could be leased to one of the many Charter Schools in our county which are desperate for a good location. Many of these students live in our District and would benefit from a central in town school site. This would ensure that NCE would remain in its historic use which is of so much value to

our community. Friends of NCE is committed to ensuring that the Charter Schools are given every chance to make this idea work.

Courthouse or other intense uses would significantly and adversely impact this historic neighborhood and change its character forever.

NCE is at the center of a historic neighborhood; one of Nevada City's original four neighborhoods. Most of the homes were built in the late 1800s during Nevada City's Gold Rush era. This neighborhood has a sense of place and history that we are rapidly losing in California. We believe that any intense use such as the courthouse, retail, office, or business type uses would result in significant traffic, parking, land use incompatibility, aesthetic, historic, urban form, and noise issues that would be debilitating and unavoidable.

State policy is protective of historic schools and compact urban form.

The state of California has lauded the concept of neotraditional land use planning with the goal of creating walkable, pleasant communities like Nevada City (SB 375). In fact, the State has an adopted policy in support of protecting historic schools. From an urban form standpoint, NCE is a key player in why our small town meets these State supported town planning goals.

NCE is important to our economy.

The City has worked hard to ensure that Nevada City is a hub for high quality technical jobs. NCE is the type of school that attracts families who are seeking these types of jobs and looking for quality schools. We cannot lose this school, especially during these hard economic times. We need to hold onto our competitive edge when reaching out to high quality employers. NCE can easily be leased to a Charter School. Alternately, the day will come when enrollment increases in our core District schools.

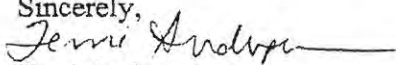
In summary.

We are a community that prides itself on retaining our history in a living way. Our downtown is still a successful commercial area, our historic city hall and courthouse and churches are still used for their original purposes. The Courts and NCE have been good neighbors for generations, both a part of our vibrant full service community. We know that you will take a similar pride in NCE as the years advance if you choose to help preserve it as a school.

For all of these reasons, Friends of NCE is committed to ensuring that NCE remains a school. Again, we would appreciate the opportunity for representatives of our groups to meet with your Committee.

Thank you for your consideration.

Sincerely,



Terri Andersen
(530) 265-5565

November 19, 2010

State of California
Administrative Office of the Courts
and Nevada County Courthouse Project Advisory Group
c/o Sean Matroka
Nevada County Courthouse
201 Church St.
Nevada City, CA 95959

To the Administrative Office of the Courts,

The Nevada City Downtown Neighborhood Preservation Association (DNPA) is a group of homeowners and residents that are committed to the preservation of the historic character and small-town charm of our downtown residential neighborhood. We have been following with great interest the plans to build a new County Courthouse in our area and it has come to our attention that there are two possible sites for the new building which are situated right in the midst of our neighborhood. We are writing to voice our strong objection to that eventuality. The two sites we are referring to are:

1. Nevada City Elementary School (NCE)

This school, which was built in 1938, was closed last year due to low enrollment in the district, but there are numerous people in the community who feel very strongly that it should remain in use for educational purposes and should not be torn down. In fact, there is a group that has formed for the purpose of saving NCE called Friends of NCE. The school is right in the middle of our historical, residential area which has been in existence for more than 100 years. This neighborhood surrounding NCE is quiet and filled with old Victorian homes into which we have poured our money and sweat to restore, upgrade and maintain, all while following the stringent regulations of the Nevada City Planning Commission.

2. School District property bounded on the South and West by Washington and Winter streets and on the East and North by Main and Court streets.

This property is situated behind the current courthouse and consists of a small, grassy school yard play area and a small building. It is currently being used by a charter school. Being adjacent to the current courthouse, one plan for the new courthouse that we understand is under consideration would require Main Street to be closed (abandoned) between Washington Street and Court Street. Main St. is one of the two streets on the eastern side of Nevada City which leads from downtown to Highway 49.

The DNPA has identified a number of major concerns regarding the 2 sites discussed above. In summary these concerns, which are shared by a large number homeowners within the affected neighborhoods, can be summarized as follows:

212 COTTAGE ST., NEVADA CITY, CA 95959

DAVIDWELLNER@SBCGLOBAL.NET

GCHAPMAN@JPS.NET

- If NCE is torn down to make room for an 84,000 sq. ft. building with 210 parking places the neighborhood will be irreparably transformed from a charming historical residential area into a busy, noisy, government center ; a situation which will be completely out of character with our long tradition and one which would destroy forever the quality of life that we have done so much to preserve, along with destroying a highly functional historical school building that is much beloved by generations of Nevada City citizens.
- The new courthouse, does not belong in an historic neighborhood. It will be out of scale and will destroy the neighborhood's charm and character. It will cause permanent damage to the value of surrounding homes which we have done so much to maintain.
- It would bring two years of heavy construction, with trucks and construction equipment going up and down our narrow streets, along with noise, dust and debris.
- If the building were to be built we will have to endure a steady stream of traffic going in and out of the facility. As mentioned, the streets in this area are rather narrow. Some are so narrow that when cars pass, going in both directions, they must do so with great care. It has been estimated that there are approximately 800 visits to the current courthouse every day, which means 800 people coming and 800 people going, every day. What is now a quiet residential area will turn into a congested and noisy one, both with automobile traffic as well as foot traffic. There will no doubt be smokers in front of the building and certainly many of the people visiting the building will be accused or convicted criminals, a population which we would like to avoid and would like to keep out of exposure to our children. At night there will be excessive lighting that exceeds our current modest lighting conditions, again changing the very nature of our neighborhood and ruining its character.
- Even if the architects of this new facility attempt to match the style of our historical town, it will be completely apparent that the building is new and it will stick out like a sore thumb in an area that is renown for its historical buildings.
- Nevada City already suffers from traffic congestion and this situation will continually worsen over time. The new courthouse may exist for 50-75 years, or more, and our neighborhood will not be able to accommodate traffic congestion associated with a downtown courthouse over time.

We know that a Site Selection Committee has been created and we trust that they will bring many viable sites to your attention. It seems apparent that there are several sites that are out of historical residential areas and would be much better suited and more appropriate for County facilities. The idea that the new court building would be placed at or near the Rood Center with all the other County buildings makes a lot of sense to many of us. It is very close to town (2 or 3 minutes away); it is outside of the residential area and it centralizes most, or all of the County facilities, plus it would

212 COTTAGE ST., NEVADA CITY, CA 95959

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Nevada City

DOWNTOWN
NEIGHBORHOOD
PRESERVATION
ASSOCIATION

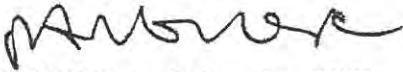
be right near a major highway for easy access rather than in the midst of a small town with too few parking spaces.

It is clear that choosing a site for the new Courthouse is not a simple or easy task. There are many factors to take into account and we appreciate the fact that you will be attempting to find the best possible place for it, given the complexities you must consider.

We are writing to you to make you aware of the profound disruption to our neighborhood, and to our lives, that building the new courthouse in our historical, residential area would cause. The concerns listed above have mobilized the DNPA to explore all resources available to us within the law to oppose the selection of either of the sites discussed in this letter, but our hope is that the AOC will recognize the inappropriateness and impracticality of placing a new courthouse in the midst of this historical, residential neighborhood.

We are grateful for your time in considering our concerns. Please feel free to contact us to make arrangements for an in-person meeting with the members of the DNPA.

Respectfully,



David Wellner - CoFounder DNPA



Greg Chapman - CoFounder DNPA

212 COTTAGE ST., NEVADA CITY, CA 95959

DAVIDWELLNER@SBCGLOBAL.NET

GCHAPMAN@JPS.NET



**COUNTY OF NEVADA
COUNTY EXECUTIVE OFFICE**

Eric Rood Administrative Center
950 Maidu Avenue, Suite 220
Nevada City, CA 95959
(530) 265-7040
Fax 265-9839
E-MAIL: ceo@co.nevada.ca.us

RECEIVED

JUN 08 2010

City of Nevada City

June 7, 2010

Mr. Lee Willoughby
Director of OCCM
2860 Gateway Oaks Drive, Suite 400
Sacramento, CA 95833
(916) 263-1493

RE: Nevada County court house replacement project

Dear Mr. Willoughby,

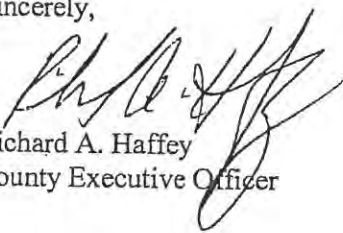
Nevada County is very pleased that the Administrative Office of the Courts (AOC) selected our courthouse as a top priority and approved the funding for replacement. As you may well be aware, there is a strong desire by the City of Nevada City and many local residents to keep the court house down town and specifically at the same location.

Unfortunately there is a grave mistake in your Project Feasibility Report, dated April 5, 2010
http://www.courtinfo.ca.gov/programs/occm/documents/nevada_pfr.pdf
[Section 3.2.2]

"Furthermore, the building is owned by the county and they have no desire to relinquish their space in the existing building. For these reasons, a cost estimate was not prepared for this option because it was not considered viable."

The County of Nevada was never contacted by your staff and asked if we would be open to relinquishing our space in the court house. In fact, this statement is very confusing as this was our desire and repeated request through the previous court house transfer process and negotiations. The County of Nevada is currently still interested in discussing with the AOC both parties' equity positions in the Nevada City and Truckee court houses.

Sincerely,


Richard A. Haffey
County Executive Officer

CC: Nate Beason, Chairman, Nevada County Board of Supervisors
Honorable Thomas Anderson, Nevada County Superior Court Presiding Judge
Gene Albaugh, Nevada City Administrator
Sean Metroka, Nevada County Superior Court Executive Officer
Kelly Quinn, Manager OCCM Planning
Robert Uvalle, Manager OCCM Design and Construction



RECEIVED

JUN - 8 2011

City of Nevada City

Judicial Council of California

ADMINISTRATIVE OFFICE OF THE COURTS

OFFICE OF COURT CONSTRUCTION AND MANAGEMENT

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

Telephone 916-643-8022 • Fax 916-263-2342

TANI CANTIL-SAKAUYE
Chief Justice of California
Chair of the Judicial Council

WILLIAM C. VICKREY
Administrative Director of the Courts

RONALD G. OVERHOLT
Chief Deputy Director

LEE WILLOUGHBY
Director, Office of Court
Construction and Management

June 6, 2011

Mr. Gene Albaugh
City Manager
City of Nevada City
317 Broad Street
Nevada City, California 95959

Dear Mr. Albaugh,

As we have discussed, the Superior Court of Nevada County ("Court") and the local community are committed to locating the new Nevada City courthouse project ("new courthouse") on the site of the existing courthouse in downtown Nevada City. The Administrative Office of the Courts (AOC) is supportive of this commitment and is seeking Department of Finance approval of a project scope change to allow redevelopment of the existing site. Please note that final site selection is dependent on CEQA review. Based on our initial feasibility analysis, to build on the existing site will entail a reallocation of the project budget, provision of temporary court facilities, an extended project schedule, and complete demolition of the existing courthouse.

A question was raised regarding the possibility of retaining the existing building entry façade and incorporating it into the design of the new courthouse. We have reviewed this issue with SmithGroup, Inc. (the selected architect for the new courthouse), Architectural Resources Group (historic preservation consultant), and Ross Drulis Cusenberry (consulting architect). In addition, SmithGroup has consulted with Rutherford + Chekene, structural engineers.

While it may be technically possible to retain the façade, a number of factors contribute to the conclusion that it is not feasible or appropriate within the constraints of this project:

- The façade is not in a location that would accommodate the new building requirements very well. Considering the required building area and the site constraints, retaining the façade in its current location would likely result in functional compromises within the new building.

- The vertical entry façade is tightly integrated with other Art Deco elements on the front and side elevations on the building. These other elements vary in height and length, are lower than the entry façade, and wrap the façade. It does not appear that the vertical element can be successfully separated from the other Art Deco elements as there isn't a clean "break line". This will lead to a larger portion of the Art Deco façade being saved and result in greater compromises in designing the new building and in the functional planning of the Courthouse.
- The façade is well suited in a visual sense to the current location at the top of the hill and with sight lines from the downtown core. Relocation of the existing facade is undesirable due to the proportion and character of the facade. Relocating the facade would reduce it to an appliqué element that is inappropriate to a proper preservation effort and to the development of the new architecture for the larger new courthouse.
- Integrating such a strong historical element into the architecture of a new and larger building would be difficult. The historic façade would dominate the composition because of its size and it would be difficult to develop an appropriate architectural response. It forces either an historic copy of the Art Deco style or a severe contrast with an opposite material such as glass. Neither is an appropriate response due to the differences in modern construction materials and craft, the inappropriate copying of a past architectural style and the context of Nevada City. This would lead to a significant compromise in the architectural vocabulary of the building and a composition that lacks architectural clarity.
- While the façade could be relocated, the composition of the tall vertical flutes, the large expanse of glass and the narrow side walls makes it virtually impossible to move the façade without cutting it into smaller pieces. The existing façade would likely require costly bracing, structural strengthening, de-construction and storage to preserve it during the construction process.
- There are major accessibility factors to overcome if the existing façade were to be maintained as the primary entry to the new courthouse. A considerable amount of exterior ramping, changes to the entry door configuration and a lift at the interior lobby would be required. The lobby space within the existing façade is significantly undersized to accommodate the necessary queuing and security functions for the new courthouse. All of these elements would prove to be a significant compromise to the proper preservation of the façade and the proper function of the courthouse entry.
- The cost of demolition of the existing building would increase to allow for the protection of the existing façade should it remain in place. The existing façade is likely a cast-in-place reinforced concrete structure that is very stiff and brittle due to the properties and age

Mr. Gene Albaugh

June 6, 2011

Page 3

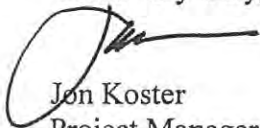
associated with 1937 construction. The stiff and brittle factors of the façade would drive the basis of the entire new structure as the floor drift would need to be controlled to protect the older façade element. The two structures would need to be compatible in performance and therefore the new building would also have to be stiff. Steel moment frame and brace frame structures are most common today, but they are too flexible to match the stiffness properties of the older façade. A shear wall building is very stiff with good floor drift control so this would be the likely system choice. Shear wall buildings are not preferred in modern construction as they are typically inflexible due the large expanse of concrete shear walls.

- In any option, a new structure would be required to support the back of the façade.
- All of these considerations would add a considerable expense that is not in the project budget. The AOC has received clear direction that no additional funds are available for this project.

Based on these practical and economic considerations, we cannot pursue the idea of preserving the existing building façade. We will continue our efforts to determine the feasibility of the Court's and community's desire to maintain the courthouse function on the existing site, and we look forward to working with you to create a new facility for the Court and a new landmark for Nevada City.

Please do not hesitate to contact me if you have further questions or concerns regarding the new courthouse project. I can be reached at 916-643-4671 or john.koster@jud.ca.gov.

Yours very truly,



Jon Koster
Project Manager
Office of Court Construction and Management

JK/dc

cc: Hon. Thomas M. Anderson, Presiding Judge, Superior Court of Nevada County
Mr. G. Sean Metroka, Court Executive Officer, Superior Court of Nevada County
Ms. Jody Patel, Regional Administrative Director, AOC Northern/Central Regional Office
Mr. Robert M. Uvalle, Manager, AOC Office of Court Construction and Management
Ms. Theresa Dunn, Senior Real Estate Analyst, AOC Office of Court Construction and Management
Mr. Paul Menard, Senior Facilities Planner, AOC Office of Court Construction and Management



City of Nevada City

Staff Memorandum for City Council Meeting of October 12, 2011

TO: Honorable City Council
FROM: Dave Brennan, City Manager
SUBJECT: Consideration of Sending a Letter in Response to a Request for Comments from the Court Facilities Working Group in Regard to the Courthouse Construction Project

Recommendation: Direct staff to prepare and send a letter stating the City position on priorities for the Courthouse Construction Project

Background: The Courthouse construction project has been a high priority for the City Council and continues to be of concern as to where and how a new courthouse will be constructed. The Court Facilities Working Group has just released an invitation to members of the public to provide comment for consideration at their meeting of October 19-20 in San Francisco. The Working Group has indicated that written comments are preferred. The press release is attached.

Discussion: The City Council has formally taken a position that the City wants the courthouse to remain downtown on the current site. Issues of preservation of the existing art deco façade and final design of a building have not been addressed by the Council.

Moving the courthouse from its' current location would have a significant economic impact on the downtown businesses. Should the building be relocated, the existing building would likely remain vacant for some time and we could expect a decline in maintenance and building conditions. At this time, Nevada County has no plans or desire to use the building for anything other than storage. The county owns 49% of the building and it is unlikely they would want to purchase and be responsible for the additional 51%.

The issue of preserving the art deco façade has been raised and the initial response from the AOC project architectural team is that preserving the façade is not practical nor affordable. The Historic Preservation Foundation has challenged the Draft EIR to provide more study on the possible reuse of the building. We have been informed by the AOC staff that such a study will cost around \$300,000. If reconstructing the building were to add too much cost or result in a lesser quality interior use building, the AOC may decide that a new site is more desirable. There is an additional cost to providing for temporary accommodations were the existing site used for rebuilding or renovation.

Fiscal Impact: Unknown at this time. Relocating the courthouse out of downtown will have significant long term negative impact on the local economy.



JUDICIAL COUNCIL OF CALIFORNIA • ADMINISTRATIVE OFFICE OF THE COURTS
Office of Communications, 455 Golden Gate Ave., San Francisco, CA 94102-3688
California Courts Infoline 800-900-5980 • www.courts.ca.gov

NEWS RELEASE OC 70-11
Contact: Teresa Ruano, 415-865-7447

FOR IMMEDIATE RELEASE
October 3, 2011

Court Facilities Working Group Invites Public Comment on Courthouse Projects

October 19 Meeting Will Consider Future Direction of 41 Projects Statewide

SAN FRANCISCO—The Court Facilities Working Group, which provides oversight of the entire judicial branch facilities program, invites members of the public to comment on facilities projects at the working group's next meeting, October 19–20, 2011. The working group will discuss the future direction of the courthouse construction program and consider options for moving forward with the 41 courthouse projects planned with funding from Senate Bill 1407.

“We recognize that significant funding reductions to the judicial branch will likely impact the branch’s courthouse construction program,” said Administrative Presiding Justice Brad R. Hill of the Court of Appeal, Fifth Appellate District, who chairs the working group. “The working group must act quickly to make recommendations to the Judicial Council. It’s an enormous job, and we need to gather as much input as possible in a short amount of time. These projects have a significant impact not only in the 34 counties in which they would be located but statewide. We believe the public should have a voice on their future direction, whether they support or oppose a particular project or have other comments they wish the working group to hear.”

The working group has been directed to provide recommendations to the Judicial Council on the facilities projects as soon as possible after the October meeting, with the intent that the council could consider those recommendations by the end of the calendar year. The working group is opening up public comment on any aspect of the judicial branch facilities program.

Written Comments Preferred

The working group prefers written comments but will accommodate in-person comments as well. Comments may be e-mailed to occmcomments@jud.ca.gov or mailed or delivered to:

Administrative Office of the Courts
Attn: Comments to Court Facilities Working Group
455 Golden Gate Ave., 8th Floor
San Francisco, CA 94102

Comments received by 1 p.m. on October 18, 2011, will be distributed to working group members at the meeting. The same e-mail address and postal address will remain open to the public at any time to comment on the facilities program or the work of the working group.

(more)

In-person comments can be made during the first hour of the working group's meeting on October 19, 2011, from 10 a.m. to 11 a.m., which will be reserved for public comment. The meeting will be held in the Malcolm M. Lucas Boardroom on the third floor of the Hiram W. Johnson State Building, 455 Golden Gate Avenue, San Francisco.

Speakers will be limited to 3 to 5 minutes, depending on the volume of requests, and scheduled on a first-come, first-served basis. To reserve time to speak, please send your request by e-mail to occmcomments@jud.ca.gov or mail or deliver your request to Administrative Office of the Courts, Attn: Comments to Court Facilities Working Group, 455 Golden Gate Ave., 8th Floor, San Francisco, CA 94102.

Please state:

- The speaker's name, occupation, and (if applicable) name of the entity that the speaker represents;
- The speaker's email address, telephone number, and mailing address; and
- The courthouse project to be commented on, or the nature of the speaker's interest in the SB 1407 program.

Those wishing to comment may also sign up at the beginning of the meeting, but time for public comment will be limited and allocated based on the number of requests to speak. After the comment period ends, the meeting will be closed to the public.

###

The Judicial Council is the policymaking body of the California courts, the largest court system in the nation. Under the leadership of the Chief Justice and in accordance with the California Constitution, the council is responsible for ensuring the consistent, independent, impartial, and accessible administration of justice. The Administrative Office of the Courts carries out the official actions of the council and promotes leadership and excellence in court administration.



City of Nevada City

October 13, 2011

Administrative Office of the Courts
Attn: Comments to Court Facilities Working Group
455 Golden Gate Ave., 8th Floor
San Francisco, CA 94102

RE: Downtown Nevada County Courthouse

Honorable Court Facilities Working Group Members:

The City Council of Nevada City has unanimously endorsed having a new courthouse constructed on the existing site in downtown Nevada City. The Nevada County Board of Supervisors has also unanimously endorsed the existing downtown site as the preferred location for this important project. The proposed Courthouse project will greatly enhance the functioning of our judicial system in Nevada County by upgrading and expanding court functions in a building that is currently underutilized and obsolete in terms of holding facilities, spatial allocation and deferred capital maintenance. The community has come together in a series of public meetings with a clear message to the project administrators and planners to keep the project downtown in order to sustain economic vitality. The City of Nevada City is especially pleased that the site selection process has arrived at that conclusion and appreciates the responsiveness of the AOC to public and civic concerns as this project has evolved.

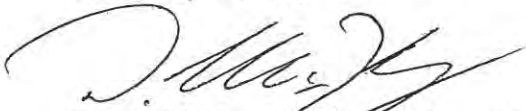
We believe the project has developed momentum during the early community meetings and as the comments received through the circulation of the Draft EIR are being addressed and the Final document is soon to be distributed. Nevada City and Nevada County have been working collaboratively with the AOC project team to address the several local issues that commonly arise in a project of this scale. We expect to enter an active design phase before the end of this year and know that the issues of rebuilding and reusing portions of the current structure will be central issues to decide upon. Nevada County has offered siting for temporary court facilities during the building phase and final arrangements should be arrived at during the design phase. Also, the City and the AOC have worked out a plan to provide adequate parking without having to build a major parking structure. These project elements are essential for this project and it would be detrimental to the project's future completion should we not be able to carry forward with them.

October 13, 2011
Administrative Office of the Courts
Attn: Comments to Court Facilities Working Group
Page 2

Knowing all of the preliminary work we have accomplished with the AOC project team, we believe it would be counter productive to postpone our project due to the budgetary reductions experienced by the AOC. The Nevada County Courthouse project will be completed with the existing budget allocation and will be an excellent example of an updated and fully functioning courthouse in a rural county that serves 100,000 residents. We hope you agree with our representation as to the importance of this project and the momentum we have established to move forward.

As issues may arise, the City remains committed to expedite solutions during the entire process.

Sincerely Yours,



David McKay, Mayor of Nevada City



Robert Bergman, Councilmember



Duane Strawser, Vice Mayor of Nevada City

Reinette Senum, Councilmember



Sally Harris, Councilmember

cc: David Brennan, City Manager
Hal DeGraw, City Attorney
Sean Metroka, Court Executive Officer, Superior Court
Paul Menard, Senior Facilities Planner, AOC



City of Nevada City

Staff Report for City Council Meeting April 11, 2012

TO: Honorable City Council
FROM: Dave Brennan, City Manager
SUBJECT: Update on Nevada City County Courthouse Project and Consideration of Sending a Letter to Justice Brad Hill, Chairperson of the AOC Working Group for Courthouse Construction

Recommendation: Review and approve sending the attached letter to Justice Brad Hill, Chair of the Working Group for AOC Courthouse Construction.

Background: The City Council has long maintained the importance of keeping the courthouse project at its current downtown site. When the draft EIR was circulated in July of 2011, it appeared that the downtown site was one of two locations under primary consideration. Since that time, communications from the AOC through the Superior Court have indicated they are considering alternative sites for the courthouse due to their concerns over the potential for litigation that might arise from the complete or partial removal of the historic courthouse building and reductions in project budget that requires 10% or more reductions in cost including no funding for temporary courthouse facilities during construction which would eliminate the current site being considered.

The Nevada City Courthouse Committee reviewed these issues and developed a feasible conceptual plan to assist the AOC that would avoid litigation and reduce project costs. The details of this plan were provided to the City Council at your meeting of March 14th.

On March 29th, a meeting was scheduled and facilitated by the Executive Director and Board President of the Nevada County Contractors Association to bring local stakeholders together to develop a plan of action to get the AOC to designate the downtown site for the new courthouse. Attending the meeting were Councilmembers Bergman and Strawser in addition to representatives from Nevada County, Superior Court, ERC, Nevada City Courthouse Committee and Chamber of Commerce.

Discussion: The stakeholders present unanimously agreed that having the courthouse remain downtown was crucial to the economic health and future of Nevada City. Judge Anderson advised the group that a decision by the AOC as to where to build the courthouse and whether it would be built in the near future was imminent and the community needed to once again send a clear message about the importance of building the courthouse downtown. For the communication to have the necessary impact, it was recommended that the local request from stakeholders to the AOC for the downtown site be an unrestricted request for the site.

Later in the discussion, the attached flow chart prepared by the architectural firm, SmithGroup, was distributed to point out that the design process includes significant opportunities for community participation. Also illustrated are the several elements of the fact finding process including an analysis of the 1937 courthouse building.

Prior to the initial community outreach, the process provides for the formation of a community leadership team which appears to serve as the communication conduit between the architect team and the community. For this reason, the attached proposed letter also urges the AOC to begin the architectural process in order to engage the community and begin the design process.

At their meeting of April 10th, The Board of Supervisors will be considering a letter supporting Nevada City and the building of the courthouse downtown for all of the same economic and historical reasons that Nevada City has communicated throughout this process.

The City Council has consistently communicated that the courthouse needs to be constructed on the present site. The attached letter serves to reinforce that position without reservation on the part of the City Council.

Fiscal Impact: Having the courthouse construction project built outside of downtown would have a direct negative financial impact on downtown businesses and a secondary ripple effect on occupancy of downtown properties as support services such as county offices of District Attorney, Public Defender, Probation and private attorneys conceivably move out of downtown. Not building the courthouse or delaying it by several years will have a "lost opportunity" impact and burden the courts with a costly and inadequate building operation.

CONSENT ITEMS

CONSENT ITEM—6

JUDICIAL COUNCIL OF CALIFORNIA (0250)
ADMINISTRATIVE OFFICE OF THE COURTS
NEW NEVADA CITY COURTHOUSE
NEVADA COUNTY

Authority: Sections 70371.5 and 70371.7 of the Government Code

Consider establishing scope, cost, and schedule

CONSENT ITEMS

STAFF ANALYSIS ITEM—6

Judicial Council of California
Administrative Office of the Courts
New Nevada City Courthouse

Action Requested

If approved, the requested action would establish scope, cost.

Scope Description

This project will replace the unsafe, overcrowded, and physically and functionally deficient court-occupied space in the current Nevada City Courthouse and Courthouse Annex. This project will construct a new 6-courtroom, 83,800 square foot facility in the City of Nevada City and will provide a modern, secure courthouse for all case types. This new facility will provide space for six existing judicial officers, secure circulation for court staff and the public, adequately sized in-custody holding, and a jury assembly room to allow the court to effectively operate jury trials. Eight secure judicial parking spaces and surface parking for 210 vehicles will be provided to support staff, visitors, and jurors. In addition, to acquire a site for the new facility, the Judicial Council of California (Council) requests \$26,334,000 to purchase an approximately 3.9 acre site. It is the requirement of the State Public Works Board (Board) that the purchase price not exceed fair market value as determined by an independent appraisal that is reviewed and approved by the Department of General Services, Real Estate Services Section.

Authorization to acquire a site will be subject to the Board's review and approval. Chapter 311, Statutes of 2008, authorized an increase in certain court fees, penalties, and assessments for the purpose of improving courthouses in California. In October 2008, the Council adopted a list of 41 Immediate and Critical Need priority group projects to be funded by these revenues. This project is on this list and therefore is one of the highest priority projects for the judicial branch.

On April 5, 2010, the Council notified the chairs of the Joint Legislative Budget Committee of its intent to submit this project to the Board for approval no sooner than 30 days after the date of notification. The 30-day waiting period has expired with no adverse comments.

Funding and Cost Verification

This action would establish the total cost for this project of \$107,933,000 to be funded from the Immediate and Critical Needs Account (ICNA). Funding for acquisition and preliminary plans is continuously appropriated per Chapter 10, Statutes of 2009. Release of preliminary plan funds is subject to the Board review and approval. Authorization for working drawings and construction funds will be included in the appropriate Budget Act. It is anticipated that acquisition, preliminary plans, and working drawings will be funded from the ICNA. The construction phase is proposed to be funded through lease revenue bonds.

\$107,933,000	total estimated project cost
\$107,933,000	project costs to be allocated: \$26,334,000 acquisition, \$3,739,000 preliminary plans, \$5,006,000 working drawings, and \$72,854,000 construction (\$64,660,000 contract, \$3,233,000 contingency, \$1,227,000 A&E, and \$3,734,000 other project costs)

CEQA

Appropriate CEQA documentation will be completed for this project during the preliminary plans phase.

Real Estate Due Diligence

Real estate due diligence review and a Summary of Conditions Letter will be completed for this project during the acquisition phase.

Project Schedule:

Estimated close of escrow	June 2012
Approve preliminary plans	January 2013
Complete working drawings	October 2013
Complete construction	July 2015

Staff Recommendation: Establish scope, cost, and schedule.

New Nevada City Courthouse Project Receives Funding Authorization
Author: Judicial Council of California Published on May 17, 2010 - 3:14:19 PM

San Francisco May. 17, 2010 - Plans for a new courthouse in Nevada City for the Superior Court of Nevada County received formal approval to begin, with funding authorization today by the State Public Works Board (SPWB). This approval marks the official start of the courthouse construction project, which will be managed by the state Administrative Office of the Courts (AOC).

The proposed project would replace the court's space in the significantly overcrowded, physically deficient Nevada City Courthouse with a modern, secure courthouse with six courtrooms in approximately 83,800 square feet. It would enable the court to greatly improve security and provide basic services currently not possible because of space limits, including appropriately sized courtrooms, a jury assembly room, and other services. The proposed project also includes surface parking for 210 staff, visitors, and jurors.

"Improving our ability to provide access to justice is greatly anticipated and long overdue," said Presiding Judge Thomas Anderson, Superior Court of Nevada County. "Our courthouse is an important link in the local economy, and we trust that the community will be involved in the project."

The proposed project, with an ~~estimated~~ total cost of \$107.9 million, is funded by Senate Bill 1407. It is ranked as a "critical need" by the Judicial Council. According to Chief Justice Ronald M. George, "Strengthening the physical foundation of our judicial system is more than a metaphor. Courthouses are as vital a part of California's infrastructure as bridges, highways, and water systems. It is time to adequately fund this fundamental component of the infrastructure of our democracy. Public safety and the interests of 38 million Californians require it."

SB 1407 was enacted by the state Legislature in 2008 to provide up to \$5 billion in funding for critically needed new and renovated court facilities using court user fees rather than the state's General Fund. To initiate each SB 1407 project, the AOC seeks funding authorization from the Joint Legislative Budget Committee of the State Legislature as well as the SPWB. This initial funding approval enables the AOC to proceed with site selection and preliminary plans, which is the initial phase of architectural design.

These projects provide valuable economic stimulus in local communities-the Nevada City courthouse project is estimated to create several hundred direct and indirect jobs as it progresses through design, construction, and completion. Expediting these projects enables the AOC to take advantage of a unique window of opportunity-afforded by the current recession-for reduced pricing on land, design, and construction. The Nevada City courthouse project is scheduled for completion by summer 2015. More information about the project: www.courtinfo.ca.gov/programs/occm/projects_nevada.htm

From YubaNet.com

REGIONAL

New Nevada City Courthouse Project Receives Funding Authorization

Author: Judicial Council of California

Published on May 17, 2010 - 3:14:19 PM

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More information about the project:

www.courtinfo.ca.gov/programs/occm/projects_nevada.htm

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*Cristine
met 3/10/10
Second proposal*

RESOLUTION NO. 2010-43

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEVADA CITY DECLARING
THE PRESENT NEVADA COUNTY COURTHOUSE AREA AS THE PREFERRED SITE
FOR A NEW COURTHOUSE IN NEVADA CITY**

WHEREAS, the California Legislature enacted SB 1407 to provide up to \$5 billion in funding for 41 critically needed new and renovated court facilities using court user fees rather than the state's General Fund; and

WHEREAS, the Nevada County Courthouse Project in the City of Nevada City has been ranked as "immediate need" making it among the highest priority capital-outlay projects for California's judicial branch; and

WHEREAS, to initiate each courthouse project, the Administrative Office of the Courts (AOC) must first seek funding authorization from the Joint Legislative Budget Committee of the State Legislature as well as the State Public Works Board and this authorization enables the AOC to proceed with site selection/acquisition, environmental review, and preliminary plans, which is the initial step in architectural design for the Nevada County Courthouse Project; and

WHEREAS, the City of Nevada City Courthouse site, bounded by Church and Washington Streets, and Main and North Pine Streets appears to be the most feasible and cost effective area as the area does not require acquisition, (other than a vacant lot and small building owned by the Nevada City Elementary School District) as the County of Nevada and the State of California owns the property, no privately-owned properties need to be removed from the tax rolls, all public utilities are already available at this site; and

WHEREAS, it is essential to the economic, historic, social and cultural balance, health and well being of the City of Nevada City that the courthouse facility be maintained at its present site, where it has existed for more than 150 years; and

WHEREAS, the City Council of the City of Nevada City has expressed their willingness and support to work with the AOC in the program to construct a new courthouse in Nevada City as consistent with the goals, objectives, and priorities put forward by the AOC, the Nevada County Courts, County of Nevada and the City of Nevada City; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Nevada City that this Council hereby declares the present area occupied by the Nevada County Courthouse area as the preferred site for a new courthouse in the City of Nevada City

BE IT FURTHER RESOLVED that this Council hereby authorizes and directs its mayor, management, staff, and city attorney to work with and carry out all necessary steps and to continue exploring with the AOC all future options including siting, zoning and support to keep the courthouse in downtown Nevada City.

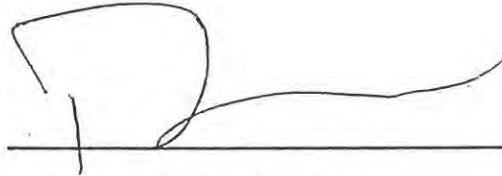
PASSED AND ADOPTED at the regular meeting of the City Council of the City of Nevada City on the 28th day of July, 2010 by the following vote:

AYES: BERGMAN, STRAWSER, SENUM, HARRIS, MCKAY

NOES: NONE

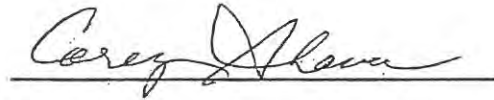
ABSENT: NONE

ABSTAIN: NONE

A handwritten signature in black ink, appearing to be 'Robert Bergman', written over a horizontal line.

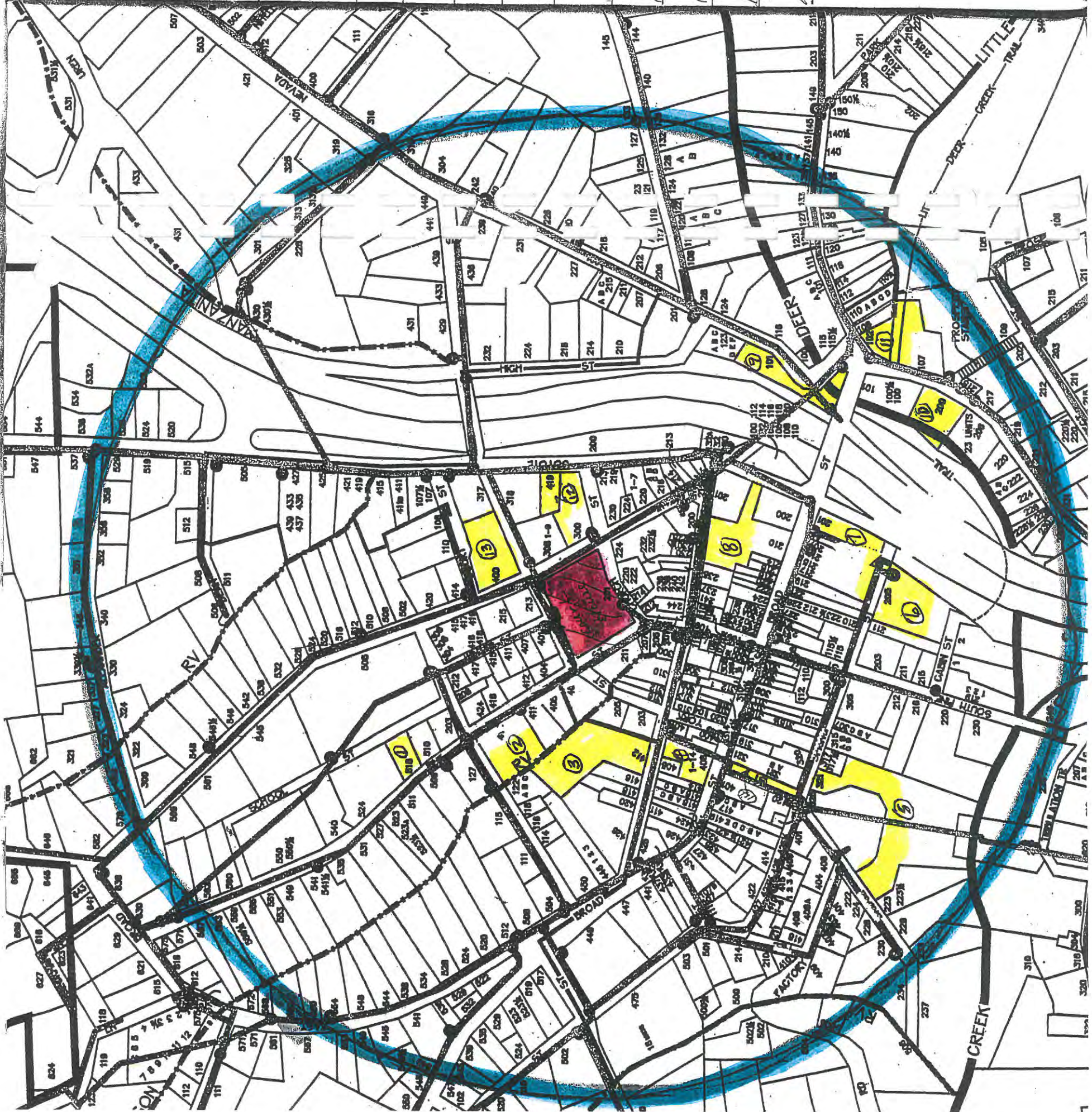
Robert Bergman, Mayor

ATTEST:

A handwritten signature in black ink, appearing to be 'Corey Shaver', written over a horizontal line.

Corey Shaver, Deputy City Clerk

to Paul Menard
 From W.S. Falconer N.C.
 Re Lots for Parking.



Lot Description	No. of Spaces
1) School Dist Employee Parking (NCE)	12
2) Vets Memorial Bldg (Co. of Ned)	34
3) City Parking Lot (N.C.)	17
4) Newark Union Hotel Parking (Private)	15
5) Miners cultural ctr (Quasi Public)	53
6) Spring St. Lot (N.C.)	37
7) National Hotel (Private)	30
8) Alpha Building (Private - vacant)	29
9) Nevada St. Lot (N.C.)	35
10) Miners Village Lot (Private)	30
11) Stone House Lot (Private)	32
12) Catholic Baptist Lot (Private)	37
13) Court House Lot (Co of Ned)	42
14) Bonanza MKT (Private)	18
Total	481 spaces

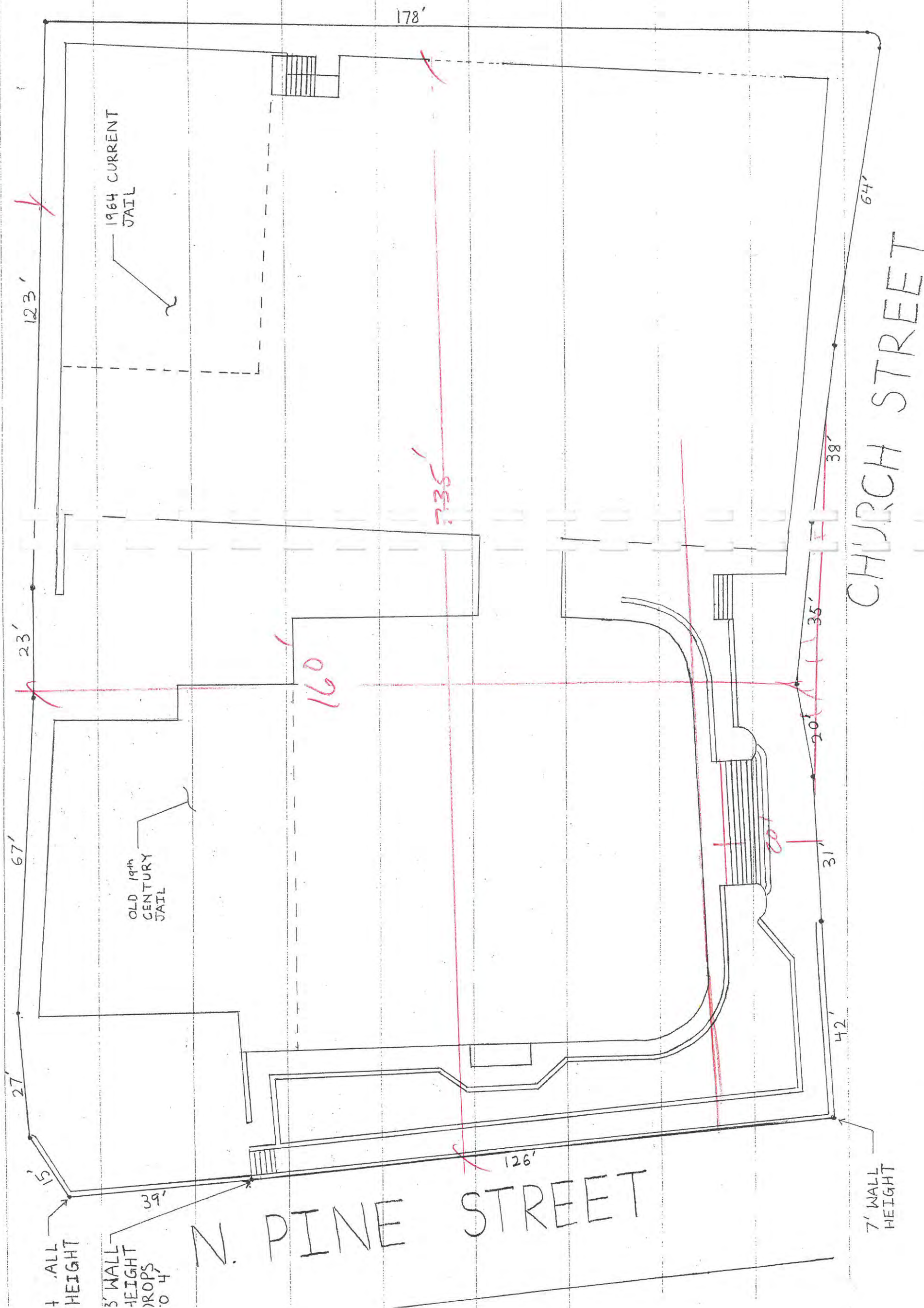
Note: There are a number of small Private Lots say 6-12 spaces Not Counted.

COURT HOUSE

JULY 13, 2010

WASHINGTON STREET 22' SCALE: 1"=20'-0"

MAIN STREET



CHURCH STREET

N. PINE STREET

7' WALL HEIGHT

4' ALL HEIGHT
3' WALL HEIGHT
PROPS 0' 4"

1964 CURRENT JAIL

OLD 19th CENTURY JAIL

160

735

201

23'

67'

27'

15'

39'

126'

20'

35'

38'

31'

42'

64'

178'

123'

Gene Albaugh

From: r. bergman [rcontrol@pacbell.net]
Sent: Monday, May 23, 2011 11:32 AM
To: Gene Albaugh
Subject: Fwd: help with a letter

I asked Menard if he thought something from Ackerman would help the cause. He said that it would. The letter from Judy/Citizens will be done (I wrote it for her. She liked the draft.)

Did you send the ERC letter to him yet? As of Friday, he didn't have it.

Begin forwarded message:

From: Jeff Ackerman <jackerman@theunion.com>
Date: May 23, 2011 10:52:57 AM PDT
To: "r. bergman" <rcontrol@pacbell.net>
Subject: RE: help with a letter

Robert:

Rather than pen a letter, I wrote a column for tomorrow. Here it is:

In various sizes and shapes, it has stood watch over our post-card perfect Nevada City for more than 150 years. From its Church Street perch, it has seen the tiny town through world wars, gold booms and gold busts, Great Depressions and some fairly cruel recessions. It has fed downtown businesses with a steady flow of customers, in the shape of lawyers, judges, plaintiffs, defendants, jurors, cops, clerks and all those who participate in this less-than-perfect-but-better-than-most process called justice.

The Nevada County courthouse is the heart of Nevada City and it belongs right where it is for at least another 150 years.

After months and months of hand-wringing, debate, committees, sub-committees, studies and more studies, it seems those in charge of building us a new courthouse might have come full circle. There is no place like home.

It's been a couple of years since California's lawmakers passed SB 1407, which authorized the Administrative Office of the Courts to spend \$5 billion to finance 41 new courthouse construction and renovation projects statewide. The money is largely from fees and fines, so if you are wondering how a state with no money for schools can spend \$5 billion on courthouses, there's your answer.

Nevada County was allocated around \$100 million from that pot and those involved have spent the past several months trying to figure out where to build a new courthouse. Many assumed initially that it would be impossible to renovate the current courthouse and that a tear-down and rebuild would cost a lot more than \$100 million.

Fortunately...and thanks to a lot of people putting in a lot of volunteer hours...they are taking a much closer look at the current location.

And they didn't have to look far to see an example of how it might work. The AOC (a state agency that oversees all county courts) was expected to authorize \$443,000 to cover a temporary move to allow it to completely renovate the historic Glenn County Courthouse

in Willows, which was build in 1895. That \$46.2 million project is slated to be completed by 2015 and is expected to create as many as 1,000 local construction jobs, according to a piece I read in the Oroville Mercury Register.

There are a few scenarios on how it could work here. For starters, a renovation of the current courthouse building would probably cost more (think asbestos, ADA compliance, etc.) than tearing it down and starting over, which is what they are looking to do, according to my sources. In order to do that they would need to find a temporary courthouse (for probably two years or so).

Here's one scenario being considered:

1. Build a couple of temporary court structures over by the Rood Center, maybe next to the jail, so transporting inmates to and from court won't be a problem.
2. Once those are completed and courthouse personnel moved into their temporary quarters, tear the courthouse down and start construction.
3. Once the new courthouse is completed, move the court people back into it and turn the two buildings over to the county, which continues to spend thousands of dollars leasing space downtown for the district attorney and probation departments. It might make more financial sense for those two county agencies to move into the two structures that were built to temporarily house the courts, once courthouse construction is completed.

For starters, it would be terrific if those spending the \$100 million could ensure that most of it goes into the local economic pocket. There are a LOT of local carpenters, plumbers, electricians, dry-wallers, carpet layers, roofers and others who could use work today. No need to bus anyone up the hill to get the work done correctly.

That's also good news for the downtown restaurants and other Nevada City shops who will be otherwise impacted during the two-year project.

Beyond the economic impact, a courthouse stands as the heart and soul of Nevada City (sorry...it's not City Hall) and it is unimaginable to think that anyone would want it standing empty, a nest for pigeons and vandals. After all, what would we do with the building if the state simply walks away from it? For a glimpse of that we need look no further than the now-empty HEW building.

At the end of the day, there is only one place for a courthouse and that's right where it is, standing tall atop the storybook county seat called Nevada City.

From: r. bergman [mailto:rcontrol@pacbell.net]

Sent: Friday, May 20, 2011 4:02 PM

To: Jeff Ackerman

Subject: Re: help with a letter

Jeff - I'm sure you know that the AOC has come 'a long way' and now considers Church Street the favored location for the new courthouse. To allow use of this site, the funds for the project need to be reallocated (and not increased at all) to allow some of the money to be used for temporary facilities and for other project work.

To help, the AOC has asked for letter supporting the use of the current site. So far, we have letters from Nevada City, the ERC, and Citizens Bank (Judy). The letter from the county is on the Tuesday agenda for approval. I'm told that letters will be coming from our state representatives. I also expect one from the governor's office.

I talked to Paul Menard today. (He's the AOC lead on the project.) I asked him if a letter from the Union would help. He said that it certainly would, so I told him that I would ask you.

The letters will be included in the package that will be presented to the finance committee to support the request to allow a part of the funds to be used for costs related to use of the Church Street site.

Will you write that letter for us/me?

If you will do that, when you have the letter ready I'll let you know where to send it.

I've attached copies of the letters mentioned. Please keep them confidential for now.

Thanks.

Robert



CITY OF NEVADA CITY

TO: Office of the Courts
FROM: Gene Albaugh, City Manager
William J. Falconi, City Engineer
DATE: May 26, 2011
SUBJECT: New Courthouse Project, 201 Church Street, Nevada City

The above referenced project is not subject to mitigation fees or off site improvements.

No sewer fees – No hook-up or mitigation fees

No water fees – No hook-up or mitigation fees

No traffic or parking impact fees

All surrounding paving and sidewalks will be done by the City at City expense

Storm drain systems are already in place and adequate for the new building

No AB1600 fees

All permits for public meetings and staff review at the City's expense

No encroachment fees for required permits issued by City staff

No outside agency permits required

No historical or planning fees required



NEVADA CITY POLICE DEPARTMENT
Nevada City, California



LOUIS A. TROVATO
CHIEF OF POLICE

June 3, 2011

Mr. Paul R. Menard, Senior Facilities Planner
Office of Court Construction and Management
Judicial Council of California – Administrative Officer of the Courts
2860 Gateway Oaks Drive, Suite 400
Sacramento, CA 95833

Re: Nevada County Courthouse Juror Parking

Dear Mr. Menard,

I was advised by the Nevada City Engineer, Mr. Bill Falconi, that you needed information on the City's arrangement for accommodating juror parking. This Department has an agreement with the Nevada County court to honor court issued juror permits. I have enclosed a copy of the currently issued permit.

If I can be of further assistance, or if you require additional information, please contact me at (530) 265-4700.

Yours truly,

Louis A. Trovato
Louis A. Trovato
Chief of Police

Attachment: Juror Parking Permit



City of Nevada City

August 24, 2011

Ms. Laura Sainz
Administrative Office of the Courts
Office of Court Construction and Management
455 Golden Gate Avenue, 8th Floor
San Francisco, CA 94102-3688

Re; Draft Environmental Impact Report – New Nevada City Courthouse
State Clearinghouse No. 2011032009

Dear Ms. Sainz:

The City of Nevada City is aware that the time for comments on the Draft Environmental Impact Report prepared in July of 2011 for the New Nevada City Courthouse has closed. However, we did not want the City's lack of comments to be misunderstood, especially in light of the Comments submitted by the California Preservation Foundation on August 22, 2011, and the Regional Op-Ed piece published on YubaNet.com on August 22, 2011.

The City of Nevada City did not submit formal comments because it believes that the Draft EIR does a thorough and competent job of evaluating sites and identifying potential impacts and mitigations. The City of Nevada City is especially pleased that the site selection process has given prime consideration to locating the new courthouse at the existing courthouse site and appreciates the responsiveness of the AOC to public and civic concern that the courthouse remain in downtown Nevada City.

Many of the reasons for the nearly unanimous desire to keep the courthouse downtown are intangible and economic reasons rather than "environmental impacts" required to be addressed in an EIR, but they are none the less very real and vital to our community. Separate and apart from the building in which it is currently housed, having a functioning courthouse in downtown Nevada City is part of the town's identity and essential to its livelihood and continued viability. In a less esoteric sense, its location here fosters the need for support businesses and provides customers to local businesses and restaurants that could well move elsewhere were the courthouse to move. To remain financially viable is challenging and the loss of the courthouse could be "the straw that broke the camel's back" for many downtown businesses, initiating a progressive deterioration similar to that witnessed in other small towns in rural communities. But just as the courthouse helps the town, we also believe that that the town helps the courthouse. It


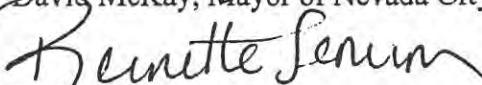
helps the employees to connect with the public to stop off downtown for a coffee on the way to court or to walk to lunch with a client or a witness. Being able to walk from court to town or town to court brings the community together and makes us all more interconnected.


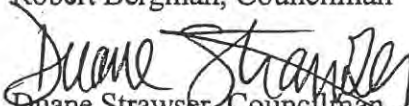
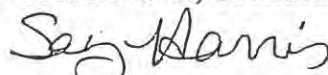
The Comments and Op-Ed piece mentioned above focus upon the "potentially significant and unavoidable impact" from loss of the existing building, but how important is it to save a building if you lose the heart and soul of a community by moving the courthouse out of town. The fact that the existing structure may avoid immediate demolition if the courthouse were to move out of Nevada City does not mean that the historic character of downtown Nevada City will be preserved or even that the building itself will be preserved. If the courthouse use moves, the spirit and vitality of the town will change immediately and the most foreseeable scenario is that the existing courthouse will remain vacant and progressively deteriorate to the added detriment of the town and neighborhood. The County already has a long-standing problem of what to do with the old HEW building on Willow Valley Road after the county offices moved out of that location. It is vacant, fenced off and in disrepair and the County is having problems finding anyone willing to buy it or fix it up at any price.

Even those in favor of saving the existing structure are most likely referring only to the Art Moderne/Art Deco façade. Much of the existing courthouse building consists of architecturally uninspired and disparate non-contributing additions that could be vastly improved by construction of a well-designed new courthouse on site. As noted in the Draft EIR, "with appropriate design the new building's massing may recreate a similar signature building within the viewshed" and that "with appropriate design the [new courthouse] building may not contrast unfavorably with the existing environs". Appropriate and sensitive design may address the concerns of the preservationists and even improve the structure, but, as duly noted in the Draft EIR "design is unknown at this time". What is "known" is that saving just the vacant building will not benefit the City of Nevada City or its owners.

The City of Nevada City is supportive of retaining the courthouse downtown first and foremost. The question of what that courthouse will look like is a design issue for the future that the City looks forward to working on with the AOC.

Sincerely,


David McKay, Mayor of Nevada City

Reinette Senum, Councilwoman


Robert Bergman, Councilman

Duane Strawser, Councilman

Sally Harris, Councilwoman

Courthouselet

cc: David Brennan, City Manager



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Tuesday, August 23 2011

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Regional

Op-Ed | Gary Stollery: Nevada County Courthouse Location - A Call for Protest

Published on Aug 22, 2011 - 5:49:20 AM

Printer friendly page

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By: Gary J. Stollery, Nevada City

NEVADA CITY, Calif. August 22, 2011 - The proposed plan to build a new Courthouse at the existing location will result in the complete demolition of both the current Courthouse and the Courthouse Annex and the construction of a significantly larger modern facility.

The proposed project at the existing Courthouse site would cause significant and unavoidable damage to a historic building within view from a State Scenic Highway (Golden Center Freeway/SR-49). In addition, project-related features may contrast unfavorably and noticeably with the Downtown Historic District and have a "potentially significant and unavoidable impact on the visual impact of the project site."

The preceding quotes are a wake-up call. If we want Nevada City to continue to be the showcase that it is, and (for those of us fortunate enough to call it home) have it remain this charming historic place, action must be taken! The proposed location will greatly erode the quality of life and the visual aesthetic character of the town for the 3,000 plus residents.

The existing Courthouse sits on the site where the first one was built in 1854, but succumbed to fire and explosions in 1864. The current Courthouse dates back to 1864, was remodeled in 1900, and what we see today is due to the last remodeling in 1936-1937.

So, we are dealing with a historic structure, and the most visible feature in both the historic and residential districts. We have a moral obligation to continue the work that was started 50 years ago by a group of dedicated individuals to preserve historic downtown Nevada City. Many people have stepped forward in the intervening years to continue preservation efforts.

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visits and in return give us wonderful coverage. We can't let any of the media, our return visitors, or anyone else, think that we have reduced our standards and no longer care about historic buildings.

Nevada City is fortunate to have distinct and separated areas for business and government. Besides the Historic District, there is the 7 Hills Business District, Nevada City Tech Center, and are along the Highway 49 corridor where most of the government buildings are located. None of these areas merge one into another, and the town's residential areas separate each. This system of providing areas for the needs of the town has worked incredibly well. The Eric Rood Government Center, Madelyn Helling Library, Nevada County Jail, Nevada County Juvenile Hall and the Nevada County Elks Lodge are all architecturally compatible. Most of them outgrew the historic downtown city center and moved to their current location along the Highway 49 corridor, an area immediately adjacent to downtown Nevada City. This is the area that would seem to be the best fit for our new Courthouse. One can name hundreds of towns and cities throughout California that have given in to urban sprawl and blight ... Let's continue to keep up the vigil and not let that happen to historic Nevada City!



Send letters of protest to:

Linda Sainz
Environmental Program Manager
Office of Court Construction & Management
Judicial Council of California/ Administrative Office of the Courts
2860 Gateway Oaks Drive, Suite 400
Sacramento, CA 95833

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Gail Allinson 1 day ago

I've long thought a new location and putting the historic courthouse to other use, such as office space, would be a better solution. I know people who advocated keeping the courthouse where it is. I'm not sure if they anticipated the demolition of the historic courthouse. I think they wanted an extensive remodel. Now that we know that the historic courthouse will be demolished what is the consensus if any? Unless the people of Nevada City and Nevada County unite, we stand to lose one of the most iconic buildings in our community, only to see the spot, which is truly inadequate for a modern courthouse in so many ways, occupied by a huge utilitarian building.

[Like](#) [Reply](#)



Ann Stone 1 day ago

An historic, not a historic. Since we will be using this description often during this fight to save the courthouse I want to put out the correct way to say it. An historic building.

1 person liked this. [Like](#) [Reply](#)

Add New Comment

Optional: Login below.



City of Nevada City

October 13, 2011

Administrative Office of the Courts
Attn: Comments to Court Facilities Working Group
455 Golden Gate Ave., 8th Floor
San Francisco, CA 94102

RE: Downtown Nevada County Courthouse

Honorable Court Facilities Working Group Members:

The City Council of Nevada City has unanimously endorsed having a new courthouse constructed on the existing site in downtown Nevada City. The Nevada County Board of Supervisors has also unanimously endorsed the existing downtown site as the preferred location for this important project. The proposed Courthouse project will greatly enhance the functioning of our judicial system in Nevada County by upgrading and expanding court functions in a building that is currently underutilized and obsolete in terms of holding facilities, spatial allocation and deferred capital maintenance. The community has come together in a series of public meetings with a clear message to the project administrators and planners to keep the project downtown in order to sustain economic vitality. The City of Nevada City is especially pleased that the site selection process has arrived at that conclusion and appreciates the responsiveness of the AOC to public and civic concerns as this project has evolved.

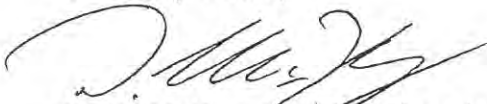
We believe the project has developed momentum during the early community meetings and as the comments received through the circulation of the Draft EIR are being addressed and the Final document is soon to be distributed. Nevada City and Nevada County have been working collaboratively with the AOC project team to address the several local issues that commonly arise in a project of this scale. We expect to enter an active design phase before the end of this year and know that the issues of rebuilding and reusing portions of the current structure will be central issues to decide upon. Nevada County has offered siting for temporary court facilities during the building phase and final arrangements should be arrived at during the design phase. Also, **the City and the AOC have worked out a plan to provide adequate parking without having to build a major parking structure.** These project elements are essential for this project and it would be detrimental to the project's future completion should we not be able to carry forward with them.

October 13, 2011
Administrative Office of the Courts
Attn: Comments to Court Facilities Working Group
Page 2

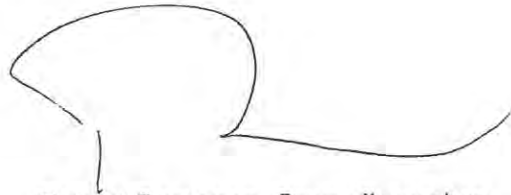
Knowing all of the preliminary work we have accomplished with the AOC project team, we believe it would be counter productive to postpone our project due to the budgetary reductions experienced by the AOC. The Nevada County Courthouse project will be completed with the existing budget allocation and will be an excellent example of an updated and fully functioning courthouse in a rural county that serves 100,000 residents. We hope you agree with our representation as to the importance of this project and the momentum we have established to move forward.

As issues may arise, the City remains committed to expedite solutions during the entire process.

Sincerely Yours,



David McKay, Mayor of Nevada City



Robert Bergman, Councilmember



Duane Strawser, Vice Mayor of Nevada City

Reinette Senum, Councilmember



Sally Harris, Councilmember

cc: David Brennan, City Manager
Hal DeGraw, City Attorney
Sean Metroka, Court Executive Officer, Superior Court
Paul Menard, Senior Facilities Planner, AOC

Comments on the Nevada City Courthouse Project

February 1, 2012

The City Council of Nevada City as well as the Nevada County Board of Supervisors have clearly stated their primary interest, without exception, is to keep the County Courthouse in downtown Nevada City. Both the City Council and Board of Supervisors believe the current downtown location to be viable and appropriate for locating the new courthouse. Moving the courthouse operations from downtown would result in an adverse economic impact to the city as well as create inconvenience to users. A new and improved courthouse would result in an economic benefit to the community and make the site more convenient for users. The City Council has identified the importance of keeping the Courthouse downtown as one of the goals of the city strategic plan for economic vitality. A Nevada City Courthouse Project Committee was formed and has been serving a liaison role for the City Council and community to keep informed as to the courthouse project direction and progress.

While some concerns have been expressed in response to the Draft EIR by a few residents in the county and the California Preservation Foundation in regard to studying the potential for preserving and/or reusing the historic courthouse building, abandoning the existing site is unnecessary and would be detrimental to the downtown area. We believe the avoidance of litigation as well as the costs associated with temporarily locating courthouse operations during construction are not good reasons to abandon the current site. The City of Nevada City can assist in mitigating the public concerns raised during the DEIR process.

Given the information that has been provided to the Nevada City Courthouse Committee to date, we believe the existing site is still the most viable and desirable location for the new Courthouse. Use of the existing site avoids the need for additional environmental and site studies which would likely only serve to reinforce the fact that the existing site is the most viable location. There are several actions that would need to be taken by the AOC project team to realize the full potential of the existing site:

- 1) **Reduce the square footage of the proposed courthouse** – Given that the current court operations are functioning in a building that contains unused and inefficient use of space, a well designed courthouse should be possible using less square footage than the proposed 80,000+ square foot project.
- 2) **Reevaluate cost estimates** – We believe savings can be found in reworking the project cost estimates. For example, site acquisition and development costs could be avoided. The \$10 million estimate for temporary quarters for courthouse operations during construction appears to be overstated.
- 3) **Focus on the annex building footprint for the new courthouse** – If the project architects were directed to design a scaled down project using that footprint, we believe the project can be accommodated and project savings would result. The historic building could be renovated for other court or county office purposes. During construction, space might be utilized for temporary courtroom purposes.
- 4) **Reduce temporary building costs** – This can be accomplished by initially renovating the historic courthouse building where possible for courtrooms and utilizing community buildings like the Veteran's Building.

The Nevada City Courthouse Committee wants to work collaboratively with the AOC to bring this project to completion. The Committee has city support to ensure that the new courthouse is located on the current site and believes that locating the project on the existing site can be accomplished at no additional cost to the current project budget. The City will only support rebuilding on the existing site.

18294
Sonoma Highway
Sonoma
CA 95476

TEL 707 996 8448
FAX 707 996 8542

ARCHITECTURE

April 3, 2014

Meeting Agenda

Project: Nevada City Courthouse Feasibility Study

Meeting Type: Project Kickoff Meeting

Date: April 3, 2014

Time: 1 PM

Location: Nevada City Hall

Attendees:

David Brennan, City Manager
Paul Matson, Chair, Nevada City Courthouse Committee
Robert Bergman, Nevada City Council
Gary Tintle, Contractor and Chamber Liaison
Conley Weaver, Architect/ Former Mayor
Bruce Boyd, Architect
Steve Monaghan, County Director of IT and County Facilities
Bill Falconi, City Engineer
Paul Schmidt, Nevada County Sheriff's Department
Sean Metroka, Court Executive Officer
Paul R. Menard, AIA, Senior Facilities Planner, AOC
Michael B. Ross AIA, RossDrulisCusenbery, Architecture Inc. (RDC)
Mallory Scott Cusenbery, AIA
Tom Larson, AIA
Kevin Zucco, Structural Engineer

Agenda Topics

- Introductions,
- Study goals, objectives and process
- AOC review of the updated court program
 - Court Set Template
 - Central Holding Metric
 - Parking Metric
- Confirmation of "distributed public parking" approach for this project
- Review/discussion of existing conditions
- Discussion of project opportunities and constraints
- Potential temporary court space options during construction
- Other

RossDrulisCusenbery



City of Nevada City

August 23, 2012

Honorable Justice Brad R. Hill, Chair
And Members of the Court Facilities Working Group
Judicial Council of California
455 Golden Gate Ave.
San Francisco, CA 94102-3688

Dear Justice Hill and Working Group Members,

We appreciate the Working Group's ongoing consideration for the much needed improvements to our court facility in Nevada County. Our committee has been working together for the past three years to assist the AOC in finding solutions to this serious unmet need in our community with the awareness of ever-shrinking funding sources. We have comprehensive experience to offer in those precise areas requiring our mutual and current attention. Our credentials, in summary, are attached to this letter.

Representatives from our Nevada City Courthouse Committee will be in attendance on September 5th at your upcoming meeting in San Francisco to accompany Sean Metroka, Executive Officer of the Nevada County Courts. Mr. Metroka can address any and all of the questions relative to the long standing deficiencies our courthouse has in security, access, overcrowding, and physical dilapidation.

Our group is focusing on Item #15, "Thinking Outside The Box." The Nevada City Courthouse Committee is fortunate to have two talented architects with vast experience in multi-story commercial and public building construction, building rehabilitation and restoration. They have, working with our City Engineer, concluded that there is adequate square footage available on the existing site within the existing structures to accommodate the six courtrooms our county requires, meet the criteria for new and upgraded court facilities, and save nearly \$43,000,000 (40% less than original budget) in the process.

Our local architectural, engineering and contracting committee members have provided a thumbnail summary of the savings, shown here in a "Cost Comparison" chart. By utilizing the present Courthouse site and remodeling the structures currently located on the site and downsizing the project, the project easily becomes an affordable and fully functional courthouse facility.

In addition to meeting the needs of our courts and realizing significant savings in project costs our recommended approach to the Nevada City Courthouse project secures one of the key, vital elements of our local economy which we have enjoyed for the past 160 years in our downtown core.

In favor of this concept we have the full support of the Nevada City Chamber of Commerce, Nevada County Economic Resource Council, Nevada County Contractor's Association, Nevada City Council and Nevada County Board of Supervisors all included with our submittal for your consideration.

We thank you most heartily for this opportunity to comment on this important issue .

Very Sincerely Yours,



Paul Matson
Chair, Committee to Save Our Downtown Courthouse

Attachments:

- 1) List of Nevada City Courthouse Committee Members
- 2) Nevada City Courthouse Rebuild and Reuse Proposal
- 3) Letters of support from:
 - a) Nevada City Council
 - b) Nevada County Board of Supervisors
 - c) Nevada City Chamber of Commerce

Nevada City Courthouse Committee

Tom Anderson – Presiding Judge, Nevada County Superior Court.

Sean Metroka – Executive Officer, Nevada County Superior Court.

Paul Matson – Committee Chair, Former Mayor, Twenty-year Nevada City Council Member.

Robert Bergman – Attorney, former Mayor, current Nevada City Council Member, Judge Pro Tem for the Superior Court

Conley Weaver – Former Mayor, Architect and co-designer for the 2002 total rehabilitation of 1937 Nevada City Hall*, designed San Mateo County Courthouse, One Market Plaza in San Francisco (1.8 million square feet) and City of San Jose Police Administration Building.

Bruce Boyd – Architect, co-designer of 2002 rehabilitation of 1937 Nevada City Hall*, numerous award winning construction projects both new and remodel, inside and out of historical community areas.

Gary Tintle – Commercial Construction Contractor, built throughout Nevada County numerous award-winning, large scale commercial new construction and renovation projects including the 2002 total rehabilitation of the 1937 Nevada City Hall.*

Bill Falconi – City Engineer (civil) for the past forty years, has developed and managed hundreds of projects; Nevada City Hall renovation, * Pine Street Bridge, private construction projects, 16-year paving project of all city streets with new sidewalks; underground utility construction

Dave Brennan – Nevada City Manager, former CAO for Nevada County and other California municipalities including redevelopment ED managing several public facility construction projects.

* Nevada City Hall and the Art Moderne Nevada County Courthouse were designed and built by the same architect and contractor for Works Progress Administration (WPA) projects in 1937.

NEVADA COUNTY COURTHOUSE REBUILD AND REUSE PROJECT
NEVADA CITY CALIFORNIA 95959
August 24, 2012

Criteria for Selection of SB 1407 Projects to Move Forward:
CRITERIA 15 "OUTSIDE THE BOX THINKING"

IN THIS ERA OF SEVERE BUDGET CUTS IT MAKES SENSE TO FOLLOW THE WORDS OF BEN FRANKLIN, " USE IT UP, MAKE DO, OR DO WITHOUT."

The City and its Architectural and Structural Consultants strongly believe that the existing Justice Center at 201 Church Street, Nevada City can be remodeled into an efficient and secure Justice Center with the potential to save the people of California a great deal of money. The current facility, which has served the community in the same place since 1863, with proper design and engineering, followed by a complete renovation, will be able to serve the citizens of Nevada County for another 50 years.

Due to major budget reductions, a remodeled facility on the existing site is the only feasible project. This will require significant revisions to the original 2010 AOC Feasibility Report to accommodate basic requirements within the existing structure(s)

Assumptions:

- 1 The current site currently houses 6 smaller courtrooms and is adequate to house 6 larger courtrooms with modern services and security. Both structures on site will be gutted to their structural frames
- 2 Parking for the existing Justice Center is adequate.
- 3 Minimal off-site work or utility upgrades will be necessary at this downtown site.
- 4 The perimeter of the site can be made more secure on all sides with minor upgrades to streetscapes, controlled access, and new exterior materials.
- 5 The existing "Annex" built in the 1960's with a concrete frame and lift slabs can easily be retrofit to meet current codes.
- 6 The existing 1936 historic Art Moderne facade and structure along with the encased earlier brick structure can also be retrofit to meet current codes.
- 7 The existing site and buildings present a smaller overall footprint and SF than recommended by the AOC Design Guidelines. This will require compromises in programming and area allocations. However, these programmatic changes and consequent reduction in area allocations from the recommendations of the Courthouse Design Guidelines will not materially effect the efficient functioning or security of the Justice Center.
- 8 The attached project budget is based on the complete gutting of the current structures to their basic structural elements, the preservation of the Art Moderne Facades, and the development of a new interior design that meets all current standards including security, ADA, and CalGreen energy efficiency standards.

COST COMPARISON – EXISTING COURTHOUSE SITE VERSES NEW SITE

Cost Category	Courthouse Site	New Site	Savings
Administrative costs AOC	Smaller project	Longer construction period	Minor
Site Acquisition ^{1,4}	\$2,500,000	\$16,000,000	
Surveys, Testing, & Investigation	\$60,000	\$40,000	
Geotechnical Report	\$20,000	\$180,000	
Planning & Zoning Review	\$5,000	\$60,000	
Temporary Facilities & Security ²	\$2,500,000	\$100,000	
Architecture & Engineering	\$4,800,000	\$800,000	
Permits and Fees	\$100,000	\$400,000	
Landscape Design & Construction	\$100,000	\$500,000	
Testing & Inspection	\$200,000	\$400,000	
Off Site Construction	\$300,000	\$3,500,000	
On Site Utilities Construction	\$200,000	\$2,200,000	
Demolition	\$250,000	\$20,000	
Construction ³	\$48,000,000	\$73,000,000	
Furnishings	\$200,000	\$400,000	
Commissioning	\$100,000	\$200,000	
	\$59,335,000	\$97,800,000	
Contingency (10%)	\$5,933,500	\$9,780,000	
TOTAL ESTIMATED COST	\$65,268,500	\$107,580,000	\$42,311,500

Notes:

- 1 The estimated County buyout appraisal amount
- 2 It may be possible to use the annex while remodeling the Art Moderne Courthouse and then use the Art Moderne Courthouse while remodeling the Annex.
- 3 The existing Courthouse structures would comprise approximately 58,000 SF of remodeled space. The Design Guidelines suggest a Justice Center in the range of 70,000 SF to 83,000 SF total area.
- 4 Total Site acquisition costs are currently budgeted at \$26,000,000.00.

NEVADA CITY COURTHOUSE AMENDED PROGRAM SUMMARY
 NEVADA COUNTY JUSTICE CENTER
 201 CHURCH STREET, NEVADA CITY, CALIFORNIA

PROGRAM SUMMARY
 August 24, 2012

FUNCTIONAL AREA	COURT ROOMS	STAFF	DEPARTMENTAL GROSS SF	COMMENTS
PUBLIC ENTRY/SECURITY		2	1,200	
COURTS	6	6	18,000	
JUDICIAL CHAMBERS		10	1,500	
COURT OPERATIONS		3	300	
CRIMINAL/TRAFFIC DIVISION		14	3,000	
CIVIL/FAMILY		14	3,000	
FAMILY COURT		8	2,000	
PUBLIC LAW CENTER		2	800	
COLLABORATIVE COURTS		6	1,000	
COURT ADMINISTRATION		10	2,500	
JURY SERVICES		1	1,800	
SHERIFF		4	1,000	
HOLDING		1	4,000	Includes Sallyport
BUILDING SUPPORT SERVICES		1	6,000	Includes secure parking
SUBTOTAL	6	82	46,100	
GROSS AREA FACTOR			1.25	
TOTAL GROSS BUILDING SF			57,625	



Nevada City Chamber of Commerce

NEVADA CITY
**"National Register
of Historic Places"**

Designated September 23, 1985

April 12, 2012

The Honorable Brad R. Hill, Presiding Judge
Court of Appeal, Fifth District
2424 Ventura Street
Fresno, CA 93721

RE: New Nevada City Courthouse

Honorable Mr. Hill,

The Nevada City Chamber of Commerce has been actively following and been involved in the process for determining the site for the proposed new courthouse in Nevada City. We understand and agree with the following facts:

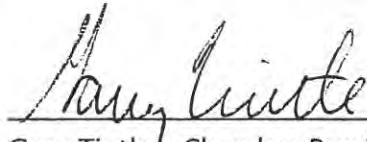
- The local court system is in critical need of new and expanded facilities.
- The current court has operated from the same location in our City, which is the County, seat for over 150 years.
- The City has developed a significant support environment related to the court including office space and restaurant and retails services. The AOC original study cited up to 800 visitors per day to the current facility, which is located in our downtown core.
- The negative economic impacts to our City related to the choice of a new court site outside of our downtown area would have devastating and long lasting impacts on our local economy.
- It has been determined by the AOC that the use of the entire current 201 Church Street site can meet the project requirements without encroachment into other neighboring properties.

- Smithgroup has been selected as the project architectural team. Their selection and the defined project design process that they have submitted is to be applauded. They have defined a process with many points of community input and have delineated the need to address the current building and the historical context of the project as it relates to our Nationally Registered Historical District. Their sensitivity to our local architecture and concerns is key to our support.

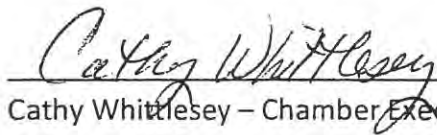
Considering the above facts we can unequivocally support the current site as the best site for the construction of the new courthouse. We look forward to doing what we can to move the process forward locally.

Sincerely,

Nevada City Chamber of Commerce



Gary Tintle - Chamber President



Cathy Whitteley - Chamber Executive Director

This letter represents the views of the entire Board of Directors:

Dave Iorns
Robert Buhlis
Barbi Jackson
Corey Bristow
Melinda Solis-Day
Valerie Moberg
Dave Francis
Mike Bryne
Tom Coleman
Robert Smith
Peggy Peterson
Barbara Tanner

COUNTY OF NEVADA

STATE OF CALIFORNIA

950 Maidu Avenue, Suite 200 • Nevada City, California 95959-8617

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City of Nevada City

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Ted S. Owens, 5th District (Chair)

Donna R. Landi
Acting Clerk of the Board



Telephone: (530) 265-1480
Fax: (530) 265-9836
Toll-Free Telephone: (888) 785-1480

E-Mail: bdofsupervisors@co.nevada.ca.us
Web: www.mynevadacounty.com/clerkofboard

April 11, 2012

The Honorable Brad R. Hill
Presiding Justice
Court of Appeal, Fifth District
2424 Ventura Street
Fresno, CA 93721

Re: The Nevada City Courthouse project

Dear Justice Hill:

At its regular meeting on April 10, 2012, the Board of Supervisors voted to reaffirm its support for retaining the Superior Court of Nevada County and the Nevada City Courthouse at its present site in Nevada City. Keeping our courthouse downtown is of singular importance to this community and critical to Nevada City's future.

Previously, on May 24, 2011 the Board of Supervisors approved a letter to William Vickrey, then the Administrative Director of the Administrative Office of the Courts, to express its support for siting the AOC's proposed new Nevada County courthouse at its current downtown Nevada City location. Furthermore, Nevada County joins with Nevada City and the community in support of rebuilding on the current site at 201 Church Street site

We therefore respectfully request you commence an architectural design process that incorporates robust community engagement.

Sincerely,

Ted S. Owens, Chair
Nevada County Board of Supervisors

cc: Senator Doug LaMalfa
Assemblyman Dan Logue
David Brennan, City Manager, City of Nevada City ✓



City of Nevada City

April 12, 2012

The Honorable Brad R. Hill, Presiding Justice
Court of Appeal, Fifth District
2424 Ventura Street
Fresno, CA 93721

Re: The Nevada City Courthouse project

Dear Justice Hill:

At this critical time in the Nevada City Courthouse site-selection process, the City Council confirms our previous longstanding position that the location of the Superior Court of Nevada County and the Nevada City Courthouse must remain at its current, downtown location. Keeping our courthouse downtown is of singular importance to this community and critical to Nevada City's future. The City will continue, without reservation, to advocate for the selection of this site.

The City has never waived on this issue. Last year, the City Council unanimously passed a resolution "Declaring the Present Nevada County Courthouse Area as the Preferred Site for a New Courthouse in Nevada City." And, on May 6, 2011, Mayor Robert Bergman, with the City Council's full support, wrote to William Vickrey, then the Administrative Director of the Administrative Office of the Courts, to explain why Nevada City's new courthouse must remain at 201 Church Street. Mayor Bergman wrote:

The interdependency of the court's facilities and our city's well-being is plainly evident to those who live and work here, and I cannot overstate how important it is to keep the courthouse at its current Church Street location. The reasons for this are both obvious and compelling: The economic flow from the court system into town is significant and if the current downtown location is abandoned in favor of a remote site, the consequences of this loss will be sizable and irrevocable. More abstract, but no less important, is the 'life' the comings and goings of the court's users bring to Nevada City. Nevada County's courthouse has been on Church Street for more than 150 years, and in a sense, the city has grown around it.

We were recently shown a detailed flowchart ("Design Process with Community Outreach") prepared by the SmithGroup architectural team. The process outlined in that document provides for ongoing and active community interaction assuring the City, its residents and business owners that this project will be developed in a manner that is appropriate for Nevada City. We urge you to recommit to the 201 Church Street site and commence the architectural design process that incorporates an effective community engagement activity.

Sincerely,

Mayor David McKay

Vice Mayor Duane Strawser

Reinette Senum
Councilmember

Sally Harris
Councilmember

Robert Bergman
Councilmember

cc: Senator Doug LaMalfa
Assemblyman Dan Logue



*Re: Courthouse
Paul
Nevada
Sean
Steve*

City of Nevada City

**Staff Memorandum for
City Council Meeting of
March 12, 2014**

*Project List get to 10
P.4 Task 4 2nd #
Need to get in top 10
See; Paul; Robert*

TO: Honorable City Council
FROM: Dave Brennan, City Manager
SUBJECT: Consideration for Approval of Contract with Ross, Drulis, Cusenbery Architecture, Inc. to complete a Facility Feasibility Study for the Reuse, Renovation and Expansion of the Existing Nevada City Courthouse.

*Structural drawings
4/3/14 Kirkoff meeting 10-11-36*

RECOMMENDATION: Review and discuss the scope of services, authorize the City Manager to finalize the contract terms and approve the expenditure of up to \$32,000 for Phase I of the Study.

BACKGROUND: The City of Nevada City, the Nevada County Board of Supervisors and the Judges of the Nevada City Courthouse have supported the reuse and renovation of the Courthouse at its' present location (See attached staff report dated April 11, 2012). While the Courthouse is owned by the County of Nevada and the State Administrative Office of the Courts, the City of Nevada City has consistently recognized the economic importance of retaining the courthouse operations in downtown Nevada City and has led the local efforts to achieve the retention of the courthouse at its' current location. Early in the process the city formed a courthouse committee with community, county and court stakeholders to provide a local forum for discussing local priorities for a courthouse project.

In January of 2013, the Nevada City Courthouse Committee discussed the importance of further documenting the value and cost savings to be realized by reusing and renovating the Nevada City Courthouse building in its' current location. Staff contacted the firm of Ross, Drulis, Cusenbery Architecture, Inc. (RDC) because of the firm's vast experience in overseeing the design of and preparation of designs for courthouses for the State Administrative Office of the Courts construction program. Subsequent discussions with Mr. Michael Ross of RDC resulted in a contract proposal submitted to the City on March 4th, 2013. The proposal was presented to the City Council on May 8th, 2013 (staff report attached). However, at that time, funding was not available to pay the total contract cost of \$94,000 for RDC to complete all tasks identified in the proposal.

The significant elements of the study that would be most useful to prove to the Administrative Office of the Courts that renovation and reuse would reduce costs and avoid the negative economic impact from relocation or destruction of the historic building by clearing the current site and building a new building were identified as:

- 1) Coordination Meetings and Data gathering
- 2) Building Survey – feasibility of renovation and reuse
- 3) Program Test Fit Diagram – ability to program spatial use needed by courts through renovation
- 4) Conceptual Temporary Court Occupancy Plan – accommodating courts during construction
- 5) Comparative Cost Study/Summary Documentation – cost of renovation vs. new construction

However, completing tasks 1 & 2 were estimated to cost \$45,000 – \$47,000 and would not provide information on the rest of the tasks to support the reuse and renovation proposal.

The Nevada City Courthouse Committee proceeded to meet with numerous entities around the county to garner support for the renovation/ reuse proposal. Support letters have been received from the Nevada County Contractors Association, Nevada City Chamber of Commerce, Greater Grass

Valley Area Chamber of Commerce, Nevada County Historical Society, Penn Valley Chamber of Commerce, and the Nevada County Economic Resource Council. We have already received a support letter from the Nevada County Board of Supervisors. The Nevada City City Council appropriated \$30,000 from Measure L funding to help finance the study and approximately \$2,000 has been raised from other sources. Fundraising by the Courthouse Committee is and will continue to be ongoing once the study process begins.

DISCUSSION: In discussions with representatives of the Administrative Office of the Courts, we have been encouraged by their support for the study as they believe it would be prudent for us to proceed and they support the scope of the study. We have been advised that the results of the study will be used to provide information to the Court Facilities Advisory Committee in regard to a reassessment of the project. We were also advised that when funding becomes available as is currently happening in the Governor's proposed budget, the feasibility study on the Nevada City Courthouse will be used in consideration of preparing recommendations for projects currently on the indefinitely delayed list. The Courthouse Committee is encouraged that the timing is right and we need to develop momentum to change the project from the current category of a new courthouse to a reuse/renovation project with significant cost savings. The Judicial Council at an earlier meeting expressed their desire to see these types of projects rather than exclusively building new courthouses without consideration to cost or renovation.

Recent discussion with Michael Ross of RDC has resulted in a revision of the original proposed contract that achieves the following tasks:

- 1) Essential coordination meetings and data gathering
- 2) Preliminary Building Assessment – to identify any 'fatal flaw' costs of renovation/reuse;
- 3) Program Test Fit Diagram – Are site and size of buildings adequate to accommodate project?

These three elements are proposed to be completed for \$31,560 which will provide all the essential elements of the feasibility study except for the Temporary Court Occupancy Plan and Comparative Cost Study between renovation/reuse and new construction. Depending upon the outcome of Phase One, these elements may not be needed. The cost of the temporary Court Occupancy Plan currently in place could easily be reduced by using some existing space in the courthouse building and providing new temporary quarters at a lesser cost than currently budgeted. The Comparative Cost element may need to be addressed once the initial Phase One study is completed and the project is under serious consideration for construction funding by the Judicial Council. This additional cost if performed by RDC would be approximately \$20,000.

FISCAL IMPACT: \$30,000 has been appropriated by the City Council for this study and the additional cost of \$1,560- \$2,000 will be absorbed from outside donations.

18294
Sonoma Highway
Sonoma
CA 95476

TEL 707 996 8448
FAX 707 996 8542

RossDrulisCusenbery

ARCHITECTURE

February 15, 2014

David Brennan
City Manager
Nevada City Hall
317 Broad Street
Nevada City, CA 95959

Re: Proposal for Facility Feasibility Study Services: Reuse, Renovation and Expansion of the Existing Nevada City Courthouse

Dear David:

RossDrulisCusenbery Architecture, Inc. (RDC) is pleased to submit this proposal for multi-phase Feasibility Study Services (Study) for the New Nevada City Courthouse. Nevada City requires an independent feasibility study focusing on the potential reuse, renovation and expansion of the existing Nevada City Courthouse as an option for the New Nevada City Courthouse project proposed by the Judicial Council of California.

This Study will assess the feasibility of an on-site renovation and expansion program, and the potential for maintaining the historic façade or significant portions of the existing Nevada City Courthouse, and possibly reducing overall project costs from those previously estimated by the Administrative Office of the Court (AOC).

The following describes the proposed Study services.

Background

The AOC has prepared a Draft Environmental Impact Report (EIR) for the new Nevada City Courthouse which analyzed the relative environmental complexity of two sites:

- Existing Courthouse and Courthouse Annex site at 201 Church Street, Nevada City, CA. This site is a multi-parcel site totaling approximately 1.83 acres. The existing courthouse and annex complex contain approximately 65,000 SF of space, of which approximately 24,000 SF of space is occupied by the court. Use of this site will likely require the full or partial, temporary relocation of the Nevada County Superior Court operation during the construction period. Prior to this Study, 100% of the existing courthouse complex was considered for demolition should the new courthouse be located there. The most current estimated project cost for developing the existing Nevada City Courthouse site *prior to*

reprogramming by the AOC, inclusive of the temporary court facility is approximately \$104,000,000 escalated to March 2012 dollars.

- Cement Hill site at northwest corner of Cement Hill Road and SR-49, Nevada City, CA. This single parcel site totals approximately 2.2 acres. Use of this site will not require the full or partial, temporary relocation of the Nevada County Superior Court operation during the construction period. The most current estimated project cost for developing the existing Cement Hill site prior to reprogramming by the AOC, is approximately \$89,000,000 escalated to March 2012 dollars.
- Subsequent to the publishing of the Draft EIR, it is RDC's understanding the AOC reprogrammed the Nevada City Courthouse, reducing the total overall building area from 84,000 SF to approximately 60,400 SF. This area reduction suggests an on-site renovation and expansion approach may be feasible.

Project Indefinitely Delayed

The AOC's Nevada City Courthouse has been placed on indefinite delay by the State of California due to budget issues. On January 17, 2013, the Judicial Council voted to indefinitely delay four courthouse construction projects including the Nevada City Courthouse. For FY 2014-15 the Nevada City Courthouse remains on indefinite delay status.

Cost Reduction Also Necessary

During this delay period the Judicial Council convened the Court Facilities Working Group which included a Courthouse Cost Reduction Subcommittee (CCRS) charged with reviewing, and if possible, reducing the overall costs of all court projects in the State. As part of this process, RDC prepared cost reduction plans for three California courthouse projects and presented cost reduction strategies for two of the projects to the CCRS. Through this review process, the CCRS authorized a number of cost reduction strategies on the other projects which might be applied for the Nevada City Courthouse Project. RDC's cost reduction efforts on its other court projects resulted in a range of approximately 8 - 16% overall cost savings. RDC will review the current status of the Nevada City Courthouse relative to the application of any cost saving directives from the CCRS. In particular RDC will assess the feasibility of reclassifying the project from that of "new courthouse" to that of a less costly renovation and preservation project.

In concert with the State's cost reduction goals, RDC will work with local stakeholders and the AOC to develop and vet potential cost saving strategies which could be applied to the Nevada City Courthouse at its current site.

Independent Study

While the State reconsiders its court facility budget priorities, Nevada City has commissioned this independent study which examines the feasibility and costs of utilizing an on-site renovation and expansion approach for the court facility project. The following scope of work and fee proposal describes RDC's services for this independent study.

Study Scope of Work

RDC has organized the Study into two primary phases with seven tasks and deliverables. A brief description of the phases, tasks and deliverables follows.

PHASE I

Task 1: Project Kick Off Meeting

RDC will lead a kickoff meeting with Nevada City, AOC, community and local court representatives, to confirm the Study goals and schedule, review existing conditions, and discuss possible renovation and expansion opportunities on the existing Nevada City Courthouse site. This meeting's objective will be to review the project's requirements and reach consensus amongst a group of community and project stakeholders on the goals of this Study.

Deliverables

- Kickoff meeting planning and facilitation
- Schedule development
- Meeting Notes

Task 2: Data Gathering and Review

RDC will request, compile and review previously published planning documents and studies germane to the project including, but not limited to, as built drawings, hazardous materials reports, structural system studies, Courthouse Annex As Built Drawings, historic resource studies, the project Draft EIR, AOC programs and cost studies, City and County planning documents and other relevant data.

Prior to this Study, RDC prepared site test fit diagrams for a new courthouse on the existing site and conceptual design and cost plans for a temporary court facility at the Nevada County Rood Center. This information will be used during the Study.

The AOC has reprogrammed the project which has reduced its total estimated size from 84,000 SF to approximately 60,400 SF. That revised building area will be the baseline upon which the existing facilities and site will be tested.

Deliverables

- Compilation and review of previously published planning documents

Task 3: Limited Building Assessment

RDC and its structural engineer will visit the project site, observe existing conditions and preliminarily observe existing conditions for architectural and structural systems. This will be an initial "fatal flaw" analysis of the potential renovation concept.

Deliverables

- Field notes and preliminary feasibility opinions

Task 4: Program Test Fit Diagram for the Washington Street/Existing Courthouse Annex Site

RDC shall develop a prototypical 60,400 SF courthouse space plan for the existing site and buildings. RDC and prepare a site test fit diagram similar in detail and format as previously developed for other AOC court projects in the State. The plan will be based on an approved facility program provided by the AOC and the court.

→ The site for the purpose of this Study shall be made up of the area covered by the existing Historic Courthouse and the Courthouse Annex. [The concept plans may include an option that includes the adjacent corner lot bordered by Winter Street, Washington Street and Main Streets]

Deliverables

- Program Test Fit Diagram for a renovated/expanded project
- Discussion with the Courts and City on temporary housing options

Following completion of Phase I RDC will meet with Nevada City and local court and AOC representatives to discuss the Phase I findings and provide a general "go no go" opinion if the project is feasible relative to the existing buildings and site's potential to accommodate the AOC's program, security and parking requirements and - its ability to reduce overall project costs and preserve the historic aspects of the existing courthouse.

Should Nevada City, the local court and AOC approve of the Phase I outcomes, Phase II services will be initiated.

PHASE II

Task 5: Expanded Building Assessment

RDC and its consulting engineers will visit the project site, observe existing conditions and review as built drawings for the following building systems.

- Architectural
- Structural
- Mechanical, Electrical and Plumbing
- Review of Hazardous Materials Survey prepared by others
- Civil engineering data prepared or provided by Nevada City and County

Deliverables

- Building Survey Report

Task 6: Conceptual Construction Phasing and Temporary Court Facility Plan

RDC will develop a conceptual construction phasing plan and a partial or full temporary court occupancy concept for the project. We will strategize with the City, the local court, the County and the AOC how this requirement might be addressed with City or County owned or controlled facilities near the existing courthouse. To make this project viable, it will be important to keep the cost of the temporary court facilities as low as possible. The cost of the temporary facility will be included in the project cost plan covered in Task 7 of this Study.

Deliverables

- Conceptual Construction Phasing and Temporary Court Occupancy Plan

Task 7: Development of a Comparative Cost Study for Renovating the Existing Courthouse Site vs. Building on a New Site/Summary Documentation

RDC will prepare a concept level project cost estimate. The costs covered within the estimate will include, but not be limited to:

- Comparable costs for a renovated/expanded courthouse on site vs. a new 60,400 SF courthouse and required parking and site improvements at the Cement Hill Site.
- The renovated concept will be based on the renovation and expansion of the existing Courthouse and Courthouse Annex buildings, and site development costs with preservation and reuse of the existing WPA facade being a community priority.
- The new offsite courthouse concept will include real estate acquisition, site development and construction costs.
- Potential non-compliance with selected State Trial Court Facility Standards in order to achieve cost savings

- The partial or full relocation of all court and county user groups from the existing facilities prior to the construction process.
- The cost of temporary court facilities for the court's occupancy during the construction period including lease and construction costs associated with the temporary facility.
- A cost allowance for the identification, testing and abatement of hazardous materials within the existing building prior to demolition or construction (Hazmat Study by others)
- Costs for the partial demolition of the existing building and site improvements
- Costs for the partial renovation, structural strengthening, expansion and reuse of the existing facilities
- Real estate equity costs associated with the transfer of title of the existing courthouse building and site (provided by the County and the State).
- Soft costs per AOC standard protocols

Deliverables

- RDC will provide a project cost estimate comparing the renovation/expansion on site option with that of building a totally new courthouse off site.

Meetings and Coordination with Nevada City, Nevada County, the AOC Judicial Branch Capital Program Office and Local Court Representatives

- This proposal assumes three meetings in Nevada City during Phase I and two meetings in Nevada City during Phase II. Meetings in excess of that amount will be billed hourly.

~~The Study will be independently prepared working closely with Nevada City and Nevada County representatives and will be coordinated with the AOC's Judicial Branch Capital Program Office planning group for applicability with its operational requirements. A copy of the final document prepared in Phase II will be provided to the AOC at conclusion of the Study.~~

RDC believes the AOC planner and Court Executive Officer will be required to attend approximately five meetings over both phases of the project. RDC will request of the AOC the most recent program and project cost estimate from the AOC prior to this Study and confirmation that non-compliance with certain requirements of the California Trial Court Facility Standards maybe considered for the project.

The following Table summarizes RDC's fees for this Study.

Fee Summary

Task	Fee
Phase I	
1 Kickoff Meeting	\$3,520
2 Data Gathering & Review	\$2,500
3 Preliminary Building Assessment	\$10,000
4 Program Test Fit Diagram and Summary Meeting	\$13,540
Phase I Reimbursable Expenses	\$2,000
Sub Total Phase I	\$31,560
Phase II	
5 Expanded Building Assessment	\$34,000
6 Construction Phasing and Temporary Court Occupancy Plan	\$6,340
7 Comparative Cost Study/Summary Documentation	\$19,260
Phase II Reimbursable Expenses	\$3,000
Subtotal Phase II	\$62,600
TOTAL Phases I & II	\$94,160

Schedule

RDC will begin Phase I work within ten business days of receipt of the notice to proceed from Nevada City. Total Phase I duration for this project is expected to be three months.

Exclusions

Hazardous materials testing or abatement, geotechnical studies, destructive testing, topographic survey, historic resources analysis, CEQA consulting services, traffic studies, meetings in excess of those enumerated in this proposal and engineering services in excess of those identified in this proposal.

Thank you for this opportunity to offer services to Nevada City for this important project. Please contact me should you like to discuss this proposal.

Sincerely,



Michael B. Ross, AIA , CEO
 RossDrulisCusenbery Architecture, Inc.

CALIFORNIA COURTS
THE JUDICIAL BRANCH OF CALIFORNIA

[close this page](#)

Judicial Council Delays Four More Courthouse Projects

FOR RELEASE

Contact: [Teresa Ruano](#), 415-865-7738

[PDF Version](#)

January 17, 2013

Judicial Council Approves Delaying Four More Courthouse Construction Projects

Governor's proposed fiscal year 2013-2014 budget calls for more funds to be taken from courthouse construction fund



SAN FRANCISCO—The Judicial Council voted today to indefinitely delay four courthouse construction projects located in Sacramento, Nevada, Los Angeles, and Fresno counties, pending the outcome of the state budget for fiscal year 2013-2014. The council's action halts all activity on these projects but makes an exception that would allow site acquisition to proceed for the Sacramento courthouse in the current fiscal year. Further progress will wait until courthouse construction funds become available in the future.

Delaying these four projects is necessary because the Governor's budget proposes that court construction funds—instead of money from the state's General Fund—be used to finance the Governor George Deukmejian Courthouse in Long Beach.

Authorized by the Legislature in 2007, the new Long Beach courthouse is being delivered under a performance-based infrastructure delivery method. The long-anticipated courthouse is scheduled to open in fall 2013, when the first annual payment will come due for the project.

In addition to using court construction money to help make payments on the Long Beach courthouse, the Governor's budget proposes using another \$200 million of court construction funds in the coming fiscal year to shore up court operations, and postpones repayment of another \$90 million borrowed from construction funds two years ago.

Justice Brad Hill, chair of the Court Facilities Working Group and Administrative Presiding Justice of the Court of Appeal, Fifth Appellate District, said, "Our cost reduction efforts are scouring every project for opportunities to free up funding that could keep some projects alive in the face of dwindling funds. We have watched as more than a billion dollars has been taken from the construction program. We don't know what to plan for, or what lies around the corner. I hope that at some point in the coming year we will have some certainty, so that we can move forward to build safe, secure, and economical courthouses. The citizens of our state deserve nothing less."

Because of budget uncertainties, the council also voted to delay until its meeting in February consideration of related facilities measures—on funding for facility modifications and maintenance costs for new courthouses.

Other items on the council meeting agenda included:



**Court Facilities Working Group Recommendations
to Judicial Council on Moving SB 1407 Projects Forward
Pending Enactment of the FY 2013-2014 Budget Act**

County	Project Name	Funded by Budget Act In Current Fiscal Year 2012-2013 and Proceeding
1 Alameda	<u>New East County Courthouse</u>	Selection of designer-builder under way; construction award by mid-2013, pending reauthorization of lease purchase authority
2 Butte	<u>New North Butte County Courthouse</u>	Bonds sold, in bid phase, construction scheduled to begin in early 2013
3 Kings	<u>New Hanford Courthouse</u>	In working drawings; ready to start construction in 2013 pending spring bond sale
4 Santa Clara	<u>New Santa Clara Family Justice Center</u>	In working drawings; ready to start construction in 2013 pending spring bond sale
5 Solano	<u>Renovation to Fairfield Old Solano Courthouse</u>	Bonds sold, subcontractor bidding under way, construction scheduled to begin in early 2013
6 Sutter	<u>New Yuba City Courthouse</u>	In working drawings; ready to start construction in 2013 pending spring bond sale
7 Yolo	<u>New Woodland Courthouse</u>	Bonds sold, in bid phase, construction scheduled to begin in early 2013

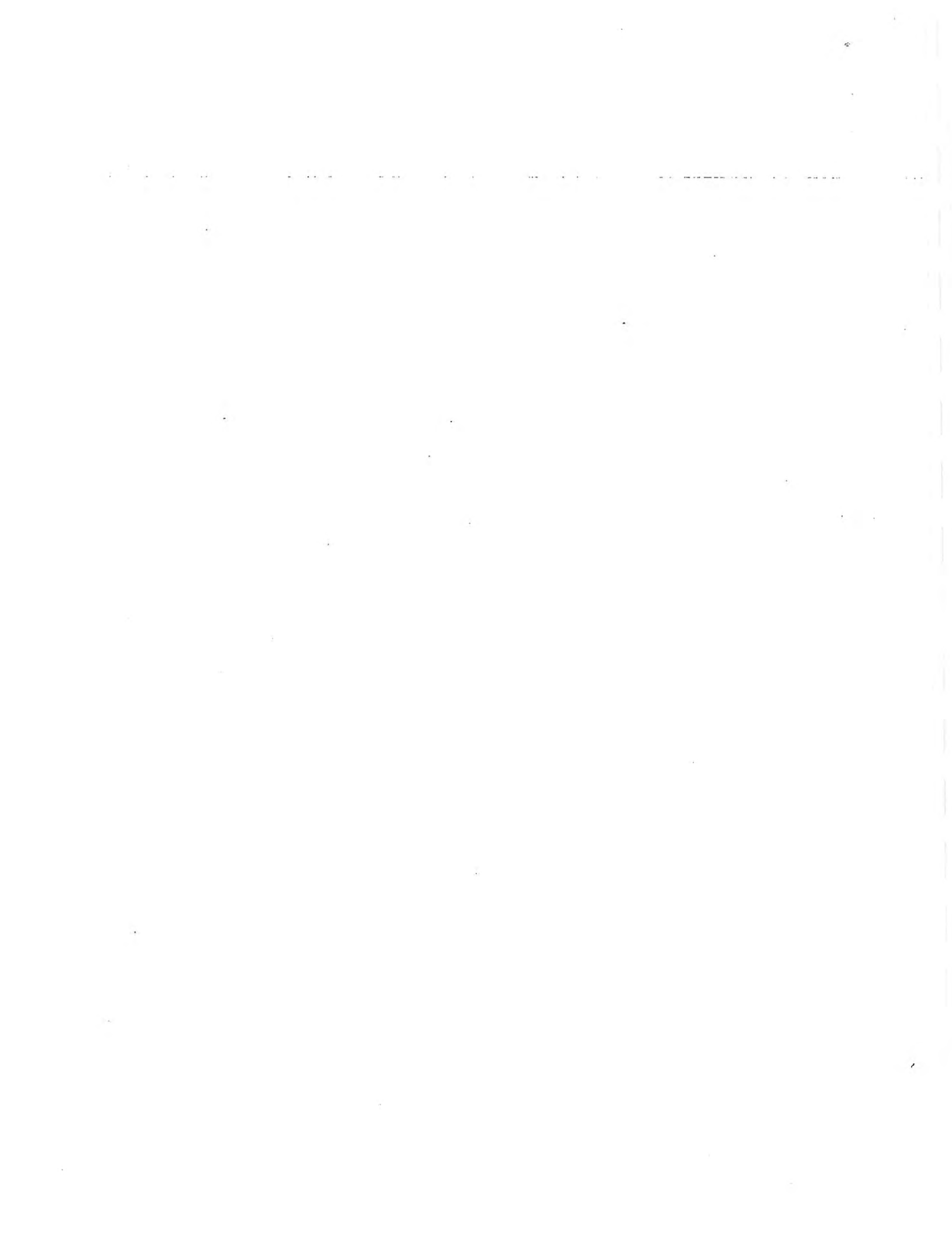
County	Project Name	CFWG Recommendations to Judicial Council February 26, 2013 Meeting
8 El Dorado	<u>New Placerville Courthouse</u>	Proceed with site acquisition and reduce hard construction budget by an additional 10%; preliminary plans delayed until FY 2014-2015 unless SB 1407 funds are restored in FY 2013-2014
9 Glenn	<u>Renovate and Addition to Willows Courthouse</u>	Proceed with design; start working drawings in FY 2013-2014
10 Imperial	<u>New El Centro Family Courthouse</u>	Proceed with design and reduce hard construction budget by an additional 10%; start working drawings in FY 2013-2014
11 Inyo	<u>New Inyo County Courthouse</u>	Proceed with site acquisition and reduce hard construction budget by an additional 10%; preliminary plans delayed until FY 2014-2015 unless SB 1407 funds are restored in FY 2013-2014
12 Lake	<u>New Lakeport Courthouse</u>	Delay start of working drawings to FY 2014-2015, unless SB 1407 funds are restored in FY 2013-2014, and after extensive review by Courthouse Cost Reduction Subcommittee
13 Los Angeles	<u>New Eastlake Juvenile Courthouse</u>	Proceed with site acquisition of a proposed site from the County of Los Angeles at a reduced cost for a collocated new construction project of the planned New Eastlake Juvenile and Los Angeles Mental Health Courthouses
14 Los Angeles	<u>New Los Angeles Mental Health Courthouse</u>	Proceed with site acquisition of a proposed site from the County of Los Angeles at a reduced cost for a collocated new construction project of the planned New Eastlake Juvenile and Los Angeles Mental Health Courthouses
15 Mendocino	<u>New Ukiah Courthouse</u>	Proceed with site acquisition for project with one less courtroom; preliminary plans delayed until FY 2014-2015 unless SB 1407 funds are restored in FY 2013-2014
16 Merced	<u>New Los Banos Courthouse</u>	Proceed with design; start working drawings in FY 2013-2014
17 Riverside	<u>New Hemet Courthouse (Mid-Cnty Req)</u>	Proceed with site acquisition; preliminary plans delayed until FY 2014-2015 unless SB 1407 funds are restored in FY 2013-2014
18 Riverside	<u>New Indio Juvenile and Family Courthouse</u>	Proceed with design; start working drawings in FY 2013-2014
19 San Diego	<u>New Central San Diego Courthouse</u>	In working drawings; will start construction in FY 2013-2014
20 San Joaquin	<u>Renovate Juvenile Justice Center</u>	In working drawings; will start construction in FY 2013-2014
21 Santa Barbara	<u>New Santa Barbara Criminal Courthouse</u>	Design delayed to FY 2014-2015 unless SB 1407 funds are restored in FY 2013-2014
22 Shasta	<u>New Redding Courthouse</u>	Design delayed to FY 2014-2015 unless SB 1407 funds are restored in FY 2013-2014
23 Siskiyou	<u>New Yreka Courthouse</u>	Design delayed to FY 2014-2015 unless SB 1407 funds are restored in FY 2013-2014
24 Sonoma	<u>New Santa Rosa Criminal Courthouse</u>	Design delayed to FY 2014-2015 unless SB 1407 funds are restored in FY 2013-2014
25 Stanislaus	<u>New Modesto Courthouse</u>	Proceed with site acquisition; preliminary plans delayed until FY 2014-2015 unless SB 1407 funds are restored in FY 2013-2014
26 Tehama	<u>New Red Bluff Courthouse</u>	Proceed with design; start working drawings in FY 2013-2014
27 Tuolumne	<u>New Sonora Courthouse</u>	Design delayed to FY 2014-2015 unless SB 1407 funds are restored in FY 2013-2014

County	Project Name	Indefinitely Delayed	
28 Fresno	<u>Renovate Fresno County Courthouse</u>	Indefinitely delayed as of October 26, 2012 and January 17, 2013, Judicial Council meetings	
29 Kern	<u>New Delano Courthouse</u>		
30 Kern	<u>New Mojave Courthouse</u>		
31 Los Angeles	<u>New Glendale Courthouse</u>		
32 Los Angeles	<u>New Santa Clarita Courthouse</u>		
33 Los Angeles	<u>New Southeast Los Angeles Courthouse</u>		
34 Monterey	<u>New South Monterey County Courthouse</u>		
35 Nevada	<u>New Nevada City Courthouse</u>		
36 Placer	<u>New Tahoe Area Courthouse</u>		
37 Plumas	<u>New Quincy Courthouse</u>		
38 Sacramento	<u>New Sacramento Criminal Courthouse</u>		Can proceed with site acquisition

Proceed – Projects will move forward as indicated above. Each project moving forward will complete a review of trial court operations, as required by the state Department of Finance.

Indefinitely Delayed – Projects are indefinitely delayed until funds become available sometime in the future. No work to proceed on site acquisition or design, unless specified above.

Two SB 1407 projects, for Alpine and Sierra Counties, were canceled by the Judicial Council in December 2011. In October 2012, the council referred one project, a renovation of the Lancaster (McCourtney Juvenile) Courthouse in Los Angeles, to the Trial Court Facility Modifications Working Group for consideration of funding as a facility modification.





City of Nevada City

Staff Report for City Council Meeting April 11, 2012

TO: Honorable City Council
FROM: Dave Brennan, City Manager
SUBJECT: Update on Nevada City County Courthouse Project and Consideration of Sending a Letter to Justice Brad Hill, Chairperson of the AOC Working Group for Courthouse Construction

Recommendation: Review and approve sending the attached letter to Justice Brad Hill, Chair of the Working Group for AOC Courthouse Construction.

Background: The City Council has long maintained the importance of keeping the courthouse project at its current downtown site. When the draft EIR was circulated in July of 2011, it appeared that the downtown site was one of two locations under primary consideration. Since that time, communications from the AOC through the Superior Court have indicated they are considering alternative sites for the courthouse due to their concerns over the potential for litigation that might arise from the complete or partial removal of the historic courthouse building and reductions in project budget that requires 10% or more reductions in cost including no funding for temporary courthouse facilities during construction which would eliminate the current site being considered.

The Nevada City Courthouse Committee reviewed these issues and developed a feasible conceptual plan to assist the AOC that would avoid litigation and reduce project costs. The details of this plan were provided to the City Council at your meeting of March 14th.

On March 29th, a meeting was scheduled and facilitated by the Executive Director and Board President of the Nevada County Contractors Association to bring local stakeholders together to develop a plan of action to get the AOC to designate the downtown site for the new courthouse. Attending the meeting were Councilmembers Bergman and Strawser in addition to representatives from Nevada County, Superior Court, ERC, Nevada City Courthouse Committee and Chamber of Commerce.

Discussion: The stakeholders present unanimously agreed that having the courthouse remain downtown was crucial to the economic health and future of Nevada City. Judge Anderson advised the group that a decision by the AOC as to where to build the courthouse and whether it would be built in the near future was imminent and the community needed to once again send a clear message about the importance of building the courthouse downtown. For the communication to have the necessary impact, it was recommended that the local request from stakeholders to the AOC for the downtown site be an unrestricted request for the site.

Later in the discussion, the attached flow chart prepared by the architectural firm, SmithGroup, was distributed to point out that the design process includes significant opportunities for community participation. Also illustrated are the several elements of the fact finding process including an analysis of the 1937 courthouse building.

Prior to the initial community outreach, the process provides for the formation of a community leadership team which appears to serve as the communication conduit between the architect team and the community. For this reason, the attached proposed letter also urges the AOC to begin the architectural process in order to engage the community and begin the design process.

At their meeting of April 10th, The Board of Supervisors will be considering a letter supporting Nevada City and the building of the courthouse downtown for all of the same economic and historical reasons that Nevada City has communicated throughout this process.

The City Council has consistently communicated that the courthouse needs to be constructed on the present site. The attached letter serves to reinforce that position without reservation on the part of the City Council.

Fiscal Impact: Having the courthouse construction project built outside of downtown would have a direct negative financial impact on downtown businesses and a secondary ripple effect on occupancy of downtown properties as support services such as county offices of District Attorney, Public Defender, Probation and private attorneys conceivably move out of downtown. Not building the courthouse or delaying it by several years will have a "lost opportunity" impact and burden the courts with a costly and inadequate building operation.



City of Nevada City

STAFF REPORT
FOR
CITY COUNCIL MEETING MAY 8th, 2013

To: Honorable City Council
From: Dave Brennan, Interim City Manager
Re: Discussion of Report from the Nevada City Courthouse Committee Regarding a Possible Contract with Michael Ross and Associates for a Feasibility and Cost Engineering Study of the Courthouse Buildings

Recommendation: Discuss update report from the Nevada City Courthouse Committee and consider participating in the raising of funds to pay for the feasibility and cost engineering study for the Nevada City Courthouse project in the amount of \$94,000.

Background: On January 17th the Court Facilities Committee recommended and the Judicial Council approved that the Nevada City Courthouse project was indefinitely delayed and all funding was suspended for any land acquisition, pre-design or design work on the project for the balance of the FY 2013/14 budget. Nevada City had proposed to the Court Facilities Committee and the Judicial Council that a cost engineering and feasibility study still be considered for completing in preparation of resuming the project in 2014/15 assuming funding becomes available. This proposal to perform the study was not approved by the Judicial Council.

Discussion: In the absence of approval for the feasibility study, the Nevada City Courthouse Committee decided to explore the option further by contacting Michael Ross and Associates whose firm has performed numerous architectural work for the Administrative Office of the Courts on other projects. After an initial contact to gauge interest on the part of the architectural firm, a meeting was held to work on a scope of work with Michael Ross and included Paul Menard from the AOC, Project Management Group. A Scope of Work has been finalized to include meeting scopes and engineering coordination, survey of existing buildings, preparation of engineering reports, review possible temporary courthouse sites for construction period, prepare and apply court program needs to existing site, preparation of site plan, preparation of comparative cost study, conduct review process and finalize report for client and AOC. Comments from Paul Menard of the AOC indicate that there would be positive support for the results of this study. Unfortunately, no funds are available from the AOC.

The Courthouse Committee believes that proceeding with the feasibility study will position the Courthouse project in a ready-to-proceed mode into the design phase, while resolving all the previous debates regarding appropriate siting of the project. Funding the \$94,000 cost of the study will be difficult. However, the courthouse project will benefit all county residents, have an interim benefit to the building industry, provide financial relief to the county in terms of building maintenance costs and a return of capital from the sale of Nevada County's share of building(s) to the AOC. Other interested parties such as those interested in historic preservation and economic development may also be potential contributors to funding the feasibility study. Obtaining funding for the Nevada City Courthouse is the only way we can identify of saving the Art Moderne and at the same time, continue the historical use of 201 Church Street as a Courthouse for Nevada County.

The study would proceed through to completion unless there were unmitigated findings that would prevent a cost effective construction project to be completed on the site. In that case, the study would cease and the cost would be held to that phase in the study. It is likely that a minimum of \$50,000 will be expended.

SUPERIOR COURT OF THE STATE OF CALIFORNIA

County of Nevada



RECEIVED

MAR 07 2012

City of Nevada City

THOMAS M. ANDERSON
Presiding Judge

SEAN P. DOWLING, *Judge*

JULIE A. McMANUS, *Judge*

YVETTE DURANT
Commissioner

CANDACE S. HEIDELBERGER,
Assistant Presiding Judge

ROBERT L. TAMIETTI, *Judge*

B. SCOTT THOMSEN, *Judge*

G. SEAN METROKA
Court Executive Officer

201 Church Street
Nevada City, CA 95959
(530) 265-1311

February 28, 2012

The Nevada City Council Members
City of Nevada City, City Hall
317 Broad Street
Nevada City, California 95959

The Nevada County Board of Supervisors
Eric Rood Administrative Center
950 Maidu Avenue
Nevada City, CA 95959

Re: New Courthouse Construction

Dear Nevada City Council Members and Nevada County Board of Supervisors:

Discussion concerning the proposed construction of a new courthouse for Nevada County has evolved from the initial announcement two years ago. The Nevada County Superior Court, the City, County and other citizens are represented on the Project Advisory Group (PAG) along with representatives of the State. Most of the initial discussion has focused on possible locations for the new courthouse. After many months, the State agreed with the local members of the PAG to make the current site the preferred site for the new construction.

Recently the State has reversed course, deciding that the current site is not desirable for the new construction, stating budget issues as a principle reason. The State also notes that there has been local opposition to demolishing the current structure in order to build a new courthouse.

The judges appreciate and share the community's concerns about the detrimental impacts economically and culturally of relocating the courthouse outside of the downtown area. We understand that a potential result of abandoning the current buildings will be a large vacant space left in the downtown area. Retrofitting the "historical building" is far too expensive to be a realistic option due to existing structural defects.

The Court wants to insure that the community understands our role in this process. The judges serve all of the citizens of Nevada County and the State of California. We will occupy the courthouse wherever it is built. While judges cannot lead a campaign for any one location, the judges are responsive to community needs, and for a project of such importance, we are committed to doing all we can to support the will of the community when it is united on a course of action.


The Nevada City Council Members
The Nevada County Board of Supervisors
Re: New Courthouse Construction
Page Two

February 28, 2012


With all of that said, the State plans to go forward with the project to replace the present courthouse. If the voice of the community is not heard, either due to dissent, lack of consensus, or procrastination, then the State will decide *for us* where our next county courthouse will be situated. Thus, whether the new courthouse is built on the current site or elsewhere may well depend on a vocal, strong community commitment to a particular site.

In this regard, we respectfully urge the Council and the County to take a leadership position, both to address its obligations to its constituents and to give us direction as we continue to participate in the PAG.


Respectfully,



JUDGE THOMAS M. ANDERSON
Presiding Judge



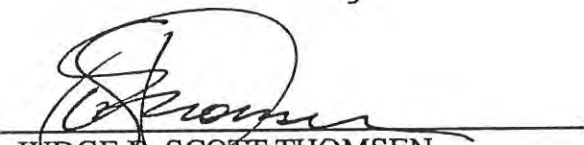
JUDGE CANDACE S. HEIDELBERGER
Assistant Presiding Judge



JUDGE SEAN P. DOWLING



JUDGE ROBERT L. TAMIETTI



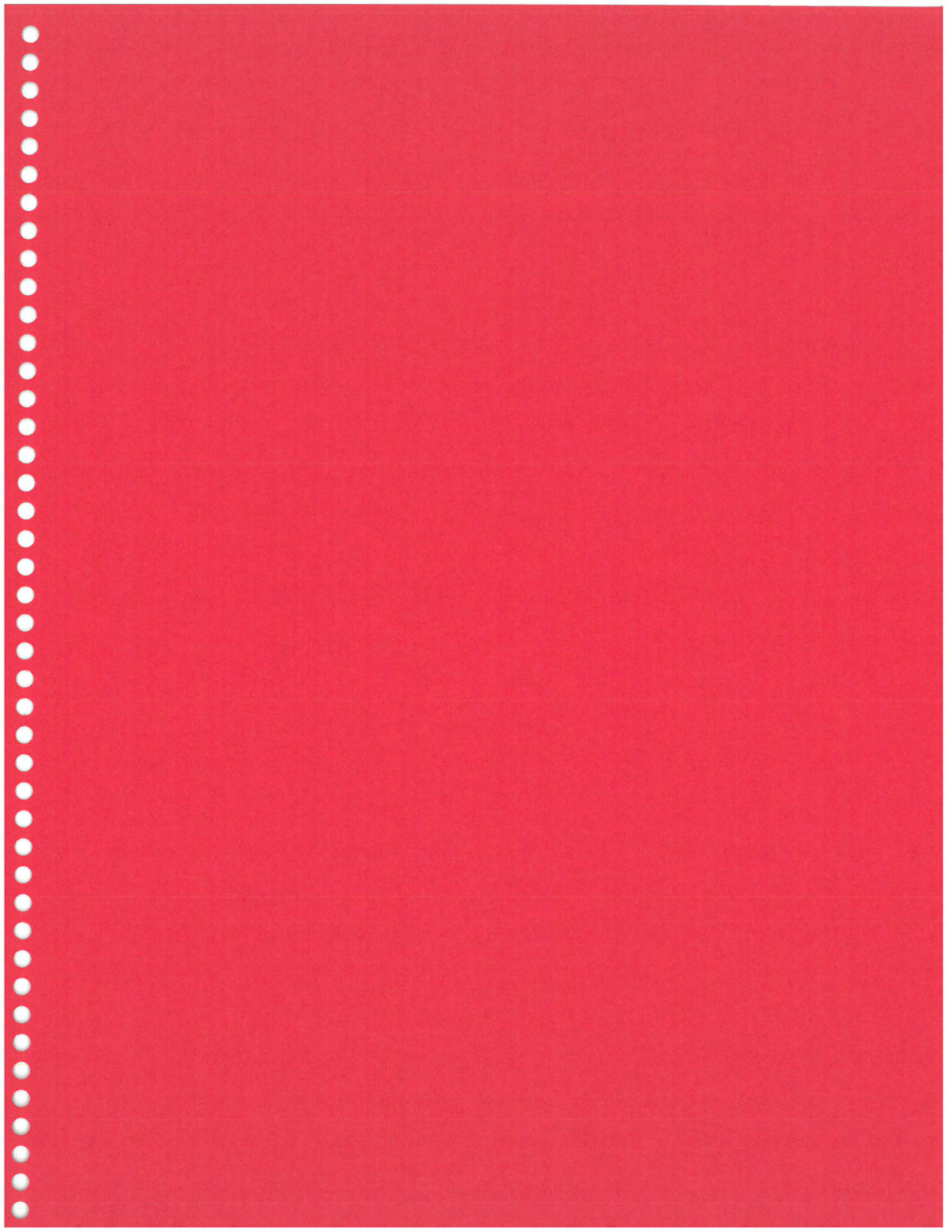
JUDGE B. SCOTT THOMSEN

cc: David McKay, Mayor
Duane Strauser, Vice Mayor
Reinette Senum, Council Member
Robert Bergman, Council Member
Sally Harris, Council Member
David Brennan, City Manager
Nate Beason, District 1
Ed Scofield, District 2
Terry Lamphier, District 3
Hank Weston, District 4
Ted Owens, District 5, Chair
Rick Haffey, Nevada County Chief Executive Officer



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3. Nevada City Cost Comparison Analysis, Cost Savings Utilizing
Existing Courthouse Site.
4. Initial Letters of Support to Conduct the Feasibility Study:
Nevada County Contractors Association
Greater Grass Valley Area Chamber of Commerce
Nevada County Historical Society
Nevada County Economic Resource Council
Nevada City Chamber of Commerce
Penn Valley Chamber of Commerce



Corey Shaver

From: Menard, Paul [Paul.Menard@jud.ca.gov]
Sent: Thursday, June 27, 2013 1:02 PM
To: David Brennan
Cc: Corey Shaver; Quinn, Kelly; Metzker, Kristine
Subject: Nevada - Nevada City - City-Funded Study

Dave and Bill,

This e-mail is a follow up to our telephone conversation of June 26 involving you, me, and Kelly Quinn, Assistant Director for Business and Planning.

As you know, the Judicial Council requested the scope of the Nevada City project be "reassessed" to examine a renovation alternative before the council placed the project on indefinite delay due to ongoing reallocation of courthouse construction funds by the legislature. As Kelly pointed out, \$1.7 billion in construction funds have been loaned or redirected to state or trial court operations since 2009.

With respect to the Nevada City project, we believe it is prudent for the city to proceed with a feasibility study of the renovation of the existing courthouse. We have reviewed the scope of the proposed feasibility study, agree with it, and will refer to the study when it is completed as a resource for providing information to the Court Facilities Advisory Committee regarding the reassessment of the project. It will also be a resource for the advisory committee if construction funds are restored on an ongoing basis and the advisory committee is charged with recommending to the council how restored funds should be spent on projects that are now indefinitely delayed.

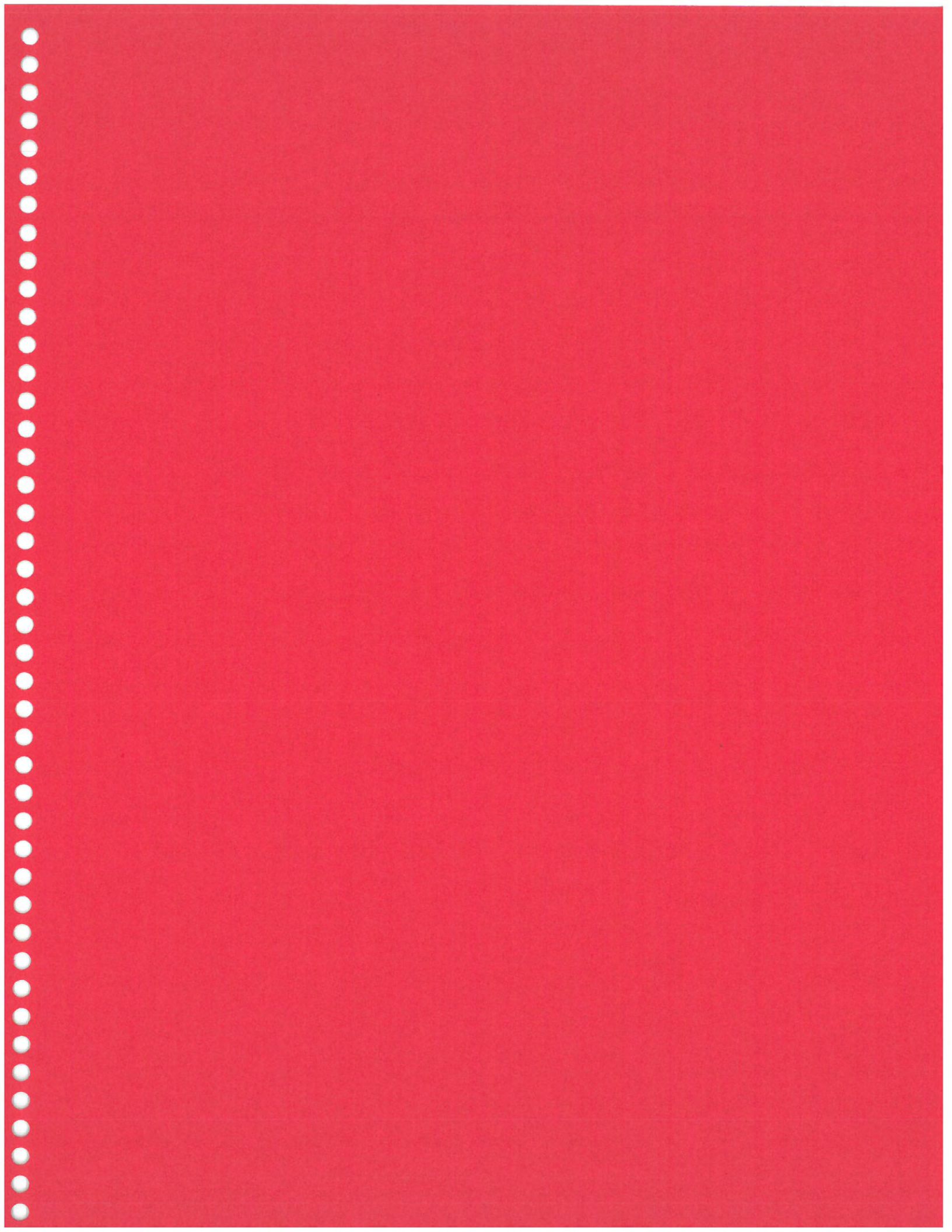
We are not aware of any studies being undertaken by local entities for any other projects that have been indefinitely delayed. Your city government's proactive approach and the court's willingness to significantly reduce the space program, and thus the cost of the project, will be considered if there is funding available to move forward with one or more indefinitely delayed projects. As Kelly underscored, the AOC will not be making decisions about reactivating projects. The Court Facilities Advisory Committee will make recommendations to the Judicial Council, which makes the final decision.

You asked about the possibility of the state reimbursing the city for funds expended on the study. As we discussed, the AOC cannot commit any funding to any project that has been indefinitely delayed by the Judicial Council. If the project is selected by the Judicial Council for moving forward with restored ongoing funding, and then subsequently funded by the legislature, the AOC can review whether or not the city-funded study is eligible for reimbursement out of project funds. If the city proceeds with the study at this time, it does so entirely at its own risk.

I look forward to working with you on the feasibility study.

Paul R. Menard, AIA
Senior Facilities Planner
Judicial Branch Capital Program Office
Judicial and Court Operations Services Division
Judicial Council of California - Administrative Office of the Courts
2860 Gateway Oaks Drive, Suite 400
Sacramento, CA 95833-3509
916-643-8059, Fax 916-263-2342, paul.menard@jud.ca.gov
www.courts.ca.gov

"Serving the courts for the benefit of all Californians"



10257
Sonoma Highway
Sonoma
CA 95476

TEL 707 996 8448
FAX 707 996 8542

ARCHITECTURE

March 4, 2013

William Falconi, City Engineer
Nevada City Public Works Dept.
City Hall
317 Broad Street
Nevada City, CA 95959

Re: Proposal for Facility Feasibility Study Services: Reuse, Renovation and Expansion of the Existing Nevada City Courthouse Site

Dear Bill :

RossDrulisCusenbery Architecture, Inc. (RDC) is pleased to submit this proposal for Feasibility Study Services (Study) for the New Nevada City Courthouse. Nevada City requires an independent feasibility study focusing on the potential reuse, renovation and expansion of the existing Nevada City Courthouse and site for the new Nevada City Courthouse being proposed by the Judicial Council of California. This Study will assess the feasibility of an on-site renovation and expansion program, and the potential for maintaining the historic façade or significant portions of the existing Nevada City Courthouse, and the possibility of reducing overall project costs from those previously estimated by the Administrative Office of the Court (AOC).

The following describes the proposed services.

Background

The AOC has prepared a Draft Environmental Impact Report (EIR) for the new Nevada City Courthouse which analyzed the relative environmental complexity of two sites:

- Existing Courthouse and Courthouse Annex site at 201 Church Street, Nevada City, CA. This site is a multi-parcel site totaling approximately 1.83 acres. The existing courthouse and annex complex contain approximately 65,000 SF of space, of which approximately 24,000 SF of space is occupied by the court. Use of this site will likely require the full or partial, temporary relocation of the Nevada County Superior Court operation during the construction period. Prior to this Study, 100% of the existing courthouse complex was considered for demolition should the new courthouse be located there. The most current estimated project cost for developing the existing Nevada City Courthouse site *prior to*

RossDrulisCusenbery

reprogramming by the AOC, inclusive of the temporary court facility is approximately \$104,000,000 escalated to March 2012 dollars.

- Cement Hill site at northwest corner of Cement Hill Road and SR-49, Nevada City, CA. This single parcel site totals approximately 2.2 acres. Use of this site will not require the full or partial, temporary relocation of the Nevada County Superior Court operation during the construction period. The most current estimated project cost for developing the existing Cement Hill site prior to reprogramming by the AOC, is approximately \$89,000,000 escalated to March 2012 dollars.
- Subsequent to the publishing of the Draft EIR, it is RDC's understanding the AOC reprogrammed the Nevada City Courthouse, reducing the total overall building area from 84,000 SF to approximately 60,400 SF. This area reduction suggests an on-site renovation and expansion approach may be feasible.

Project Delayed

The AOC's Nevada City Courthouse has been placed on indefinite delay by the State of California due to budget issues. On January 17, 2013, the Judicial Council voted to indefinitely delay four courthouse construction projects including the Nevada City Courthouse, pending the outcome of the state budget for fiscal year 2013-2014. The council's action halted all activity on the projects. Delaying the four projects was necessary because the Governor's budget proposes that court construction funds—instead of money from the state's General Fund—be used to finance the lease obligations for the new courthouse in Long Beach, CA.

Cost Reduction Also Necessary

During this delay period the Judicial Council convened the Court Facilities Working Group which included a Courthouse Cost Reduction Subcommittee (CCRS) charged with reviewing, and if possible, reducing the overall costs of all court projects in the State. As part of this process, RDC prepared cost reduction plans for three California courthouse projects over the past year and directly presented those plans/strategies for two of the projects to the CCRS. Through this review process, the Cost Reduction Subcommittee authorized a number of cost reduction strategies on the other projects which might be applied for the Nevada City Courthouse Project. The result of RDC's cost reduction efforts on its other three projects resulted in a range of approximately 8 - 16% overall cost reduction for those projects. RDC will review the current status of the Nevada City Courthouse relative to any existing directives from the CCRS.

In concert with the State's cost reduction goals, RDC will work with local stakeholders and the AOC to develop and vet potential cost saving strategies which could be applied to the Nevada City Courthouse at its current site.

Independent Study

While the State reconsiders its court facility budget priorities, Nevada City has requested that an independent feasibility study be prepared which examines the feasibility and costs of utilizing an on-site renovation and expansion approach for the project. This Study will also assess the potential for maintaining the historic façade and key elements of the historic Nevada City Courthouse and reduce overall project costs.

The following scope of work and fee proposal describes RDC's services for this project.

Scope of Work

RDC has organized the Study into seven tasks and deliverables. A brief description of tasks and deliverables follows.

Task 1: Project Kick Off Meeting

Meeting with Nevada City, Nevada County, community stakeholders and AOC and local court representatives, RDC will lead a kickoff meeting to establish the Study goals and schedule, review existing conditions, and discuss possible new construction, renovation and expansion opportunities on the existing Nevada City Courthouse site. This meeting's objective will be to review the project's requirements and reach consensus amongst a group of community and project stakeholders on the goals and limits of this Study.

Deliverables

- Meeting planning and facilitation
- Schedule development
- Meeting Notes

Task 2: Data Gathering and Review

RDC will request, compile and review all available previously published planning documents and studies for the project including, but not limited to, as built drawings, hazardous materials reports, structural system studies, historic resource studies, the project Draft EIR, AOC programs and cost studies, City and County planning documents and other relevant data. Prior to this Study, RDC prepared site test fit diagrams for a new courthouse on the existing site and conceptual

design and cost plans for a temporary court facility at the Nevada County Rood Center. This information will be used during the Study.

The AOC has reprogrammed the project which has reduced its total estimated size from 84,000 SF to approximately 60,400 SF. That revised building area will be the baseline upon which the existing facilities and site will be tested.

RDC will meet with the AOC and the local court to confirm the AOC's current perspective on the project, and if any other program or cost reduction strategies may be applicable.

Deliverables

- Compilation and review of previously published planning documents
- Executive Summary including an analysis of all documentation

Task 3: Meeting and Coordination with Nevada City, Nevada County, the AOC Judicial Branch Capital Program Office and Local Court Representatives

The Study will be independently prepared working closely with Nevada City and Nevada County representatives and will be coordinated with the AOC's Judicial Branch Capital Program Office planning group for applicability with its operational requirements. A copy of the final document will be provided to the AOC at conclusion of the Study. RDC believes the AOC planner and Court Executive Officer will be required to attend approximately six - eight planning meetings over the duration of the project. RDC will request of the AOC the most recent program and project cost estimate from the AOC prior to this Study and confirmation that non-compliance with certain requirements of the California Trial Court Facility Standards maybe considered for the project.

Deliverables

- Five Meetings in Nevada City
- Meeting notes documenting project decisions

Task 4: Building Survey

RDC and its structural and mechanical engineers will visit the project site, observe court operations and existing conditions and review as built drawings for the following building systems.

- Architectural
- Structural
- Mechanical, Electrical and Plumbing
- Review of Hazardous Materials Survey prepared by others

- Civil engineering data prepared or provided by Nevada City and County

Deliverables

- Building Survey Report

Task 5: Program Test Fit Diagram for the Washington Street/Existing Courthouse Annex Site

RDC shall develop a prototypical 60,400 SF prototypical courthouse plan for the existing site and prepare a site test fit diagram similar in detail and format as previously developed for other AOC court projects in the State. The plan will be based on an approved program provided by the AOC and the court.

The site for the purpose of this Study shall be made up of the area covered by the existing Historic Courthouse and the Courthouse Annex. The concept plans may include an option that includes the adjacent corner lot bordered by Winter Street, Washington Street and Main Streets.

Deliverables

- Program Test Fit Diagram for a renovated/expanded project
- Program Test Fit Diagram for a new construction project
- Preliminary Construction Phasing Plan

Task 6: Conceptual Temporary Court Facility

RDC will develop a partial or full temporary court occupancy plan for the project and include a "renovate in place" component. We will let the city and the court make suggestions for how this problem can be solved with city-owned or city-controlled facilities near the existing courthouse. To make this project viable, it will be important to keep the cost of the temporary court facilities as low as possible. The cost of this facility will be included in the project cost plan covered in Task 7 of this Study.

Deliverables

- Conceptual Temporary Court Occupancy Plan

Task 7: Development of a Comparative Cost Study for the Existing Courthouse Site vs. Building on a New Site/Summary Documentation

RDC will prepare a concept level construction cost estimate for this project. The costs covered within the estimate will include, but not be limited to:

- Two conceptual designs, one for a renovated/expanded courthouse and one for new 60,400 SF courthouse on the existing courthouse site. These conceptual designs will be

based on the renovation and expansion of the existing Courthouse and Courthouse Annex buildings with preservation and reuse of the existing WPA facade being a community priority.

- Site improvement costs
- Potential non-compliance with selected State Trial Court Facility Standards in order to achieve cost savings
- The partial or full relocation of all court and county user groups from the existing facilities prior to the construction process.
- The identification of potential sites, lease negotiation, design and construction of adequate temporary court facilities for the court's occupancy during the construction period
- Lease and construction costs associated with the temporary facility
- A cost allowance for the identification, testing and abatement of hazardous materials within the existing building prior to demolition or construction (Hazmat Study by others)
- Partial demolition of the existing building and site improvements
- Partial renovation, expansion and reuse of the existing facilities and site
- Real estate equity costs associated with the transfer of title of the existing courthouse building and site (provided by the County and the State).

Deliverables

- RDC will provide a construction cost estimate comparing the renovation/expansion option with a new option on the existing courthouse site. The estimate will include a cost analysis comparing the total project costs of reusing the existing courthouse site with that of building a totally new courthouse on the site.

Fee Proposal

Task	Fee
1 Kickoff Meeting	\$4,880
2 Data Gathering & Review	\$4,460
3 Meetings & Coordination with Nevada City, Nevada County, the AOC and Local Court Representatives	\$11,600
4 Building Survey	\$34,840
5 Program Test Fit Diagram	\$9,180
6 Conceptual Temporary Court Occupancy Plan	\$6,340
7 Comparative Cost Study/Summary Documentation	\$19,260
Subtotal Tasks 1-7	\$90,560

30 days
15, 20
4 months

Task	Fee
Expenses	
Travel	\$2,145
Printing & Reproduction	\$1,000
Express Delivery	\$102
Teleconference	\$270
Subtotal Expenses	\$3,517
TOTAL	\$94,077

Schedule

RDC will begin work within ten business days of receipt of the notice to proceed from Nevada City. Total duration for this project is expected to be three - four months.

Exclusions

Hazardous materials testing or abatement, geotechnical studies, destructive testing, topographic survey, historic resources analysis, CEQA consulting services, traffic studies, meetings in excess of those enumerated in this proposal and engineering services in excess of those identified in this proposal.

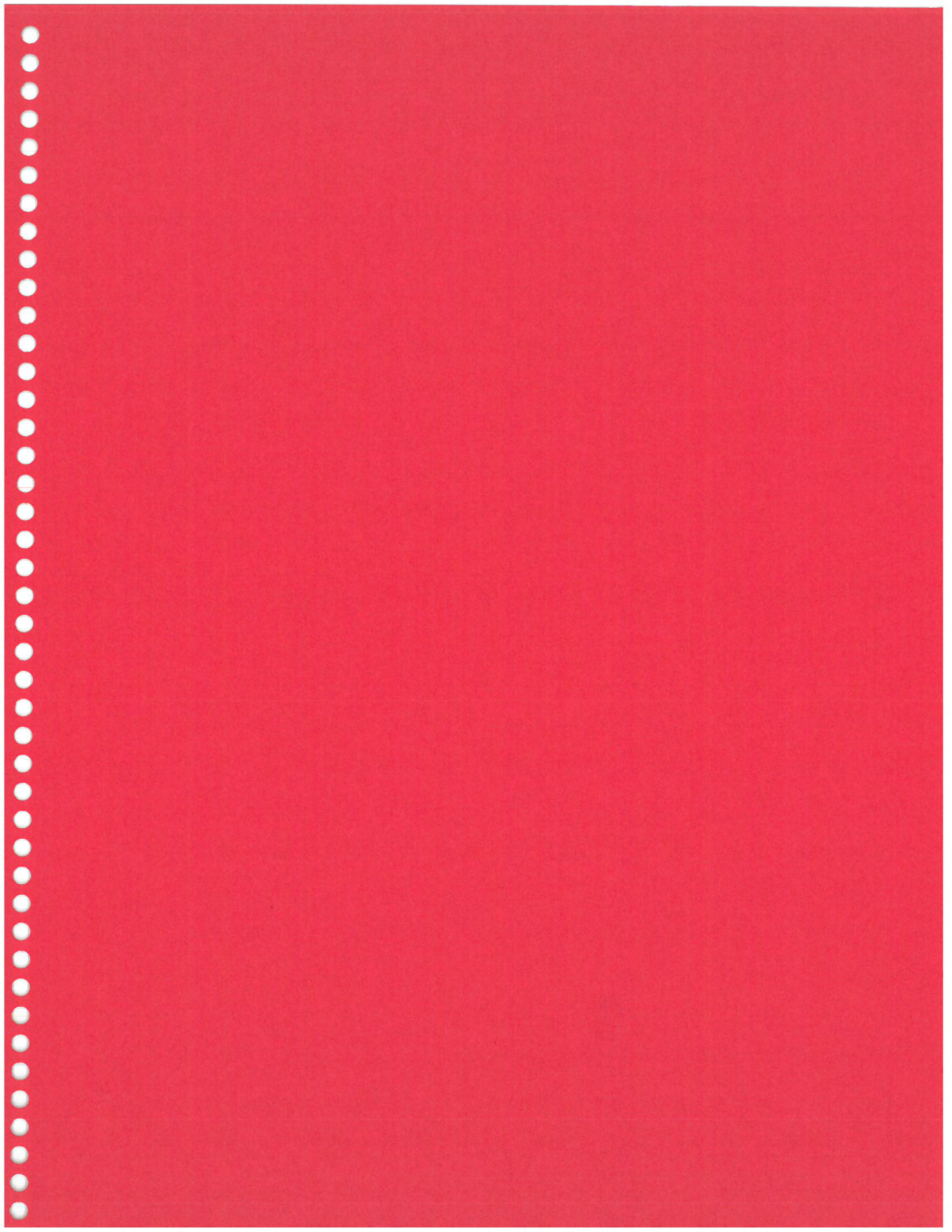
Thank you for this opportunity to offer services to Nevada City for this important project. Please contact me should you like to discuss this proposal.

Sincerely,



Michael B. Ross, AIA , CEO
RossDrulisCusenbery Architecture, Inc.

No New Building / Already done



CRITERIA 15 "OUTSIDE THE BOX THINKING"

Draft Criteria for Selection of SB 1407 Projects to Move Forward

NEVADA COUNTY COURTHOUSE
201 CHURCH STREET
NEVADA CITY CALIFORNIA 95959
August 24, 2012

IN THIS ERA OF SEVERE BUDGET CUTS IT MAKES SENSE TO FOLLOW THE WORDS OF BEN FRANKLIN, "USE IT UP, MAKE DO, OR DO WITHOUT."

The City and its Architectural and Structural Consultants strongly believe that the existing Justice Center at 201 Church Street, Nevada City can be remodeled into an efficient and secure Justice Center with the potential to save the people of California a great deal of money. The current facility, which has served the community in the same place since 1863, with proper design and engineering, followed by a complete renovation, will be able to serve the citizens of Nevada County for another 50 years.

Due to major budget reductions, a remodeled facility on the existing site is the only feasible project. This will require significant revisions to the original 2010 AOC Feasibility Report to accommodate basic requirements within the existing structure(s)

Assumptions:

- 1 The current site currently houses 6 smaller courtrooms and is adequate to house 6 larger courtrooms with modern services and security. Both structures on site will be gutted to their structural frames
- 2 Parking for the existing Justice Center is adequate.
- 3 Minimal off-site work or utility upgrades will be necessary at this downtown site.
- 4 The perimeter of the site can be made more secure on all sides with minor upgrades to streetscapes, controlled access, and new exterior materials.
- 5 The existing "Annex" built in the 1960's with a concrete frame and lift slabs can easily be retrofit to meet current codes.
- 6 The existing 1936 historic Art Moderne facade and structure along with the encased earlier brick structure can also be retrofit to meet current codes.
- 7 The existing site and buildings present a smaller overall footprint and SF than recommended by the AOC Design Guidelines. This will require compromises in programming and area allocations. However, these programmatic changes and consequent reduction in area allocations from the recommendations of the Courthouse Design Guidelines will not materially effect the efficient functioning or security of the Justice Center.

- 8 The attached project budget is based on the complete gutting of the current structures to their basic structural elements, the preservation of the Art Moderne Facades, and the development of a new interior design that meets all current standards including security, ADA, and CalGreen energy efficiency standards.

COST COMPARISON CHART – EXISTING COURTHOUSE SITE VERSES NEW SITE

Cost Category	Courthouse Site	New Site	Savings
Administrative costs AOC	Smaller project	Longer construction period	Minor
Site Acquisition ^{1,4}	\$2,500,000.00	\$16,000,000.00	
Surveys, Testing, & Investigation	\$60,000.00	\$40,000.00	
Geotechnical Report	\$20,000.00	\$180,000.00	
Planning & Zoning Review	\$5,000.00	\$60,000.00	
Temporary Facilities & Security ²	\$1,000,000.00	\$100,000.00	
Architecture & Engineering	\$4,800,000.00	\$800,000.00	
Permits and Fees	\$100,000.00	\$400,000.00	
Landscape Design & Construction	\$100,000.00	\$500,000.00	
Testing & Inspection	\$200,000.00	\$400,000.00	
Off Site Construction	\$300,000.00	\$3,500,000.00	
On Site Utilities Construction	\$200,000.00	\$2,200,000.00	
Demolition	\$250,000.00	\$20,000.00	
Construction ³	\$48,000,000.00	\$73,000,000.00	
Furnishings	\$200,000.00	\$400,000.00	
Commissioning	\$100,000.00	\$200,000.00	

Cost Category	Courthouse Site	New Site	Savings
	\$57,835,000.00	\$97,800,000.00	
Contingency (10%)	\$5,783,500.00	\$9,780,000.00	
TOTAL ESTIMATED COST	\$63,288,500.00	\$107,580,000.00	\$44,291,500.00

Notes:

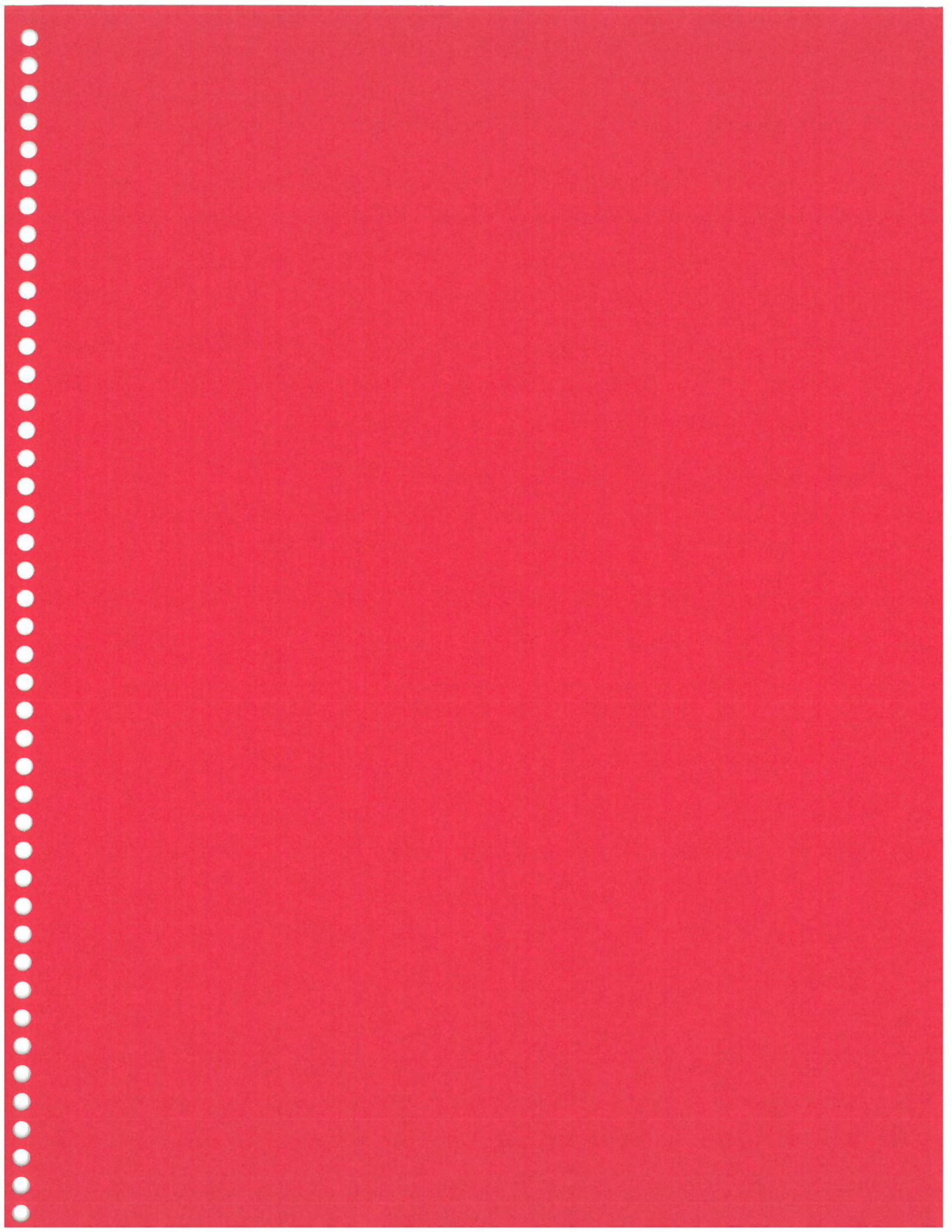
- 1 The estimated County buyout appraisal amount
- 2 It may be possible to use the annex while remodeling the Art Moderne Courthouse and then use the Art Moderne Courthouse while remodeling the Annex.
- 3 The existing Courthouse structures would comprise approximately 58,000 SF of remodeled space. The Design Guidelines suggest a new Justice Center in the range of 70,000 SF to 83,000 SF total area.
- 4 Total Site acquisition costs are currently budgeted at \$26,000,000.00 which is high for Nevada County property values.

EXISTING COURTHOUSE AMENDED PROGRAM SUMMARY
NEVADA COUNTY JUSTICE CENTER
201 CHURCH STREET, NEVADA CITY, CALIFORNIA

PROGRAM SUMMARY
August 24, 2012

FUNCTIONAL AREA	COURT ROOMS	STAFF	DEPARTMENTAL GROSS SF	COMMENTS
PUBLIC ENTRY/SECURITY		2	1,200	
COURTS	6	6	18,000	
JUDICIAL CHAMBERS		10	1,500	
COURT OPERATIONS		3	300	
CRIMINAL/TRAFFIC DIVISION		14	3,000	
CIVIL/FAMILY		14	3,000	
FAMILY COURT		8	2,000	
PUBLIC LAW CENTER		2	800	

FUNCTIONAL AREA	COURT ROOMS	STAFF	DEPARTMENTAL GROSS SF	COMMENTS
COLLABORATIVE COURTS		6	1,000	
COURT ADMINISTRATION		10	2,500	
JURY SERVICES		1	1,800	
SHERIFF		4	1,000	
HOLDING		1	4,000	Includes Sallyport
BUILDING SUPPORT SERVICES		1	6,000	Includes secure parking
SUBTOTAL	6	82	46,100	
GROSS AREA FACTOR			1.25	
TOTAL GROSS BUILDING SF			57,625	





NEVADA COUNTY CONTRACTORS' ASSOCIATION

149 Crown Point Court, Suite A • Grass Valley • Tel. # (530) 274-1919 • Fax # (530) 274-3373
www.nccabuildingpros.com • email: nccaexec@pacbell.net

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Honorary Board Member

Tom Lott
Nevada City Engineering, Inc

September 3, 2013

Nevada City Council
Nevada City Courthouse Committee

Dear Mayor Harris, Nevada City Council Members and the Nevada City Courthouse Committee;

The Nevada County Contractors' Association greatly appreciated the recent presentation given to our Board of Directors by the Nevada City Courthouse Committee.

Later we discussed the importance of the courthouse project to the community and we whole heartedly endorse your effort to conduct the Architectural Engineering Study. It will determine the feasibility of rehabilitating the existing structures and prepare a preliminary plan for site development, construction phasing and comparative cost study that will show how the project will meet the county's need for an updated, functional Courthouse.

For our group, the benefits of supporting this course of action are clear:

- The overall project cost will be reduced by tens of millions of dollars from the original proposal.
- Nevada County will have the Courthouse it desperately needs meeting all modern-day security and functionality requirements.
- When state funding again becomes available our county's project will have a much higher priority for court funding allocation, and be removed from the "indefinitely delayed" status it now has.
- The potential for local participation in the construction would have significant long-term economic benefits to our local economy.
- This project has broad-based community support.

Therefore, you have our full support. We are also pleased to provide \$1,000 to help fund the Architectural Engineering Study and get this essential project moving forward as soon as possible.

Sincerely,

Charles Faber
President

Barbara Bashall
Executive Director

October 1, 2013

California Judicial Council
Administration Office of the Courts

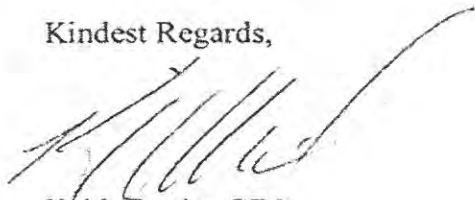
Dear Council Member's:

The Board of Directors of the Greater Grass Valley Chamber of Commerce, a 103 year old organization, wishes to express their support for the preservation and refurbishing of the Church Street Courthouse in historic downtown Nevada City, California.

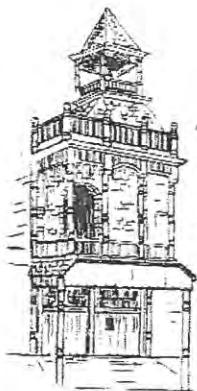
The connection between the city's economic vitality and the location of the courthouse has been in direct correlation since the courthouse was built in 1856 and enlarged in 1937. The economic activity that can be directly attributed to the courthouse for downtown Nevada City is significant and its loss would be felt by many, if not all of the downtown Nevada City merchants.

Keeping the courthouse in downtown Nevada City is an essential and significant step to the long term health of commerce in Nevada City. To that end, the Greater Grass Valley Chamber of Commerce strongly encourages the Administration Office of the Courts to stay the course in assisting the Nevada City Council and its business community to assure the new courthouse will remain in its present location.

Kindest Regards,



Keith Davies CEO
Greater Grass Valley Chamber of Commerce
Executive Director Grass Valley Chamber of Commerce
Chamber Office; 530-273-4667
Cell; 530-701-3225
kdavies@grassvalleychamber.com



THE NEVADA COUNTY
**Historical
Society** 1844

Celebrating and Preserving
the History of
Nevada County, California

PO Box 1300, Nevada City, CA 95959
info@nevadacountyhistory.org
www.NevadaCountyHistory.org

October 13, 2013

City of Nevada City
Court House Committee
Nevada City, California

The location of the courthouse in Nevada City has remained constant since 1855. For more than 155 years, the courthouse has served as a focal point for the city, and has over time, become an integral part of Nevada City's commercial and social history. The upgrading of the present structure is the most desirable of the options under consideration. Any plan to move the courts to a new location, with no accommodation to maintain the present building, would leave a massive and deteriorating structure in the very heart of the city. The loss of the building's historic architecture by demolition and rebuilding would be regrettable, but it is preferable to losing the courthouse downtown. Therefore, the Nevada County Historical Society supports solutions that insure the courthouse remains in its present location.

Our Board of Directors has reviewed the current proposal for an Architectural Engineering study that will assist in further evaluation of rehabilitating the existing structure. We fully endorse this proposal, as it will further our objective as to preserving this historic structure and allowing for the Art Moderne architecture to remain.


Daniel R. Ketcham
President – Board of Directors

Nevada County ~ at the heart of California's golden history

Firehouse No. 1 Museum
214 Main Street
Nevada City, CA 95959
(530) 265-5468

Nevada County
Narrow Gauge Railroad Museum
#5 Kidder Court
Nevada City, CA 95959
(530) 470-0902

North Star Mining Museum
Mill Street at Allison Ranch Rd.
Grass Valley, CA 95945
(530) 273-4255

Searls Historical Library
214 Church Street
Nevada City, CA 95959
(530) 265-5910

ERC Nevada County

Economic Resource Council

October 14, 2013

City Council of Nevada City
317 Broad Street
Nevada City, CA 95959

Nevada City Courthouse Committee
c/o City of Nevada City
317 Broad Street
Nevada City, CA 95959

Re: The Nevada County courthouse

Dear Council and Committee members:

Thank you again for the valuable information that several of your Committee members brought to our recent Board meeting. They explained to our Investor/Partners and others there why you are undertaking a thorough study to evaluate the courthouse's architecture and structure and create a 'design-fit diagram' for the courthouse that will confirm that renovating the courthouse can both reduce the project's cost by roughly 40% and preserve the historic Art Deco structure. We clearly see the significance and timeliness of this study, and why it is important for the business community to actively support the work that you are doing to keep the courthouse at its downtown location.

As you know, the Nevada County Economic Resources Council is a non-profit, economic development corporation. Its participants include Nevada County, Nevada City and Grass Valley, the various chambers of commerce, Sierra Economic Development Corporation, the Council of School Superintendents, Sierra College, Sierra Nevada Memorial Hospital, the Association of Realtors, Nevada County's Business, the Contractors' and Realtors' Associations, the Transportation Commission, and private sector companies. This group works collaboratively to support the business community and the economic health in the county.

The Executive Committee of the NCERC is writing now to reaffirm its full support for your work to keep the courthouse at its current location on Church Street. In 2011, in our letter to the director of the Administrative Office of the Courts, we wrote: *The long-term economic health of Nevada City is tied closely to the location of the courthouse, and a move to any site other its downtown site will have a pronounced negative effect of many of the downtown businesses and the community as a whole.* That, of course, has not changed, and the NCERC will do whatever it can to assist you with such important work.

Sincerely,

Robert Bergman
Chair of The Nevada County Economic Resource Council

149 Crown Point Court, Suite A
Grass Valley, CA 95945
530.274.8455
www.ncerc.org



Nevada City Chamber of Commerce

NEVADA CITY
"National Register
of Historic Places"

Designated September 23, 1985

October 23, 2013

City Council of Nevada City
Nevada City Courthouse Committee
c/o City of Nevada City
317 Broad Street
Nevada City, CA 95959

RE: New Nevada City Courthouse

Honorable Council and Committee Members:

The Nevada City Chamber of Commerce has been actively following and been involved in the process for determining the location and specifics for the proposed new courthouse in Nevada City. We are gratified with the results of the outpouring of community support and with the outcome to date. It is a great social and economic benefit to our community right where it is.

We fully support a feasibility study to further assure that the Courthouse can be kept at its current location and that a thorough remodeling of the current structure will meet the economic and historic goals of the project.

We will continue to work with all concerned community members and organizations to see this project through.

Sincerely,

NEVADA CITY CHAMBER OF COMMERCE

Dave Iorns – Chamber President



**Penn Valley Area
Chamber of Commerce**

17422 Penn Valley Dr • P. O. Box 202
Penn Valley, CA 95946

Historic Past...Dynamic Future!

(530) 432-1802
info@pennvalleycoc.org • www.pennvalleycoc.org

RECEIVED

OCT 31 2013

CITY OF NEVADA CITY

October 28, 2013

Mr. Dave Brennan
City Manager
Nevada City Hall
317 Broad Street
Nevada City, CA 95959

Dear Council and Courthouse Committee Members:

I am writing this letter on behalf of the entire Board of Directors for The Penn Valley Area Chamber of Commerce. The Board of Directors, along with a consensus of our general membership would like to take this opportunity to proclaim our support to restore and keep the historic Nevada City Courthouse at its current location on Church Street in downtown Nevada City.

In our view Nevada City is one of the jewels of the State of California if not the nation. Its historic significance and the preservation of it are vital to Nevada County, the state, its residents, and its visitors. The Courthouse is one of the centerpieces of the historic downtown area of Nevada City. It has provided services since being built in 1856, and should continue its reign of service to the Nevada County Community. As a hub of activity in downtown it also provides a very positive economic impact on not just Nevada City but the entire area.

Refurbishing and preserving the Courthouse is more than just saving a building and its place in history. It strengthens the overall vitality of the community economically, allows for the building to be upgraded with required modern day amenities, and ultimately can save the state millions of dollars by not having to start anew from the ground up. Just as the impact of the Courthouse is historically and economically positive on the area, losing it would result in devastating negative affects.

As a local Chamber of Commerce our concerns for the area and the local business community is of the utmost importance to us. For the health, vitality, and stability of local business and the patrons of those businesses, not to mention the opportunity for gainful construction job opportunities on the project itself, saving the Courthouse addresses our concerns and much more. We urge the Administration Office of the Courts to assist and support the Nevada City Council, The Courthouse Committee, and the wide reaching surrounding business community in keeping the Nevada City Courthouse at its historic and vital current location.

Best Regards,

A handwritten signature in black ink, appearing to read "Mike Mastrodonato".

Mike Mastrodonato
President
Penn Valley Area Chamber of Commerce



Prepared for:
**Judicial Council Of
California**

NEVADA CITY COURTHOUSE
Phase II Facility Feasibility Study
December 4, 2015
DRAFT



Prepared by:
RossDrulisCusenbery
ARCHITECTURE



TABLE OF CONTENTS

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ACKNOWLEDGEMENTS

The Judicial Council acknowledges the contributions of the following individuals and groups for their input and guidance during the creation of the Nevada City Courthouse Facility Feasibility Study.

Superior Court of California, County of Nevada

Thomas Anderson, Presiding Judge, 2010 - 2012
Candace Heidelberger, Presiding Judge, 2013 - Present
Sean Metroka, Executive Officer Nevada County Courts

Judicial Council of California

Kristine Metzker, Manager of Planning, Judicial Council Capital Program
Paul Menard, Senior Facilities Manager, Judicial Council Capital Program
Kelly Quinn, Assistant Division Director Business and Planning Team
Theresa Dunn, Real Estate Division

Nevada City Courthouse Committee

Paul Matson, Chairman
Robert Bergman, City Council Member
Conley Weaver, Architect
Bruce Boyd, Architect
Gary Tintle, Contractor
Bill Falconi, Nevada City Engineer
Gene Albaugh, Past City Manager
Dave Brennan, Past City Manager
Mark T. Prestwich, City Manager

City of Nevada City

Nevada City City Council, Staff and Planning Commission
Cliff Nolan, City Attorney

Nevada County

Nevada County Board of Supervisors
Nate Beason, District 1 Supervisor
Steve Monaghan, Nevada County Sheriff's Department

City of Grass Valley

City of Grass Valley City Council

Community Stakeholders

Nevada County Contractors Association
Nevada City Chamber of Commerce
Greater Grass Valley Chamber of Commerce
Nevada County Historical Society

Architect

RossDrulisCusenbery, Architecture Inc. (RDC)

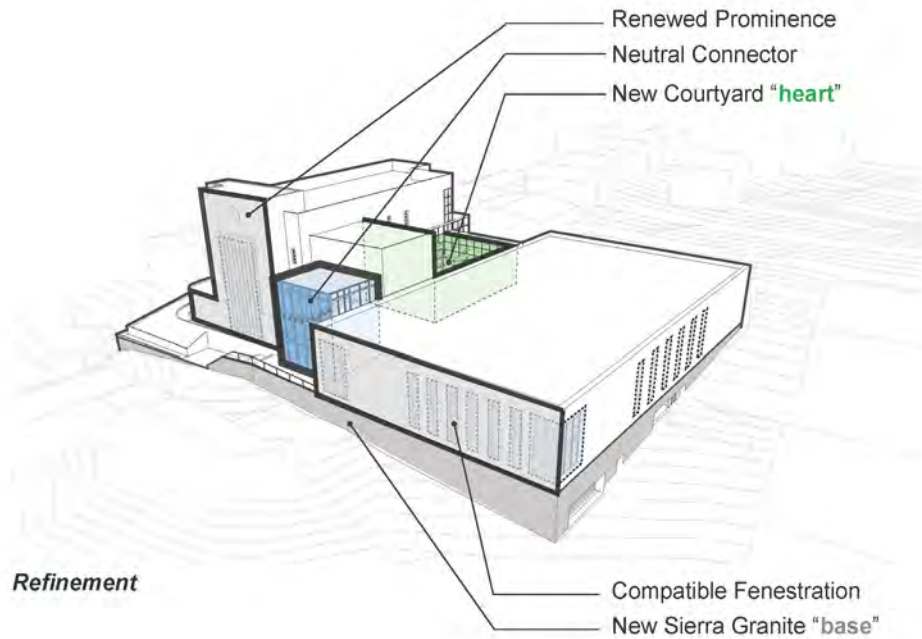
Michael B. Ross, AIA
Mallory Scott Cusenbery, AIA
Tom Larson, AIA
Yu Chen Su
Sean Flanagan
Arn Abadines
Tina Harris

Consulting Engineers

Kevin Zucco, ZFA Structural Engineers
Todd See, WSP MEP Engineers
Nick Mata, Cumming Cost Consultants
Ryan Zuehike, Cumming Cost Consultants
Patric Thomas, WSP MEP Engineers

Nevada County Sheriff's Department

Sheriff-Coroner-Public Administrator, Keith Royal
Sergeant James Casci
Sergeant Gary Smith



INTRODUCTION

The Nevada City Courthouse Facility Feasibility Study (Study) examines the feasibility for the potential reuse, renovation and expansion of the existing Nevada City Courthouse at its historic location at 201 Church Street, Nevada City, CA. The project was ranked in the Critical Need priority group of the Trial Court Capital-Outlay Plan adopted by the Judicial Council in 2008. In June 2013 the project was placed on “indefinitely delayed” status by the Judicial Council of California in response to the estimated cost of the *new* courthouse project and ongoing cuts to the judicial branch budget.

This Study tests the feasibility of a less costly on site renovation/expansion approach for the Nevada City Courthouse. The Study provides a program responsive renovation/expansion concept and compares the total project cost of renovating and expanding the current court facility with that of building a new six courtroom courthouse elsewhere in Nevada City or Nevada County.

Providing 150 Years of Continuous Judicial Service

The Nevada City Courts have been in continuous operation

at the current site for over 150 years. The Nevada City Courthouse is a major contributing factor to the economic vitality of the Nevada City Central Business District. Relocating the courts from this location would create economic hardship on the Nevada City community, and should it occur, leave behind a large vacant court building with few development options. Subsequent to the project being indefinitely delayed, the community formed the ad hoc Nevada City Courthouse Committee to work with all relevant governmental agencies and local organizations to reevaluate the merits of using the historic courthouse site. This Study is a direct outgrowth of that effort.

The Study was prepared by **RossDrulisCusenbery Architecture**, Inc. (RDC), Sonoma CA with input from a broad range of court, local and governmental agencies including, The Judicial Council of California, the Superior Court of Nevada County, the City of Nevada City, the County of Nevada, the Nevada City Courthouse Committee and numerous other community stakeholders.

COST COMPARISON TABLE NEVADA CITY COURTHOUSE NEW CONSTRUCTION VS. RENOVATION/EXPANSION OPTION				
OPTION	Total Building Area	Number of New Courtrooms	Total Estimated Cost Escalated to MPOC 4/4/17	Cost Difference of New Construction vs. Renovation/Expansion Option
NEW CONSTRUCTION/ EXISTING SITE	83,782 GSF	Six	\$126,202,000*	\$60,101,000 more costly
NEW CONSTRUCTION/ NEW SITE	83,782 GSF	Six	\$107,633,000**	\$41,100,000 more costly
RENOVATION/ EXPANSION OPTION EXISTING SITE	79,065 GSF	Six	\$66,532,000***	Least costly alternative

*Construction cost to replace (E) Courthouse with new on existing site based on the Feb 2009 report cost analysis of \$103,699,000 + (4 year escalation at 5.04%) = \$126,202,000.

**Judicial branch AB 1473 five year infrastructure plan fiscal year 2016-2017 table “10 indefinitely delayed SB 1407 trail courts AC 9706 outlay projects” dated August 2015. Nevada City Courthouse estimated total project costs \$107,633,000

***Adaptive reuse feasibility study cost analysis project total dated November 9, 2015.

ON SITE RENOVATION/EXPANSION OPTION

The study proposes an on-site renovation/expansion option which preserves the historic Nevada City Courthouse, strategically repurposes the existing facilities and provides six new courtrooms in 79,065 GSF of renovated/expanded courthouse area at the current site.

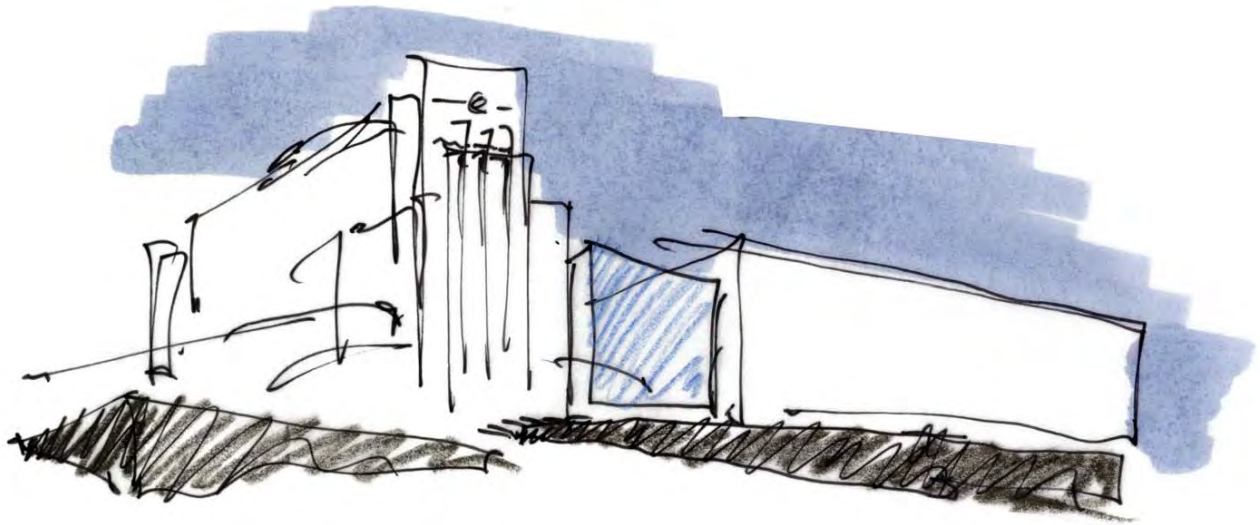
SUMMARY OF FINDINGS

Renovating and expanding the existing Nevada City Courthouse at its present site is feasible. The on-site renovation/expansion approach is approximately \$41 M - \$60 M less costly than building a new six courtroom facility on site or elsewhere in Nevada County.

The above cost comparison table compares the cost of renovating/expanding the existing court facility with that of constructing a new courthouse on the existing site or at another site in Nevada County.

RECOMMENDED ACTION

Based on these findings the most cost effective and timely approach for addressing and mitigating the Nevada City Courthouse’s critical ongoing security and facility issues is to renovate and expand onsite. The recommended action is to reclassify the project from that of “new construction” to a “renovation” project type, pursue funding, and remove the project from the JCC’s indefinitely delayed project list.



INTRODUCTION

The Nevada City Courthouse Facility Feasibility Study (Study) examines the feasibility for the potential reuse, renovation and expansion of the existing Nevada City Courthouse at its historic location at 201 Church Street, Nevada City, CA. The Study compares the total project cost of the onsite renovation/expansion approach with that of building a new six courtroom courthouse elsewhere in Nevada City or Nevada County.

This Study was prepared by **RossDrulisCusenbery, Architecture, Inc.** (RDC), Sonoma CA. with input from a broad range of city and county governmental agencies, including the Judicial Council of California, the Superior Court of Nevada County, the City of Nevada City, the County of Nevada, the Nevada City Courthouse Committee and numerous other community stakeholders.

STATEMENT OF PROJECT NEED

Nevada County court facilities are decentralized and serve population centers principally located in the cities of Nevada City, Grass Valley and Truckee. The existing Nevada City Courthouse is located on a 1.83 acre hillside site in the Nevada City central business district. The courts have continually provided justice services from this site for over 150 years. The existing facility is a multi part assemblage of existing buildings including the 1864 (modified in 1937) Historic Courthouse and the 1964 Courthouse Annex. Use of the facility is shared by the courts with a variety of Nevada County agencies or programs. Combined the two buildings provide approximately 77,390 SF of building area. The current facility has significant deficiencies which adversely impacts the delivery of justice services to the community including undersized, overcrowded court spaces, unsafe and non secure in-custody transfer systems,

seismic structural deficiencies, ADA compliance issues and undersized and inefficiently planned spaces.

PROJECT OVERVIEW

The following background information is based on or from a number of sources including documents from the Judicial Council Facilities Program web site (<http://www.courts.ca.gov/programs-facilities.htm>), Yuba.Net and the Study's professional planning team.

The Superior Court of Nevada County currently provides services in the Nevada City Courthouse and Annex located at 201 Church Street, Nevada City, CA. The existing court facility is approximately 77,390 SF. This complex includes two interconnected buildings, one constructed in 1865 (twice remodeled and expanded) and the Courthouse Annex constructed in 1964. The Nevada County Courts have been in continuous operation from this site for over 150 years. The judicial functions of the Nevada City Courthouse is a major contributing factor to the economic vitality of the Nevada City Central Business District (CBD). Relocating the courts from this location would create an economic hardship on the community and should it occur, leave behind a large vacant court building with few available development options. The court occupies a little over a third of the space in existing buildings, with the balance being underutilized or shared by Nevada County programs.

The court's current space is functionally deficient, unsafe, substandard and overcrowded. Facility and operational deficiencies include: the building lacks secure hallways and holding cells adjacent to courtrooms requiring orange suited in-custody defendants being escorted by uniformed officers through the same hallways as the public and staff. Approximately 800 people enter the building each day, using single doors, and requiring most queuing to take place outdoors, exposed to the elements. The entrance has room for only one security screening station, so it can take up to 15 minutes to clear security screening at peak times. The building lacks a jury assembly room, so current juror check-in and assembly takes place in the hallways. The court's space is located on multiple levels and in many instances

not compliant with the Americans With Disabilities Act (ADA).

The original *new* courthouse project (now indefinitely delayed) proposed to replace this facility with a new, +/- 83,782 SF modern courthouse improving security with secure and separate hallways for in-custody defendants, court staff, and visitors, and adequately sized in-custody holding. It was also planned to provide much-needed additional space, for appropriately sized courtrooms, a jury assembly room, and other services. The original new courthouse project also included secure parking for judges as well as 210 parking spaces for staff, visitors, and jurors.

Two Sites Studied for the New Courthouse Project

In accordance with CEQA for the New Nevada City Courthouse project the Judicial Council completed preparation of a Draft Environmental Impact Report (EIR) on July 8, 2011. The EIR evaluated two potential sites for the proposed new courthouse location:

- **Existing Courthouse Site, 201 Church Street, Nevada City, CA.** Use of this 1.83 acre site for a new courthouse included the proposed demolition of existing historic courthouse and required the temporary relocation of the entire Nevada County Superior Court operation during the construction period. The 2012 estimated project cost for developing the existing Nevada City Courthouse site for a new courthouse (inclusive of the temporary court facility costs) was approximately \$104,000,000 escalated to March 2012 dollars. When escalated to 2016 dollars, the 2016 estimated cost of utilizing the existing site for a *new* courthouse is approximately \$126,202,000.
- **Cement Hill Site, northwest corner of Cement Hill/SR-49, Nevada City.** This site totals approximately 2.2 acres. Use of this site did not require the temporary relocation of the Nevada County Superior Court operation during the construction period. The 2012 estimated project cost for developing the Cement Hill site for a new courthouse was approximately \$89,000,000 escalated

to March 2012 dollars. The Judicial Council's most recent published (2015) estimated project cost for this or similar site is \$107,633,000.

- **Study of Two Sites Stopped:** Due to significant cuts to the judicial branch budget, the study of the above referenced two sites was stopped. The project was placed on "indefinitely delayed" status, by the Judicial Council's January 17, 2013 decision.

AREAS OF CONTROVERSY ADDRESSED

In the July 2011 DRAFT Environmental Impact Report (EIR) for the New Nevada City Courthouse, under Section 2.6 *Areas Of Controversy*, a list was provided for issues needing further study and consideration, including:

- Need for meaningful preservation option/alternatives to demolition of courthouse
- Demolition of the historic downtown courthouse
- Critical relationship of the courthouse to the economic, social and cultural life of the city
- Negative economic impact for Nevada City if the courthouse function is moved out of downtown
- Need to consider the option of phasing construction of the proposed project to reduce the need for relocation of the existing court"

Notably the proposed renovation/expansion option addresses or mitigates these issues of concern.

NEVADA CITY COURTHOUSE COMMITTEE FORMED TO EXPLORE OTHER OPTIONS

Subsequent to the project being indefinitely delayed, the Nevada City community formed the ad hoc Nevada City Courthouse Committee to work with all relevant government agencies and local organizations to reevaluate the merits of using the historical Courthouse site at 201 Church Street. Three members of the Courthouse Committee Nevada City Engineer Bill Falconi, and local architects Bruce Boyd and Conley Weaver conducted an in-house study to review the possible merits of reusing the buildings now serving the Nevada County Court system. Their preliminary conclusion

was with modest adjustments to the program, a renovation/expansion approach appeared feasible for the project, and significant savings would accrue to the state by re-using and upgrading the existing court property and buildings. This approach would maintain court operations in the Nevada City CBD and should the court relocate, avoid leaving a large vacant building in the heart of the city. Subsequent to this preliminary assessment RossDrulisCusenbery Architecture Inc. (RDC), justice facility architects was independently commissioned by the City of Nevada City and later by the Judicial Council to test the feasibility of the earlier assumptions. RDC's work is documented in this report.

Program Modifications in Support of Cost Savings

At the onset of the Study it became apparent program modifications and adjustments to the original design criteria were necessary for the proposed renovation/expansion approach to succeed and save costs. In response, program area and design criteria adjustments were proposed and vetted through an interactive process with the various stakeholders. Importantly no scope adjustments were approved that would negatively impact public safety, long term court operations or security during this process. The approved modifications to the program and design criteria include but are not limited to the following:

- Reduction of the total building program area from 83,782 SF to 79,065 SF
- Application of JCC's 11/15/13 "metric for central holding capacity cells in new courthouse capital projects." Refer to chapter 6 for calculation.
- City of Nevada City agrees to allow parking from existing sources thereby deleting the 210 space public parking requirement from the project
- City of Nevada City agrees to fund and provide off site street and curb, gutter and sidewalk improvements should they be required
- Nevada County agrees to allow for the construction and operation of a temporary three courtroom modular court facility, directly adjacent to the County Jail at the Rood Center during the courthouse construction period.

- City of Nevada City agrees to allow for the daytime use of the City Council chambers as a temporary civil courtroom during the courthouse construction period should it be necessary.
- The County agrees that portions of the downtown Veterans Building would be used to provide temporary housing of the court administration court clerks and jury services should it be necessary.
- Judicial Council agrees to allow for the new courtrooms within the renovated Nevada City Courthouse to vary somewhat from the approved *Catalog of Courtroom Layouts for California Trial Courts*
- Judicial Council indicates some existing modular courtrooms may be available from other projects for temporary courtroom use
- Local court agrees four of the six new courtrooms in the renovated facility will be completely fungible courtrooms directly connected to central holding via the vertical secure in custody circulation system. Two remaining civil courtrooms will be not be directly connected to the secure vertical circulation system.
- Development of project temporary court occupancy plan
- Development of conceptual construction phasing plan
- Cost estimation
- Design Workshop Meetings
- Preparation of Draft Study Document with Judicial Council review
- Preparation of Revised Final Study Document and submission to Judicial Council

PROGRAM SUMMARY

The following program summary table compares the approved renovation/expansion program with the original “new” courthouse program.

STUDY METHODOLOGY

The Study methodology included the following processes and deliverables:

- Data Gathering
- Review of previously published documents, cost estimates and draft EIR
- Site visit, measurements and observation
- Program verification interviews with representatives of the judiciary and local court administration
- Approved modifications to design criteria and program areas
- Engineer site visits and building systems assessment
- Structural systems assessment
- Preparation of As Built Drawings
- Development of three space plan options
- Selection of optimum space plan concept as basis of design
- Development of temporary modular court facility plan

NEVADA CITY COURTHOUSE FACILITY FEASIBILITY STUDY
Program Area Comparison & Summary Table

"New" Courthouse Program	JCC Dept Net Areas	Renovation /Expansion Option Dept Net Areas	
1.0 PUBLIC AREA: Entry Lobby & Security Screening	1,414	1,800	
2.0 COURT SETS	16,870	16,528	Six new courtrooms
3.0 JUDICIAL CHAMBERS & COURTROOM SUPPORT	2,984	3,695	
4.0 COURT OPERATIONS	256	198	
5.0 CRIMINAL/TRAFFIC DIVISION	3,084	2,464	
6.0 CIVIL / FAMILY DIVISION	1,814	795	
7.0 FAMILY COURT MEDIATION & FACILITATOR	2,696	3,147	
8.0 PUBLIC LAW CENTER / SELF HELP	-	-	
9.0 COLLABORATIVE COURTS	1,080	224	
10.0 COURT ADMINISTRATION	2,496	2,794	
11.0 JURY SERVICES	1,884	1,395	
12.0 SHERIFF OPERATIONS	1,157	1,070	
13.0 CENTRAL HOLDING	2,232	2,903	
14.0 BUILDING SUPPORT	6,547	7,548	Includes Judges Secure Parking & Vehicle Sallyport
Total NET AREAS	44,514	44,561	
Internal & Building Gross	39,288	34,504	
TOTAL GROSS AREA	83,802 GSF	79,065	

RENOVATION / EXPANSION OPTION BUILDING AREAS BY FLOOR

Annex Building Areas of Renovation

1 Third Floor / Roof Level			
2 Second Floor Space	16,855	GSF	
3 First Floor Space	16,855	GSF	
4 Lower Level	18,579	GSF	
			52,289 GSF

Historic Courthouse Areas of Renovation

1 Forth Floor / Roof Level			
2 Third Floor / Roof Level	4,675	GSF	
3 Second Floor Space	4,675	GSF	
4 First Floor Space	6,555	GSF	
5 Lower Level			
			15,905 GSF

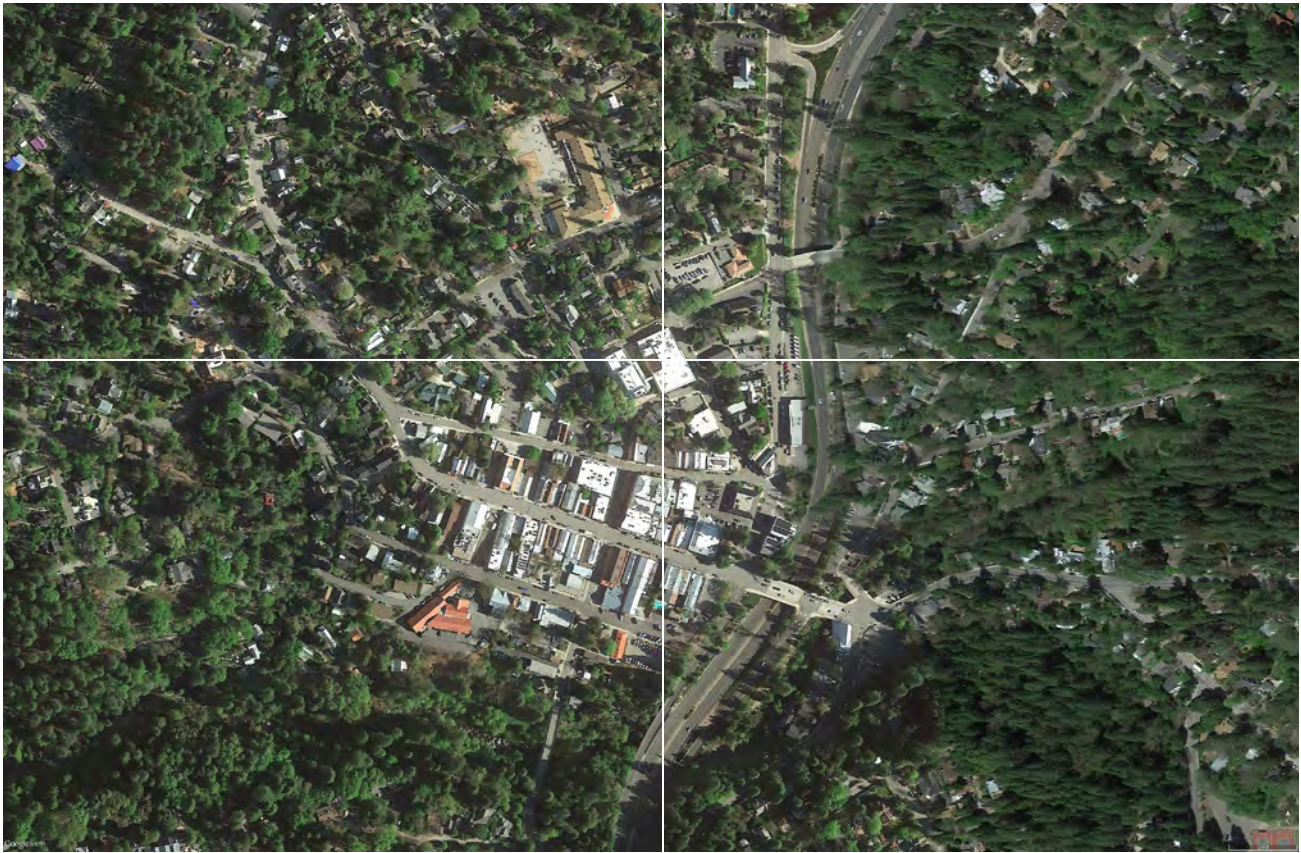
New Northern Addition

1 Third Floor North Addition	2,385	GSF	
2 Second Floor North Addition	2,385	GSF	
3 First Floor Space	2,385	GSF	
			7,155 GSF

New Southern Entry Connector Addition

1 Second Floor Space	1,550	GSF	
2 First Floor Space	2,166	GSF	
			3,716 GSF

Renovation/Expansion Option **79,065**



The following provides details on the existing courthouse site. Included are descriptions of the existing site conditions and a brief opportunities and constraints analysis.

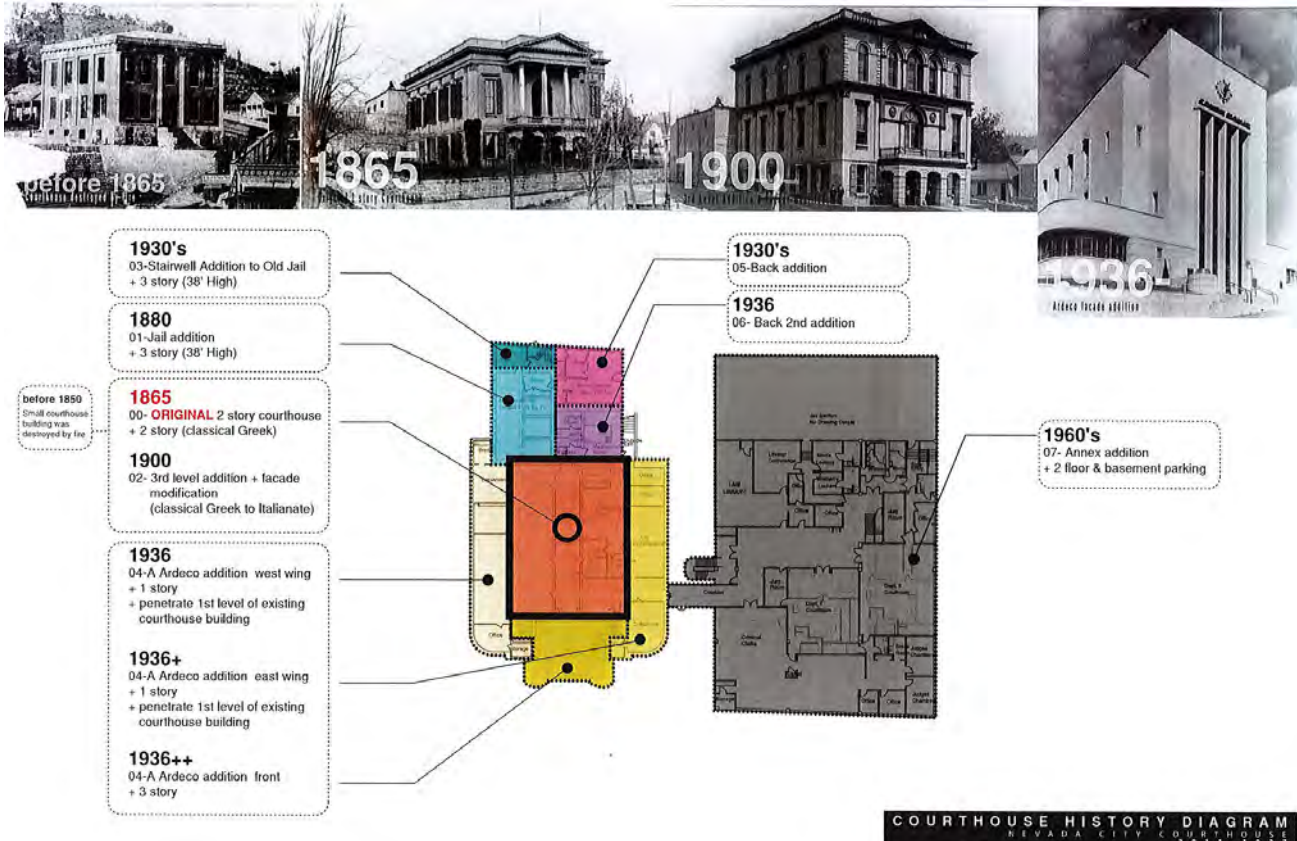
SUMMARY OF EXISTING CONDITIONS

The Nevada City Courthouse has occupied the same site in Nevada City for over 150 years. The multi-building facility is located at Church and Main Streets in Nevada City on a steep sloping site adjacent to the Nevada City central business district. The Nevada City Courthouse includes Historic Courthouse and the Courthouse Annex. The Historic Courthouse is an assemblage of additions and modifications surrounding the original 1865 courthouse building. The Historic Courthouse is identifiable by its 1934 Art Deco facade additions which wrap the older courthouse inner structure. The adjoining Courthouse Annex is a 1960's mid century building originally constructed as County offices and jail which was later adapted to court use following the County's relocation to the Rood Center on Highway 49.

The existing facility indisputably requires a broad range

of space planning, security, code, structural and building system upgrades. A summary of existing building conditions that will need to be addressed to support a successful renovation concept include but are not limited to:

- Site accessibility enhancements to provide proper onsite parking as well as a path of travel to the main entry.
- Building wide accessibility upgrades.
- Appropriately sized security screening area and separation of public and restricted/secure circulation.
- Reconfigure the spaces to create separate and distinct public, restricted and secured circulation routes.
- Replace the undersized courtrooms with those that comply with current courthouse design standards.
- Structural upgrades to Historic Courthouse. Preserving the iconic four story southern facade and upgrading the circa 1865 non reinforced brick walls.
- Structural upgrades to Annex Building. Reinforcing selected concrete columns and adding portions of concrete shear walls.



EXISTING SITE: MULTIPLE CHANGES OVER TIME

- Mechanical and electrical system upgrades to replace defective systems with new energy efficient equipment.
- Replace the exterior windows and doors with new energy efficient units.
- Add a Fire Sprinkler System
- Replacement or refurbishment of materials and finishes.

Parking

A court operated parking lot is located northeast of the site. Other parking is distributed throughout the Nevada City CBD. Nevada City and the local court have agreed the current parking facilities are adequate for the proposed renovated facility.

Existing Structural Conditions

Both the Historic Courthouse and Courthouse Annex require structural upgrades or strengthening as part of any renovation program. A general overview of the structural requirements for each building is summarized below:

Historic Courthouse Structural Upgrades

- Conduct additional detailed field investigation and testing to evaluate specific conditions to determine the appropriate structural retrofit strategies.
- Selected foundation system upgrades
- Structural upgrades to the iconic four-story historic art deco southern facade.
- Structural upgrades to the circa 1865 non reinforced brick walls.
- Demolish the unused non reinforced brick walled north wing additions.
- The level of structural retrofit work may be reduced if it is determined that the state will allow conformance to the Historic Building Code as the design standard.

Courthouse Annex Structural Upgrades

- Conduct additional detailed field investigation and testing to evaluate specific conditions to determine the appropriate structural retrofit strategies
- Structural upgrades to selected concrete columns with a seismic reinforcing wrapping material



View of historic courthouse on approach up hill from downtown.



View of Annex



Historic Courthouse Wing, and relationship to context



Walls of local granite



View from Courthouse parking area, as well as adjacent residential neighborhood.

SITE PHOTOS

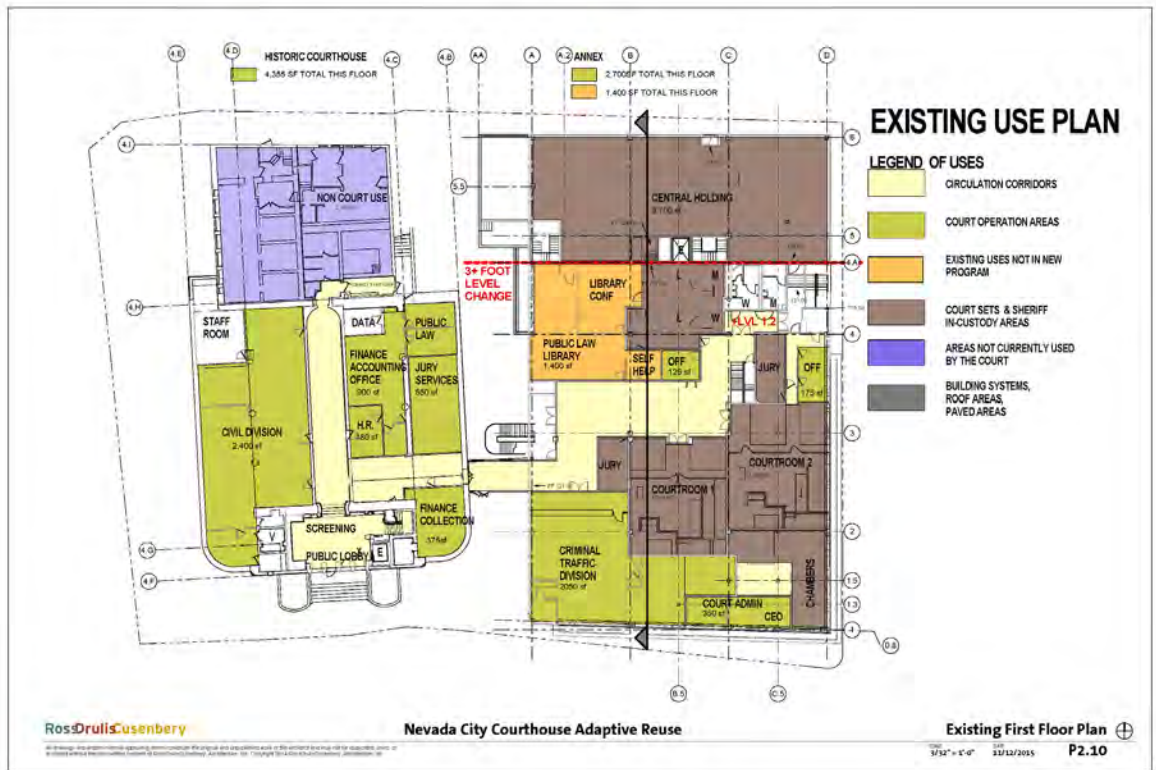
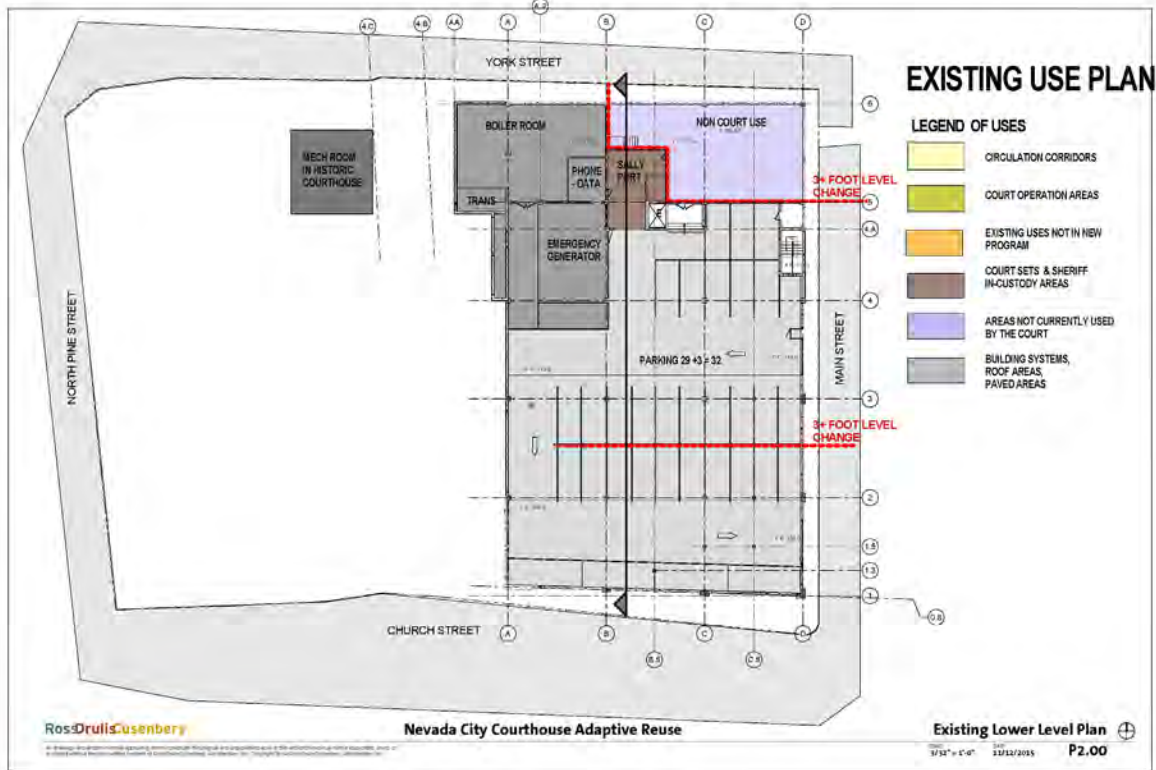
- Add portions of concrete shear walls. Conceptual design would be infill a minimum of four bays in the east west direction and four bays in the north south direction.
- The existing structural system is flexible and will allow the removal of sections of floor slabs and columns without impacting large portions of the structure.
- Demolish the roof top exercise area framing system.
- The exterior precast concrete walls are non structural and can be replaced where needed to provide new openings or re-cladding.

OPERATIONAL CONFIGURATION & (E) BUILDINGS

The current facility has significant deficiencies which adversely impacts the delivery of justice services to the community including undersized, overcrowded court spaces, unsafe and non secure in-custody transfer systems, seismic structural deficiencies, ADA compliance issues and inefficiently sized and located spaces.

Currently, court operations are sized and distributed based on availability of space, and not upon optimal operational configurations or approved courthouse design standards. Many of the courtrooms are awkwardly configured or dramatically undersized. The combination of existing building structural systems and inefficient space planning create a hindrance to smooth workflow and customer service. While some programs are competing for space, other spaces are underutilized due to awkward or limited access and inefficiencies in getting to them, resulting in an unexpected combination of both overcrowding and underutilized spaces.

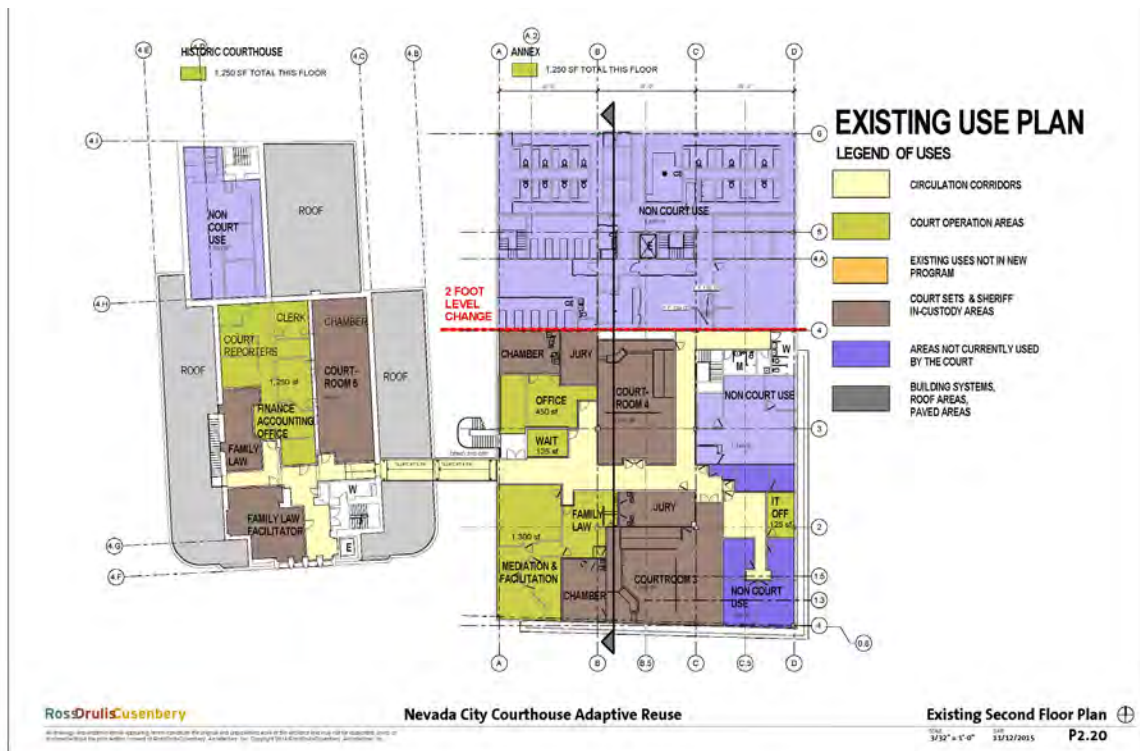
From a security standpoint, there are numerous conditions that violate recommended practices. Orange jump-suited prisoners are transported through public corridors. The building has many entrances that due to the distances and building layout, are difficult to secure to prevent individuals from breaching the secure envelope. Prisoner vans share the same garage as judges and staff.



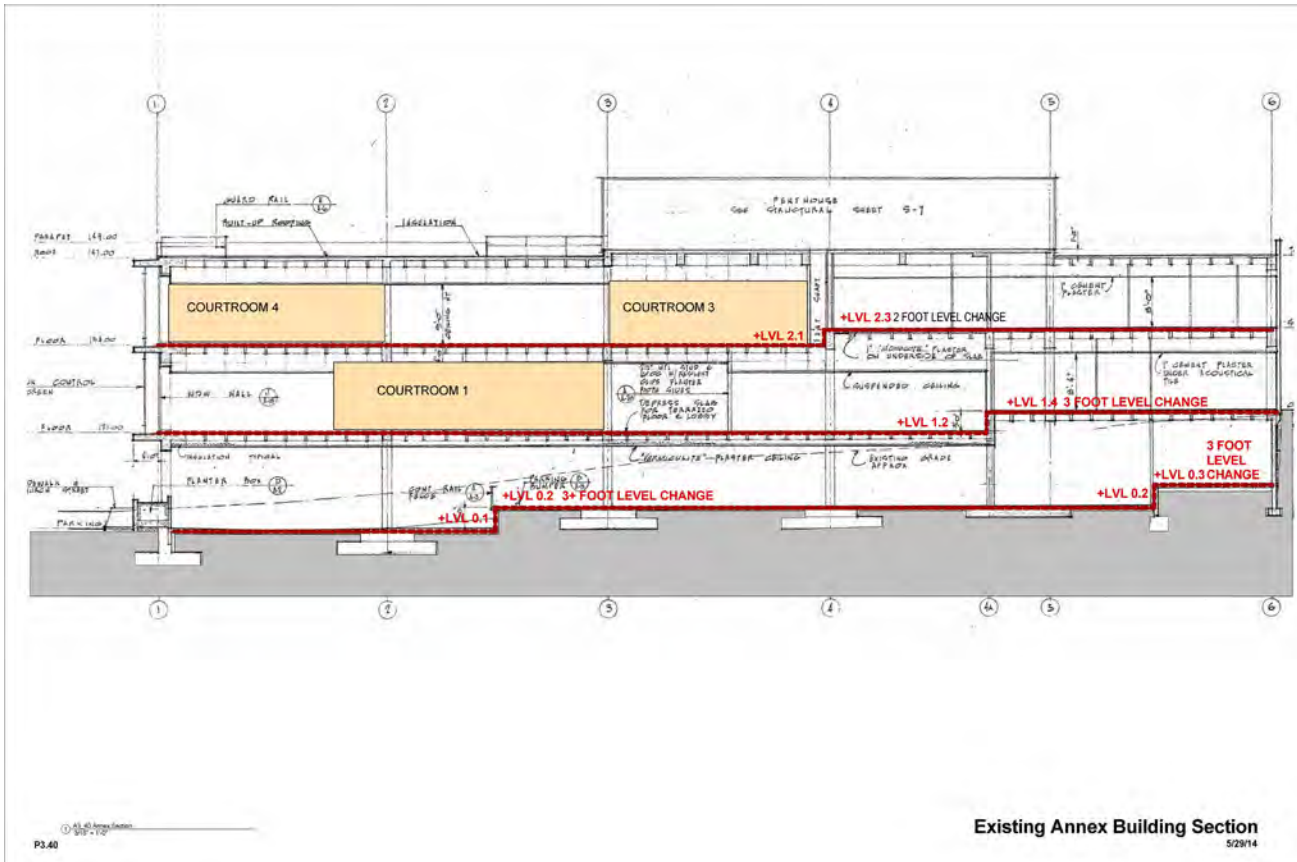
EXISTING FLOOR PLANS & BUILDING USAGE

The above floor plan diagrams indicate the current program distribution and circulation systems.

Existing Conditions Observations



EXISTING FLOOR PLANS & BUILDING USAGE



BUILDING SECTION

The accretion of incremental modifications over many years have “backed the courts” into the current situation. However, opportunities exist. The Annex has a rational structural grid that is not significantly different than what new courthouses offer. It also has large floor plates that with proper reconfiguration could accommodate a variety of layouts. The Historic Courthouse, though its narrow historic structural bays are not conducive to modern courtroom sizes, it could adequately function if its role is repurposed to office uses. In total, a re-thinking and re-configuration of the existing buildings could address many of the current programmatic requirements.

OPPORTUNITIES AND CONSTRAINTS

The following list of observations summarize potential pros and cons for renovating and expanding the existing courthouse site:

Opportunities

- The renovation/expansion option is less costly than building new.

- The continued operation of the Nevada City Courthouse at its present site is an important urban and economic resource for the community.
- Builds upon 150 years of precedent and sustainably reuses an existing facility asset.
- Leverages the historic facade to create a significant civic presence for the Nevada City downtown area.
- Takes advantage of the hardy concrete superstructure of the Annex building.
- Takes advantage of the “courtroom ready” column-bay spacing of the Annex.
- Creates new additions that both respect the existing architecture, and update it to the needs both operational and symbolic of a contemporary 21st century courthouse.
- Reduces the cost of the project by maximize usage of existing buildings.
- Reduces the cost of the project by not acquiring new real estate or new site development costs.
- Leverages existing amenities such as the central courtyard that are currently underutilized.

Existing Conditions Observations



SITE PHOTOS

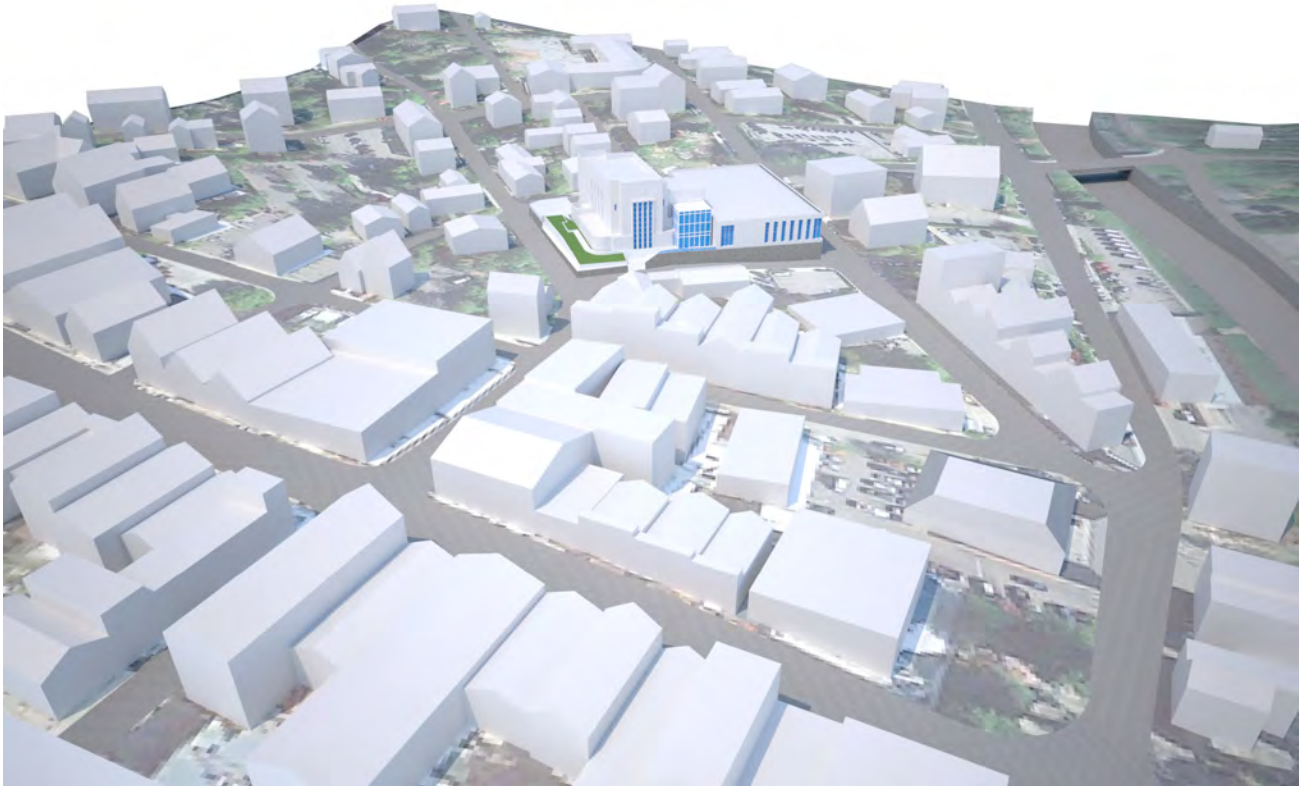
- Reduces the impact of the courthouse on the adjacent residential neighborhood by *reducing* the overall height of portions of the building.
- Visually integrates the Annex with the existing courthouse to rectify a missed design opportunity from previous expansions.
- Hides/screens equipment currently visibly intrusive.
- Removes existing precast concrete exterior walls on Annex and updates it with a facade more consistent with current contextual preferences.
- Solves the functional, operational, security and symbolic shortcomings of the existing facility.
- Both buildings require structural retrofits and strengthening.
- The local court will require temporary court facilities during the construction period.
- The significant slopes of the neighborhood streets complicate accessibility.
- The existing Annex concrete structure has flexibility limitations related to removing/revising the concrete slab floors.

Constraints

- The existing building complex is split level, and has numerous sub-levels per floor, complicating accessibility.
- The Historic Courthouse has narrow structural bays and is not conducive to the sightlines and clear spans required of contemporary courtrooms.

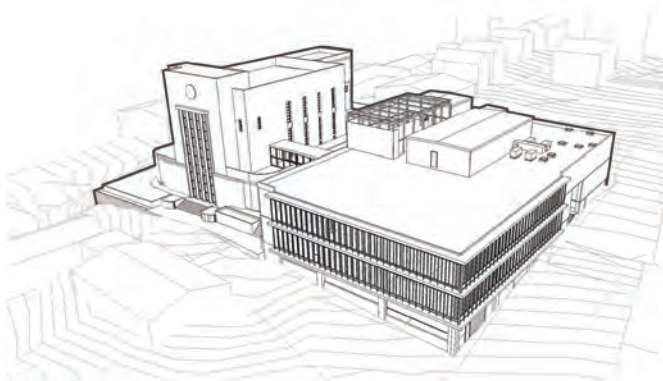
STUDYING OPTIONS

As a method to address the above opportunities and constraints, the design team tested the existing buildings with a series of conceptual courthouse layouts and configurations. The existing campus was fitted with state standard courtrooms, public areas, security configurations, office locations, etc. Several options were generated and one selected as the basis of design. The chapters that follow provide further detail on these studies.

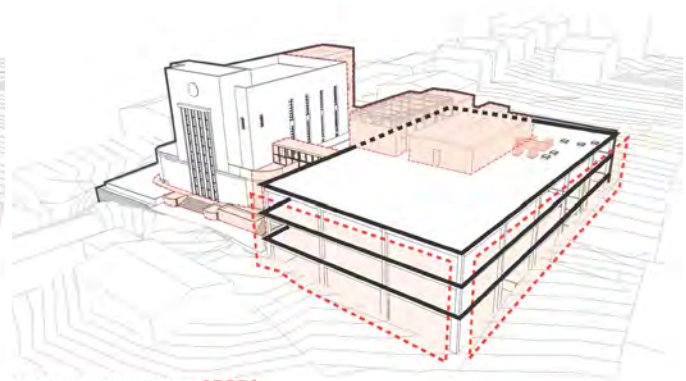


The following chapter contains a test fit study to determine the feasibility of renovating and expanding the existing Nevada City Courthouse to accommodate contemporary courthouse requirements. This study utilizes a program developed initially for the *new* Nevada City Courthouse project, then modified in collaboration with the State of California JCC and the Nevada County Courts.

Though this feasibility study shows significant detail in the plan development, the layouts are not intended as a final design. The purpose of the study is strictly to establish whether or not the existing buildings have the holding capacity to accommodate the court program, provide adequate access, and are configured in such a way as to allow for safe, secure, efficient and effective spatial layouts.



Existing



Selective Demolition

CONCEPTUAL MODIFICATION DIAGRAMS

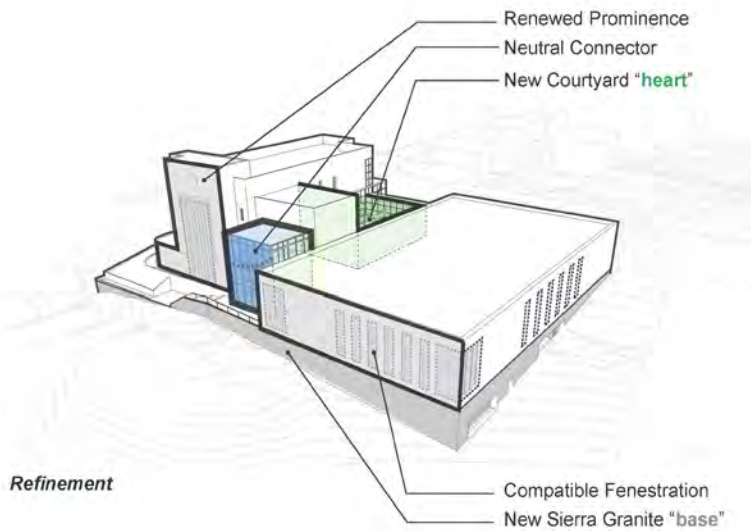
OVERVIEW OF THE APPROACH

This Study is based on achieving the greatest level of program conformance and courthouse design flexibility for the least cost. The strategy is to retain as much of the existing buildings as is feasible, strategically demolishing and re-configuring only what precludes optimal operational layouts. From a civic design standpoint the goal is to return the historic courthouse to a position of prominence, revise the Annex to be more compatible with the older building, and demonstrate that the proposed exterior courtyard can provide clear and light-filled public space for public orientation and benefit. The proposal is a courthouse design that reflects a strategic and intelligent reuse of an existing resource.

STRATEGIC DEMOLITION

The following narrative describes the proposed demolition process assumed in the feasibility design.

Annex Strategic Demolition. The Annex interiors are demolished and its exterior skin removed, retaining only the superstructure and the concrete slab floors/roof, providing maximum flexibility in layouts while retaining the significant superstructure. Non-functional legacy elements of the Annex – such as the rooftop jail exercise – are removed in their entirety. Exit stairs cluttering the existing court yard are removed.



Historic Courthouse Focused Demolition. The entry steps are demolished and re-configured as needed to provide for accessibility. Exterior “fire escape” stairs are removed. Security elements are removed from the historic lobby. Throughout the building, the historic brick walls are retained wherever feasible, and partitions are demolished for new program layouts. The building will have additional selective demolition as needed to accommodate seismic retrofitting.

DESIGN FLEXIBILITY

Once the demolition is complete, The existing cluster of buildings is provided with a rational three part circulation

system and greater flexibility for new courthouse layouts. Provision of a new exterior treatment on the Annex will re-integrate this building with the neighboring historic courthouse.

CONCEPTUAL FLOOR PLANS



LOWER LEVEL PLAN



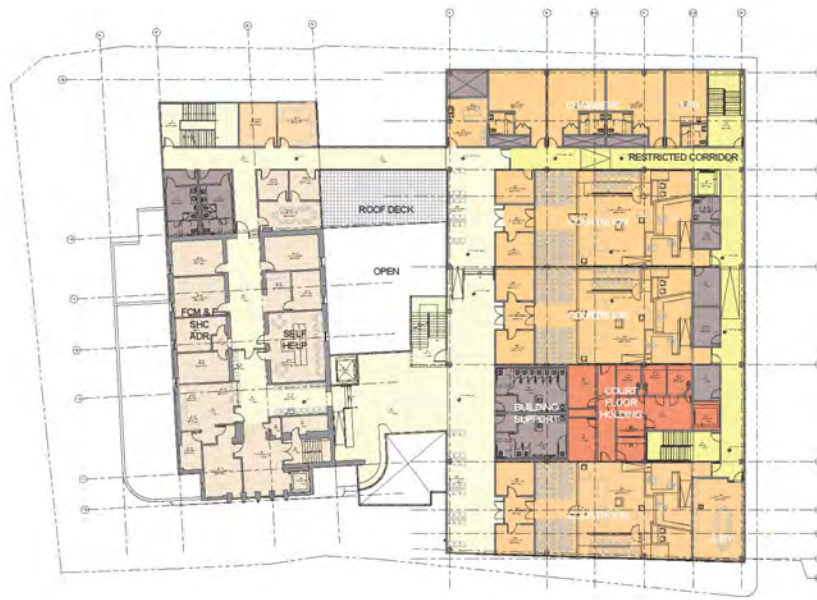
ENTRY LEVEL PLAN

CONCEPTUAL BUILDING LAYOUT

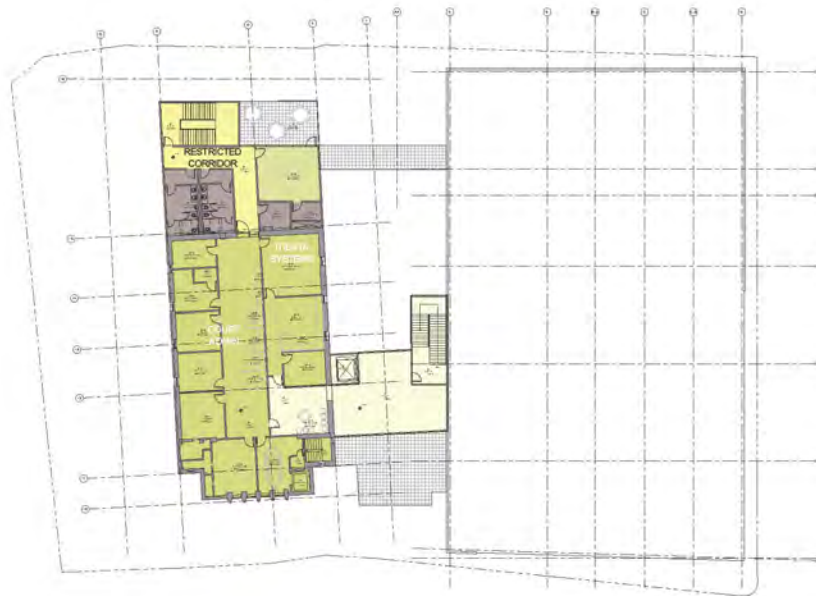
The proposed reuse of existing building is based on a simple premise: place all of the court rooms suites and Sheriff’s functions within the Annex, and repurpose the historic courthouse for office functions. This reduces the programmatic demand on the older building, and moves the larger spaces to the Annex which has a suitable column spacing and floor area. Direct street access to the lowest Annex level – currently the parking garage – allows for convenient in-custody holding and prisoner transfer. This new space plan organization is then connected by a doughnut shaped public corridor loop that rationalizes

movement within the courthouse, and revolves around a central courtyard to give it light, view, and air.

The historic courthouse uses are simplified, and the modifications to the exterior are kept to a minimum. Existing exterior, surface-mounted fire escapes are removed and replaced with exit stair cores. The 1930’s addition in the courtyard is partially removed, allowing seismic strengthening of that wall and enlargement of the courtyard space. All courtroom functions are relocated outside of this historic building, and more spatially appropriate office functions are backfilled into it. Historic



LEVEL 2 PLAN



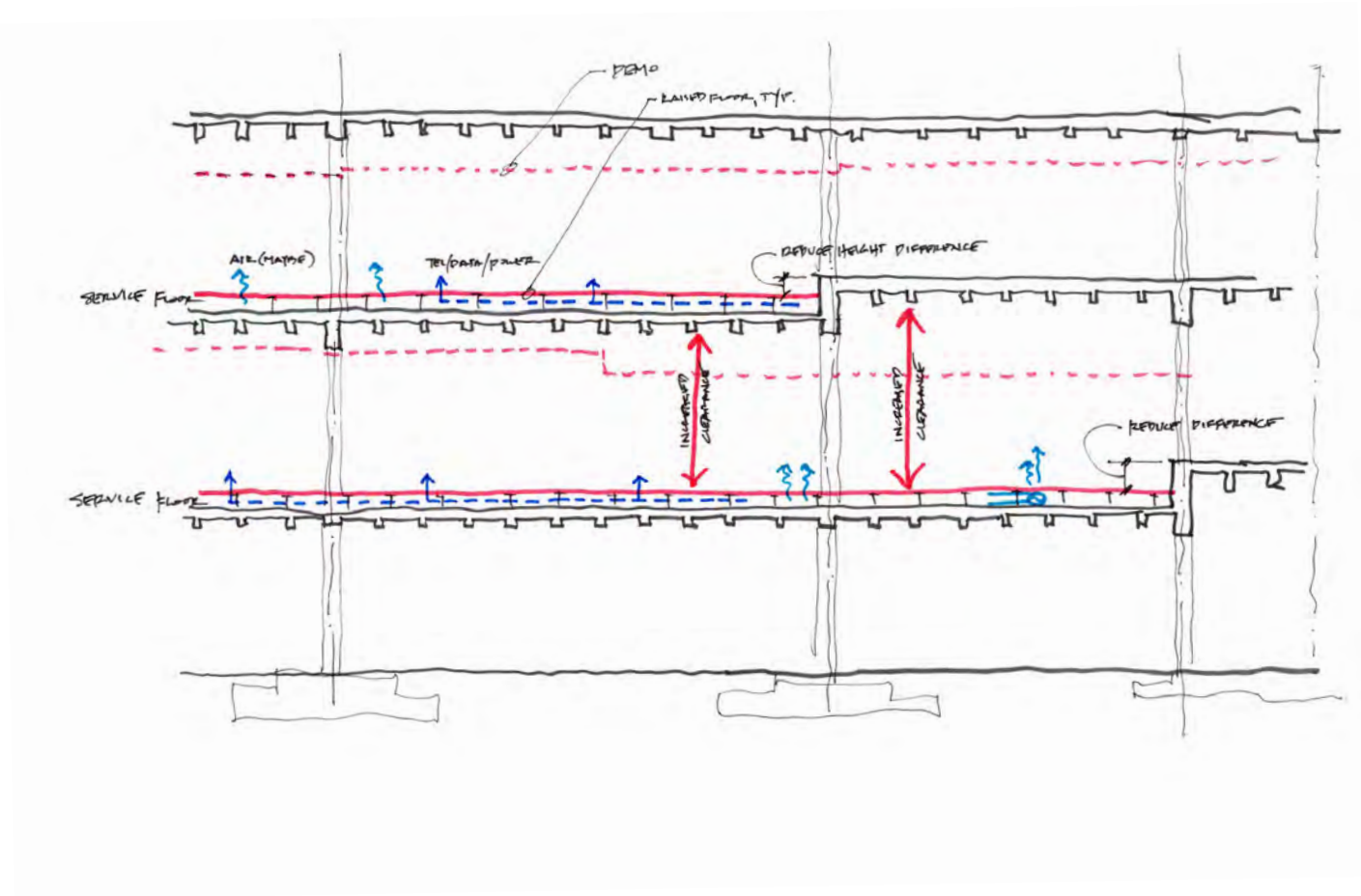
LEVEL 3 PLAN

resources such as the entry lobby and historic corridors are retained, and where feasible, can be used as display areas for historic artifacts. The public entry and security functions are all removed from this building.

The Annex is configured to hold all six courtrooms and related judicial suite functions. There will be three juried courtrooms per floor, with two that have direct access to a court-level holding area and a secure prisoner transfer system. Judge’s chambers are located along the north side of the Annex, with a restricted corridor linking them directly to the courtrooms. Public access to the courtrooms

and chambers will be from the “public corridor loop” that defines the core of the project. Rooftop functions are removed, effectively reducing the height of the Annex.

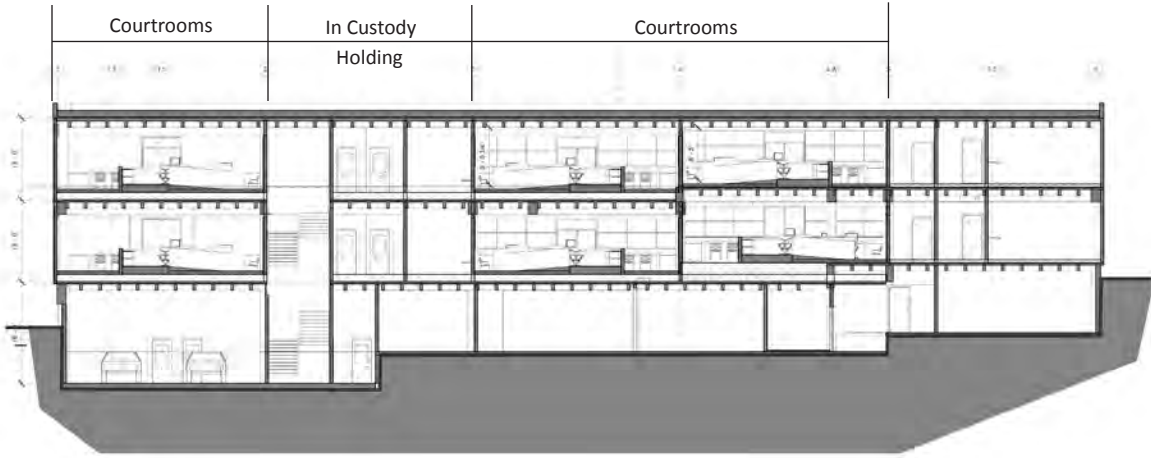
Connecting these two wings, are a new entry volume to the south, and a jury services wing to the north. The entry volume contains primary public circulation and security screening. The new north wing contains staff circulation, program support, and a courtyard-oriented jury assembly room.



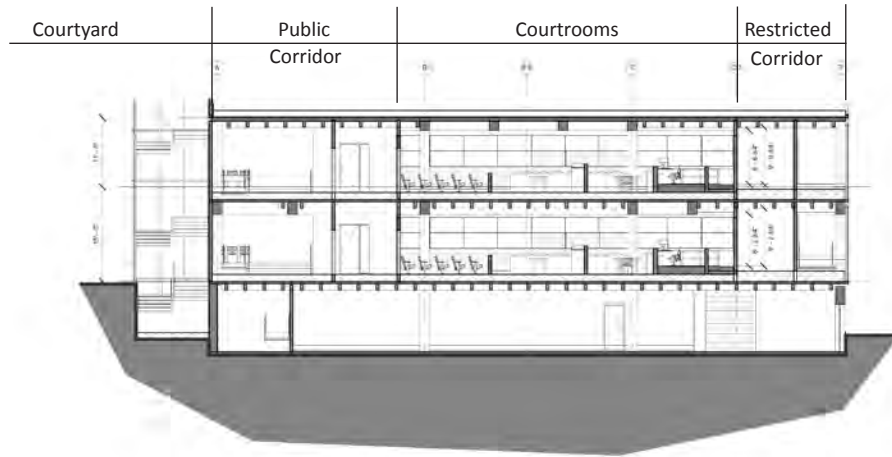
MITIGATING THE SPLIT LEVELS

The proposed layouts rely upon a strategy to mitigate the multiple levels existing within the annex, and between the annex and historic courthouse. The primary differential between levels is reduced by introducing an access floor system to raise the lowest levels, and reduce the delta between adjacent spaces. This access floor system will also be used for data and HVAC service, allowing ceiling equipment and finishes to be removed, and ceiling heights raised in courtrooms and public corridors.

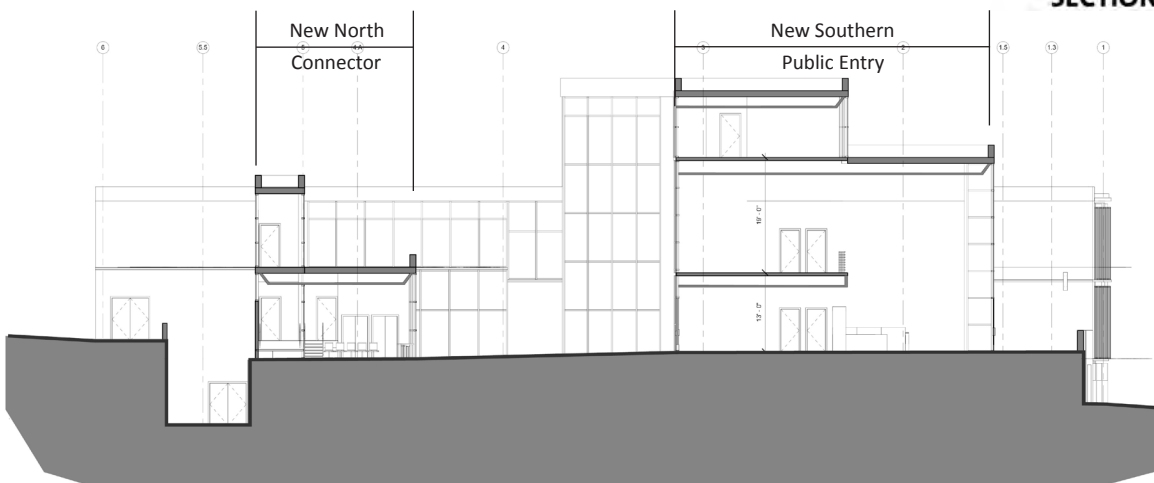
The remaining floor level differentials are addressed with strategically located ramps within the restricted and public circulation zones. These ramps and sloped floors can be placed within the natural linear flow of circulation in these zones, making their presence non-obtrusive and subtle.



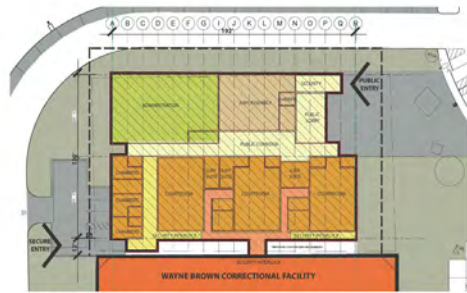
SECTION -A



SECTION -B



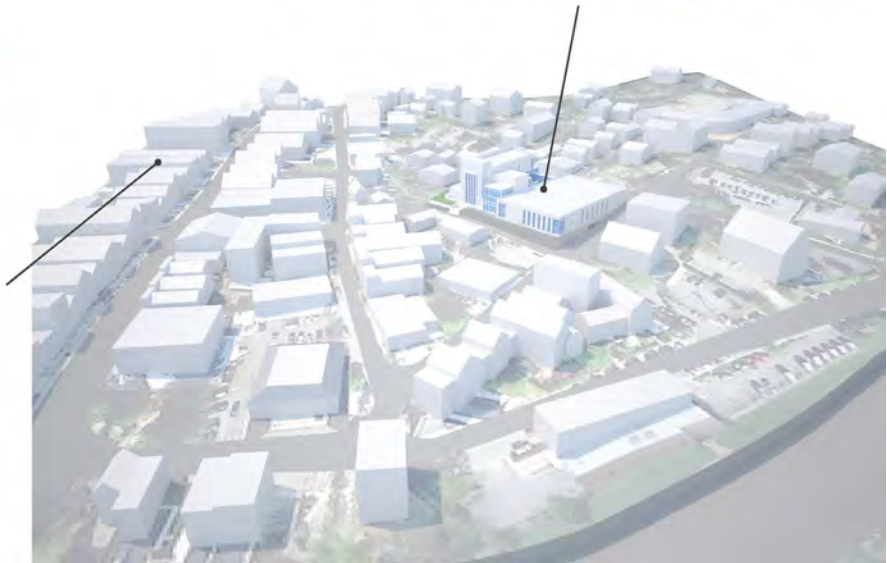
SECTION -C



ROOD ADMIN CENTER



CITY HALL



ABOVE: The associated temporary facilities available during the project construction process.

PHASING

It is feasible to minimize construction-period displacement of the courts, throughout the use of temporary court facilities and construction phasing techniques. There are a variety of potential phasing approaches available including:

1. A temporary criminal courts facility will be located by the Rood Admin. Center, and will be accommodated utilizing modular buildings. This will include three criminal courtroom suites, Jury Assembly, and associated clerk functions. The temporary buildings will be connected directly to the Wayne Brown Correctional Facility for in-custody transfer.
2. The City Hall Council Chambers will be available for use as a hearing room.
3. The Veterans Hall may be utilized for some Court Administration functions.

Once these temporary accommodations are in place, the existing courthouse complex can be phased in the following way:

PHASE I -- ANNEX REMODEL

The Annex is the location of most Phase I activities. During Phase 1 the existing Historic Courthouse retains all its current functions, and continues to serve as the primary entry to the building. Temporary HVAC equipment is staged at an exterior location (most likely the NW corner of the site) to supplement equipment to be removed from the Annex. The Annex is strategically renovated (as described previously, and in the diagrams to the right), and fully remodeled to accommodate six courtroom suites, public spaces, circulation, parking, holding, and central plant. The Annex is also equipped with a temporary entry corridor, temporary security, and temporary circulation core for use

PHASE - 1



THIRD FLOOR

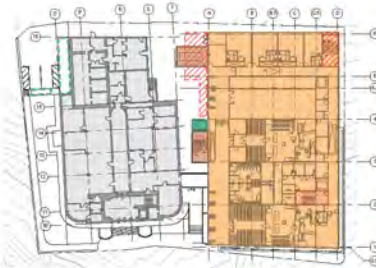
PHASE - 2



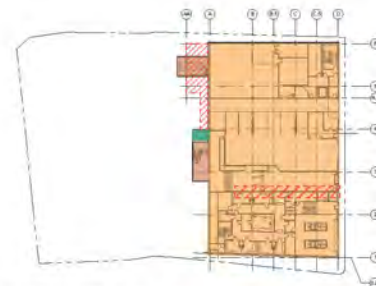
PHASE - 3



SECOND FLOOR



FIRST FLOOR



LOWER LEVEL





ABOVE: View of Historic Courthouse within the Central Business District.

as the primary building entry during Phase II. Only 4 or 5 of the six courtrooms will be fitted to function as courts during this phase, leaving those spaces for temporary civil clerk/administration functions.

PHASE II

Phase II remodels the historic courthouse, and the constructs of two new wings that connect the Historic Courthouse and the Annex. During Phase II, the newly remodeled Annex will provide the main entry to the facility (from the Main Street side), and will have active courtroom, judicial, public functions, as well as parking and Central Plant. The Historic Courthouse will have selective demolition (as described previously, and diagrammed on the previous page); it will then be seismically upgraded and renovated, with historic elements restored and returned to their previous prominence. Two new wings will be built to connect the entire facility, including the new southern entry/security/circulation “connector” along Church Street, and a new staff/jury wing to the north. The courtyard will be cleared and renovated as a central orientation element, and available for public use. The facility entry will be

reconfigured to create generous courthouse steps, and appropriate site accessibility.

PHASE III

Phase III focuses on removing any remaining temporary accommodations, and completing improvements on remaining interior spaces. The temporary circulation core will be removed from the Annex. The temporary public entry from Main Street will be removed. The courtroom shells being used as clerk areas will be fitted as courtrooms. All temporary equipment, site accommodations, etc. will be removed. The full project will be open for business upon completion of this phase.



ABOVE: Downtown Nevada City Civic Context

SUPPLEMENTAL INFORMATION

The following reports summarize the structural and mechanical systems assumptions for this project. The contents of these reports are conceptual in nature, and are not final proposals for how best to remodel/renovate the existing facilities. They do, however, outline the assumptions underlying conceptual approach, and offer a framework upon which the cost estimation could be based.

Structural Narrative For the Adaptive Reuse Study For the Nevada City Courthouse

The NVCC courthouse site consists of two buildings built on a steep one block urban site located at 201 Church Street, Nevada City, California. The courthouse fills a city block with parking located on an adjacent parcel north east of the site.

The courthouse consists of two buildings. The first building is the west Historic Courthouse (HC) that is divided into a north wing and south wing. The HC north (jail) wing, built in 1880 then added to in 1930, is a two story brick building with wood framed floors and roof and is on a granite block foundation. The HC south wing was originally a two story brick and wood framed building built prior to 1865 when it was destroyed by fire. In 1865 the two brick building was rebuilt. In 1900 a third story was added. Then in 1936 the south wing was seismically "upgraded" and expanded with a "u-shaped" concrete framed additions. The east and west cast in place concrete west additions are one story. The south wing addition added a partial fourth story front elevation and is also constructed of cast in place concrete.

The second building is the east Annex building and southern connector. The annex is a three story concrete framed building with reinforced concrete square and rectangular columns and a concrete waffle slab floor and roof framing system. The lower level is below grade on two sides and has concrete framed bearing walls and reinforced concrete square and rectangular columns. The exterior cladding is non-structural pre-cast concrete panels. On the roof there is a steel framed exercise yard and a steel framed roof top mechanical room. The south connector is a two story steel framed structure with sloping floors to connect to the floor levels of the annex to those in the HC. The north portion of the basement has below grade mechanical spaces. The Annex is built on steep sloped site where the basement floor elevations varies in height 8 feet from the lower southern end to the with higher northern mechanical room. The southern two thirds is a sloped parking garage. The annex and connector were built in one phase in 1962. The fourth story exercise yard was added some time after the building was completed.

The HC and the Annex Buildings are to be renovated in two phases. During the first phase the Annex building is renovated while the HC remains operational. During Phase one temporary power and HVAC systems are installed in the north west corner of the parcel to serve the HC.

At this time the Geotechnical Investigation and Geologic Hazards Evaluations are not complete; thus the foundation systems and site specific seismic design parameters are not available.

Phase One - Annex Building Renovation:

A. The annex renovation consists of the following areas of demolition:

- In the basement the southern third of the sloped floor will be removed and a level floor level is constructed.
- On the second and third floors new structural steel and concrete reinforced openings in the existing slab system will be required for the new stairs and elevators.
- The existing stair and elevator openings will be filled in with new structural steel and concrete framing.

- On the roof, the exercise yard and mechanical room will be removed.
- On the roof the existing stair and mech duct opening will be filled in with new structural steel and concrete framing.
- The exterior northwest below grade mechanical spaces will be removed and a new below grade areaway is created for the chiller.
- The southern connector is demolished.

B. Foundations of the Annex:

- The concrete pad footings at columns and perimeter concrete footings and grade beams are modified and reinforced by the addition of new foundations for new shotcrete shear walls.
- It is believed that the modifications to the foundations will require excavation into and anchoring to bedrock that is near to or at the bottom of the existing footings.

C. Structural Frame of the Annex:

- The vertical reinforced concrete framing columns are modified and reinforced specifically at ends of new shear walls and possibly other locations throughout.
- The columns will be strengthened by adding Fiber Reinforced Polymer (FRP) around the circumference of the columns to provide confinement.
- This project adds infill shotcrete or cast in place concrete shear walls on the three levels.
- The existing perimeter concrete walls at the lowest level will remain and may be modified for new openings with new foundation and steel and concrete reinforcement.
- In the lower level, there will be new saw cut openings in existing concrete shear / retaining walls which will require new concrete and or structural steel reinforcement at jambs / headers.
- Additional modifications of existing concrete beams and columns as occur will require significant concrete and structural steel or FRP reinforcement.

D. Horizontal Frame of the Annex:

- The basement level has sections of concrete slab on grade with areas of partial height retaining walls and raised concrete floors to accommodate the various floor levels.
- In the northern section of the basement a three foot high section of the stepped floor is to be removed. This will include excavation and underpinning of existing walls with new cast in place concrete foundations and retaining walls.
- The first, second and roof levels are a concrete “waffle” slab assembly.
- New steel framed openings for stairs, elevators and mechanical shafts are required with structural steel and concrete horizontal and vertical members with foundations. The existing openings are to be filled as noted above.
- At the first and second floors a new lightweight modular raised accessible floor system is to be installed to align the floor levels in the annex with those in the HC.
- At the roof, the structural loads will be reduced with the removal of the roof top mechanical room and exercise yard. However, provisions are to be made to add future photovoltaic panels over the entire roof area.

E. Exterior Cladding Of the Annex :

- The existing precast concrete panels are nonstructural and will be removed.
- The new cladding systems of similar or less weight.

Phase Two - Historic Courthouse (HC) Renovation

During Phase Two the renovated Annex is to be occupied and the main public entry is relocated from the first floor on the south to the basement level on the east side of the annex. As a registered historical building, the California Historical Building Code (CHBC) can be used to retrofit the structure. However, the lower (75% current seismic design forces) CHBC design levels and allowance of historic systems may not provide desired resilience; in which case American Society of Civil Engineers Standard for Seismic Retrofit of Existing Buildings (ASCE41) will be used to justify existing structural systems as appropriate and provide for performance based retrofit where needed.

A. The renovation of the HC includes the following areas of demolition:

- The two story north wing. The granite stone foundations systems are to be salvaged and reused. They are to be shaped for reuse as an exterior cladding material.
- The one story east wing.

B. Foundations of the HC

- Existing South Wing HC Pre 1936 - The foundation of the south wing of the historic courthouse are not known and exploratory investigation is required. It is assumed to be Unreinforced Brick Masonry on Granite Blocks and will require substantial concrete foundation retrofit/strengthening where structure above is altered for new conditions or retrofitted.
- Existing South Wing HC 1936 Additions - Concrete Spread Footing per partial original structural plans which are available. Further exploratory investigation is required. Substantial concrete footing
- For this project analysis, new or strengthened concrete spread footings are to be provided at the new primary structural steel frames, shear walls, and columns.
- Shoring and foundation underpinning modifications may be required along north (Along Grid line 15) and east sides (Along Grid line S) where the building additions are removed.

C. Structural Frame of the HC: The vertical structural elements are Existing

- Existing South Wing HC Pre 1936 - Unreinforced brick masonry (URM) walls on top of granite bearing walls/foundations. Masonry walls support the floor and roof framing. The longitudinal exterior Courthouse walls are supported by the steel framing of the 1936 1st Floor Addition. The wall along grid line 15 of the Courthouse provides vertical and lateral support north wing
- Existing South Wing HC 1936 Additions - Cast-in-place concrete slabs supported by reinforced concrete walls and columns. Continuous spread footings. The steel framing supports the longitudinal exterior Courthouse walls above.

D. Lateral Systems for the HC:

- Existing South Wing HC Pre 1936 - Horizontal: Metal roofing diagonal bracing roof and wood plank sheathing floor diaphragms. Lateral: Unreinforced brick and granite shear walls.

- Existing South Wing HC 1936 Additions - Horizontal: Concrete slabs. Lateral: Concrete shear walls.
- The extent of structural “retrofit” that occurred in 1936 is unknown. Based on the stiffness of the URM historic system, significant new lateral bracing elements are appropriate.
 - a) Concrete/shotcrete shear walls
 - b) Structural steel braced frames
 - c) The CHBC or ASCE41 could *possibly* be used to justify existing un-reinforced brick shear wall lines P, O, R, and S above the second floor as URM without increasing openings in these walls or adding steel frames/concrete shear walls; however more extensive analysis is required.
 - d) For this analysis the following locations of new shear walls / braced frame assemblies at existing bearing/ shear wall lines (P, O, R, S, 15, 11.5) and 2 interior locations running transverse (east - west) lines (12, 14) new lateral bracing elements and foundations are recommended.
 - a. Placement of the elements has some flexibility.
 - b. Each lateral element would ideally be as long as the floor to floor height.
 - c. Attached is the diagram of shear walls or braces.
 - e) Out of plane wall strengthening (structural steel strong backs) is required - more extensive analysis is needed.
 - f) Wall anchorage connections at floors and roof are required at all exterior and interior URM and concrete walls.
 - g) Floor and roof diaphragm strengthening by adding layers of plywood to the floors/ceilings may be required, or possibly justified with CHBC/ASCE41.
 - h) Bracing of existing ceilings and attic spaces is likely required.

•

E. Horizontal Frame of the HC :

- Existing South Wing HC Pre 1936
 - It is assumed that the first floor is a concrete slab on grade; however exploratory investigation is recommended.
 - The second and third floors are assumed to be wood framed with solid sawn lumber
 - The roof is a Sloped metal roof supported by steel trusses.
- Existing South Wing HC 1936 Additions - The extent of modifications that was implemented in the 1936 renovation is based on limited information.
 - The first floor is a slab on grade.
 - The roof and floors are concrete slab
 - Reinforced concrete walls and columns and beams provide support
- The renovation will most likely include new structural steel framing members, new connectors and new diaphragm construction on portions of the building.
- Structural enhancement to the truss framing and roof diaphragm connections will be required.
- Roof and Floor to wall connections are required.
- Bracing of ceiling/attic spaces may be required.

F. Exterior Cladding of the HC:

- Existing South Wing HC Pre 1936 - The exterior of the courthouse is plaster over unreinforced brick masonry

- Existing South Wing HC 1936 Additions - The exterior of the courthouse is partially plaster over cast in place concrete .

The structural strategy is to retain, protect, and seismically secure the Four Story 1936 Historic Facade. The facade is a significant and integral part of the structure. The historical design and detailing does not meet current standards therefore CHBC/ASCE41 codes will be implemented. Significant structural steel reinforcement interior, wall anchorage, and diaphragm connections would be required. New foundation strengthening and additions to support the new structural components would likely be required. Extensive analysis is needed to determine the true extents of requirements.

Phase Two - South and North Building Additions

The second phase of the project includes the addition of new building areas. The first is new three story southern connector. The second is the two story north addition that also connects the east and west buildings creating a central courtyard.

A. The Site Preparation for the Phase Two New Additions:

- The North and South Additions will be placed adjacent to existing buildings and where building demolition has occurred. Site Soil preparation will be required. Temporary shoring of existing structures and possible underpinning is to be addressed.
- The additions will be specifically seismically separated from the HC building and may be separated from the Annex.

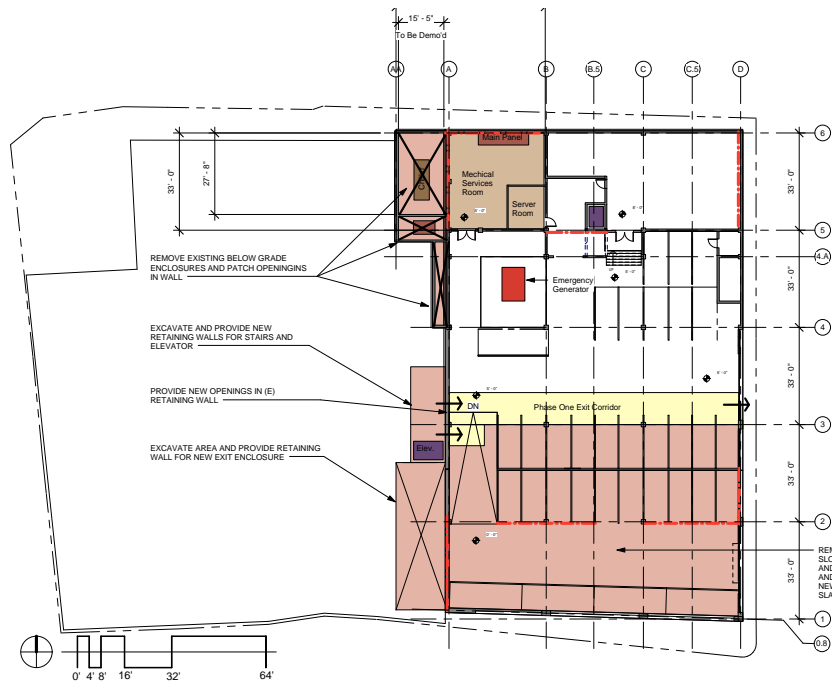
B. Foundations for the Phase Two New Additions -

- The columns of the building will either be supported on isolated concrete spread footings with a slab on grade or a thicker concrete mat slab foundation system.
- A part of the South addition is a lower level exit corridor from the basement of the building. It is roughly 12ft below grade, requiring reinforced concrete basement retaining walls on three sides that will be restrained at the top by a first floor concrete flat slab. This slab will extend out into the new raised entry plaza.
- The lower level floor slab will either be a reinforced concrete slab on grade or a mat slab.

C. Structural Frame for the Phase Two New Additions

- The gravity load resisting system of the building will be a composite steel frame with concrete filled steel deck floor system. The typical structural bays dimensions vary depending on location. In the south addition there are open interior areas which extend vertically the three stories.
- The concrete filled steel deck will either be 4 1/2" of normal weight concrete over 2" deep deck or 3" deep deck depending on which system provides the most economy while meeting the structural, vibration and fire rating requirements for the building.
- Composite structural steel W beams and girders will support the deck
- Structural steel W columns will support the beams/girders

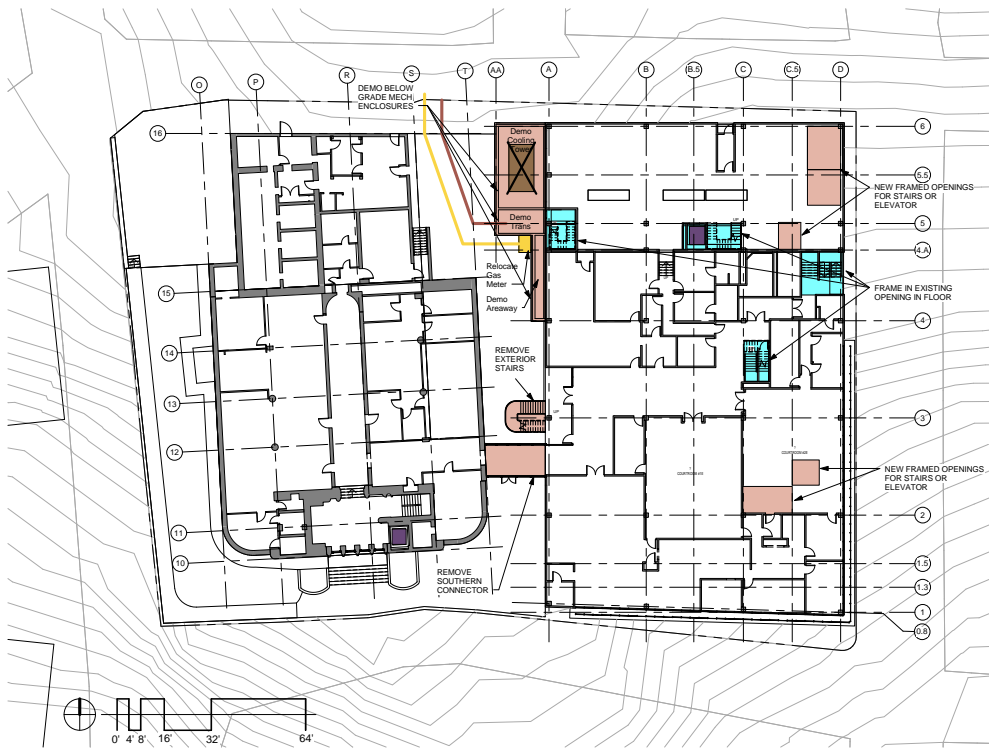
**NEVADA CITY COURTHOUSE ADAPTIVE REUSE
- DIAGRAMS -**



1 LOWER LEVEL - EXISTING STRUCTURAL MODIFICATIONS
3/64" = 1'-0"

STRUCTURAL IMPROVEMENTS LEGEND

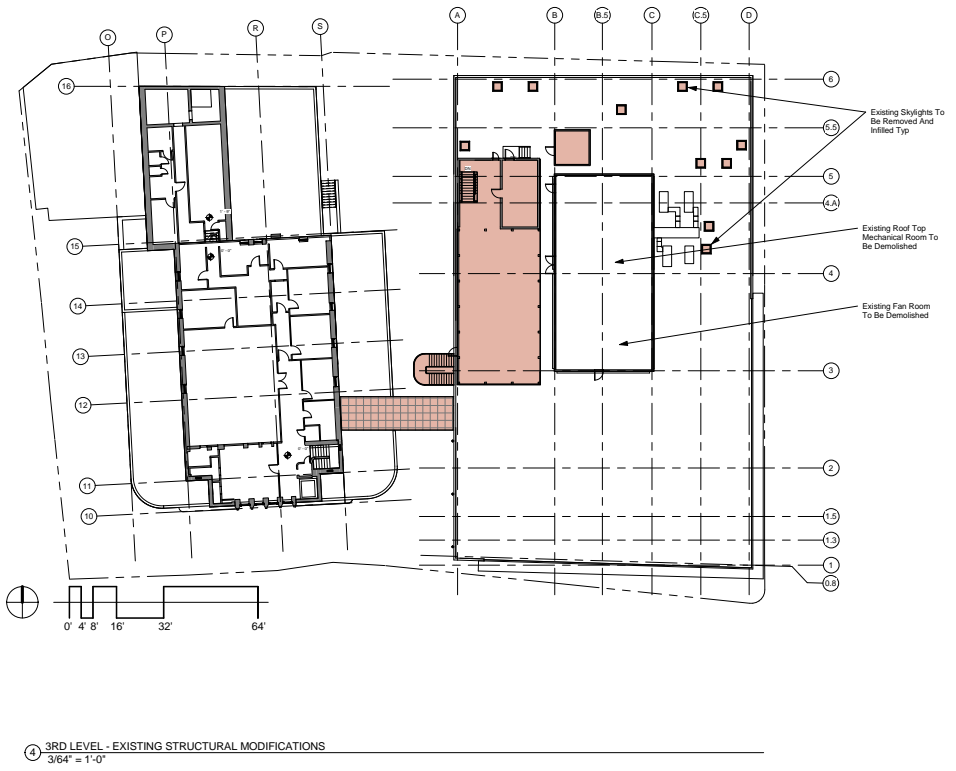
- AREAS WHERE NO WORK OCCURS ON THIS PHASE
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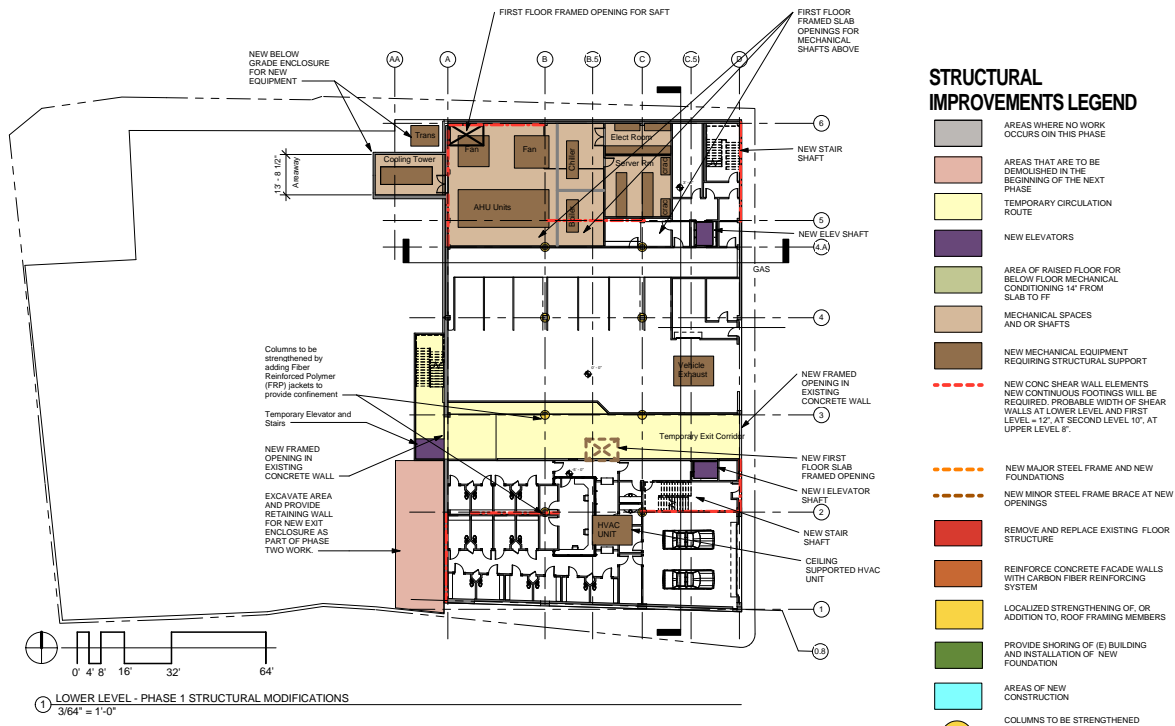


2 1ST LEVEL - EXISTING STRUCTURAL MODIFICATIONS
3/64" = 1'-0"

STRUCTURAL IMPROVEMENTS LEGEND

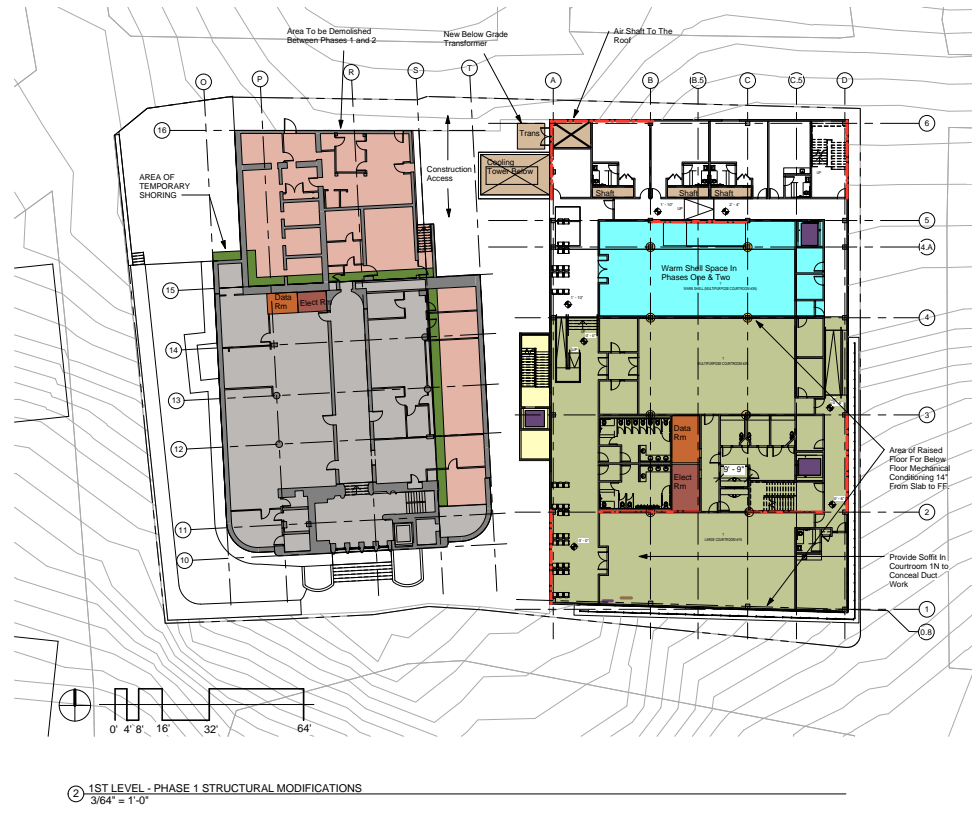
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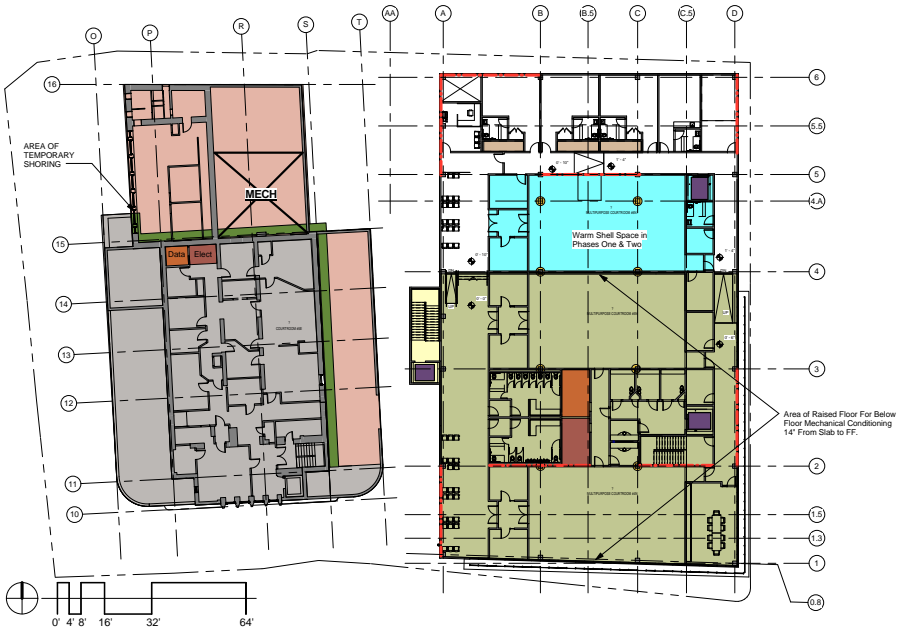
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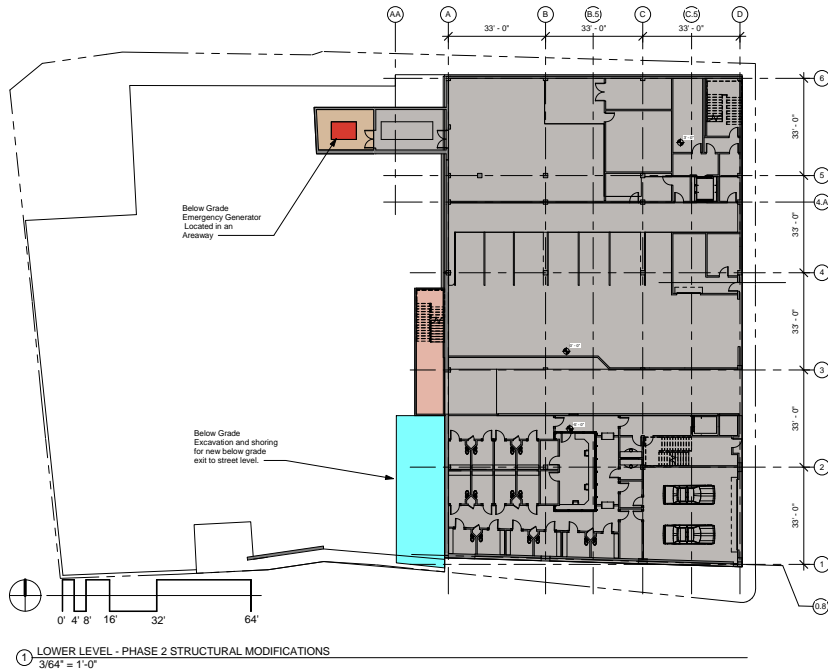
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1/4" = 1'-0"



2ND LEVEL - PHASE 1 STRUCTURAL MODIFICATIONS
3/64" = 1'-0"



3RD LEVEL - PHASE 1 STRUCTURAL MODIFICATIONS
3/64" = 1'-0"

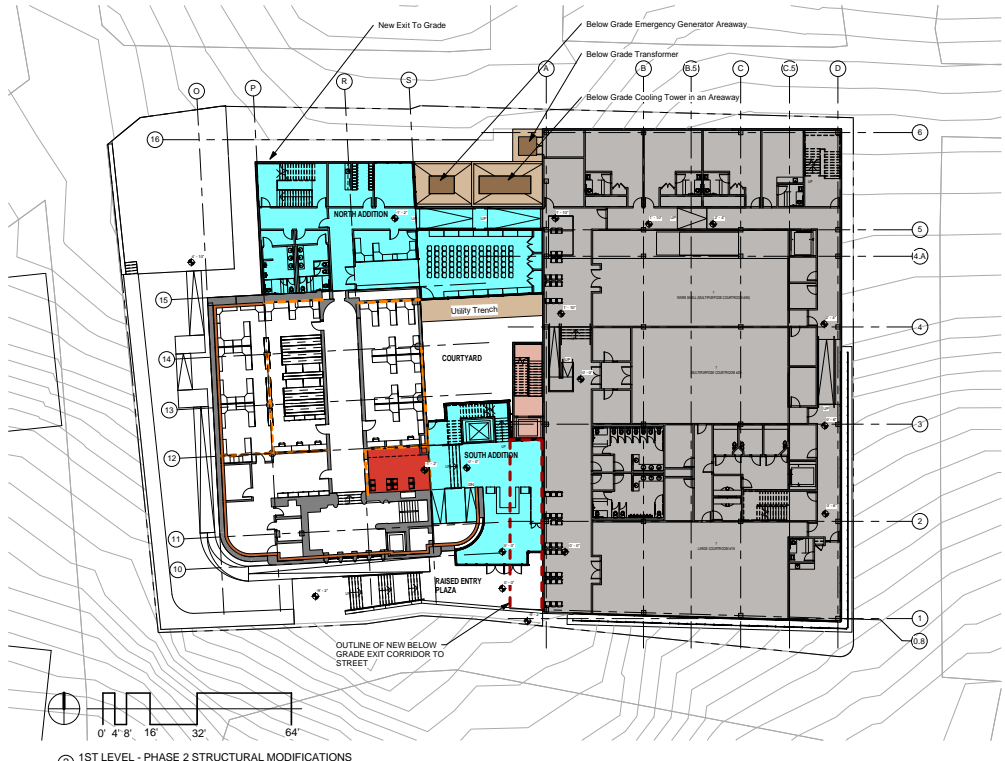


1 LOWER LEVEL - PHASE 2 STRUCTURAL MODIFICATIONS
3/64" = 1'-0"

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Color Legend For Structural Improvements
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2 1ST LEVEL - PHASE 2 STRUCTURAL MODIFICATIONS
3/64" = 1'-0"

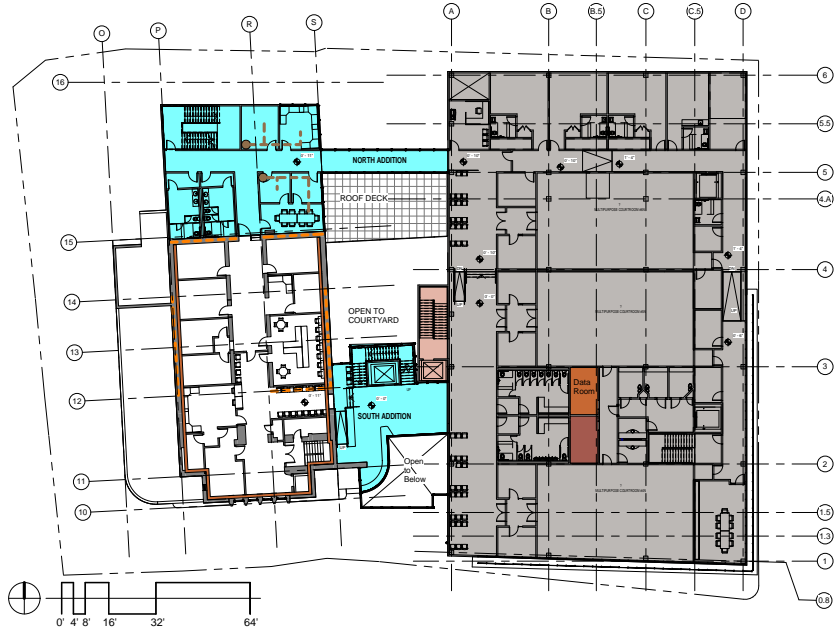
Nevada City Courthouse Adaptive Reuse

**ST-PHASE DIAGRAM - PH 2
ST 2.0**

STRUCTURAL IMPROVEMENTS LEGEND

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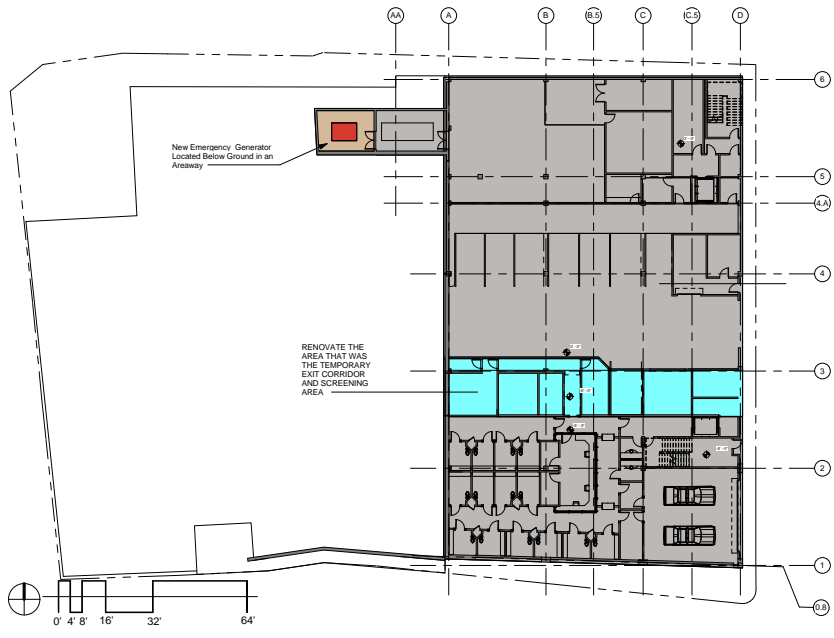
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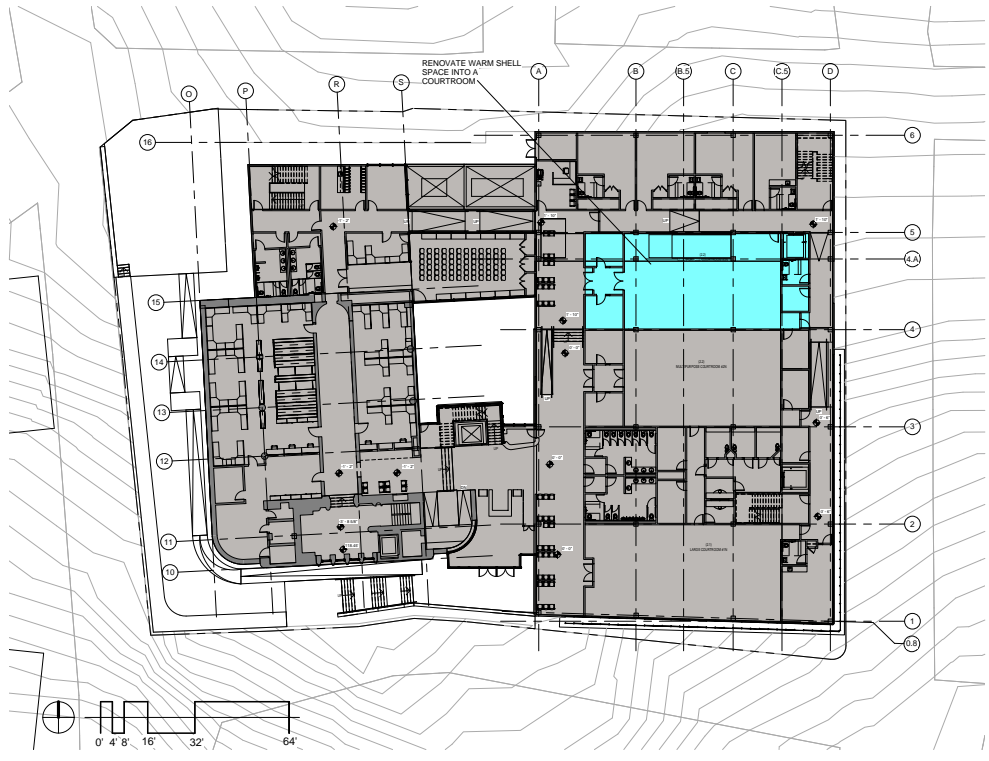
3 2ND LEVEL - PHASE 2 STRUCTURAL MODIFICATIONS
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4 3RD LEVEL - PHASE 2 STRUCTURAL MODIFICATIONS
3/64" = 1'-0"



1 LOWER LEVEL - PHASE 3 STRUCTURAL MODIFICATIONS
3/64" = 1'-0"



















2 1ST LEVEL - PHASE 3 STRUCTURAL MODIFICATIONS
3/64" = 1'-0"

STRUCTURAL IMPROVEMENTS LEGEND

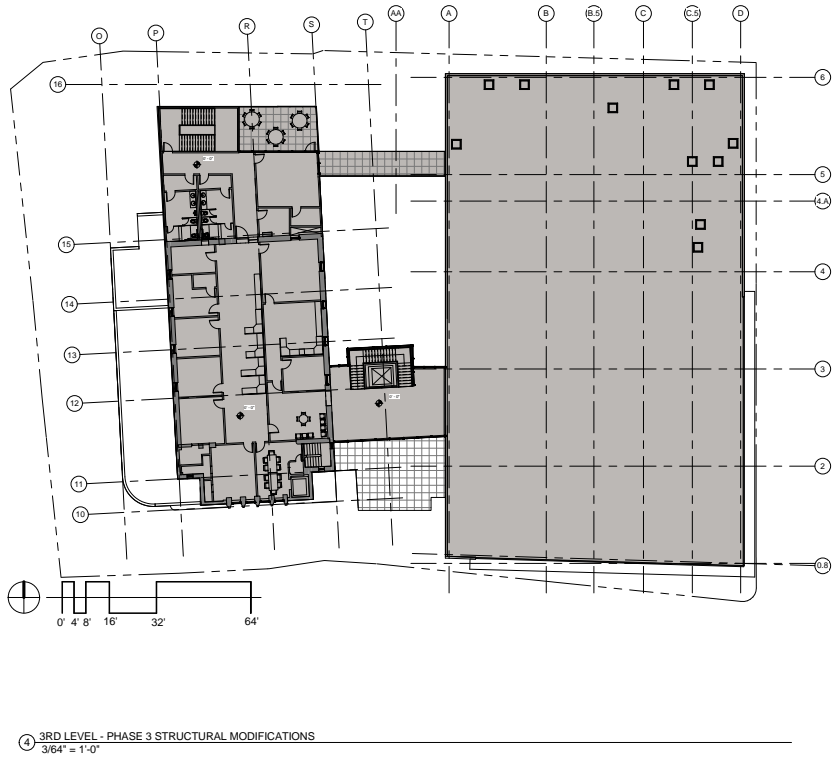
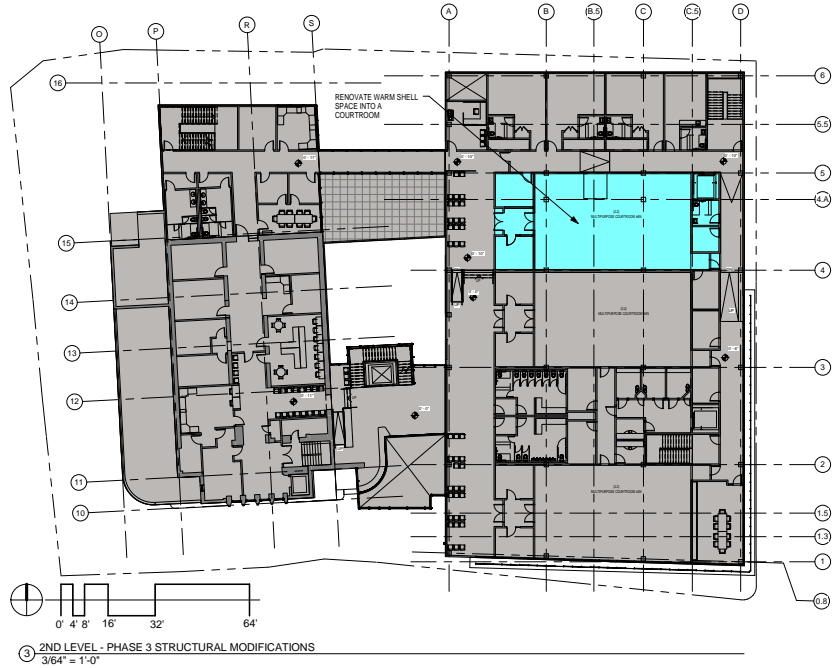
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Color Legend For Structural Improvements
1/4" = 1'-0"

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Color Legend For Structural Improvements
1/4" = 1'-0"





Nevada City Courthouse
Nevada City, CA

Conceptual Mechanical, Electrical, and Plumbing and Fire Protection Systems Description Report

Prepared for:
Ross Drulis Cusenbery Architecture
18294 Sonoma Highway
Sonoma, CA 95476

Prepared by:
WSP Group
405 Howard Street, Suite 500
San Francisco, CA 94105

October 26, 2015 (Update)

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WSP Group
Ref. No: B15.05720.00
October 26, 2015

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I. HEATING, VENTILATING, AND AIR CONDITIONING

A. CODES AND STANDARDS

1. 2013 California Building Code
2. 2013 California Mechanical Code
3. State of California Energy Code: 2013 California Code of Regulations (CCR), Title 24, Building Standards
4. Judicial Council of California Trial Court Facilities Standards
5. California State Fire Marshal Requirements
6. American National Standards Institute (ANSI)
7. ASHRAE Standards
8. SMACNA Duct Construction Standards
9. National Fire Protection Association (NFPA)
10. Underwriters Laboratories (UL)

B. DESIGN CRITERIA / DESIGN CALCULATION GUIDELINES

1. Outdoor Design Conditions – Nevada City, CA:
 - a. Summer: 101°F dry bulb/70°F wet bulb – ASHRAE 0.4%
70°F wet bulb (evaporation) – ASHRAE 0.4%
 - b. Winter: 31°F dry bulb – ASHRAE 99.6%
2. Indoor Design Conditions:
 - a. Per JCC Standards
3. Noise Criteria:
 - a. Per JCC Standards

C. ENERGY CONSERVATION FEATURES

1. The HVAC design shall utilize the above design criteria as a basis and shall also comply with the State of California Energy Code: 2013 California Code of Regulations (CCR), Title 24, Building Standards.

D. HVAC SYSTEMS

1. Historic Courthouse:
 - a. The existing historic courthouse HVAC systems are considered non reusable with all systems being replaced as part of the refurbishment and restoration of the facility.
 - b. It is anticipated that this building will be provided with a new localized heating and cooling system such as a heating/cooling Variable Refrigerant flow system for local space temperature control with connections for chilled and heating hot water from the Annex Central Plant.
 - c. Outside air ventilation will either be provided with a DX or chilled water cooled and hot water heated using a 100% outside air unit.
2. Annex Building
 - a. The existing central systems serving the Annex building are considered in good condition and reusable under the general refurbishment and restoration of the facility. This equipment includes the following:
 - (1) Water chiller
 - (2) Heating hot water boiler boilers
 - (3) Domestic hot water heaters
 - b. It is proposed to upgrade and supplement the retained equipment in order to generally serve both the Annex and Historic Courthouse with additional central plant equipment of similar capacity, generally providing a redundant capacity level of 75 percent. That is, the water chillers and heating hot water boiler capacity would be two units at 75% capacity.
 - c. A new chiller is anticipated to be added at 150 tons capacity. A new cooling tower would serve both the existing reused chiller and the new unit for a total of approximately 250 tons of total cooling capacity. The new cooling tower would be located underground with an areaway above for discharge air. This cooling tower may also provide emergency generator cooling or an independent air cooled heat rejection unit could be provided in the same underground enclosure.
 - d. A new heating hot water boiler is anticipated to be added to supplement the existing unit at 1.5 MBTU capacity.
 - e. All secondary circulation pumps for chilled and heating hot water will be provided with variable frequency drives to allow for efficient operation a less than full load conditions.
 - f. With multiple central plant equipment, there is a level of redundancy and the ability to operate the equipment efficiently at part loads.
 - g. It is anticipated that the new air handing system for the Annex would consist of multiple central plant units with variable speed fans and VAV reheat terminal units. Two Courtrooms and associated areas would be

served with under floor supply air. The third Courtroom would be provided with a displacement ventilation system. Other areas would be traditional overhead supply systems.

- h. The Hold Room area would consist of a 100% outside air unit with 100% exhaust serving only this area.

E. PROCESS ROOMS

- 1. Process loads rooms (Electrical, MPOE, MDF Room, IDF Room, and Elevator Control rooms) will be served by direct expansion (DX) split air conditioning system to allow for efficient off hours operation.

F. SMOKE CONTROL

- 1. The building is not a high rise building so no dedicated system of smoke exhaust or stairway pressurization is anticipated.

G. AUTOMATIC TEMPERATURE AND BUILDING CONTROLS

- 1. A 100% Direct Digital Control (DDC) system will be provided as required to properly maintain building conditions and include operating, monitoring, and safety controls for all HVAC.
- 2. Control system shall be open protocol and nonproprietary for interoperability. The control system shall comply with ASHRAE/ANSI/ISO Standard 135n: Native BACnet only or Lonmark by Echelon and ANSI/EIA/CEA 709.1 Standards including Addenda to these Standards.

II. ELECTRICAL

A. CODES AND STANDARDS

1. 2013 California Building Code
2. 2013 California Electrical Code
3. 2013 California Fire Code
4. California Code of Regulations (CCR), Title 24 Building Standards
5. Judicial Council of California Trial Court Facilities Standards
6. American National Standards Institute (ANSI)
7. Illuminating Engineering Society of North America (IESNA)
8. National Fire Protection Association (NFPA)
9. Underwriters Laboratories (UL)
10. American with Disabilities Act (ADA)
11. Sacramento Municipal Utility District (SMUD) Utility Construction Standards

B. DESIGN CRITERIA / DESIGN CALCULATION GUIDELINES

1. Lighting and Receptacle Loads:
 - a. Per JCC and NEC Guidelines.

C. ENERGY CONSERVATION CALCULATIONS

1. The electrical lighting design will utilize the above design criteria as a basis of design which also complies with the State of California Energy Code: 2013 California Code of Regulations (CCR), Title 24, Building Standards.

D. ELECTRICAL SYSTEMS

1. The existing 120/208V, 3-phase 2,000 Amp electrical service comes from York Street for the facility with the SMUD transformer and main switchgear located at the Annex.
2. The service for the Historic Courthouse is served from the main switchboard in the Annex.
3. It is proposed to upgrade the existing service to serve both refurbished buildings with a new 120/208V, 3-phase 4,000 Amp electrical service. The service entrance would remain from York Street with the transformer located in an underground vault and the main switchgear located in the Annex building.

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Electrical

4. The service for the Historic Courthouse would remain as a subfeed from the Annex main switchboard.
5. A single utility meter will be provided for the building with the building served under SMUD electric rate schedules.

E. ELECTRICAL DISTRIBUTION

1. None of the existing electrical panels and associated distribution equipment will be reused for the renovation and restoration. All new equipment will be provided.
2. Electrical power will be distributed at 120/208V, 3-phase, 4-wire through distribution panels and branch circuit panelboards located in electrical closets at the two levels. Separate panelboards for receptacle, lighting, and motor branch circuits will be provided in accordance with Title 24.

F. EMERGENCY POWER SYSTEMS

1. The existing emergency generator is located in the Annex with the remote water-cooled radiator located in the areaway between the buildings.
2. It is anticipated that a new generator of 200 kW capacity would be required for Life Safety functions and additional critical equipment (IT and security) to allow for limited operations during power outages. The unit would be located in an external underground location with an areaway above. Cooling would be provided with a new remote water-cooled radiator located in the new cooling tower areaway or be served directly from the chilled water plant cooling tower system.
3. A point of connection is anticipated to allow a larger, portable generator to be connected directly to the incoming service to allow for extended building operations during longer periods of power outage.

G. FIRE ALARM SYSTEM

1. The existing fire alarm system is based in the Annex with required circuits extended to the existing courthouse building. As the system is relatively new, it is anticipated to retain and extend the system for the renovated and refurbished facility.

H. LIGHTNING PROTECTION SYSTEM

1. Lightning protection is not planned for this building.

I. LIGHTING CONTROLS

1. Lighting controls will meet California Code Title 24 requirements.
2. Photocells or astronomical time clocks will be used to control exterior lighting.

III. PLUMBING/FIRE PROTECTION

A. CODES AND STANDARDS

1. 2013 California Building Code with Local Building Code Requirements
2. 2013 California Plumbing Code Local Building Code Requirements
3. 2013 California Fire Code Local Building Code Requirements
4. Judicial Council of California Trial Court Facilities Standards
5. Local Fire Department Requirements
6. California Code of Regulations (CCR), Title 24 Building Standards
7. National Fire Protection Association (NFPA)
8. American with Disabilities Act (ADA)
9. Pacific Gas & Electric (PG&E) Utility Construction Standards

B. ENERGY CONSERVATION CALCULATIONS

1. The plumbing design shall comply with the State of California Energy Code: 2013 California Code of Regulations (CCR), Title 24, and Building Standards.

C. WATER SUPPLY

1. The existing water enters both buildings independently with separate metered connections with connections from York Street.
2. A new single water service is proposed at the Annex serving both buildings from Main Street. City water pressure seems sufficient for distribution so no booster pumps are anticipated.

D. DOMESTIC HOT AND COLD WATER

1. The Annex has a relatively new natural gas fired domestic hot water heating system and the Historic Courthouse has an electrical central heater.
2. It is proposed to reuse the existing Annex equipment for domestic hot water with an additional unit added in order to serve both buildings.
3. A central recirculation system will be provided to serve all plumbing fixtures requiring hot water.

E. NATURAL GAS SYSTEM

1. Natural gas is currently provided by Pacific Gas & Electric (PG&E) Utility from York Street into the areaway between the buildings entering the Annex. Natural gas is then piped to the Historic Courthouse.

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Plumbing/Fire Protection

2. A new service connection is anticipated, entering into a gas meter room in the Annex from Main Street with direct access to the room from outside.
3. It is not anticipated that natural gas will be required at the Historic Courthouse but a future connection from the Annex will be provided.

F. SANITARY SEWER AND WASTE SYSTEM

1. A complete sanitary waste and vent system will be provided in accordance with California Plumbing Code (CPC) throughout the building, arranged for gravity flow. Soil, waste, and vent lines shall be sized in accordance with CPC.
2. It is anticipated that the new sanitary piping would connect into the existing laterals from the buildings to the adjacent streets or Main Street and North Pine Street.
3. All sanitary lines will drain by gravity.

G. STORM DRAINAGE SYSTEM

1. Storm drainage system will include gutter drains, roof drains and secondary drains where required and connect to interior rainwater leader systems. The storm drainage system and overflow drainage system will be combination system within the building flowing by gravity to the existing on-site storm sewer.
2. The existing underground storm drain that currently runs underground from the areaway between the two buildings will either be protected and retained or relocated due to construction activities.

H. FIRE PROTECTION SYSTEM

1. Water Supply
 - a. The existing fire water serves limited areas in the Annex with the supply coming from York Street with no booster pumps.
2. Fire Protection System
 - a. Fire main shall connect to the City water distribution system and will have a dedicated supply from the new water service at Main Street into the Annex and will serve both buildings.
 - b. City water pressure seems sufficient so no booster pumps are anticipated, but a water flow test should be performed to confirm this.
 - c. The new fire sprinkler system will meet the requirements of NFPA 13.

IV. SPACE REQUIREMENTS

A. ANNEX BUILDING

1. Space requirements for the central plant equipment is as follows:
 - a. Chiller/Boiler Plant: 54 feet x 40 feet
 - b. Courtroom Air Handling Unit Rooms: 3 at 20 feet x 15 feet preferably located near the respective Courtrooms each serves with main duct risers located nearby.
 - c. Hold Room Air Handling Unit Room: 12 feet x 12 feet
 - d. Fire Sprinkler Valve Room: 10 feet x 8 feet (preferably on exterior wall with street access)
 - e. Main Switch Room: 20 feet x 20 feet
 - f. Internal Emergency Generator: 20 feet x 15 feet (preferably on exterior wall)
 - g. Internal Emergency Generator Switch Room: 10 feet x 8 feet
 - h. External Generator Only: 22 feet x 14 feet outside space
 - i. Assumes the Electrical transformer is outside, underground (to be confirmed with SMUD)
 - j. Natural Gas Meter Room: 15 feet x 10 feet (with direct access from the street)

B. HISTORIC COURTHOUSE

1. For an Air Handling Unit providing cooled and tempered outside air for the building with local terminal DX providing space heating and cooling: 12 feet x 10 feet (if internal to the building). The unit could be roof mounted as well.

C. MISCELLENOUS EQUIPMENT

1. For a remote generator cooling unit: 12 feet x 15 feet (unit is 6 feet x 8 feet)
2. Cooling tower for water chillers (assume located underground): 20 feet x 15 feet (unit is 6 feet by 10 feet).

V. PHASING

A. PHASE 1

1. Provide temporary connections serving the existing Historic Courthouse as follows:
 - a. Electricity (Normal Power) from York Street
 - b. Emergency Generator (on grade)
 - c. Air cooled chiller (on grade)
 - d. Natural Gas from York Street
 - e. Relocated existing electric domestic hot water heater
 - f. Data/Telephone/Security from York Street
 - g. Fire Alarm/Security from York Street

B. PHASE 2

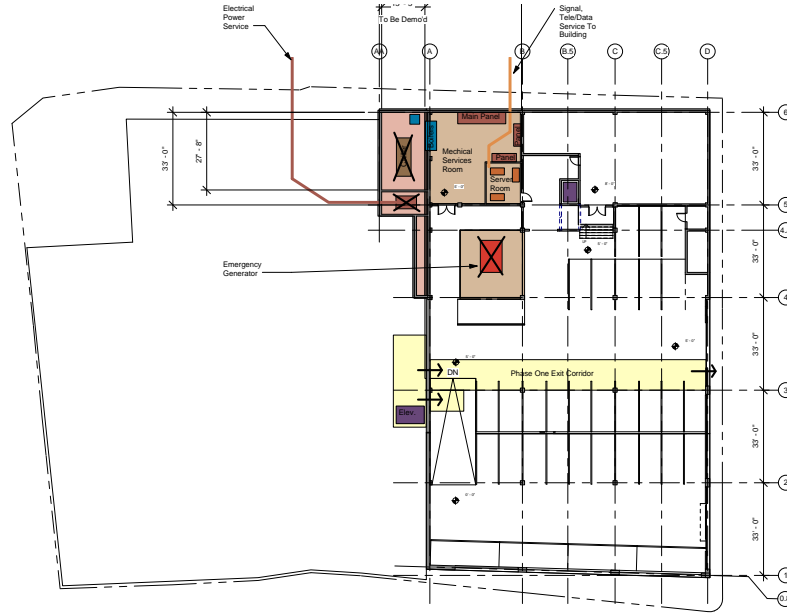
1. Provide future permanent connections for the Historic Courthouse from the Annex as follows:
 - a. Electricity (Normal Power) from York Street as a sub feed
 - b. Emergency Generator (on grade) as a sub feed
 - c. Chilled Water
 - d. Heating Hot Water
 - e. Domestic Hot and Cold Water and Fire Sprinklers
 - f. Natural Gas (possible future to the Historic Courthouse)
 - g. Data/Telephone/Security
 - h. Fire Alarm/Security
2. Services noted above to be installed via the proposed new Utility Tunnel between the two buildings
3. On Completion, connect the services across the new Utility Tunnel and complete the installation.

C. PHASE 3

1. Extend the future connections to the Historic Courthouse and complete the installation.

Utility Systems Legend

- Areas Where No Work Occurs In This Phase
- Areas That Are to Be Demolished in The Beginning Of The Next Phase
- Temporary Circulation Route
- Elevators
- Area of Raised Floor For Below Floor Mechanical Conditioning 1'4" From Slab to FF.
- Mechanical Spaces and Shafts
- Mechanical Equipment
- Emergency Power
- Electrical Power
- Signal Systems TeleData etc.
- Natural Gas
- Sewer
- Fire Sprinklers
- Water
- Areas of New Construction
- Vertical Utility Shaft Location



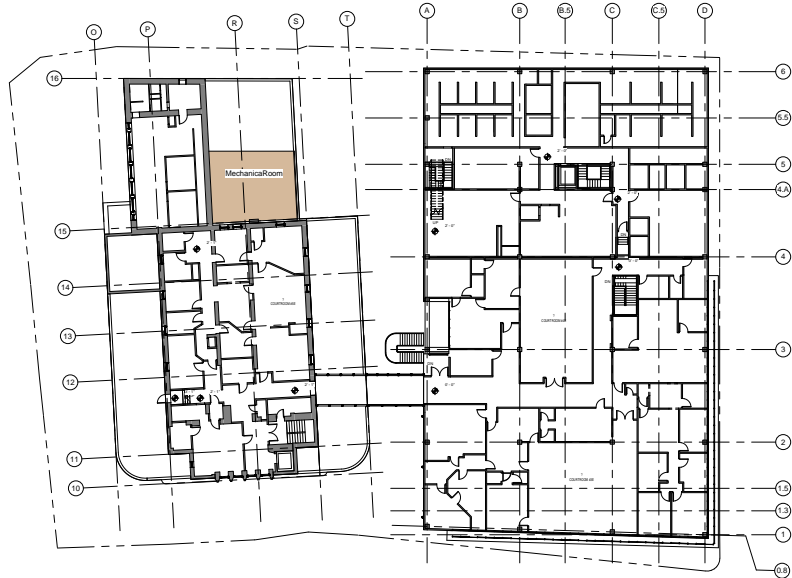
① LOWER LEVEL - EXISTING
3/8" = 1'-0"



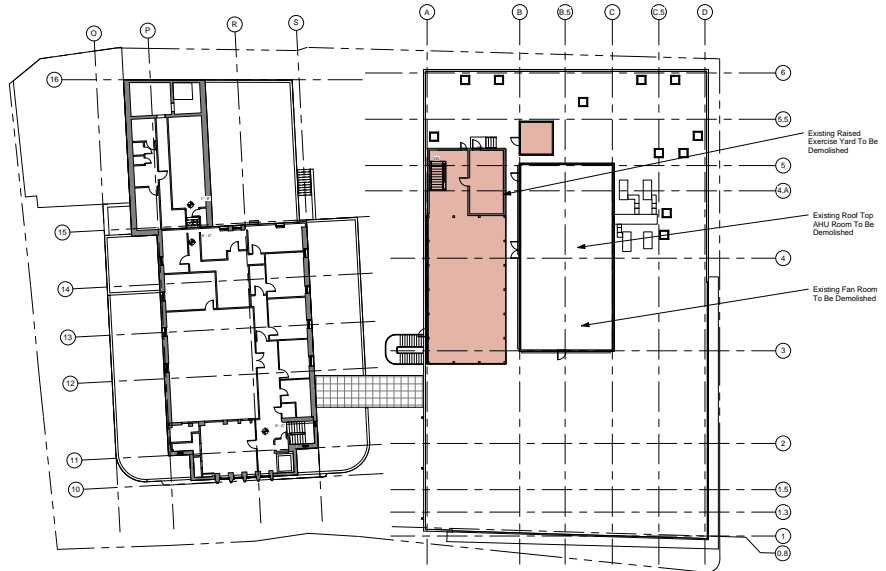
② 1ST LEVEL - EXISTING
3/8" = 1'-0"

Utility Systems Legend

- Areas Where No Work Occurs in This Phase
- Areas That Are to Be Demolished in The Beginning Of The Next Phase
- Temporary Circulation Route
- Elevators
- Area of Raised Floor For Below Floor Mechanical Conditioning 14" From Slab to FF.
- Mechanical Spaces and Shafts
- Mechanical Equipment
- Emergency Power
- Electrical Power
- Signal Systems Tele/Data etc.
- Natural Gas
- Sewer
- Fire Sprinklers
- Water
- Areas of New Construction
- Vertical Utility Shaft Location



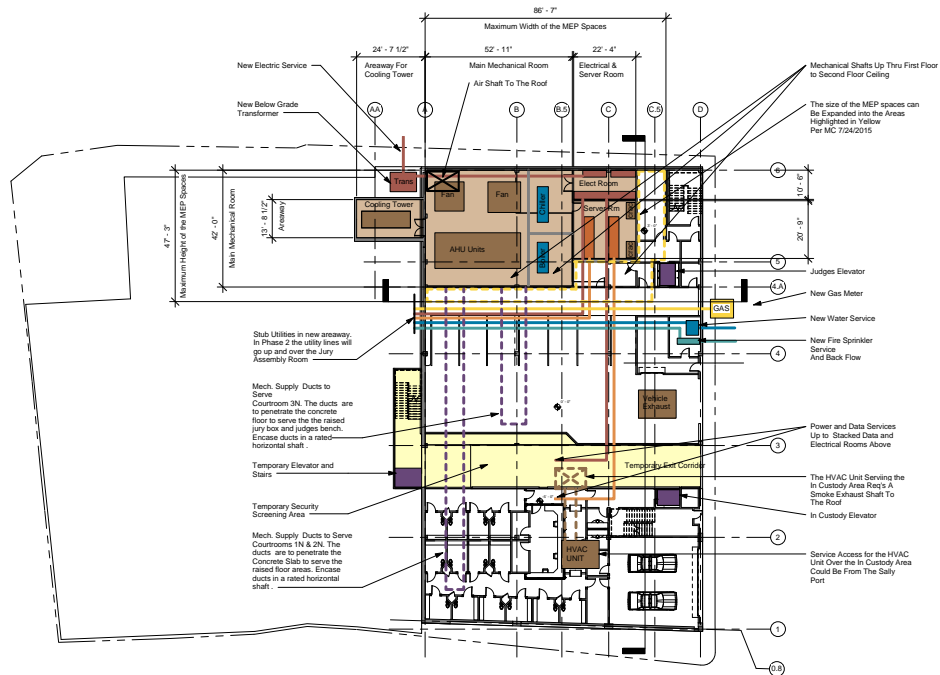
3 2ND LEVEL - EXISTING
3/64" = 1'-0"



4 3RD LEVEL - EXISTING
3/64" = 1'-0"

Utility Systems Legend

- Areas Where No Work Occurs in This Phase
- Areas That Are to Be Demolished in The Beginning Of The Next Phase
- Temporary Circulation Route
- Elevators
- Area of Raised Floor For Below Floor Mechanical Conditioning 14" From Slab to FF.
- Mechanical Spaces and Shafts
- Mechanical Equipment
- Emergency Power
- Electrical Power
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- Natural Gas
- Sewer
- Fire Sprinklers
- Water
- Areas of New Construction
- Vertical Utility Shaft Location



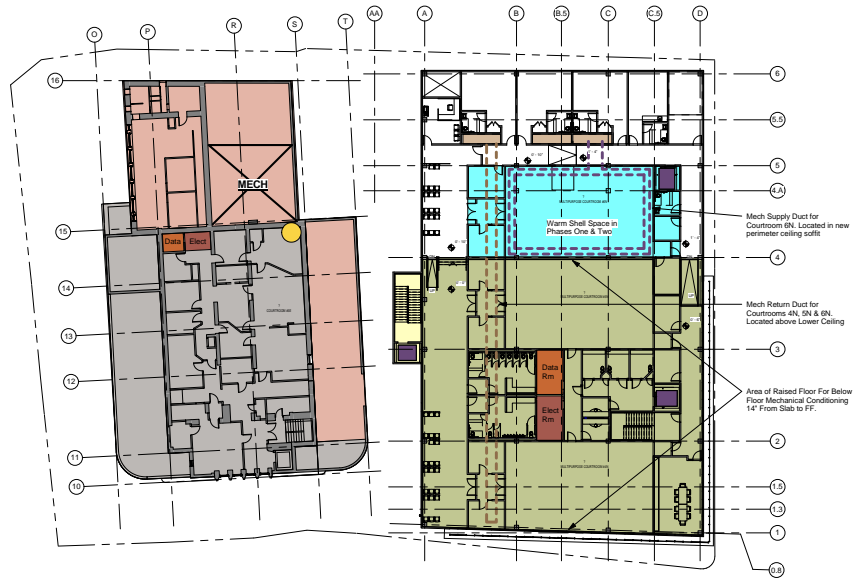
① LOWER LEVEL - PHASE 1
3/64" = 1'-0"



② 1ST LEVEL - PHASE 1
3/64" = 1'-0"

Utility Systems Legend

- Areas Where No Work Occurs In This Phase
- Areas That Are to Be Demolished In The Beginning Of The Next Phase
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- Areas of New Construction
- Vertical Utility Shaft Location



② 2ND LEVEL - PHASE 1
3/64" = 1'-0"



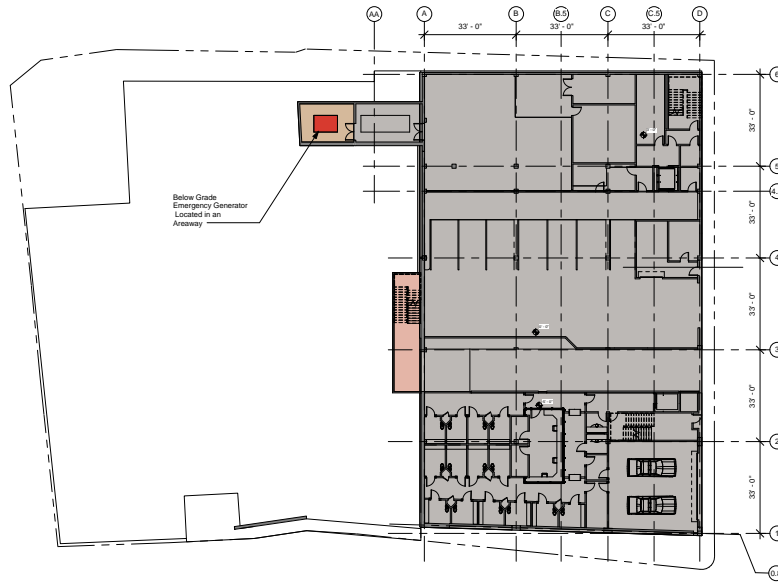
③ 3RD LEVEL - PHASE 1
3/64" = 1'-0"

Nevada City Courthouse Adaptive Reuse

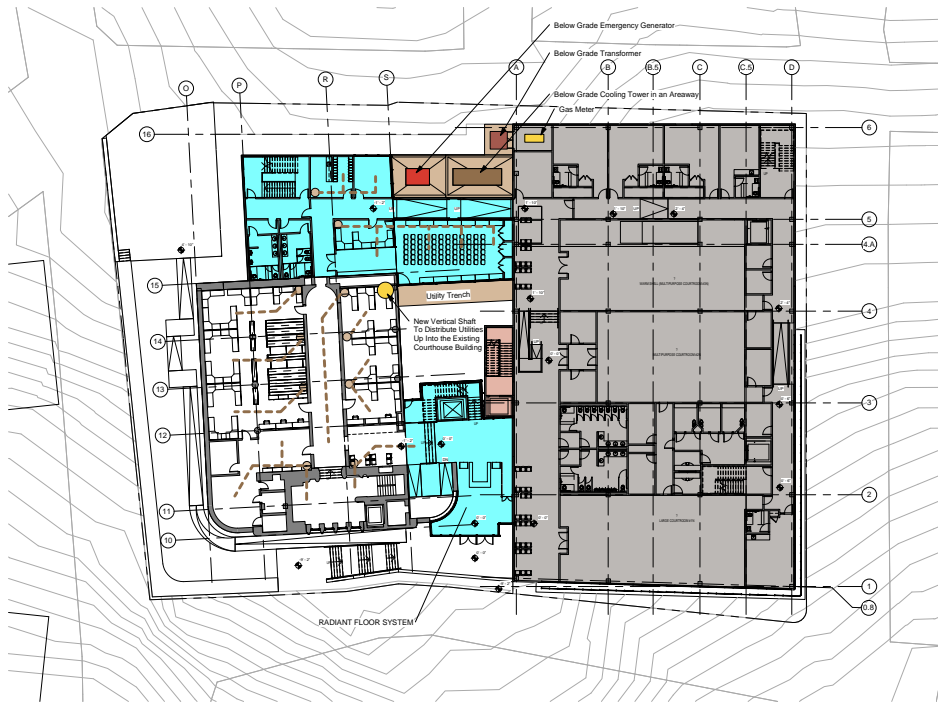
**PHASING DIAGRAM - PHASE 1
MEP 1.0**

Utility Systems Legend

- Areas Where No Work Occurs In This Phase
- Areas That Are to Be Demolished in The Beginning Of The Next Phase
- Temporary Circulation Route
- Elevators
- Area of Raised Floor For Below Floor Mechanical Conditioning 14" From Slab to FF
- Mechanical Spaces and Shafts
- Mechanical Equipment
- Emergency Power
- Electrical Power
- Signal Systems TeleData etc.
- Natural Gas
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- Fire Sprinklers
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- Areas of New Construction
- Vertical Utility Shaft Location



① LOWER LEVEL - PHASE 2
3/64" = 1'-0"



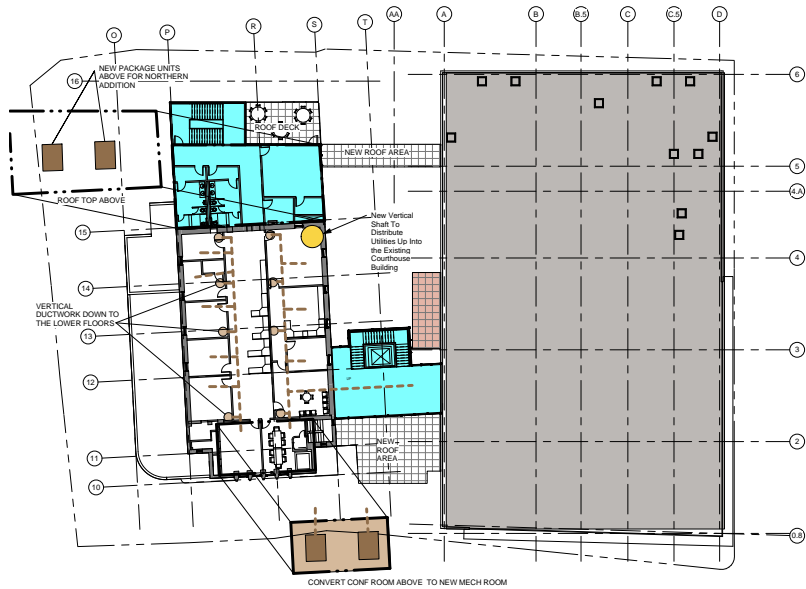
② 1ST LEVEL - PHASE 2
3/64" = 1'-0"

Utility Systems Legend

- Areas Where No Work Occurs In This Phase
- Areas That Are to Be Demolished in The Beginning Of The Next Phase
- Temporary Circulation Route
- Elevators
- Area of Raised Floor For Below Floor Mechanical Conditioning 14" From Slab to FF.
- Mechanical Spaces and Shafts
- Mechanical Equipment
- Emergency Power
- Electrical Power
- Signal Systems Tele/Data etc.
- Natural Gas
- Sewer
- Fire Sprinklers
- Water
- Areas of New Construction
- Vertical Utility Shaft Location



① ② ③ 2ND LEVEL - PHASE 2
3/64" = 1'-0"



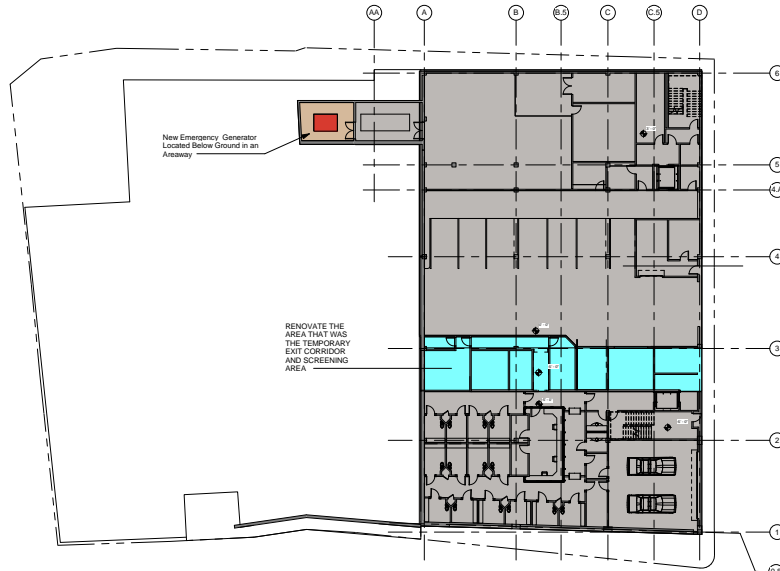
④ 3RD LEVEL - PHASE 2
3/64" = 1'-0"

Nevada City Courthouse Adaptive Reuse

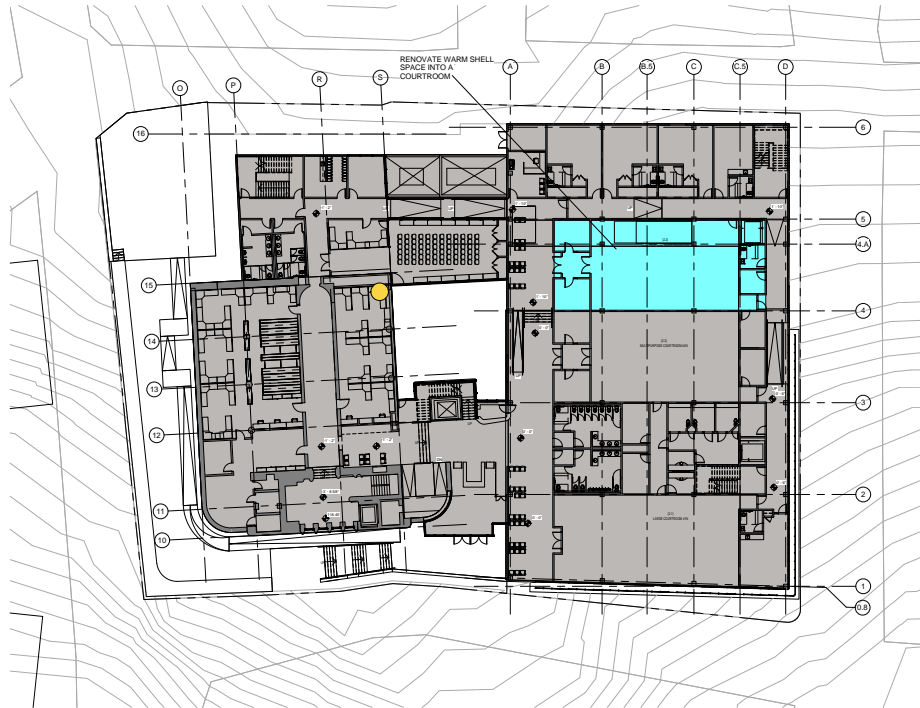
**PHASING DIAGRAM - PHASE 2
MEP 2.0**

Utility Systems Legend

-  Areas Where No Work Occurs In This Phase
-  Areas That Are to Be Demolished In The Beginning Of The Next Phase
-  Temporary Circulation Route
-  Elevators
-  Area of Raised Floor For Below Floor Mechanical Conditioning 14" From Slab to FF.
-  Mechanical Spaces and Shafts
-  Mechanical Equipment
-  Emergency Power
-  Electrical Power
-  Signal Systems TeleData etc.
-  Natural Gas
-  Sewer
-  Fire Sprinklers
-  Water
-  Areas of New Construction
-  Vertical Utility Shaft Location



① LOWER LEVEL - PHASE 3
3/64" = 1'-0"





② 1ST LEVEL - PHASE 3
3/64" = 1'-0"

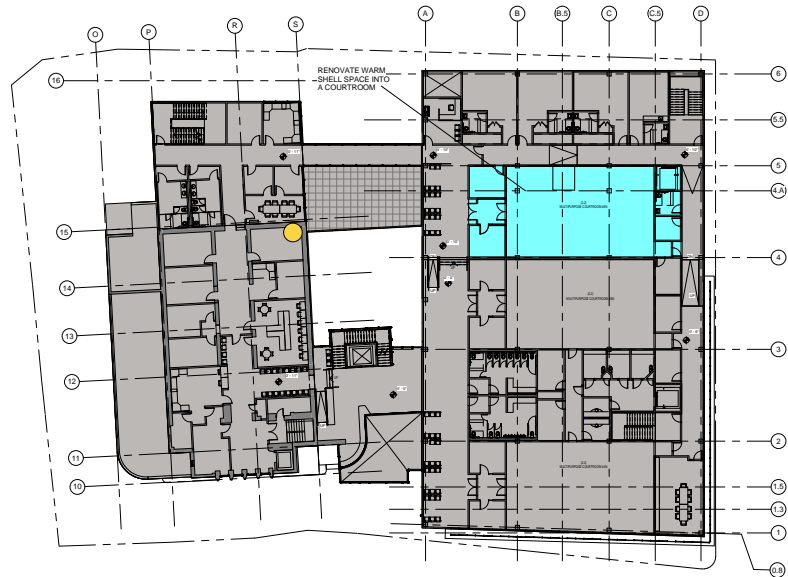
Nevada City Courthouse Adaptive Reuse

**PHASING DIAGRAM - PHASE 3
MEP 3.0**

Engineering Reports

Utility Systems Legend

-  Areas Where No Work Occurs In This Phase
-  Areas That Are to Be Demolished In The Beginning Of The Next Phase
-  Temporary Circulation Route
-  Elevators
-  Area of Raised Floor For Below Floor Mechanical Conditioning 14" From Slab to FF.
-  Mechanical Spaces and Shafts
-  Mechanical Equipment
-  Emergency Power
-  Electrical Power
-  Signal Systems Tele/Data etc.
-  Natural Gas
-  Sewer
-  Fire Sprinklers
-  Water
-  Areas of New Construction
-  Vertical Utility Shaft Location



③ 2ND LEVEL - PHASE 3
3/64" = 1'-0"



④ 3RD LEVEL - PHASE 3
3/64" = 1'-0"

Nevada City Courthouse Adaptive Reuse

**PHASING DIAGRAM - PHASE 3
MEP 3.0**

CENTRAL HOLDING CAPACITY ANALYSIS PROCESS

The following analysis was utilized in sizing the In-Custody holding areas for the Nevada City Courthouse. The analysis is based on the attached Average Daily Transfer (ADT) quantities provided by the Nevada County sheriff on November 30, 2015. This analysis utilizes the process outlined in the, JCC memo “Metric for Central Holding Capacity” dated November 15, 2013.

The total number of holding areas required are:

Adults:	3 large holding areas 2 small holding areas
Juveniles:	2 large holding areas
Total Required:	7 holding areas

Table 1.1: Nevada City Courthouse - Rated Capacity

In-custody Population Group	ADT ¹	
Adult Males	20	
Adult Females	12	
		32 Adults
Juvenile Males	2	
Juvenile Females	2	
		4 Juveniles
Total Building Rated In-custody Capacity	36	

Table Footnote:

1. This data was provided by sheriff Guy Selleck on 11/30/2015

Table 2.1: Nevada City Courthouse - Small Cells

a	b	c	d	e	f
In-custody Population Group	ADT	Metric Capacity Percentage ¹	Population (b x c)	Cell Rated Capacity ²	No. of Cells (d / e)
Adult Males	20	0.20	4	4	1
Adult Females	12	0.20	2	4	1
Juvenile Males	2	0.20	0	4	0
Juvenile Females	2	0.20	0	4	0
Total	36	-	7	-	2 Small

Table Footnote:

1. This percentage falls within the metric's allowable range as described.
2. Four persons is the rated capacity for small cells as defined.
3. The ADT Inforamtion was provided by Sheriff Guy Selleck on 11/30/2015

Table 2.2: Nevada City Courthouse - Large Cells

a	b	c	d	e	f
In-custody Population Group	ADT	Small Cells Population ¹	Large Cells Population (b - c)	Cell Rated Capacity ²	No. of Cells (d / e)
Adult Males	20	4	16	8	2
Adult Females	12	2	10	8	1
Juvenile Males	2	0	2	8	1
Juvenile Females	2	0	2	8	1
Total	36	7	29	-	5 Large

Table Footnote:

1. This column is the same as Column D in Table 2.1.
2. For the purposes of this example, eight persons has been chosen as the rated capacity for large cells.

Table 2.3: Nevada City Courthouse - Capacity and Holding Cell Totals

In-custody Population Group	Small Cells Population	No. of Small Cells	Large Cells Population	No. of Large Cells	Total Capacity in Central Holding	Total Cells in Central Holding
Adult Males	4	1	16	2	20	3
Adult Females	2	1	10	1	12	2
Juvenile Males	0	0	2	1	2	1
Juvenile Females	0	0	2	1	2	1
Total	7	2	29	5	36	7

Local Sheriff's Report of Average Daily Transports

From: Sean Metroka [Sean.Metroka@nevadacountycourts.com]
Sent: Monday, November 30, 2015 9:03 AM
To: Thomas R. Larson
Cc: 'Michael Ross'; 'Paul Menard '; 'Mark Prestwich (NVCC)'
Subject: FW: NVCC: Request for Information From the Sheriff to define the "ADT" RFI 6.01

Good morning Tom:

The ADT numbers from our SO are listed below.

s

From: Guy Selleck [mailto:Guy.Selleck@co.nevada.ca.us]
Sent: Monday, November 30, 2015 8:59 AM
To: Sean Metroka
Subject: RE: NVCC: Request for Information From the Sheriff to define the "ADT" RFI 6.01

Hi Sean, here is the info

Average Daily Transport:

Males -20
Females -6
Juveniles -4

Average Daily Maximum:

Males-28
Females-12
Juveniles-8

Daily Classification Averages:

Males-6
Females-2
Juveniles-2

Cells Needed:

Large-3, 2-males and 1-female
Small-2, 1-Male and 1-Female
"Hold Separates" 6

From: Sean Metroka [mailto:Sean.Metroka@nevadacountycourts.com]
Sent: Thursday, November 12, 2015 3:08 PM
To: Guy Selleck
Cc: Alicia Burget
Subject: FW: NVCC: Request for Information From the Sheriff to define the "ADT" RFI 6.01

Hello Guy:

Will you please assist us by completing the average daily transport analysis? This is needed by the architects who are completing the renovation study for the Nevada City courthouse. They've requested a response by November 17.

Thanks,

ORDER-OF-MAGNITUDE COST SUMMARY

The following is a rough order-of-magnitude (R.O.M.) construction cost analysis. This cost analysis is preliminary in nature and is based on a combination of program level information and conceptual plan layouts.

The primary purpose of this estimate is twofold: 1) to provide a cost for comparing the remodel/expansion approach with existing figures developed for the new ground-up project approach; 2) to further test the feasibility of the remodel/expansion approach.

The total estimated project cost is \$66.5 million, escalated to an assumed bid date of 4/2017. Details on this amount follow.



Building Value Through Expertise

Judicial Council of California
Nevada City Courthouse Renovation & Expansion
Nevada City, CA

Feasibility Study Statement of Probable Cost
November 9, 2015
Cumming Project No. 15-00474.00

Prepared for Ross Drulis Cusenbery Architecture Inc.

2495 NATOMAS PARK DR, SUITE 640 • SACRAMENTO • CALIFORNIA • 95833
PHONE: 916-660-9030 • FAX: 916-660-9045

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INTRODUCTION

Project Description

The Portion of Work for this estimate involves the renovation and expansion of the exiting courthouse in Nevada City, CA. The feasibility study includes interior demolition, addition of 6 courtrooms and sitework upgrades around the courthouse property.

Basis of Estimate

This estimate is based on the Feasibility Study drawing package dated 9/17/15, prepared by RDC, received on 10/15/15 along with verbal direction by the architect and engineer.

1	MEP phasing plan	pages 1-4
2	Massing Plan	pages 1
3	Color plan	pages 1
4	Narratives	Structural, MEP dated (10/26/15)

Construction Schedule

Costs included herein have been based upon a construction period of 34 months. Any costs for excessive overtime to meet accelerated schedule milestone dates are not included in this estimate.

Basis for Quantities

Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with references from other projects of a similar nature.

Basis for Unit Costs

Unit costs as contained herein are based on current Nevada City, CA prices. Subcontractor's overhead and profit is included in each line item unit cost. This overhead and profit covers each subcontractor's cost for labor burden, materials and equipment sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead and profit is shown separately on the Summary.

Sources for Pricing

This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming database for construction, updated to reflect current conditions in the Nevada City, CA area. In some cases, quotes were solicited from outside sources to substantiate in-house pricing data.

Subcontractor's Mark-ups

Depending on the trade, subcontractor mark-ups can range from 5% to 15% of the raw cost for that particular item of work. It should be noted that Design Assist Sub Contractors may influence Sub Contractor costs.

Design Allowances

An allowance of 15.0% for undeveloped design details has been included in the summary of this estimate. As the design of each system is further developed, details which historically increase cost became apparent and must be incorporated into the estimate.

General Contractor's Overhead and Profit

Contractors overhead and profit are determined as part of the CMAR and the AOC. These predetermined value can be found as part of the summary level mark-up.

INTRODUCTION

Schedule

	Start Date	Finish Date	Duration		
Design & Engineering	Nov-15	Nov-15	-1 Days	0 Months	0.0 Years
Construction	Nov-15	Aug-18	1,025 Days	34 Months	2.8 Years

Construction Contingency

It is prudent for all program budgets to include an allowance for change orders which occur during construction. These change orders normally increase the cost of the project. The estimate includes a pre-determined construction contingency, found at the summary level.

Items Excluded from the Base Estimate

- 1 Professional fees, inspections and testing.
- 2 Construction cost escalation, at the direction of the JCC. The JCC will add these costs for the public works budget, at a later date.
- 3 Plan check fees and building permit fees.
- 4 Furnishings, fixtures and equipment (FF&E), except built-in cabinets, counters and other casework indicated.
- 5 Major site and building structures demolition unless noted in body of estimate.
- 6 Costs of hazardous material surveys, abatements, and disposals unless noted in estimate.
- 7 Costs of offsite construction unless noted in estimate.
- 8 Shoring for specific basement tasks

Items Affecting the Cost Estimate

- 1 Items which may change the estimated construction cost include, but are not limited to:
- 2 Modifications to the scope of work included in this estimate.
- 3 Restrictive technical specifications or excessive contract conditions.
- 4 Any specified item of equipment, material, or product that cannot be obtained from at least 3 different sources.
- 5 Any other non-competitive bid situations.
- 6 Bids delayed beyond the projected schedule.

Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This opinion of the probable cost of construction is made on the basis of the experience, qualifications, and best judgment of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming has no control over the quality, completeness, intricacy, constructability, or coordination of design documents. Cumming also has no control over the amount of funds available for the project. We, therefore, cannot be responsible for any design revision costs incurred in the event that this estimate is in excess of the budget.

Clarke Project Solution's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

INTRODUCTION

Recommendations for Cost Control

Cumming recommends that the Owner and the Architect carefully review this entire document to insure that it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate, otherwise, it will be understood that the contents have been concurred with and accepted. If the project is over budget, or there are unresolved budgeting issues, alternate systems/schemes should be evaluated before proceeding into further design phases.

It is recommended that further cost estimates be prepared throughout design by Cumming to determine overall cost changes subsequent to the preparation of this preliminary estimate. These future estimates will have detailed breakdowns indicating materials by type, kind, and size, priced by their respective units of measure.

Nevada City Courthouse Renovation & Expansion
 Nevada City, CA
 Feasibility Study

11/9/15

Owner's Construction Cost Summary

Element	Subtotal	Total	Cost / SF
Site Development		\$1,266,845	\$16
Site Preparation and Demolition	\$173,090		\$2
Site Paving, Structures and Landscaping	\$569,955		\$7
Site Utilities	\$138,800		\$2
Site Electrical	\$385,000		\$5
Building		\$29,073,752	\$364
Superstructure and Shell	\$8,756,901		\$110
Interiors	\$7,668,277		\$96
Equipment and Vertical Transport	\$1,573,743		\$20
Mechanical and Electrical	\$11,074,831		\$139
SUBTOTAL - HARD CONSTRUCTION COST		\$30,340,597	\$380
Design Contingency	15.00%	\$4,551,089	
SUBTOTAL - DIRECT COST		\$34,891,686	\$437
CM Contingency	3.00%	\$1,046,751	
General Conditions	10.00%	\$3,593,844	
Bond and Insurance	2.00%	\$790,646	
Contractor OH & Fee	3.75%	\$1,512,110	
Owner Contingency	7.00%	\$2,928,452	
Phasing	2.00%	\$895,270	
SUBTOTAL - CONSTRUCTION BUDGET COST		\$45,658,758	\$572
FF&E Budget (based on Yuba City Courthouse)		\$2,250,000	
IT Budget		\$1,470,965	
SUBTOTAL - FF&E & IT COST		\$49,379,723	\$619
Purchase County equity - June 2011 value + 20%		\$3,057,600	
Acquisition soft costs	2.00%	\$987,594	
Design Fees	10.00%	\$4,937,972	
Inspection/Testing/Commissioning/CM	4.00%	\$1,975,189	
Temporary Road Modular Facility	\$124 23,534 sf	\$2,918,216	
SUBTOTAL - FF&E & IT COST		\$63,256,295	\$793
TOTAL PROJECT COST		\$63,256,295	
Escalation MPOC (4/4/17)	7.17%	\$3,275,917	
SUBTOTAL - ESCALATION		\$66,532,211	
TOTAL ESCALATED PROJECT COST		\$66,532,211	

Prepared by Cumming

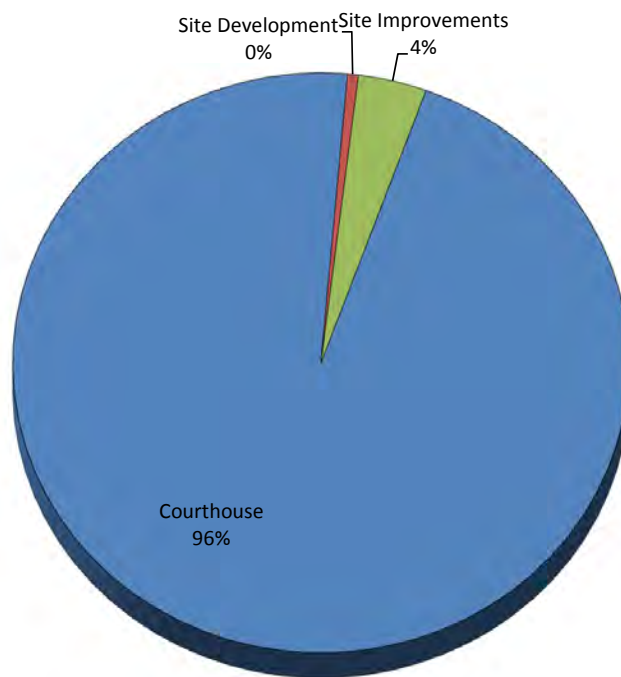
Page 6 of 32

PROJECT COST SUMMARY - UNIFORMAT

Element	Area	Cost / SF	Total
A10 Foundations		\$230.50	\$1,940,780
B10 Superstructure		\$172.78	\$1,454,786
B20 Exterior Closure		\$560.76	\$4,721,616
B30 Roofing		\$75.98	\$639,719
C10 Interior Construction		\$575.32	\$4,844,225
C20 Staircases		\$42.52	\$358,000
C31 Interior Finishes		\$292.88	\$2,466,051
D10 Conveying Systems		\$106.89	\$900,000
D20 Plumbing		\$142.14	\$1,196,797
D30 HVAC		\$405.19	\$3,411,708
D40 Fire Protection		\$51.19	\$431,001
D50 Electrical		\$436.40	\$3,674,468
D55 Low Voltage		\$280.39	\$2,360,858
E10 Equipment			
E20 Furnishings		\$80.02	\$673,743
G10 Site Preparation		\$20.56	\$173,090
G20 Site Improvements		\$67.69	\$569,955
G30 Site Civil / Mechanical Utilities		\$16.48	\$138,800
G40 Site Electrical		\$45.72	\$385,000
G90 General requirements			
ESTIMATED TOTAL CURRENT COSTS:	8,420 SF	\$3,603.40	\$30,340,597

CONSTRUCTION COST SUMMARY

Element	Area	Cost / SF	Total
A Renovation and Expansion Courthouse	79,815	\$364.26	\$29,073,752
Courthouse	79,815	\$364.26	\$29,073,752
B Sitework	13,000	\$97.45	\$1,266,845
Site Development	13,000	\$13.31	\$173,090
Site Improvements	13,000	\$84.14	\$1,093,755
TOTAL ESTIMATED CONSTRUCTION COST	79,815 SF	\$380.14 / SF	\$30,340,597



CSI Category	Renovation and Expansion Courthouse 79,815 SF		Sitework 13,000 SF		TOTAL 79,815 SF	
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF
	1 General Requirements	\$304,815	\$3.82	\$0	\$0.00	\$304,815
2 Existing Conditions	\$1,233,176	\$15.45	\$0	\$0.00	\$1,233,176	\$15.45
3 Concrete	\$1,189,733	\$14.91	\$0	\$0.00	\$1,189,733	\$14.91
4 Masonry	\$338,140	\$4.24	\$0	\$0.00	\$338,140	\$4.24
5 Metals	\$1,310,489	\$16.42	\$0	\$0.00	\$1,310,489	\$16.42
6 Wood, Plastics, & Composites	\$1,242,399	\$15.57	\$0	\$0.00	\$1,242,399	\$15.57
7 Thermal & Moisture Protection	\$1,324,797	\$16.60	\$0	\$0.00	\$1,324,797	\$16.60
8 Openings	\$3,083,821	\$38.64	\$0	\$0.00	\$3,083,821	\$38.64
9 Finishes	\$6,399,307	\$80.18	\$0	\$0.00	\$6,399,307	\$80.18
10 Specialties	\$542,969	\$6.80	\$0	\$0.00	\$542,969	\$6.80
11 Equipment	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
12 Furnishings	\$129,274	\$1.62	\$0	\$0.00	\$129,274	\$1.62
13 Special Construction	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
14 Conveying Equipment	\$900,000	\$11.28	\$0	\$0.00	\$900,000	\$11.28
21 Fire Suppression	\$431,001	\$5.40	\$0	\$0.00	\$431,001	\$5.40
22 Plumbing	\$1,196,797	\$14.99	\$0	\$0.00	\$1,196,797	\$14.99
23 HVAC	\$3,411,708	\$42.75	\$0	\$0.00	\$3,411,708	\$42.75
26 Electrical	\$2,996,040	\$37.54	\$385,000	\$29.62	\$3,381,040	\$42.36
27 Communications	\$678,428	\$8.50	\$0	\$0.00	\$678,428	\$8.50
28 Electronic Safety & Security	\$2,360,858	\$29.58	\$0	\$0.00	\$2,360,858	\$29.58
31 Earthwork	\$0	\$0.00	\$173,090	\$13.31	\$173,090	\$2.17
32 Exterior Improvements	\$0	\$0.00	\$569,955	\$43.84	\$569,955	\$7.14
33 Utilities	\$0	\$0.00	\$138,800	\$10.68	\$138,800	\$1.74
Subtotal Subcontractors Cost	\$29,073,752	\$364.26	\$1,266,845	\$97.45	\$30,340,597	\$380.14
General Conditions	<i>See Summary</i>	\$0.00		\$0.00	\$0	\$0.00
Bonds & Insurance	<i>See Summary</i>	\$0.00		\$0.00	\$0	\$0.00
General Contractor Fee	<i>See Summary</i>	\$0.00		\$0.00	\$0	\$0.00
Design Contingency	<i>See Summary</i>	\$0.00		\$0.00	\$0	\$0.00
Escalation to MOC, 04/04/17	<i>See Summary</i>	\$0.00		\$0.00	\$0	\$0.00
TOTAL CONSTRUCTION COST	\$29,073,752	\$364.26	\$1,266,845	\$97.45	\$30,340,597	\$380.14

Schedule of Areas and Control Quantities

**Judicial Council of California
 Schedule of Areas and Control Quantities
 Feasibility Study**

11/09/15

Schedule of Areas	Courthouse	Renovation	Addition
1. Enclosed Areas (x 100%)			
Basement	17,990	17,990	-
Level 1	28,650	24,580	4,070
Level 2	25,260	22,880	2,380
Level 3	7,915	5,945	1,970
Total Enclosed	<u>79,815</u>	<u>71,395</u>	<u>8,420</u>
2. Unenclosed Areas			
Vehicular Sallyport (incl. above)	1,040	1,040	-
Judicial Parking (incl. above)	4,000	4,000	-
Roof deck	400		400
Exterior courtyard	1580		1,580
Total Unenclosed	<u> </u>	<u> </u>	<u> </u>
Total Gross Floor Area	<u>79,815</u>	<u>71,395</u>	<u>8,420</u>

Control Quantities	Courthouse	QTY
1.0 Basis		
Gross Area	79815 sf	79,815 sf
Enclosed Area	79815 sf	79,815 sf
Total Site Area		41,650 sf
Finished Site Area		13,000 sf

Renovation and Expansion Courthouse

Judicial Council of California
Renovation And Expansion Courthouse Summary by System
Feasibility Study

11/09/15

CSI Category	1 Courthouse 79,815 SF		TOTAL 79,815 SF	
	Total	Cost/SF	Total	Cost/SF
1 General Requirements	\$304,815	\$3.82	\$304,815	\$3.82
2 Existing Conditions	\$1,233,176	\$15.45	\$1,233,176	\$15.45
3 Concrete	\$1,189,733	\$14.91	\$1,189,733	\$14.91
4 Masonry	\$338,140	\$4.24	\$338,140	\$4.24
5 Metals	\$1,310,489	\$16.42	\$1,310,489	\$16.42
6 Wood, Plastics, & Composites	\$1,242,399	\$15.57	\$1,242,399	\$15.57
7 Thermal & Moisture Protection	\$1,324,797	\$16.60	\$1,324,797	\$16.60
8 Openings	\$3,083,821	\$38.64	\$3,083,821	\$38.64
9 Finishes	\$6,399,307	\$80.18	\$6,399,307	\$80.18
10 Specialties	\$542,969	\$6.80	\$542,969	\$6.80
11 Equipment				
12 Furnishings	\$129,274	\$1.62	\$129,274	\$1.62
13 Special Construction				
14 Conveying Equipment	\$900,000	\$11.28	\$900,000	\$11.28
21 Fire Suppression	\$431,001	\$5.40	\$431,001	\$5.40
22 Plumbing	\$1,196,797	\$14.99	\$1,196,797	\$14.99
23 HVAC	\$3,411,708	\$42.75	\$3,411,708	\$42.75
26 Electrical	\$2,996,040	\$37.54	\$2,996,040	\$37.54
27 Communications	\$678,428	\$8.50	\$678,428	\$8.50
28 Electronic Safety & Security	\$2,360,858	\$29.58	\$2,360,858	\$29.58
31 Earthwork				
32 Exterior Improvements				
33 Utilities				
34 Transportation				
Subtotal Subcontractors Cost	\$ 29,073,752	\$364.26	\$29,073,752	\$364.26
General Conditions	<i>See Summary</i>			
Bonds & Insurance	<i>See Summary</i>			
General Contractor Fee	<i>See Summary</i>			
Design Contingency	<i>See Summary</i>			
Escalation to MOC, 04/04/17	<i>See Summary</i>			
TOTAL CONSTRUCTION COST	<u>\$29,073,752</u>	<u>\$364.26</u>	<u>\$29,073,752</u>	<u>\$364.26</u>

PROJECT SUMMARY - Courthouse

Element	Total	Cost / SF
1 General Requirements	\$304,815	\$3.82
2 Existing Conditions	\$1,233,176	\$15.45
3 Concrete	\$1,189,733	\$14.91
4 Masonry	\$338,140	\$4.24
5 Metals	\$1,310,489	\$16.42
6 Wood, Plastics, & Composites	\$1,242,399	\$15.57
7 Thermal & Moisture Protection	\$1,324,797	\$16.60
8 Openings	\$3,083,821	\$38.64
9 Finishes	\$6,399,307	\$80.18
10 Specialties	\$542,969	\$6.80
11 Equipment		
12 Furnishings	\$129,274	\$1.62
13 Special Construction		
14 Conveying Equipment	\$900,000	\$11.28
21 Fire Suppression	\$431,001	\$5.40
22 Plumbing	\$1,196,797	\$14.99
23 HVAC	\$3,411,708	\$42.75
26 Electrical	\$2,996,040	\$37.54
27 Communications	\$678,428	\$8.50
28 Electronic Safety & Security	\$2,360,858	\$29.58
31 Earthwork		
32 Exterior Improvements		
33 Utilities		
34 Transportation		
TOTAL ESTIMATED CONSTRUCTION COST	<u>\$29,073,752</u>	\$364.26

Total Area: 79,815 SF

DETAIL ELEMENTS - Courthouse

Element	Quantity	Unit	Unit Cost	Total
1 General Requirements				
Final clean interior and exterior	79,815	sf	\$1.00	\$79,815
Scaffolding around the building	1	ls	\$200,000	\$200,000
Mock-up, in place on exterior skin	1	ls	\$25,000.00	\$25,000
Total - General Requirements				<u>\$304,815</u>
2 Existing Conditions				
Remove exercise yard	1	ls	\$100,000.00	\$100,000
Remove mechanical room	3,000	sf	\$20.00	\$60,000
Remove below grade mechanical spaces	2,000	sf	\$20.00	\$40,000
Demo southern connector	1,000	sf	\$20.00	\$20,000
Hazmat and Abatement allowance	1	ls	\$230,000.00	\$230,000
Remove exterior skin at annex	58,013	sf	\$3.00	\$174,039
Interior Demolition & exterior addition skin	174,039	sf	\$3.50	\$609,137
Total - Existing Conditions				<u>\$1,233,176</u>
3 Concrete				
Misc. Concrete Patch & Repair	79,815	sf	\$0.30	\$23,945
Grade beams				
6'W x 3'D, new addition				
Concrete, 4,000 psi	440	cy	\$215.00	\$94,600
Formwork	1,134	sf	\$15.00	\$17,010
Reinforcement, 180# / CY	79,200	lbs	\$1.20	\$95,040
Excavation	660	cy	\$50.00	\$33,000
Backfill	220	cy	\$20.00	\$4,400
Haul excess	440	cy	\$17.00	\$7,480
6'W x 3'D, @ brace frame				
Concrete, 4,000 psi	48	cy	\$215.00	\$10,248
Formwork	1,134	sf	\$15.00	\$17,010
Reinforcement, 180# / CY	8,580	lbs	\$1.20	\$10,296
Excavation	72	cy	\$50.00	\$3,575
Backfill	24	cy	\$20.00	\$477
Haul excess	48	cy	\$17.00	\$810
Cast-In-Place Concrete Columns, seismic				
Columns shotcrete	15	ea		
Fiber reinforced Polymer	68	cy	\$215.57	\$14,755
	4,000	sf	\$10.00	\$40,000
Concrete Slab				
Slab On Grade, new areas				
Concrete, 6" thick	83	cy	\$215.00	\$17,825
Reinforcement 2#/cy	8,140	lb	\$1.20	\$9,768
Edge form	1,202	lf	\$6.50	\$7,813
Vapor barrier	4,070	sf	\$0.25	\$1,018
Gravel base, 4"	4,070	sf	\$0.85	\$3,460
Sand base, 2"	4,070	sf	\$0.80	\$3,256
Slab finish	4,070	sf	\$0.30	\$1,221

DETAIL ELEMENTS - Courthouse

Element	Quantity	Unit	Unit Cost	Total
Slab On Grade, replace 1/3 of the basement				
Concrete, 6" thick	102	cy	\$215.00	\$21,898
Reinforcement 2#/cy	10,000	lb	\$1.20	\$12,000
Edge form	750	lf	\$6.50	\$4,875
Vapor barrier	5,000	sf	\$0.25	\$1,250
Gravel base, 4"	5,000	sf	\$0.85	\$4,250
Sand base, 2"	5,000	sf	\$0.80	\$4,000
Slab finish	5,000	sf	\$0.30	\$1,500
Thickened SOG, 18" w x 18" D at CMU	56	cy	\$350.00	\$19,603
Concrete judges platforms & ramps, incl formwork, rebar	1,750	sf	\$35.00	\$61,250
Concrete service counter platforms & ramps, incl formwork, rebar	1,150	sf	\$35.00	\$40,250
Concrete Decks infill in Metal decking				
4 1/2" conc. fill, incl reinforcement	8,420	sf	\$7.00	\$58,940
Shotcrete walls				
Shotcrete walls, allow 6" thick in annex	7,341	sf	\$50.00	\$367,050
Miscellaneous				
Miscellaneous concrete, allow	79,815	sf	\$1.50	\$119,723
Cast-in-place concrete equipment / house keeping / walking pads	30	cy	\$300.00	\$8,889
Concrete curbs for HVAC, allow	125	lf	\$350.00	\$43,750
Concrete treads and landings	10	cy	\$350.00	\$3,500
Total - Concrete				<u>\$1,189,733</u>
4 Masonry				
CMU				
CMU, interior fully grouted precision block with rebar 16" O.C.	15,370	sf	\$22.00	\$338,140
Total - Masonry				<u>\$338,140</u>
5 Metals				
Structural Steel				
WF columns and beams, new addition 18#/sf	76	tn	\$4,200.00	\$318,276
Structural and seismic at the annex 65#/lf, braces frames allow	25	tn	\$4,500.00	\$111,881
Structural supports for stair and elevator openings	15	tn	\$4,500.00	\$67,500
Miscellaneous bolts, plates and connections, 20%	20	tn	\$3,900.00	\$78,501
Spray applied fireproofing to steel	136	tn	\$375.00	\$50,914
Mechanical Screen Walls				
Structural tube steel, 8'H	9	tn	\$3,900.00	\$34,087
Miscellaneous bolts, plates and connections, 20%	2	tn	\$3,900.00	\$6,817
Corrugated metal panel, 4' H of panels	940	sf	\$35.00	\$32,900
Metal Deck				
1.5-2" 18 GA metal deck	8,420	sf	\$5.50	\$46,310
Deck Edging, 16 Ga	835	lf	\$8.59	\$7,173

DETAIL ELEMENTS - Courthouse

Element	Quantity	Unit	Unit Cost	Total
Stairs				
Interior				
Refurbish stair	13	fl	\$22,000.00	\$286,000
Metal pan, concrete fill (stair #2 to roof)	3	fl	\$15,000.00	\$45,000
Handrail, galvanized & painted at service counter & courtrooms	180	lf	\$150.00	\$27,000
Miscellaneous				
Infill stair and elevator openings (10 each)	800	sf	\$45.00	\$36,000
Miscellaneous steel framing and bracing, allow 1 lb / sf	79,815	lb	\$2.00	\$159,630
Roof access ladder, exterior	1	ea	\$2,500.00	\$2,500
Premium for AESS steel				<u>n/a</u>
Total - Metals				<u>\$1,310,489</u>

6 Wood, Plastics, & Composites

General Casework				
Base cabinet, w / solid surface counter	150	lf	\$350.00	\$52,500
Upper cabinet	66	lf	\$214.00	\$14,124
Vanity units, including support, solid surface counter	32	lf	\$225.00	\$7,200
Control desk, allow	1	ls	\$35,000.00	\$35,000
Work countertops, incl support	210	lf	\$150.00	\$31,500
Maintenance room countertop	10	lf	\$250.00	\$2,500
Service counter w / solid surface top, incl support	180	lf	\$500.00	\$90,000
Jury lockers	3	ea	\$450.00	\$1,350
Locker room lockers, tall solid surface	9	ea	\$800.00	\$7,200
Office storage	25	lf	\$225.00	\$5,625
Judicial casework	70	lf	\$320.00	\$22,400
Mail slots	1	ls	\$2,500.00	\$2,500
Stair #1 seating, solid surface	20	lf	\$450.00	\$9,000
Water feature	1	ea	\$7,500.00	\$7,500
Benches in lobby corridor 1st/2nd floors	300	lf	\$425.00	\$127,500
Courtroom Casework				
Raised flooring system, ramps, etc...			<i>Included with Structural Concrete</i>	
Fixed benches/pews, at courtroom	558	lf	\$210.00	\$117,180
Bor-dire chairs	54	ea	\$350.00	FF&E
Jury box seating, rocking & rotating	84	ea	\$550.00	\$46,200
Judges bench and associated millwork	6	ea	\$100,000.00	\$600,000
Premium for bullet resistive material at judge's bench	6	ea	\$5,000.00	\$30,000
Courtroom specialties, allow	6	ea	\$5,000.00	\$30,000
Bailliff / Court Reporter desks				FF&E
Attorney desks, allow				FF&E
Miscellaneous				
Plywood in electrical rooms, 8'H	520	sf	\$6.00	<u>\$3,120</u>
Total - Wood, Plastics, & Composites				<u>\$1,242,399</u>

7 Thermal & Moisture Protection

DETAIL ELEMENTS - Courthouse

Element	Quantity	Unit	Unit Cost	Total
Exterior Sheathing				
1/2" Densdeck sheathing, at roof	28,650	sf	\$2.50	\$71,625
1/2" Densglass sheathing, at parapet	2,460	sf	\$2.50	\$6,150
Roofing Finishes				
PVC single ply roofing system, 60 mil, at roof & insulation	28,650	sf	\$12.00	\$343,800
PVC single ply roofing system, 60 mil, at parapet 4' H avg.	2,460	sf	\$8.00	\$19,680
Roof pavers and waterproofing	400	sf	\$37.00	\$14,800
Flashing				
Flashings and counter flashings	1,230	lf	\$35.00	\$43,050
Parapet cap system, pre-finished	1,230	lf	\$25.00	\$30,750
Waterproofing				
Waterproof elevator pits	4	ea	\$1,500.00	\$6,000
Waterproof behind basement wall, grace 4000				<i>existing</i>
Waterproof behind metal panels	11,603	sf	\$12.00	\$139,231
Waterproof metal and stucco soffits	18,984	sf	\$12.00	\$227,807
Wall Insulation				
Batt insulation exterior wall- R19 unfaced	32,772	sf	\$1.00	\$32,772
Batt insulation interior walls- R11 unfaced	104,752	sf	\$0.85	\$89,039
Edge of slab, 2nd floor	1,230	lf	\$10.00	\$12,300
Head of wall at full height walls	5,108	lf	\$18.00	\$91,944
Additional sound attenuation, resilient channels, etc...	1	ls	\$10,000.00	\$10,000
Ceiling Insulation				
Acoustic blanket above wood ceilings, black	4,800	sf	\$5.00	\$24,000
Spray foam for acoustics at basement ceiling	17,990	sf	\$1.50	\$26,985
Skylights				
Solar tubes	10	ea	\$2,500.00	\$25,000
Miscellaneous				
Roof protection	28,650	sf	\$1.00	\$28,650
Expansion joints	155	lf	\$215.00	\$33,325
Rough carpentry, caulking and sealants	79,815	sf	\$0.60	\$47,889
Total - Thermal & Moisture Protection				<u>\$1,324,797</u>

8 Openings

Exterior Glazing				
Aluminum curtainwall window system, 10% allow	5,801	sf	\$110.00	\$638,143
Aluminum storefront, allow 15%	8,702	sf	\$95.00	\$826,685
Bullet resistant glazing system, 5%	2,901	sf	\$220.00	\$638,143
Metal louvers screen	75	sf	\$100.00	\$7,500

Exterior Doors, Frames and Hardware
 Aluminum Storefront Entries

Prepared by Cumming

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Cost Estimates

DETAIL ELEMENTS - Courthouse

Element	Quantity	Unit	Unit Cost	Total
Single door, 3'-0" x 8'-0"	5	ea	\$4,500.00	\$22,500
Double door, 6'-0" x 8'-0"	2	ea	\$9,000.00	\$18,000
HM Door in HM Frame				
Single door, 3'-0" x 8'-0"	10	ea	\$1,900.00	\$19,000
Double door, 6'-0" x 8'-0"	1	ea	\$4,000.00	\$4,000
Premiums				
Specialty hardware, openers, closers, etc.	1	ls	\$10,000.00	\$10,000
Paint finish	11	ea	\$115.00	\$1,265
Interior Glazing				
Single vision glazing, allow	500	sf	\$65.00	\$32,500
Sidelights at doors	960	sf	\$65.00	\$62,400
Lobby glass dividing wall	800	sf	\$75.00	\$60,000
Guardrail, 4' H glazed	100	lf	\$250.00	\$25,000
Interior Doors, Frames and Hardware				
Aluminum Storefront Entries				
Double door, 6'-0" x 8'-0"	1	ea	\$7,500.00	\$7,500
Courtroom Entry Door				
Double doors, 6'-0" x 8'-0"	11	ea	\$5,500.00	\$60,500
SC Wood Door in HM frame				
Single door, 3'-0" x 8'-0"	146	ea	\$1,900.00	\$277,400
Double doors, 6'-0" x 8'-0"	2	ea	\$4,500.00	\$9,000
Half-height door, 2'-6" x 5'-0", at courtrooms	6	ea	\$1,200.00	\$7,200
Judicial closet doors, bifold	7	ea	\$1,200.00	\$8,400
Secure Holding Door				
Single door, 3'-0" x 7'-0"	42	ea	\$6,000.00	\$252,000
HM Door in HM Frame				
Single door, 2'-6" x 8'-0", MEP closet	12	ea	\$1,400.00	\$16,800
Premiums				
Panic hardware	25	ea	\$1,000.00	\$25,000
Card reader	36	ea	\$350.00	\$12,600
Rated door, 90 minute	6	ea	\$135.00	\$810
Premium for acoustical doors, per leaf	42	ea	\$500.00	\$21,000
Paint finish doors and frame	54	ea	\$150.00	\$8,100
Paint finish frames	165	ea	\$75.00	\$12,375

Total - Openings

\$3,083,821

9 Finishes

Exterior wall framing				
Metal stud framing, 8", 16 Ga. at 16" O.C.	31,907	sf	\$18.00	\$574,329
Parapet wall	800	sf	\$18.00	\$14,400
Exterior Finish				
Precast concrete panel, 20% allow	11,603	sf	\$65.00	\$754,169
Stucco, 25% allow	14,503	sf	\$17.00	\$246,555
Stone veneer , 10%	5,801	sf	\$30.00	\$174,039
Paint existing skin, 15%	8,702	sf	\$3.00	\$26,106

DETAIL ELEMENTS - Courthouse

Element	Quantity	Unit	Unit Cost	Total
Paint stucco	14,503	sf	\$1.50	\$21,755
Miscellaneous trim, fascia's, ornamentation, etc...	1	ls	\$15,000.00	\$15,000
Exterior Trellis / Soffits				
Stucco soffit and framing	1,580	sf	\$30.00	\$47,400
Interior Finish to Exterior walls				
Gypsum board finish, taped, sanded and painted	31,907	sf	\$4.00	\$127,629
Ballistic drywall premium, allow	1	ls	\$7,500.00	\$7,500
Interior Partitions				
Framing				
2" steel wall at holding cells, detention grade grout walls	6,820	sf	\$45.00	\$306,900
3 5/8" metal stud framing, 18GA, 16" O.C., standard	12,300	sf	\$8.00	\$98,400
6" metal stud framing, 18GA, 16" O.C., standard	44,024	sf	\$8.25	\$363,198
4" metal stud framing, 18GA, 16" O.C., shaft walls	6,992	sf	\$9.00	\$62,928
3 5/8" Furred walls	37,376	sf	\$7.75	\$289,664
Welded headed studs @12"OC	4,356	ea	\$3.00	\$13,068
Partition Surfacing				
Gypsum board finish, taped, sanded and painted	184,108	sf	\$4.00	\$736,432
Gypsum board finish, unfinished	-	sf	\$1.55	
1" thick coreboard at shaft walls	6,992	sf	\$6.00	\$41,952
Backer board at tile walls	5,680	sf	\$5.00	\$28,400
Miscellaneous				
Miscellaneous backing, blocking and bracing	79,815	sf	\$0.50	\$39,908
Floor Finishes				
Porcelain tile at lobby/corridors	10,100	sf	\$20.00	\$202,000
Porcelain tile bathrooms	3,590	sf	\$18.00	\$64,620
Sealed concrete	11,300	sf	\$1.75	\$19,775
Protect existing flooring	10,000	sf	\$3.50	\$35,000
Carpet tile	40,260	sf	\$5.00	\$201,300
Carpet tile- judicial chamber	1,800	sf	\$6.00	\$10,800
LVT	1,100	sf	\$7.50	\$8,250
VCT	815	sf	\$3.75	\$3,056
Static VCT	850	sf	\$6.00	\$5,100
Vapor barrier for carpet and resilient flooring, Koster				n/a
Raised access flooring				n/a
Base				
Rubber base, 4" reveal	12,826	lf	\$3.50	\$44,891
Rubber base, 6" reveal 2nd floor corridor and judicial chamber	681	lf	\$4.50	\$3,065
Porcelain tile base	250	lf	\$10.00	\$2,500
Wall Finishes				
Wall tile window sill cap, aluminum cap & brackets	272	sf	\$35.00	\$9,520
Ceramic wall tile, 4' wainscot at unisex & judicial restrooms	1,280	sf	\$16.00	\$20,480
Ceramic wall tile, 8'H, at public restrooms	5,680	sf	\$16.00	\$90,880
PLAM at lobby service counter 11'H	550	sf	\$30.00	\$16,500

DETAIL ELEMENTS - Courthouse

Element	Quantity	Unit	Unit Cost	Total
PLAM at courtroom entrance 8'H	480	sf	\$30.00	\$14,400
Wood paneling at courtrooms	3,000	sf	\$46.00	\$138,000
Wood paneling, silent wall, deacoustics	453	sf	\$50.00	\$22,650
Fabric wrapped acoustic panel, 2" thick 4'H	1,600	sf	\$40.00	\$64,000
Courtroom entry door frame, marble	192	sf	\$25.00	\$4,800
Vinyl panel 48" wainscot at jury deliberation restrooms	360	sf	\$15.00	\$5,400
Fabric wrapped acoustical panels 7' H wainscot	420	sf	\$12.00	\$5,040
FRP-1, 8'H janitors rooms	288	sf	\$10.00	\$2,880
Paint at walls	152,580	sf	\$1.10	\$167,838
Premium to Scuff master paint in corridors	15,000	sf	\$3.00	\$45,000
Enhanced wall finishes, at courtrooms	1	ls	\$25,000.00	\$25,000
Ceiling Finishes				
ACT 2'x 4' x 3/4", lay-in	39,000	sf	\$7.50	\$292,500
Metal wood-look suspended ceiling	4,800	sf	\$40.00	\$192,000
Translucent 2x4' panels	500	sf	\$50.00	\$25,000
Metal ceiling panels at holding cells	6,400	sf	\$30.00	\$192,000
Gypsum board ceilings & framing	22,365	sf	\$14.00	\$313,110
Gypsum board vertical soffits, incl framing	3,245	sf	\$15.00	\$48,675
Paint gyp ceiling	25,610	sf	\$1.20	\$30,732
Paint to underside of exposed structure and stair	1,200	sf	\$2.50	\$3,000
Exposed structure	5,550	sf		<i>Not Required</i>
Miscellaneous				
Interior finishes, allowance	79,815	sf	\$1.00	<u>\$79,815</u>
Total - Finishes				<u>\$6,399,307</u>
10 Specialties				
Wall Protection				
Corner guards and wall protection	1	ls	\$15,000.00	\$15,000
Fire Extinguishers & cabinets				
Fire extinguisher, semi recessed	16	ea	\$375.00	\$6,000
Toilet Specialties				
Toilet partitions				
Standard, assume pheonolic	30	ea	\$1,300.00	\$39,000
ADA, assume pheonolic	10	ea	\$1,500.00	\$15,000
Urinal screens, assume solid surface	6	ea	\$800.00	\$4,800
Toilet accessories, per toilet	40	ea	\$640.00	\$25,600
Restroom accessories, single user	12	ea	\$1,500.00	\$18,000
Stainless steel shelf	40	lf	\$35.00	\$1,400
Grab bars	44	ea	\$250.00	\$11,000
General Building Specialties				
Interior signage and directories, code required	79,815	sf	\$1.25	\$99,769
LED signs above public counter windows	6	ea	\$2,500.00	\$15,000
Interior court name signage	1	ea	\$15,000.00	\$15,000

DETAIL ELEMENTS - Courthouse

Element	Quantity	Unit	Unit Cost	Total
Exterior building signage	1	ls	\$25,000.00	\$25,000
Janitor's shelf and mop rack	2	ea	\$400.00	\$800
Knox box, surface mount	1	ea	\$1,500.00	\$1,500
Active file storage, high density	1	ls	\$85,000.00	\$85,000
Marker boards, 5'-0" x 10'-0", allow	8	ea	\$1,200.00	\$9,600
Recessed entrance mats	100	sf	\$125.00	\$12,500
TV mounts rotating and 50" TV	4	ea	\$4,000.00	\$16,000
Qmatic System	1	ea	\$65,000.00	\$65,000
Jury assembly seating, at jury assembly				FF&E
Walk through metal detectors				FF&E
X-ray machines				FF&E
Refrigerator in breakrooms	2	ea	\$1,500.00	\$3,000
Detention Specialties				
Benches, Holding Cells	120	lf	\$300.00	\$36,000
Miscellaneous detention specialties	1	ls	\$15,000.00	\$15,000
Evidence lockers	5	ea	\$10,000.00	FF&E
Evidence lockers, refrigerated	-	ea	\$16,000.00	n/a
Gun lockers	2	ea	\$4,000.00	\$8,000
Total - Specialties				<u>\$542,969</u>
12 Furnishings				
Window Covering				
Roller shades, motorized surface mount with fascia	3,626	sf	\$20.00	\$72,516
Horizontal fabric manual shades, surface mount	3,626	sf	\$10.00	\$36,258
Horizontal fabric manual shades, clerk window	6	ea	\$250.00	\$1,500
Projection screens in courtrooms, ceiling mount	5	ea	\$3,000.00	\$15,000
Projection screens in conference rooms, surface mt.	2	ea	\$2,000.00	\$4,000
Total - Furnishings				<u>\$129,274</u>
14 Conveying Equipment				
Elevators				
Refurbish and new elevator	12	stp	\$75,000.00	\$900,000
Total - Conveying Equipment				<u>\$900,000</u>
21 Fire Suppression				
Wet-pipe sprinklers, schedule 40	79,815	sf	\$5.40	\$431,001
Total - Fire Suppression				<u>\$431,001</u>
22 Plumbing				
Demo Plumbing	79,815	sf	\$1.00	\$79,815
Plumbing				
Waste and Vent	79,815	sf	\$2.64	\$210,712
Domestic Hot & Cold Water	79,815	sf	\$4.96	\$395,882

DETAIL ELEMENTS - Courthouse

Element	Quantity	Unit	Unit Cost	Total
Natural Gas	6,837	sf	\$3.66	\$25,023
Storm Drainage	79,815	sf	\$1.04	\$83,008
Condensate Drainage	1,600	lf	\$21.40	\$34,240
Detention Toilets	20	ea	\$733.40	\$14,668
Complete rough-in per fixture	20	ea	\$1,783.00	\$35,660
ADA WC's	10	ea	\$1,162.00	\$11,620
Complete rough-in per fixture	10	ea	\$1,783.00	\$17,830
Public WC's	13	ea	\$943.30	\$12,263
Complete rough-in per fixture	13	ea	\$1,783.00	\$23,179
Public Urinals	12	ea	\$716.90	\$8,603
Complete rough-in per fixture	12	ea	\$1,783.00	\$21,396
Public Lav's	21	ea	\$1,670.00	\$35,070
Complete rough-in per fixture	21	ea	\$1,783.00	\$37,443
Casework Sinks	5	ea	\$837.70	\$4,189
Complete rough-in per fixture	5	ea	\$1,783.00	\$8,915
Miscellaneous Plumbing	79,815	sf	\$1.72	<u>\$137,282</u>

Total - Plumbing

\$1,196,797

23 HVAC

HVAC Demo

Demo and relocate 100-ton existing chiller	1	ea	\$20,000.00	\$20,000
Demo and relocate existing HHW Boilers	2	ea	\$15,000.00	\$30,000
Remove ductwork & registers	79,815	sf	\$1.29	\$102,961

HVAC

VRF heat pump equip w/ HR	30	ton	\$3,485.00	\$104,550
Refrigerant piping for VRF heat pump system w/ HR	30	ton	\$1,387.00	\$41,610
New Cooling Tower	250	ton	\$258.90	\$64,725
New Cooling Tower Air Separator	1	ea	\$2,885.00	\$2,885
Cooling tower rough-in	2	ea	\$7,954.00	\$15,908
Condenser rough-in at pump	2	ea	\$2,441.00	\$4,882
Condenser piping to chiller	2	ea	\$5,768.00	\$11,536
New Chiller	150	ton	\$729.50	\$109,425
New Chiller Air Separator	1	ea	\$1,902.00	\$1,902
Chiller connect, weld	2	ea	\$4,037.00	\$8,074
CHW pump connect, weld, end suct	2	ea	\$3,602.00	\$7,204
CHW expansion tank, steel, diaphragm	1	ea	\$4,185.00	\$4,185
Exhaust Fans	15,970	cfm	\$1.71	\$27,309
Air Handlers	103,760	cfm	\$5.63	\$584,169
New Boiler	1,500.00	mbh	\$29.24	\$43,860
New Boiler Air Separator	1	ea	\$1,704.00	\$1,704
HW expansion tank, steel, diaphragm	1	ea	\$4,185.00	\$4,185
Boiler stack, 10"	40	lf	\$150.60	\$6,024
HW rough-in at boiler	2	ea	\$4,539.00	\$9,078
HW rough-in at pump, 2"	2	ea	\$1,576.00	\$3,152
New Secondary & Primary Pumps - 10HP	6	ea	\$7,095.00	\$42,570
VFD to HW pump, 10 hp	6	ea	\$3,676.00	\$22,056
New 100% OSA Unit for Holding Areas	6,000	cfm	\$5.63	\$33,780
New 100% Exhaust Unit for Holding Areas	6,000	cfm	\$1.71	\$10,260
VAV Boxes w/Reheat Coils & Attenuator	80	ea	\$597.60	\$47,808

DETAIL ELEMENTS - Courthouse

Element	Quantity	Unit	Unit Cost	Total
3/4" VAV/CV coil conn assembly	80	ea	\$647.00	\$51,760
Air Distribution - Supply	439	ea	\$153.30	\$67,299
Air Distribution - Return	220	ea	\$143.70	\$31,614
Supply & Return Ductwork	71,834	lb	\$6.57	\$471,949
Insulation Wrap	95,000	sf	\$2.17	\$206,150
Insulation Liner	4,500	sf	\$2.52	\$11,340
CHW Piping	79,815	sf	\$0.99	\$79,017
HHW Piping	79,815	sf	\$3.77	\$300,903
Combination fire / smoke damper	80	ea	\$743.10	\$59,448
DDC controls, controls workstation	1	ls	\$22,890.00	\$22,890
DDC controls	79,815	sf	\$3.44	\$274,564
Test / balance / firestopping / misc.	79,815	sf	\$1.79	\$142,869
Start-up/check-out	120	hr	\$74.05	\$8,886
Commissioning assist	160	hr	\$74.05	\$11,848
MEP Coordination	200	hr	\$74.05	\$14,810
BIM Modeling	280	hr	\$74.05	\$20,734
Pressure testing (piping)	35	ea	\$844.20	\$29,547
Duct leakage testing	35	ea	\$1,266.00	\$44,310
Seismic bracing	79,815	sf	\$0.33	\$26,339
Hoisting and rigging	2	ls	\$5,000.00	\$10,000
Premium for Phasing	79,815	sf	\$2.00	\$159,630
Total - HVAC				<u>\$3,411,708</u>
26 Electrical				
Normal Service and Distribution	79,815	sf	\$7.00	\$558,705
HVAC and Equipment Connections	79,815	sf	2.30	\$183,575
Lighting and Lighting Control				
Light fixtures	79,815	sf	\$12.00	\$957,780
Lighting conduit and cable	79,815	sf	\$4.99	\$398,277
Lighting Controls	79,815	sf	\$2.50	\$199,538
Convenience Power	79,815	sf	5.75	\$458,936
Miscellaneous				
Seismic braces and supports	8,420	gsf	0.35	\$2,947
Fire stopping and seals	79,815	gsf	0.22	\$17,559
Temporary power	1	ls	24,500.00	\$24,500
Electrical general conditions and cad 3D	1	ls	194,223.77	\$194,224
Total - Electrical				<u>\$2,996,040</u>
27 Communications				
Telephone / data communication system conduit / cable	79,815	sf	\$6.50	\$518,798

DETAIL ELEMENTS - Courthouse

Element	Quantity	Unit	Unit Cost	Total
AV System (Rough Conduit and Boxes Only) Allowance	79,815	sf	\$2.00	\$159,630
Total - Communications				<u>\$678,428</u>
28 Electronic Safety & Security				
Special Electrical Systems				
Fire alarm system	79,815	sf	\$4.00	\$319,260
Security System, PA Systems Rough Conduit Only OFCI	79,815	sf	\$3.98	\$317,664
Security systems equipment, cable allowance	79,815	gsf	\$9.00	\$718,335
Assistive listening system	79,815	gsf	\$0.40	\$31,926
DAS Radio antenna system	79,815	gsf	\$0.20	\$15,963
CATV system (rough conduit)	79,815	gsf	\$0.42	\$33,522
AV contractor equipment, labor & cable and install	1	ls	\$761,823	\$761,823
Electrical Contractor markup and labor, management of AV 20% allow	1	ls	\$152,364.60	\$152,365
Electric window shades controls and switches, excludes EMS	20	ea	\$500.00	\$10,000
Total - Electronic Safety & Security				<u>\$2,360,858</u>

Sitework

CSI Category	1 Site Development 13,000 SF		2 Site Improvements 13,000 SF		TOTAL 13,000 SF	
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF
1 General Requirements						
2 Existing Conditions						
3 Concrete						
4 Masonry						
5 Metals						
6 Wood, Plastics, & Composites						
7 Thermal & Moisture Protection						
8 Openings						
9 Finishes						
10 Specialties						
11 Equipment						
12 Furnishings						
13 Special Construction						
14 Conveying Equipment						
21 Fire Suppression						
22 Plumbing						
23 HVAC						
26 Electrical			\$385,000	\$29.62	\$385,000	\$29.62
27 Communications						
28 Electronic Safety & Security						
31 Earthwork	\$173,090	\$13.31			\$173,090	\$13.31
32 Exterior Improvements			\$569,955	\$43.84	\$569,955	\$43.84
33 Utilities			\$138,800	\$10.68	\$138,800	\$10.68
34 Transportation						
Subtotal Subcontractors Cost	\$173,090	\$13.31	\$1,093,755	\$84.14	\$1,266,845	\$97.45
General Conditions						
Bonds & Insurance						
General Contractor Fee						
Design Contingency						
Escalation to MOC, 04/04/17						
TOTAL CONSTRUCTION COST	\$173,090	\$13.31	\$1,093,755	\$84.14	\$1,266,845	\$97.45

PROJECT SUMMARY - Site Development

Element	Total	Cost / SF
1 General Requirements		
2 Existing Conditions		
3 Concrete		
4 Masonry		
5 Metals		
6 Wood, Plastics, & Composites		
7 Thermal & Moisture Protection		
8 Openings		
9 Finishes		
10 Specialties		
11 Equipment		
12 Furnishings		
13 Special Construction		
14 Conveying Equipment		
21 Fire Suppression		
22 Plumbing		
23 HVAC		
26 Electrical		
27 Communications		
28 Electronic Safety & Security		
31 Earthwork	\$173,090	\$13.31
32 Exterior Improvements		
33 Utilities		
34 Transportation		
TOTAL ESTIMATED CONSTRUCTION COST	<u>\$173,090</u>	\$13.31

Total Area: 13,000 SF

DETAIL ELEMENTS - Site Development

Element	Quantity	Unit	Unit Cost	Total
31 Earthwork				
Demolition				
Sawcut existing AC	1,000	lf	\$5.00	\$5,000
Remove existing concrete curb & sidewalk	13,000	sf	\$6.00	\$78,000
Earthwork				
Field staking / layout	13,000	sf	\$0.18	\$2,340
Clear and grub site	13,000	sf	\$0.25	\$3,250
Fine grading	13,000	sf	\$2.50	\$32,500
Erosion control & SWPPP maintenance	13,000	sf	\$4.00	\$52,000

Total - Earthwork **\$173,090**

32 Exterior Improvements

See Site Improvements

Total - Exterior Improvements

33 Utilities

See Site Improvements

Total - Utilities

PROJECT SUMMARY - Site Improvements

Element	Total	Cost / SF
1 General Requirements		
2 Existing Conditions		
3 Concrete		
4 Masonry		
5 Metals		
6 Wood, Plastics, & Composites		
7 Thermal & Moisture Protection		
8 Openings		
9 Finishes		
10 Specialties		
11 Equipment		
12 Furnishings		
13 Special Construction		
14 Conveying Equipment		
21 Fire Suppression		
22 Plumbing		
23 HVAC		
26 Electrical	\$385,000	\$29.62
27 Communications		
28 Electronic Safety & Security		
31 Earthwork		
32 Exterior Improvements	\$569,955	\$43.84
33 Utilities	\$138,800	\$10.68
34 Transportation		
TOTAL ESTIMATED CONSTRUCTION COST	<u>\$1,093,755</u>	\$84.14

Total Area: 13,000 SF

DETAIL ELEMENTS - Site Improvements

Element	Quantity	Unit	Unit Cost	Total
26 Electrical				
Site Electrical Systems				
Site Distribution	1	LS	\$180,000.00	\$180,000
Generator, diesel 200 kW 480/277v 3ph 4w	1	ea	\$120,000.00	\$120,000
Site Lighting and Control (work with some existing)	1	ls	\$25,000.00	\$25,000
Site Telephone / Data Systems allowance if needed	1	ls	\$60,000.00	<u>\$60,000</u>
Total - Electrical				<u>\$385,000</u>
31 Earthwork				
Earthwork	<i>See Site Development</i>			
Total - Earthwork				
32 Exterior Improvements				
AC Paving				
3" AC over 9" AB	2,500	sf	\$6.00	\$15,000
Hardscape				
Reinforced concrete paving incl base, assume 4" th, broom finish & thickened edge	13,000	sf	\$9.00	\$117,000
Concrete stairs and walls at entry, railings	1	ls	\$100,000.00	\$100,000
Concrete ramp, 4" and 4" AB (landscape area)	2,000	sf	\$12.00	\$24,000
Concrete Curbs and Ramps				
Concrete vertical curbs, assume 6"	250	lf	\$27.00	\$6,750
Truncated domes	270	sf	\$75.00	\$20,250
Parking Lot Striping / Signage				
Standard stall, incl. basement	20	ea	\$30.00	\$600
ADA stall	7	ea	\$90.00	\$630
Red curb, 15% of curb allow	500	lf	\$10.00	\$5,000
Concrete wheel stops, allow at basement	10	ea	\$50.00	\$500
Directional signage	2,500	sf	\$0.25	\$625
ADA stall signage & post	7	ea	\$500.00	\$3,500
Hatched striping, allow	200	sf	\$5.00	\$1,000
Landscaping				
Landscape area and irrigation	1,500	sf	\$8.00	\$12,000
Tree, 24" box	12	ea	\$450.00	\$5,400
Tree, existing protect	8	ea	\$150.00	\$1,200
Fencing and Gates				
Upgrade entrance security gate	1	ls	\$10,000.00	\$10,000
Knox box on security gates	1	ea	\$1,500.00	\$1,500
Site Walls and Structures				

DETAIL ELEMENTS - Site Improvements

Element	Quantity	Unit	Unit Cost	Total
Walls	200	lf	\$350.00	\$70,000
Granite Veneer	800	sf	\$75.00	\$60,000
Miscellaneous				
Misc. site amenities	13,000	sf	\$5.00	\$65,000
Monument signage, incl footing	1	ls	\$50,000.00	<u>\$50,000</u>
Total - Exterior Improvements				<u>\$569,955</u>

33 Utilities

Site Utilities

Fire Water

Water line, 10" pvc, incl t & bf	50	lf	\$90.00	\$4,500
Fire hydrants	2	ea	\$7,500.00	\$15,000
Fire Water 2 way FDC	1	ea	\$5,000.00	\$5,000
Connect to existing	1	ea	\$1,500.00	\$1,500
New Fire service riser & backflow preventer	1	ea	\$18,500.00	\$18,500

Gas line

Gas line	60	lf	\$80.00	\$4,800
Gas meter, allow <3	1	ea	\$5,000.00	\$5,000

Domestic Water

Water line, 4" pvc, incl t & bf	10	lf	\$75.00	\$750
Connect to existing	1	ea	\$2,500.00	\$2,500
Domestic double detector backflow preventer	1	ea	\$8,500.00	\$8,500

Irrigation Water

Irrigation line, 3" pvc, incl t & bf	50	lf	\$55.00	\$2,750
Connect to existing	1	ea	\$1,500.00	\$1,500
Irrigation reduced pressure detector detector assembly	1	ea	\$5,000.00	\$5,000

Sanitary Sewer

6" Sanitary sewer line, incl t & bf	50	lf	\$110.00	\$5,500
Connect to existing	1	ea	\$2,500.00	\$2,500
Cleanouts	2	ea	\$1,000.00	\$2,000

Storm Drainage

8" PVC pipe, incl t & bf	400	lf	\$65.00	\$26,000
Storm drain catch basin	5	ea	\$2,500.00	\$12,500
Storm drain area drain	5	ea	\$2,000.00	\$10,000
Connect to existing	2	ea	\$2,500.00	\$5,000

Off site improvements, relocations and significant utility demolition

Not Anticipated

Total - Utilities

\$138,800

PLACER



Superior Court of the State of California
In and For The County of Placer
Roseville, California

JAKE CHATTERS
COURT EXECUTIVE OFFICER
AND CLERK OF THE SUPERIOR COURT/
JURY COMMISSIONER
(916) 408-6186 FAX (916) 408-6188

September 13, 2019

Hon. Brad R.Hill, Chair
Court Facility Advisory Committee
Judicial Council of California
Transmitted via email to: cfac@jud.ca.gov

Re: Trial Court Capital Outlay Scoring Methodology and Scorecard for the Tahoe City Courthouse
Justice Hill and Committee Members,

The Superior Court of Placer County offers the following comments as part of Comment Period #2 regarding the Judicial Council's Trial Court Capital-Outlay Project prioritization process. We would like to express our appreciation for the professional and reasoned approach taken by the Judicial Council's Facility Services staff and the contractors involved in this effort. The Superior Court of Placer County's residents, visitors, and court users have access to a wide range of well-maintained facilities in the southern area of the county. Unfortunately, this cannot be said for those living at the extreme north east of the County in the Lake Tahoe Basin. The Tahoe City Courthouse has been slated for replacement since the 1980s. No fewer than four attempts to replace the facility have been initiated only to be halted after hope was reignited.

We are pleased that the Tahoe City Courthouse has again been recognized as severely deficient and in need for replacement. That has been the case for more than 30 years and has been so recognized by multiple studies. We appreciate the recognition that the severe security, accessibility, and usability deficiencies need to be addressed.

Comments today focus on two items: reiterating detailed comments on the facility review of the courthouse and providing comments on the proposed revisions to the prioritization criteria.

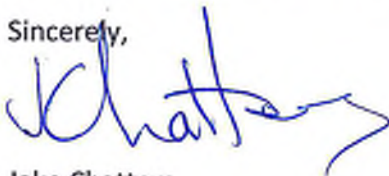
The court submitted detailed comments during Comment Period #1. The court has not received answers to submitted questions and it is therefore unclear to what extent they were addressed or could be addressed. For that reason, the court is resubmitting those comments in their entirety. They are included in the attached letter to Mr. Mike Courtney dated August 15, 2019.

The court offers two comments regarding the scoring methodology. First, the proposed updates provide significant changes to the scoring related to fire safety. The February 2019 methodology included ratings on four categories along with a separate rating based on the number of stories in the building. The proposed revisions change that methodology such that smaller buildings are only rated in two categories. This results in larger buildings receiving double credit due solely to their size. This seems unnecessary and has a disproportionate impact on courts and courthouses serving smaller communities. While it is understandable that CFAC is seeking to focus on the state of the building itself, rather than try to balance the needs of one community over another, the methodology should not create an inherent disadvantage to courts and communities that would never have a need for a facility with three or more stories. We respectfully request that this amendment be rejected and that the scoring methodology for Fire, Life, & Safety be returned to the February 2019 version.

As a second point on the scoring and prioritization methodology, there was comment at the CFAC meeting of August 29, 2019 that the current methodology does not sufficiently address overall earthquake risk. There was a suggestion that greater weight be placed in this area. Should CFAC revise the existing methodology to add greater weight to seismic risk, we request that it also add additional review and prioritization for buildings in high wildfire risk areas. While the current methodology does measure the state of fire safety within the building, it does not consider the natural risk of wildfire given the courthouse's location.

Thank you for the opportunity to comment on this important effort.

Sincerely,



Jake Chatters
Court Executive Officer

Attachment: Memorandum to Mr. Mike Courtney, dated August 15, 2019

cc: Hon. Alan V. Pineschi, Presiding Judge, Superior Court of Placer County



Superior Court of the State of California
In and For The County of Placer
Roseville, California

JAKE CHATTERS
COURT EXECUTIVE OFFICER
AND CLERK OF THE SUPERIOR COURT/
JURY COMMISSIONER
(916) 408-6186 FAX (916) 408-6188

8/15/2019

Mr. Mike Courtney, Director, Facility Services
Judicial Council of California
Sent via email to: mcourtnev@jud.ca.gov

Mr. Courtney,

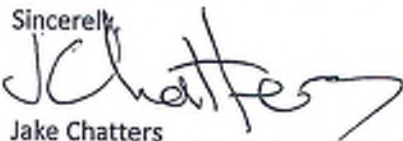
Thank you for the opportunity to review the draft Facility Condition Assessment (July 25, 2019), Project Needs Scorecard (July 29, 2019), Cost Scorecard (August 8, 2019), Cost Model (Uploaded August 7, 2019; dated July 10, 2019), and other supporting documents for the Tahoe City Courthouse / New North Tahoe Area Courthouse.

Please pass along our appreciation to your team and contractors for their effort in reviewing the Tahoe City Courthouse and assessing the need for a new facility to serve our residents in the Tahoe Area. Throughout the process, your team was professional, respectful, and clearly intent on being thorough and accurate.

The Superior Court of Placer County has reviewed the aforementioned documents and offers some comments, clarifications, and questions provided on the pages that follow. To the extent possible, comments and clarifications have been organized by document with page number noted.

We look forward to working with your team on addressing any of their remaining questions and in assisting resolution of the items outlined below. Please do not hesitate to contact me at the number above or at ichatters@placer.courts.ca.gov.

Sincerely,


Jake Chatters
Court Executive Officer

Cc:

Hon. Alan V. Pineschi, Presiding Judge, Superior Court of Placer County
Mr. Chris Magnusson, Facilities Supervisor, Judicial Council of California
Ms. Ann Ludwig, Senior Project Manager, Judicial Council of California

**Superior Court of Placer County
Comments, Questions, Requests for Correction and/or Clarification on:
Court Facility Plan and Capital Project Needs-based Scorecard
Facility Condition Assessment (July 25, 2019)**

Comments are organized by document and are made to documents as published to the Judicial Council's project SharePoint site on August 9, 2019.

Facility Condition Assessment

1. Page 4 – Table 1 and Table 2
 - a. Comments regarding scoring and possible costs are included on the pages where those items are discussed.
2. Page 4 – Table 3
 - a. Managing Party – Maintenance at this facility is performed by the County of Placer. The court believes this should read “delegated to County”.
3. Page 8 – First paragraph, line 1
 - a. The Tahoe City Courthouse is used for all case types, including juvenile. The court suggests changing to: “The Tahoe City Courthouse includes a clerk’s office and courtroom and is used for hearings in all case types, inclusive of family law, civil, criminal, and juvenile.”
4. Page 8 – First paragraph, line 5
 - a. The authors correctly note the “ice-build up above the main entry is a hazard due to the design of the roof and *lack of safe coverage over walkways*” (emphasis added). The authors do not, however, include any costs to remediate this safety hazard as Plan Type 1 Safety capital need. This seems inconsistent and would result in the ongoing risk of injury for court staff and members of the public. The court requests that remediation of this issue be added as a Safety capital need.

This comment extends to Immediate Needs by Building System on page 10. The ice-related hazard, in the court’s opinion, should be considered a “material existing or unsafe condition.”

5. Page 12 – Chart 4
 - a. The chart indicates that, based on the FCI, the Tahoe City Courthouse is currently in “Good” condition. This condition is defined as “[i]n a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.”

While the Tahoe City Courthouse has unique charm and represents a portion of the region’s Olympic history, indicating the facility is in “new or well-maintained condition” is not accurate. In this instance, such a designation is solely due to listing no capital costs in the first three years of the study period.

The court requests further information on why no major capital expenditures are suggested for the next three years. While this would not change the overall ranking or need of the facility over the ten year horizon, it would fix the misrepresentation that the facility is in "good" condition. An indication which any casual observer would likely refute.

Further, the Building Description on page 8 notes that "significant issues" including ceiling tiles falling off, insufficient air conditioning, the aforementioned ice risk, and the lack of hot water in the break room. All told, these result in a scenario where a casual observer could and likely would refute a statement that the courthouse is "new or well-maintained, with no visual evidence of wear, soiling or other deficiencies."

6. Page 13 – Capital Needs Sorted By Plan Type
 - a. As previously mentioned, the court requests improvements to address the ice injury risk at the entrance be addressed as a Plan Type 1 Safety item.
 - b. The Building Description highlights the lack of hot water in the break room. Yet this item does not appear to be included in a Plan Type 2 Performance/Integrity project.
7. Assets Observed / Cost Estimates
 - a. To what extent was the alpine location taken into consideration as part of the lifecycle and cost estimate? A few examples:
 - i. Page 30 and 31 – The court requests that the JCC verify air conditioner costs. These costs appear low if they include labor.
 - ii. Page 47 – Does the asphalt replacement schedule take into consideration the more frequent damage due to freezing?
 - iii. Page 49 – Does the plumbing and storm drainage replacement schedule need to be updated to reflect greater need for resurfacing and/or replacement due to freezing?
8. Photographic Record
 - a. Page 8 – Photo labeled Court Jury would be more appropriately labeled – Courtroom Audience/Jury Seating.
9. State of CA JCC Accessibility Table
 - a. Page 1 – The court agrees with the answers as outlined in this table.
 - b. Page 2 – Exterior Accessible Route – The court disagrees with the designation that the courthouse is accessible from local transportation and sidewalks. The grade from the main road to the courthouse is too steep for wheelchair access.
 - c. Page 2 – Exterior Accessible Route – The court disagrees that there is a "minimum of one" accessible route to connect all public areas on the exterior...to accessible building entrances." The courthouse does not have an accessible entrance. See ratings under Building Entrances that make clear the entrance is not accessible.
 - d. Page 6 – Courtrooms – There is no jury box in the courtroom. There is audience seating which is used for jurors. These are movable chairs and grade level.

10. JCC FCA Data/Asset Checklist

- a. Accessibility – The court disagrees with the designation under item 8. There is *not* an accessible path of travel from public right of way to the building entrance. This should be changed to No – see State of CA JCC Accessibility Table, Page 1, which indicates this item is a “No.”
- b. Environmental Hazards – The court disagrees with that statement that there are no Hazmat reports. The building is known to have asbestos and lead paint. Some abatement has occurred but the building still has these substances present. This is known to Placer County, the Judicial Council Facility Services, and the court and has impacted prior efforts to renovate or improve the building. The court requests that the environmental hazards be updated to reflect these known issues.

Data Sheets

1. Miscellaneous – The Tahoe City Courthouse does present a unique opportunity and does have extenuating circumstances. The Burton Creek facility is a shared use facility for the court, the District Attorney, and Sheriff. Placer County is also considering replacement and relocation of those functions. The County is interested in a co-located replacement facility and is open to exploring this concept with the Judicial Council and the court to reduce operational, relocation, and construction costs. Further, the Burton Creek location is designated as a “Stream Environment Zone” and remains a priority for environmental restoration. (See <http://www.trpa.org/regional-plan/area-plans/>)

Parametric Space Estimating Tools - Overcrowding

1. The court assumes this tool was used to determine the “overcrowding” score on the Project Needs-Based Scorecard. Due to the limited information available on this form, the court is unclear on how each item is used in the rating process. For example, the tool indicates there is no jury assembly. It is unclear how that designation impacts the calculation. Due to our lack of knowledge, our ability to fully respond to this information is limited. For that reason, the court provides a general comment that may be helpful as the JCC finalizes these information sheets.

The court does hold jury trials at the Tahoe City Courthouse. Since there is no jury assembly space at that location, jury selection occurs in Kings Beach, California at the North Tahoe Events Center. Once jurors are selected, they travel to Tahoe City for the trial. During trials, audience seating is used for the jury, leaving one to two seats open for the public to use for viewing the proceedings.

The court does not have space to offer self-help services, although these services are needed by the community. Given the rating of “no,” the court is concerned that the

calculation of overcrowding did not include jury assembly or self-help as part of the facility standards.

Parametric Space Estimating Tools - Future Space Needs

1. As with the Overcrowding tool, the court is not entirely clear how information on this sheet is used. The court does desire a facility with sufficient space to conduct jury trials and provide self-help services. The court is open to discussing, when appropriate, how a multi-purpose room could serve as a jury assembly and self-help services room.

Project Needs-Based Scorecard

1. The court has provided comments and questions on the Facility Condition Statement regarding useful life and the need for remediation of a safety issue. To the extent those comments result in a change in the FCI, the court would request an update of the Project Needs-Based Scorecard.
2. The court requests recalculation of the Physical Condition and Access to Court Services values.
 - a. Physical Condition
 - i. As previously noted in the comments on the Facility Condition Statement, the court believes corrections are needed to the physical condition ratings.
By score area:
 1. Seismic – The court could not locate information in the materials regarding the seismic determination for the facility and therefore cannot comment on this item.
 2. Fire – The court agrees that the building does not meet three of the four criteria.
 3. Accessibility – The building does not meet any of the ADA criteria. Although the Facility Condition Statement contains discrepancies, the court agrees with the ratings as outlined in the State of CA JCC Accessibility Table, which correctly states the building does not meet any of the accessibility criteria. The court requests that the scorecard be updated to reflect the information contained on the State of CA JCC Accessibility Table.
 4. Hazmat – The building is known to have both asbestos and lead. The scorecard should be updated to reflect the existence of these issues.
 - b. Overcrowding
 - i. The court was not able to calculate the underlying score that resulted in a 4.5 rating. While the court appreciates the analytical approach to this item, it is difficult to imagine a facility more impacted from lack of space. The court would point to the photo record included in the documents. Specifically, the photos of the “lobby” and of the courtroom. There is no

space for jury assembly, there is no space for waiting or queuing in the lobby (which creates significant issues in the winter), and the courtroom's size creates unique security challenges. These factors make it difficult for the court to understand how the facility can receive a score of anything below "5". The court requests further information on how the score was calculated.

c. Access to Court Services

- i. The court understands this item will be updated to reflect the latest Judicial Needs Study, expected to be approved by the Judicial Council in September 2019.

Project Cost Scorecard

1. The court requests further discussion with JCC staff to review the calculated construction cost for a new Tahoe City Courthouse. Before being "indefinitely delayed," the court and the Judicial Council staff had successfully reduced the estimated cost for a new North Tahoe Courthouse to \$22.5 million. The listed construction cost in the new Project Cost Scorecard is \$34.7 million, 54% higher than the last estimate. By contrast, inflation from 2011 to 2019 would suggest only an 11% increase in costs, without factoring in potentially greater inflation for construction materials.

The court also requests clarification on the calculation method for land acquisition costs. Was a specific property analyzed to determine this cost? Or, was this cost carried over from the prior effort? The court believes these costs are also high and would highlight opportunities for co-location with Placer County to reduce potential real estate, construction, and operational costs.

In total, the court would request an opportunity to fully discuss the cost worksheet in an effort to reduce potential costs of the project, if approved.

2. The JCC has requested values for cost avoidance. There will be some modest cost avoidance with a new facility. For example, the County will no longer pay a use cost for the North Tahoe Event Center for jury assembly, the court will no longer pay for a storage container to house files in the parking lot, and there will be some staff savings from eliminating travel between the North Tahoe Event Center and the Tahoe City Courthouse. In total, these would equate to savings of less than \$1,000 per month.

September 25, 2019

Hon. Brad Hill, Chair
Court Facility Advisory Committee
Judicial Council of California
Transmitted via email to: cfac@jud.ca.gov

Re: Trial Court Capital Outlay Scorecard and the Tahoe City/Burton Creek Courthouse

Hon. Brad Hill and Committee Members,

Thank you for the opportunity to review and comment on the Court Facility Advisory Committee's (CFAC) capital outlay prioritization process. As the Placer County Board of Supervisor for District 5, which covers the North Lake Tahoe area of Placer County, I take significant interest in the replacement of the Tahoe City Courthouse located at Burton Creek. I was pleased to see that your process has highlighted the deficient nature of this facility and that you have ranked it highly in your list of priorities. The residents and visitors to the North Lake Tahoe area depend on the Tahoe City Courthouse for timely and consistent access to justice. While all involved make the best of the current situation, the existing facility is not up to safety standards, is overcrowded, and does not offer the level of accessibility the community needs and deserves.

While the current scoring does acknowledge the current poor condition of the facility, I would encourage you to give additional consideration to the opportunity for collaboration on replacement of this facility. First, as already mentioned, replacement of the Burton Creek Justice Center, of which the Tahoe City Courthouse is a part, is important to me and the North Lake Tahoe community. Discussions within Placer County government are occurring now on this replacement, including a review of capital outlay priorities by our Board this fall. This presents a unique and timely opportunity for the Judicial Council and Placer County to move forward with a joint, or simultaneous project to co-locate our respective functions. Doing so is vital to reducing costs, improving service to our community, and retaining operational efficiencies that exist today in our shared facilities. I encourage you to consider this significant opportunity, as I will also encourage our Board to do, as part of your prioritization criteria for the Tahoe City Courthouse.

Replacement of the Tahoe City Courthouse has been on priority lists since the 1980s. The Placer County Grand Jury has called on our Board and, following the Trial Court Facilities Act, the Judicial Council for its replacement for just as long. It is time to recognize the replacement of this facility is an immediate need

and to capitalize on our current opportunity to join together to better meet the needs of our shared community.

We greatly appreciate your consideration,

A handwritten signature in blue ink that reads "Cindy Gustafson".

Cindy Gustafson

Supervisor, District Five

County of Placer

cindygustafson@placer.ca.gov

Cc: Hon. Alan V. Pineschi, Presiding Judge, Superior Court of Placer County



PLACER COUNTY SHERIFF CORONER-MARSHAL



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P.O. BOX 1710
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PH: (530) 581-6300 FAX: (530) 581-6377

DEVON BELL
SHERIFF-CORONER-MARSHAL

WAYNE WOO
UNDERSHERIFF

September 16, 2019

*The Honorable Brad Hill, Chair
Court Facility Advisory Committee
Judicial Council of California*

Transmitted via email to: cfac@jud.ca.gov

RE: TRIAL COURT CAPITAL OUTLAY AND THE TAHOE CITY/BURTON CREEK COURTHOUSE

Dear Justice Hill and Committee Members,

Thank you for the opportunity to review and comment on the Court Facility Advisory Committee's (CFAC) capital outlay prioritization process. As the Sheriff of Placer County, I am encouraged by the recognition that the Tahoe City Courthouse is in need of replacement. The existing facility is aged, does not offer the level of accessibility the community needs and deserves, and presents significant security concerns for court users, judicial officers, court staff, and court security personnel.

While the CFAC acknowledges these conditions, I would encourage you to give additional consideration to two unique conditions at this location. First, replacement of the Tahoe City Sheriff's Substation is one of my major priorities. Discussions are active and ongoing within Placer County government on this replacement project, including a review of capital outlay priorities by the Placer County Board of Supervisors in early-October. This presents a unique and timely opportunity for the Judicial Council. It remains my goal to co-locate our new substation with the courthouse, a goal that can only be accomplished if there is fast action to move the Tahoe City Courthouse project forward on the same timeline. A co-located facility would reduce construction costs by eliminating duplicate and high cost holding functions and preserve existing operational efficiencies. I encourage you to consider this significant opportunity as part of your scoring criteria for the Tahoe City Courthouse.

Second, I would encourage the committee to consider the external fire risk at this location. The current location is in a heavily wooded area with a single egress point. In the event of a wild fire, this facility is an immediate concern. Including some level of external fire risk as part of your criteria, in addition to the internal fire control scoring you currently include, will be a critical component.

The Honorable Brad Hill, Chair

TRIAL COURT CAPITAL OUTLAY AND THE TAHOE CITY/BURTON CREEK COURTHOUSE

September 16, 2019

Page 2 of 2

Replacement of the Tahoe City Courthouse has been on our radar since the 1980s. It is time to recognize the replacement of this facility as an immediate need and to capitalize on the opportunity to co-locate a new courthouse with a new substation in the North Lake Tahoe basin.

Thank you for your consideration.

Sincerely,



DEVON BELL

Sheriff-Coroner-Marshal

cc: Honorable Alan V. Pineschi, Presiding Judge, Superior Court of Placer County

RIVERSIDE

W. SAMUEL HAMRICK, JR.
Court Executive Officer



Executive Office
4050 Main Street
Riverside, CA 92501
Telephone 951-777-3173
Fax 951-777-3164

Superior Court of California County of Riverside

Via email

September 13, 2019

The Honorable Brad R. Hill, Chair
Court Facilities Advisory Committee
Judicial Council of California
455 Golden Gate Avenue
San Francisco, CA 94102-3688

Re: Court Facility Plan and Capital Project Needs- Riverside Superior Court

Dear Justice Hill,

In our initial response to the Committee, we asked for reconsideration of the scoring for the "Access to Court Services" component of the prioritization methodology. At the Court Facilities Advisory Committee meeting on August 29, 2019, it was recommended that the "Access to Court Services" category be lowered. We strongly disagree with that recommendation and ask the committee to give equal standing to all five categories in the methodology.

The Riverside Superior Court is a chronically under-judged court. Over the past several years, the Legislature and the Governor have taken several meaningful steps to address this issue. In September of 2017, Governor Brown and the Legislature approved the reallocation of two vacant judgeships from other counties to our court. In FY 2018/19, the Governor and the Legislature approved two new judgeships for Riverside. In the FY 2019/20 Budget, the Budget Act included twenty-five (25) new judgeships for the Judiciary. Based upon the Workload Assessment Advisory Committee's 2018 Judicial Workload Study, the committee will be recommending that the Riverside Superior Court receive five new judgeships of the twenty-five approved by the Governor and the Legislature. We will continue to work with our Legislators and the Governor's Office on providing new judgeships for the Riverside Superior Court, as there is clearly a history that the Governor and the Legislature want to address the need for additional judgeships in the State.

Having added four new judges, with a potential for five more, in as little as three years compels us to consider the future space needs of new judgeships as part of our short-range and long-range facility plans. To do otherwise would be negligent. Even with these additional judgeships, Riverside remains chronically under-judged with a need of thirty-seven (37) judgeships. Therefore, we propose an alternative method for scoring the "Access to Court Services" category that, we believe, addresses access to justice and gives this category equal weight in the methodology:

Rating Assigned to Project Judicial Need/Authorized Judicial Positions	Points Assigned
0 or below	0
1 to 5 judges needed	0.5
6 to 10 judges needed	1
11 to 15 judges needed	1.5
16 to 20 judges needed	2
21 to 25 judges needed	2.5
26 to 30 judges needed	3
31 to 35 judges needed	3.5
36 to 40 judges needed	4
41 to 45 judges needed	4.5
46 to 50 judges needed	5

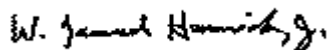
round down to nearest whole number

As part of our review of the cost avoidance portion of the draft ranking, we note that the plan to use an existing courthouse design (Meniffee Justice Center) was not considered as a cost avoidance item for the new Riverside Juvenile Courthouse, the new Palm Springs Courthouse and the new Moreno Valley Courthouse. Two of these projects scored a zero in cost avoidance. As the Meniffee Justice Center is a JCC project, JCC staff would have access to the amount that would be saved by taking this approach. In addition, we identified the potential to relocate administrative staff out of lease space as part of the new Riverside Juvenile Courthouse project. This would eliminate leased space in Riverside at our 10th Avenue location and at the Riverside Center location.

Finally, for the overcrowding criteria, our new Moreno Valley Courthouse score for overcrowding was inappropriately tied to the Riverside Hall of Justice. The Riverside Hall of Justice is a criminal courthouse. The proposed new Moreno Valley Courthouse is anticipated to be a civil only courthouse. These are both stand alone projects.

We appreciate being given the opportunity to provide feedback on this important endeavor.

Sincerely,



W. Samuel Hamrick, Jr.
Court Executive Officer

SAN BERNARDINO



**Superior Court of California
County of San Bernardino**

Nancy CS Eberhardt
Court Executive Officer

247 West Third Street, Eleventh Floor
San Bernardino, CA 92415-0302

(909) 708-8747

September 9, 2019

Chris Magnusson, Facilities Supervisor
Facilities Services, Administrative Division
Judicial Council of California
455 Golden Gate Avenue, 8th Floor
San Francisco, CA 94102-3688

Dear Mr. Magnusson:

Attached please find the San Bernardino County Superior Court's comments on the Draft Statewide List of Trial Court Capital-Outlay Projects and Draft Revised Methodology.

P 1-3 – Assessed Judicial Need will be updated by Judicial Council prior to the completion of the report. The latest figures should be used as the requirements reports are updated so infrequently.

P 1-5 and 1-6 – List includes locations which have not been court facilities for several years or were never court facilities. Please remove locations J, T, U, V and Z.

P 1-6 Sect 1.3.3, second paragraph – The Annex is currently occupied by Court Technology as noted in other sections of the report.

P 1-7, third paragraph. Secured parking is available at this site for Judges. Staff share parking with county employees and must walk through homeless encampments. Parking is inadequate and not safe. Court is using operations monies to hire extra security guards to monitor parking.

P 1-8 first paragraph. Clarify this site does not have backup power. Sect 1.3.5.2 – Typo – "Expansion project is for two additional..." . Sect 1.3.5.1. Please note the additional courtrooms are necessary to also return civil and probate functions to the high desert that were removed due to lack of space and resources.

P1-9. Sect 1.3.5.3. Please note renovation is required because existing courtrooms do not meet current fire light safety and ADA requirements.

P 2-1 – Page still indicates a template will be added.

P 2-2 – First paragraph. San Bernardino is actually the largest county in the contiguous United States.

P 2-3 – Table 1 - Assessed Judicial Need will be updated by Judicial Council prior to the completion of the report. The latest figures should be used as the requirements reports are updated so infrequently.

P 2-4 through 2-10– There are 21, not 26 buildings; and 8 instead of 11 in San Bernardino. Chino and Redlands should be removed. Table 2 includes locations which have not been court facilities for several years or were never court facilities. Please remove locations J, T, U, V and Z. Maps include duplicates of Needles and Joshua Tree and omit Victorville and Big Bear.

P 3-1 – Page still indicates a template will be added.

P 3-2 – Sect 3.2 – Should read “There are 9 cities...”. Redlands and Chino should be removed.

P 3-2 – Sect 3.2.1 – Please remove the facilities no longer part of the court.

P3-3 – 3.2.1.1.2 – Table 1. 10 courtrooms are occupied with judicial officers. 3 are vacant for a total of 13 courtrooms. An additional courtroom is used for self-help services due to lack of space.

P 3-4 – Sect 3.2.1.1.4 – Please copy text into this section from 3.2.1.2.4 regarding the facility transfer.

P 3-8 – Sect 3.2.1.4 – Please remove.

P 3-9 – Sect 3.2.1.5 – Please remove.

P 3-10 – Sect 3.2.1.6 – Please remove.

P 3-15 – Sect 3.2.1.9.2 – DCSS occupies a portion of this space. Therefore justice partners are present in the building.

P 3.16 – Sect 3.2.1.10.2 – We do not have 52 authorized judicial officers at SBJC. We have 32 assigned judicial officers and 3 vacant courtrooms.

P 3-17 – Sect 3.2.1.10.3 – Third paragraph. We do have limited secure parking.

P3-18 – Sect 3.2.2.1.2 - court “Operations” are in this building, not court “administration”. And at 3.2.2.1.3 – add “harassment” to civil, please. We do not hear general civil case types at this location, only emergency harassment and domestic violence matters.

P 3-24 – Sect 3.2.4.1.2 – please note jury assembly is available at this location but not utilized.

P 3-35 – Sect 3.2.9 – Please remove.

P 3-36 – Sect 3.2.10 – Please change reference to distance from San Bernardino.

P 3-37 – Sect 3.2.11 – Please remove.

P 3-38 – Sect 3.3 – Second paragraph – Should read "...two new dependency courtrooms and associated public and clerk space...".

P 4-1 – Page still indicates a template will be added.

P 4-2 – Remove the three "Gilbert Campus" facilities from diagram.

P 4-3 Sect 4.3 – We have a large presence in San Bernardino, but also in the other major population centers of Rancho Cucamonga and Victorville. It does not seem correct to characterize these as "branch" facilities when they are large courthouses, dwarfing the capacity of many counties.

P 4-4 Sect 4.4.1 – Last paragraph – the court's intent is to consolidate Victorville and Barstow into one regional facility at a midpoint between the two cities – preferable Apple Valley, where there is better access to the greater High Desert community.

If you have any questions, please contact me at (909) 708-8767.

Sincerely,



Nancy CS Eberhardt
Court Executive Officer

NE:sb

SAN FRANCISCO

Robinson, Akilah

From: Green, Heather (ADM) <heather.green@sfgov.org>
Sent: Friday, September 13, 2019 1:17 PM
To: CFAC
Subject: msg 1 of 2 for file size | public comment on CFAC items 19-01 and 19-02
Attachments: SF Courts Letter re HOJ File 1 of 2.pdf

Good afternoon,

Attached here please find a joint letter of public comment on the draft court capital-outlay projects methodology and list from San Francisco Mayor London Breed, Board of Supervisors President Norman Yee, and City Administrator Naomi Kelly.

San Francisco knows that the Hall of Justice needs to be replaced immediately. The letter here attached provides information about local exigent circumstances that make the Hall of Justice an especially time-sensitive need, as well as information relevant to the building's needs score and cost score.

The letter includes enclosures demonstrating San Francisco's commitment at the Board level to exiting and rebuilding the Hall of Justice, prior communications that show the Hall of Justice has a long history of need, additional information on the building's seismic vulnerability and associated risks, and additional information on the building's accessibility as it relates to the reliability of the elevators.

Due to the size of the file with the enclosures, I have split the PDF in two pieces. Please let me know if you have any trouble with the files.

I hope this information is helpful as the Judicial Council refines its assessment. If you have any questions about the attached, please be in touch.

Thank you,
Heather

Heather Green

Capital Planning Director and Deputy Resilience Officer
Office of Resilience and Capital Planning
Office of the City Administrator
City & County of San Francisco
415.554.5162
heather.green@sfgov.org





September 12, 2019

The Honorable Tani G. Cantil-Sakayue
Chief Justice, California Supreme Court

The Honorable Brad R. Hill
Chair, Court Facilities Advisory Committee

Dear Chief Justice & Chair Hill:

We write to express concern about San Francisco's ranking in the second tier of the draft statewide list of trial court capital-outlay projects and the associated scoring methodology. We are appreciative that the Judicial Council seeks to use objective criteria to determine priority needs, but we are surprised by the approach and the results.

First and in line with public comment delivered at the August 29, 2019, Court Facilities Advisory Committee (CFAC) meeting, we see that there are important factors that do not appear to have registered in the state's needs analysis, namely the unique exigent circumstances and the relative seismic risks of counties.

There is important local context that makes San Francisco's Hall of Justice an Immediate Need. San Francisco is committed to exiting the Hall of Justice and rebuilding a consolidated downtown justice campus, and those plans are advancing as a top capital priority. To this end, the City has secured strategic leases and adjacent sites that will allow the City to vacate nearly all staff from the Hall by 2021. At that point the Courts will be one of few operations remaining in the building, and the window to deliver a coherent, unified campus will be short. We believe that aligning the Courts project with the City's timeline to rebuild local justice functions will be most cost-effective. State delays will lead not only to cost escalation, but to new costs the state would bear due to inefficiencies.

We understand that Board of Supervisors action is an important component of demonstrating local intent and resolve. San Francisco's commitment to exiting the Hall and rebuilding a downtown justice campus is documented in the City's unanimously adopted 10-Year Capital Plan and associated Board actions for site purchases and debt authorizations, enclosed for reference. The most recent Capital Plan included \$131 million for site acquisition, restacking, and tenant improvement costs to enable the Hall of Justice Exit. Three sites have been purchased to this end already, and the debt authorization for the site acquisitions and the associated tenant improvements are now before the Board with approving action expected this month.

In addition to this planning context, San Francisco's extraordinary seismic vulnerability should be taken into account for the Hall's needs score. There is a 72% likelihood that the San Francisco

Bay Area will experience an earthquake of magnitude 6.7 or greater before 2042. This high likelihood is not factored into the scoring methodology for seismic risk. The result is that the physical vulnerabilities for courthouses more likely to experience a major earthquake like San Francisco's Hall of Justice are not fully or appropriately captured.

Looking within the drafted methodology, there is no question that the Hall of Justice is in need of immediate replacement and should be in the state's Immediate Needs tier. In late 2018, the City Administrator discussed the serious need we face in exiting and replacing the Hall of Justice with Judicial Council staff. Earlier that year, San Francisco leaders sent a letter to the Governor detailing the building's needs, which is enclosed. That letter correctly stated:

For years, [the Hall] has been subject to health and human safety hazards posed by interior sewage floods, most recently resulting in complaints being filed with Cal/OSHA by virtually every union representing workers within the facility. The Hall of Justice is also seismically deficient and suffers from the effects of asbestos, lead paint, pests, rodents, power outages, flooding, and infrastructure that is well past its useful life.

Studies of the facility have found that a major earthquake on the San Andreas Fault would result in more than 100 casualties, economic impact of greater than \$50 million, operational losses of greater than \$5 million, and greater than 70% building damage. By any measure, the Hall of Justice is an exceedingly dangerous building. That the building's inhabitants have been subject to such hazards for so long is an embarrassment to the City and County of San Francisco, and the State of California.

Given these well-known seismic, life safety, environmental, and accessibility issues, we were especially concerned that only 3 of 5 points were awarded for physical condition and 0 points for access to courts services.

Whereas the Judicial Council's seismic evaluation relies on a visual inspection, San Francisco's engineers have analyzed the relative seismic risk of major public buildings and concluded the Hall of Justice is an immediate need given the likely casualties, costs, and operational impacts. This is not only a physical condition issue, but also an access to courts services issue, as the Hall of Justice would likely be inoperable immediately following a major earthquake, thereby denying access to justice and court services. For reference, please see the enclosed excerpt from San Francisco's most recent HAZUS analysis (2017), which articulates the expected damages and costs both physical and operational, as well as the City's Seismic Hazard Rating analysis, which likewise indicates that the building would likely be closed following a major earthquake.

With regard to the ADA component of the physical condition score, we understand that San Francisco only logged roughly half the eligible points in that category. Please note, however, the Hall's Facilities Condition Index needs score of 4.5 out of 5, a major component of which is the building's elevators. It is not uncommon for the Hall's power system and elevators to fail. This creates a significant and urgent accessibility need in the building that may not have been captured in the architectural assessment for accessibility described in the draft methodology. Please see the enclosed documentation of recent elevator challenges in the Hall for reference.

Regarding the access to courts services component of the assessment more broadly, we are surprised that operational concerns are part of the calculus in a facilities needs evaluation. Improving staffing levels and reducing caseloads are important policy goals for the Department of Finance and the State's legislature, and the City and County of San Francisco has long supported adequate state funding of our Judiciary. Comparing these operational needs with physical needs muddies the assessment's comparative value of the existing facilities.

Beyond these issues with the draft methodology's needs score criteria, we have concern about the points associated with the cost score, even at this preliminary stage. We understand that the range of costs and related project information are still being reviewed, but we would like to provide further information on some expected cost savings in San Francisco's collaborative Hall of Justice rebuild project.

In the short-term, a significant part of the Hall of Justice restacking will involve Courts-required holding capacity worth approximately \$27 million to the state. Through the collaborative planning ahead, we expect to realize operational savings from this component of the project and potentially others in comparison to a standalone court development. Local bond counsel has indicated that a variety of financing options would be available for a joint project that is likely to yield significant cost savings compared to two or more construction projects delivered by the City and Courts separately. It appears that these in-kind offsets are not captured in the cost score for San Francisco, but this capital contribution and the associated joint planning represent a significant economic opportunity for the Courts.

We look forward to working closely with the Courts to plan a justice campus that meets the needs of all San Franciscans. A future campus that incorporates all these functions is in the best interests of our residents, and we have communicated our collaborative intentions to the Courts through in-person meetings.

We understand the CFAC plans to meet next on October 1, 2019, to make a final recommendation to the Judicial Council based on the proposed draft methodology. We are specifically hopeful that you will consider our comments, seek additional information if needed, and move San Francisco's project into the Immediate Need tier.

If you have questions, please feel free to contact Heather Green, Capital Planning Director, at heather.green@sfgov.org or (415) 554-5162. Thank you.

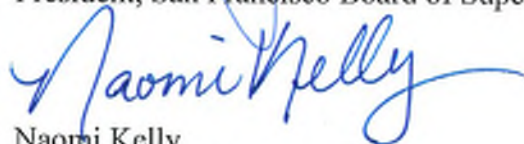
Sincerely,



London N. Breed
Mayor of San Francisco



Norman Yee
President, San Francisco Board of Supervisors



Naomi Kelly
San Francisco City Administrator

CC:

Governor Gavin Newsom

Michael Cohen, Director California State Department of Finance

State Senator Scott Wiener

State Assemblyman David Chiu

State Assemblyman Phil Ting

The Honorable Garrett L. Wong, Superior Court of California, County of San Francisco

Michael Yuen, Chief Executive Officer, Superior Court of California, County of San Francisco

Sheriff Vicki Hennessy, City and County of San Francisco

District Attorney George Gascón, City and County of San Francisco

**BOARD ACTION ADOPTING SAN FRANCISCO'S FY2020-29 CAPITAL PLAN, WHICH INCLUDES
THE JUSTICE FACILITIES IMPROVEMENT PROGRAM AND HALL OF JUSTICE EXIT**

1 [Ten-Year Capital Expenditure Plan - FYs 2020-2029]

2
3 **Resolution adopting the City's ten-year capital expenditure plan for FYs 2020-2029,**
4 **pursuant to Administrative Code, Section 3.20.**

5
6 WHEREAS, This Board of Supervisors (the "Board") of the City and County of
7 San Francisco (the "City") adopted Ordinance No. 216-05 (the "Capital Planning Ordinance")
8 amending Administrative Code, Sections 3.20 and 3.21, to authorize the formation of a Capital
9 Planning Committee (the "Committee") and the preparation and adoption of a ten-year capital
10 expenditure plan for the City, including an assessment of the City's capital infrastructure
11 needs, investments required to meet the needs identified through this assessment, and a plan
12 of finance to fund these investments; and

13 WHEREAS, The Capital Planning Ordinance requires that the ten-year capital
14 expenditure plan include all major planned investments to maintain, repair, and improve the
15 condition of the City's capital assets, including but not limited to, City streets, sidewalks,
16 parks, and rights-of-way; public transit infrastructure; airport and port; water, sewer, and
17 power utilities; and all City-owned facilities; and

18 WHEREAS, The Capital Planning Ordinance further requires that the ten-year capital
19 expenditure plan include a plan of finance for all recommended investments, including the
20 proposed uses of general and enterprise funds to be spent to meet these requirements; and
21 the use and timing of long-term debt to fund planned capital expenditures, including general
22 obligation bond measures; and

23 WHEREAS, The Capital Planning Ordinance establishes March 1 of each odd-
24 numbered year as the target date for the City Administrator's submission of the ten-year
25 capital plan to the Mayor of the City and the Board, and calls for the Mayor and the Board to

1 review, update, amend and adopt the ten year capital plan by May 1 of the same year; and

2 WHEREAS, The Committee has held numerous public hearings and worked with City
3 staff to develop a ten-year capital expenditure plan meeting the requirements of the Capital
4 Planning Ordinance; and

5 WHEREAS, In developing the capital plan staff considered numerous policy questions
6 including, among other matters, how to (i) manage needed capital expenditure requirements
7 with limited annual discretionary funds; (ii) manage the scheduling of future General
8 Obligation bonds to address citywide capital needs without increasing the property tax rate
9 beyond Fiscal Year 2006 levels; and (iii) deliver priority capital projects without increasing the
10 percentage of the General Fund spent on debt service; and

11 WHEREAS, At the February 25, 2019, meeting the Committee unanimously adopted
12 the ten-year capital plan for fiscal years 2020-2029 and approved it for submission to the
13 Mayor and the Board for its consideration (as so adopted, the "Capital Plan"); and

14 WHEREAS, The Capital Plan and the City Administrator's transmittal letter are on file
15 with the Clerk of the Board of Supervisors in File No. 190253, which is hereby declared to be
16 a part of this resolution as if set forth fully herein; and

17 WHEREAS, There is an emerging need for additional long term housing for people with
18 mental illness, including Board and Care facilitates and cooperative living models.
19 Cooperative living models house 4 to 5 tenants in apartments or single family homes located
20 in scattered sites across the city. This small group model includes offsite services that support
21 residents to be successful in an independent living environment and give them the opportunity
22 to build the skills needed to live a fully self-sufficient life; and

23 WHEREAS, The Office of the Controller issued an update to the City's General
24 Obligation Bond Projections on April 1, 2019 identifying an additional \$200 million of available
25

1 capacity within the fiscal year 2006 tax rate constraint for the Fiscal Years 2020-2029 period,
2 increasing the total from \$2.525 billion to \$2.725 billion; and

3 WHEREAS, It is the intent of this Board to ask the Capital Planning Committee to add
4 Affordable Housing as part of the City's capital planning process beginning in the next off-year
5 Capital Plan update; and

6 WHEREAS, It is the intent of this Board to ask the Capital Planning Committee to work
7 with San Francisco's housing policy experts in the next off-year update to build a reliable set
8 of funding sources for affordable housing, including but not limited to another Affordable
9 Housing General Obligation Bond in the G.O. Bond Program; now, therefore, be it

10 RESOLVED, That the above recitals are true and correct; and, be it

11 FURTHER RESOLVED, That this Board has reviewed the Capital Plan; and includes
12 amendments to modify the General Obligation Bond Program to reflect the Controller's update
13 on increased capacity by adding \$200 million to the planned 2019 Affordable Housing Bond;
14 and, be it

15 FURTHER RESOLVED, That this Board shall support the increase to the 2019
16 Affordable Housing Bond in the event that the Controller identifies additional bonding capacity
17 in the future; and, be it

18 FURTHER RESOLVED, That this Board amends the Capital Plan to include in the
19 Economic and Neighborhood Development Chapter the Emerging Need for Housing
20 Stabilization for Aging Residents due to the fast-growing population of San Francisco seniors
21 who need a range of affordable housing solutions so that they can continue living in the city
22 they call home; and, be it

23 FURTHER RESOLVED, That this Board amends the Capital Plan to include an
24 Emerging Project in the Health and Human Services chapter for a "Continuum of Care
25 Affordable Senior Housing Site," that realizes the assisted living component of the voter-

1 approved Proposition A in 1999, potentially located on public land next to the Laguna Honda
2 Hospital, that includes a facility which features characteristics of a Continuing Care
3 Retirement Community; and offers a continuum of care model ranging from independent living
4 units to assisted living units; that is made affordable and available to different income levels;
5 that includes space for a residential care facility for the elderly with at least 30 beds; and
6 includes an adult day care facility and a child care center to serve the greater community and
7 to promote intergenerational engagement; and, be it

8 FURTHER RESOLVED, That this Board amends the Capital Plan to modify the
9 description of the Emergency Firefighting Water System program to include the latest
10 strategic direction for that program on the west side of San Francisco; and, be it

11 FURTHER RESOLVED, That this Board amends the Capital Plan to modify the funding
12 descriptions for the Emergency Firefighting Water System (EFWS) program, the Infrastructure
13 and Streets Financial table, and the Public Utilities Commission financial table to show an
14 increased contribution of \$10 million more from the Public Utilities Commission for EFWS;
15 and, be it

16 FURTHER RESOLVED, That this Board amends the Capital Plan to modify the
17 General Obligation Bond Program to pull \$28.5 million from the 2027 ESER bond into the
18 2020 ESER bond to meet these urgent needs; and, be it

19 FURTHER RESOLVED, That this Board amends the Capital Plan to modify the EFWS
20 funding descriptions, the Public Safety financial table, and the Fire Department financial table
21 to reflect a total of \$140 million dedicated in the 2020 ESER bond to build the Emergency
22 Firefighting Water System on the west side of San Francisco; and, be it

23 FURTHER RESOLVED, That this Board amends the Capital Plan to modify the
24 description of the Juvenile Justice Department Master Plan Implementation located at the end
25 of the Public Safety chapter to reflect the reduction in the number of young people requiring

1 detention, the City's ongoing discussions exploring the repurposing of San Francisco's
2 Juvenile Hall, the City's ongoing discussions to prioritize additional community based
3 alternatives to incarceration, as well as the City's ongoing discussions to explore a
4 rehabilitative and education-focused youth space run by Juvenile Probation to meet the needs
5 of the small number of youth who state law requires be detained; and, be it

6 FURTHER RESOLVED That this Board amends the Capital Plan to include in the
7 Health and Human Services chapter the emerging need for additional long term housing for
8 people with mental illness including Board and Care facilities and cooperative living
9 apartments or single family homes which are designed for individuals who have successfully
10 exited substance abuse and/or mental health residential treatment programs; and, be it

11 FURTHER RESOLVED, That this Board hereby adopts the Capital Plan, with such
12 amendments and revisions as this Board has adopted, as the City's ten-year capital
13 expenditure plan for purposes of the Capital Planning Ordinance.



City and County of San Francisco

Tails

Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 190253

Date Passed: April 30, 2019

Resolution adopting the City's ten-year capital expenditure plan for FYs 2020-2029, pursuant to Administrative Code, Section 3.20.

April 10, 2019 Budget and Finance Committee - AMENDED

April 10, 2019 Budget and Finance Committee - AMENDED

April 10, 2019 Budget and Finance Committee - CONTINUED AS AMENDED

April 17, 2019 Budget and Finance Committee - AMENDED

April 17, 2019 Budget and Finance Committee - RECOMMENDED AS AMENDED

April 23, 2019 Board of Supervisors - CONTINUED

Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

April 30, 2019 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

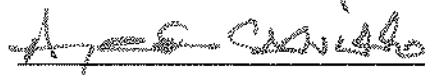
Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

April 30, 2019 Board of Supervisors - ADOPTED AS AMENDED

Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

File No. 190253

I hereby certify that the foregoing
Resolution was ADOPTED AS AMENDED
on 4/30/2019 by the Board of Supervisors
of the City and County of San Francisco.



Angela Calvillo
Clerk of the Board



London N. Breed
Mayor

5/10/19

Date Approved

Justice Facilities Improvement Program

The Justice Facilities Improvement Program (JFIP) was originally developed in 2008 to initiate the closure of the Hall of Justice (the Hall or HOJ) and the construction of replacement spaces for that facility.

The HOJ stands seven stories tall and was originally built in 1958. It contains the County courthouse, office space for various justice-related staff, and two County jails. The jails on its two top floors (County Jails #3 and #4) were built on an antiquated model of corrections with linear jails and limited program space. County Jail #3 is closed, but County Jail #4 remains open, with approximately 350 prisoners in the building 24 hours a day. The linear model of this facility creates limited visibility of prisoners, leaving them vulnerable to assault and self-harm. The County Jail #4 kitchen and laundry and some of the building's core subsystems support operations at the nearby County Jails #1 and #2. A major earthquake is likely to generate significant damage to the building and render it unusable.

As San Francisco is responsible for the lives of the persons in custody and the staff who work with them, closing the dangerous HOJ facility has been a top priority of the City's Capital Plan since its inception and remains so.

Since the last Capital Plan, the City has taken several significant steps towards the closure of the Hall. To vacate the building as expediently as possible per direction from the City Administrator, staff from the District Attorney, Police, and Adult Probation departments will be relocated to leased space by the end of 2020. Their exit, combined with the recent relocation of the Office of the County Medical Examiner in 2017 and the forthcoming Traffic Company and Forensic Services Division building, both funded by ESER 2014, will leave reduced operations in the building.

Capital investments to end the reliance of the downtown justice campus on the Hall have also begun. The renewal of the County Jail #2 kitchen was funded with General Fund as part of the Capital Budget in FY2019.

The Hall of Justice Exit Projects funded in the Certificates of Participation Program will further advance the JFIP effort. The few remaining City offices in the Hall will be consolidated on the Harriet Street side of the building and acquired properties once obtained. Any remaining dependencies on the Hall jails such as holding required for Courts operations will need to be addressed. The data hub in Room 125 will need to be relocated, which will be a major interdepartmental capital and IT effort; the equipment required for this project is not included within the COPs project. Together with the relocation of prisoners if the jail count is not sufficiently reduced through alternative strategies, these projects should enable the demolition of the Hall's Bryant Street wing.

Demolishing the Bryant Street wing and enclosing the remaining part of the building will leave a regular rectangular structure with better expected seismic performance. The demolition will also create room to begin construction of a replacement Hall of Justice while the Courts remain operational.

The last Capital Plan slated projects for administrative staff and prisoner relocations in the COP Program. With leases now secured for nearly all administrative staff in the short-term, the capital construction projects related to the Hall Exit has been removed from the early years of the COP Program. The COP Program now planned shows a replacement Hall of Justice Consolidation Project in FY2028 instead, envisioned at the downtown campus once the Courts secure State funding.

The full vacation, demolition, and consolidation of the Hall of Justice will not be possible as long as County Jail #4 is open.

Working with input from criminal justice reform advocates through the Re-Envisioning the Jail Work Group convened by then-Board President Breed, the City continues to pursue and fund strategies to reduce the jail population. Co-chaired by the Sheriff, the Director of Public Health, and a leading community advocate, the Work Group prioritized strategies of housing, expansion of community-based and Department of Public Health behavioral health treatment facilities, a reentry navigation center for justice-involved persons, renovations to County Jail #2 to accommodate a portion of the County Jail #4 population, and the creation of an interagency intake and discharge planning center in County Jail #1. The construction of a replacement jail facility for the beds at the Hall was not prioritized by a majority of Work Group members, nor was a centralized Behavioral Health Justice Center. The City has put resources behind the Work Group's prioritized strategies. Still the jail count remains too high to allow for the permanent closure of County Jail #4.

A solution that will permanently close the Hall of Justice jails is still needed. San Francisco historically has been averse to the construction of new jail facilities. However, given the City's responsibility for prisoners and staff, it will be necessary to relocate them from the Hall one way or another. The solution may require the construction of a replacement facility and/or operational changes such as out-of-county placements.

Efforts to finally close the Hall once and for all may involve the allocation of General Fund Debt, Capital Planning Fund, and/or General Fund.



SFFD Fire Station 5, Photo Credit: © Alejandro Velarde

**Multiple Departments –
JFIP HOJ Relocation Projects**

The Adult Probation Department, the District Attorney's Office, and some SFPD staff will be relocated from seismically unsafe Hall of Justice into leased properties. Some staff still will remain at the Hall. This HOJ Relocation project would encompass acquiring property needed for the permanent closure of the HOJ; the tenant improvements needed to remove the remaining staff from the Bryant Street wing of the Hall; consolidating the few remaining City offices on the Harriet Street side and acquired properties once obtained; and solving for remaining Courts-related dependencies on the Hall jails such as holding.

The budget for this set of projects is estimated at \$131 million and is programmed for FY2020 Certificates of Participation.

**Multiple Departments –
JFIP HOJ Demolition and Enclosure**

The demolition of the Bryant Street side of the Hall of Justice is necessary to make room for the future consolidation of Courts-related operations at that site. The Courts will need to remain operational during and after demolition in the enclosed Harriet Street wing of the building.

The budget for this project is estimated at \$55 million and is planned for funding with FY2025 Certificates of Participation.

**Multiple Departments –
JFIP HOJ Consolidation Plan**

A downtown hub that co-locates Courts-related functions and services for justice-involved populations is the most efficient use of space and resources for San Francisco's criminal justice system. Building in this way will enable the consolidation of justice functions spread across various buildings in the area, including the leases at 350 Rhode Island and 945 Bryant Street.

Once funding for the Courts is secure, planning can begin in earnest for a consolidated justice campus. Meanwhile, the project budget is estimated at \$417 million in FY2028 Certificates of Participation.

Certificates of Participation

The Plan anticipates \$963 million in Certificates of Participation (COPs), also known as General Fund debt, over the next 10 years. COPs are backed by a physical asset in the City’s capital portfolio, and repayments are appropriated each year out of the General Fund.

Table 1.6 shows the Capital Plan’s COP Program for the next 10 years.

Chart 1.2 illustrates the COP program against the City’s policy constraint for General Fund debt not to exceed 3.25% of General Fund Discretionary Revenue.

All amounts attributed to future debt programs are estimates and may need to be adjusted.

COPs FY2020-29 (Dollars in Millions)		
Year of Issuance	Project	Amount
FY2019	Public Health 101 Grove Exit	108
FY2019	HOPE SF Horizontal Infrastructure	57
FY2020	Family Services Center/City Offices	50
FY2020	Hall of Justice Relocation Projects	131
FY2022	Critical Repairs Recession Allowance	60
FY2023	Critical Repairs Recession Allowance	60
FY2025	Hall of Justice Demolition & Enclosure	55
FY2026	Public Works Yards Consolidation	25
FY2028	Hall of Justice Consolidation Plan	417
Total		963

BOARD OF SUPERVISORS ACTIONS THAT AUTHORIZE SITE PURCHASES AND DEBT AUTHORIZATIONS FOR THE JUSTICE FACILITIES IMPROVEMENT PROGRAM (ACTIONS FOR THOSE UNSIGNED ARE CALENDARED SEPT 2019)

FILE NO. 190897

ORDINANCE NO.

RO#20003
SA#70-03

1 [Appropriation - Certificates of Participation to the General Services Agency to Fund the
2 Tenant Improvement Costs for the Hall of Justice Improvement Project - \$62,000,000 -
3 FY2019-2020]

4 **Ordinance appropriating \$62,000,000 of Certificates of Participation to the General**
5 **Services Agency to fund tenant improvements involving the construction, acquisition,**
6 **improvement, renovation, and retrofitting of City-owned properties as needed for the**
7 **Hall of Justice Improvement Project enabling staff and offices to be consolidated in**
8 **acquired City-owned properties in FY2019-2020; and placing \$62,000,000 on**
9 **Controller's Reserve, pending sales of Certificates of Participation.**

10

11 Note: **Unchanged Code text and uncodified text** are in plain Arial font.
12 **Additions to Codes** are in *single-underline italics Times New Roman font*.
13 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
14 **Board amendment additions** are in double-underlined Arial font.
15 **Board amendment deletions** are in ~~strikethrough Arial font~~.
16 **Asterisks (* * *)** indicate the omission of unchanged Code
17 subsections or parts of tables.

18

19 Be it ordained by the People of the City and County of San Francisco:

20

21 Section 1. The sources of funding outlined below are herein appropriated in the General
22 Services Agency for Fiscal Year 2019-2020. Commercial Paper may be used as a funding
23 source in the interim, prior to sale of the Certificates of Participation.

24

25

1 **Sources**

2	Fund /	Project & Activity /	Account	Description	Amount
3	Department ID	Authority			
4	15382 / 228875	10035309 – 0001 /	480141	Proceeds from	\$62,000,000
5	CPXCF COP HOJ	20886	Proceeds fr	Certificates of	
6	Relo-Tenant Imp /	ADRE HOJ Relo –	Certificates of	Participation	
7	ADM Real Estate	Non-CPC / ADRE	Participation		
8	Division	HOJ Relocation			
9	Total Sources				\$62,000,000

10

11 Section 2. The uses of funding outlined below are herein appropriated in the General
 12 Services Agency to fund the construction, acquisitions, improvement, renovation, and
 13 retrofitting for the Hall of Justice Improvement Project.

14

15 **Uses**

16	Fund /	Project & Activity /	Account	Description	Amount
17	Department ID	Authority			
18	15382 / 228875	10035309 – 0001 /	567000	Buildings,	\$51,635,000
19	CPXCF COP HOJ	20886	Bldgs,Struct&Imprv	Structures, &	
20	Relo-Tenant Imp /	ADRE HOJ Relo –	Proj-Budget	Improvements	
21	ADM Real Estate	Non-CPC / ADRE		Project Budget	
22	Division	HOJ Relocation			

23

24

25

1	Fund /	Project & Activity /	Account	Description	Amount
2	Department ID	Authority			
3	15382 / 228875	10035309 – 0001 /	581130	CSA 0.2%	\$103,270
4	CPXCF COP HOJ	20886	GF-CON-Internal	Controller's Audit	
5	Relo-Tenant Imp /	ADRE HOJ Relo –	Audit	Fund	
6	ADM Real Estate	Non-CPC / ADRE			
7	Division	HOJ Relocation			
8					
9					
10	15382 / 228875	10035309 – 0001 /	573110	Debt Service	\$4,588,397
11	CPXCF COP HOJ	20886	Bond Issuance	Reserve Fund	
12	Relo-Tenant Imp /	ADRE HOJ Relo –	Cost - Unamortized		
13	ADM Real Estate	Non-CPC / ADRE			
14	Division	HOJ Relocation			
15					
16					
17	15382 / 228875	10035309 – 0001 /	573110	Capital Interest	\$2,563,381
18	CPXCF COP HOJ	20886	Bond Issuance	Fund / CP Interest	
19	Relo-Tenant Imp /	ADRE HOJ Relo –	Cost - Unamortized	& Fees	
20	ADM Real Estate	Non-CPC / ADRE			
21	Division	HOJ Relocation			
22					
23					
24	15382 / 228875	10035309 – 0001 /	573110	Cost of Issuance	\$803,864
25	CPXCF COP HOJ				

1	Fund /	Project & Activity /	Account	Description	Amount
2	Department ID	Authority			
3	Relo-Tenant Imp /	20886	Bond Issuance		
4	ADM Real Estate	ADRE HOJ Relo –	Cost - Unamortized		
5	Division	Non-CPC / ADRE			
6		HOJ Relocation			
7	15382 / 228875	10035309 – 0001 /	573110	Underwriter's	\$451,088
8	CPXCF COP HOJ	20886	Bond Issuance	Discount	
9	Relo-Tenant Imp /	ADRE HOJ Relo –	Cost - Unamortized		
10	ADM Real Estate	Non-CPC / ADRE			
11	Division	HOJ Relocation			
12					
13					
14	15382 / 228875	10035309 – 0001 /	573110	Reserve for Market	\$1,855,000
15	CPXCF COP HOJ	20886	Bond Issuance	Uncertainty	
16	Relo-Tenant Imp /	ADRE HOJ Relo –	Cost - Unamortized		
17	ADM Real Estate	Non-CPC / ADRE			
18	Division	HOJ Relocation			
19					
20	Total Uses				\$62,000,000

21

22 Section 3. The uses of funding outlined above for \$62,000,000 are herein placed on

23 Controller's Reserve pending sales of Certificates of Participation.

24

25

1 Section 4. The Controller is authorized to record transfers between funds and adjust the
2 accounting treatment of sources and uses appropriated in this Ordinance as necessary to
3 conform with Generally Accepted Accounting Principles and other laws.

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APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

FUNDS AVAILABLE:
BEN ROSENFELD, Controller

By: _____
BUCK DELVENTHAL
Deputy City Attorney

By: _____
BEN ROSENFELD
Controller

1 [Authorizing Certificates of Participation - Multiple Capital Improvement Projects - Not to
2 Exceed \$62,000,000]

3 **Ordinance authorizing the execution and delivery of Certificates of Participation, in one**
4 **or more series from time to time, on a tax-exempt or taxable basis, evidencing and**
5 **representing an aggregate principal amount not to exceed \$62,000,000 to finance and**
6 **refinance the acquisition of certain real property located within the City for the**
7 **improvement and equipping of certain existing real property and improvements owned**
8 **and maintained by the City, including but not limited to the improvement and equipping**
9 **of the existing Hall of Justice facilities located at 850 Bryant Street within the City and**
10 **adjacent and related facilities, and the retirement of certain commercial paper notes of**
11 **the City issued on an interim basis for such purposes; approving the form of**
12 **Supplement to Trust Agreement between the City and County of San Francisco and**
13 **U.S. Bank National Association, as trustee (“Trustee”) (including certain indemnities**
14 **contained therein); approving respective forms of Supplements to Property Lease and**
15 **Project Lease, each between the City and the Trustee, for the lease and lease back of**
16 **all or a portion of certain real property and improvements located at 375 Laguna Honda**
17 **Boulevard or other property as determined by the Director of Public Finance;**
18 **approving the form of an Official Notice of Sale and a Notice of Intention to Sell the**
19 **Certificates of Participation; approving the form of an official statement in preliminary**
20 **and final form; approving the form of a Continuing Disclosure Certificate; granting**
21 **general authority to City officials to take necessary actions in connection with the**
22 **authorization, sale, execution and delivery of the Certificates of Participation;**
23 **approving modifications to documents; and ratifying previous actions taken in**
24 **connection therewith, as defined herein.**

25

1 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
2 **Additions to Codes** are in *single-underline italics Times New Roman font*.
3 **Deletions to Codes** are in ~~*single-underline italics Times New Roman font*~~.
4 **Board amendment additions** are in double-underlined Arial font.
5 **Board amendment deletions** are in ~~Arial font~~.
6 **Asterisks (* * * *)** indicate the omission of unchanged Code
7 subsections or parts of tables.

8 Be it ordained by the People of the City and County of San Francisco:

9 WHEREAS, The Board of Supervisors (“Board of Supervisors” or “Board”) of the
10 City and County of San Francisco (“City”) desires to provide funds for the (i) the acquisition
11 of certain real property located within the City, including but not limited to the improvement
12 and equipping of certain existing real property and improvements owned and maintained by
13 the City, including but not limited to the improvement and equipping of the existing Hall of
14 Justice facilities located at 850 Bryant Street within the City and adjacent and related
15 facilities, and (ii) the retirement of certain commercial paper notes of the City issued on an
16 interim basis for such purposes (collectively, the “Project”), and the City is authorized
17 pursuant to its charter (“Charter”) and the laws of the State to enter into lease financings for
18 such purpose; and

19 WHEREAS, The City and the Trustee have previously entered into a Property
20 Lease, dated as of May 1, 2009 (“Original Property Lease”), pursuant to which the City has
21 leased certain real property and all improvements thereon (collectively, the “Prior Leased
22 Property”) to the Trustee; and

23 WHEREAS, The Trustee and the City have previously entered into a Project Lease,
24 dated as of May 1, 2009 (“Original Project Lease”), pursuant to which the Trustee has
25 leased the Prior Leased Property back to the City; and

 WHEREAS, The City previously caused the execution and delivery of the City and
County of San Francisco Certificates of Participation, Series 2009A (Multiple Capital

1 Improvement Projects) (“2009A Certificates”) pursuant to a Trust Agreement, dated as of
2 May 1, 2009, by and between the City and the Trustee (“Original Trust Agreement” and,
3 together with the Original Property Lease and the Original Project Lease, the “Original
4 Agreements”); and

5 WHEREAS, The 2009A Certificates evidence direct undivided interests in the lease
6 payments made by the City under the Original Project Lease; and

7 WHEREAS, The Original Trust Agreement provides for the issuance of additional
8 certificates of participation by the execution and delivery of a supplement to the Original Trust
9 Agreement, and authorizes the principal and interest with respect to said certificates of
10 participation to be secured by a supplement to the Original Property Lease and to be paid
11 from amounts paid by the City under a supplement to the Original Project Lease;

12 WHEREAS, The City subsequently caused the execution and delivery of the City and
13 County of San Francisco Certificates of Participation, Series 2009B (Multiple Capital
14 Improvement Projects) (the “2009B Certificates”) pursuant to a First Supplement to Trust
15 Agreement, dated as of September 1, 2009 (“First Supplement to Trust Agreement”),
16 supplementing the Original Trust Agreement; and

17 WHEREAS, In connection therewith, the City and the Trustee have previously entered
18 into a First Supplement to Property Lease, dated as of September 1, 2009 (“First Supplement
19 to Property Lease”), supplementing the Original Property Lease; and

20 WHEREAS, In connection therewith, the City and the Trustee have previously entered
21 into a First Supplement to Project Lease, dated as of September 1, 2009 (“First Supplement
22 to Project Lease”), supplementing the Original Project Lease; and

23 WHEREAS, The 2009B Certificates evidence direct undivided interests in the lease
24 payments made by the City under the Original Project Lease, as supplemented by the First
25 Supplement to Project Lease, on a parity basis with the 2009A Certificates; and

1 WHEREAS, The City subsequently caused the execution and delivery of the City and
2 County of San Francisco Certificates of Participation, Series 2012A (Multiple Capital
3 Improvement Projects) (“2012A Certificates”) pursuant to a Second Supplement to Trust
4 Agreement, dated as of June 1, 2012 (“Second Supplement to Trust Agreement”),
5 supplementing the Original Trust Agreement; and

6 WHEREAS, In connection therewith, the City and the Trustee have previously entered
7 into a Second Supplement to Property Lease, dated as of June 1, 2012 (“Second Supplement
8 to Property Lease”), supplementing the Original Property Lease; and

9 WHEREAS, In connection therewith, the City and the Trustee have previously entered
10 into a Second Supplement to Project Lease, dated as of June 1, 2012 (“Second Supplement
11 to Project Lease”), supplementing the Original Project Lease; and

12 WHEREAS, The 2012A Certificates evidence direct undivided interests in the lease
13 payments made by the City under the Original Project Lease, as supplemented by the First
14 Supplement to Project Lease and Second Supplement to Project Lease, on a parity basis with
15 the 2009A Certificates and 2009B Certificates; and

16 WHEREAS, The Board desires to finance the Project and to cause the execution and
17 delivery of one or more additional series of certificates of participation (as further defined
18 herein, the “Certificates”) in an aggregate principal amount not to exceed \$62,000,000
19 therefor; and

20 WHEREAS, The Certificates will be executed and delivered in one or more series, from
21 time to time, on a tax-exempt and/or taxable basis pursuant to one or more supplements to
22 the Original Trust Agreement (each, a “Supplement to Trust Agreement”), by and between the
23 City and the Trustee, supplementing the Original Trust Agreement; and

24 WHEREAS, In connection with the execution and delivery of the Certificates, the Board
25 desires to cause the execution of one or more supplements to the Original Property Lease

1 (each, a “Supplement to Property Lease”), supplementing and amending the Original Property
2 Lease to provide for additional rental to be paid by the Trustee in connection with the
3 financing of the Project and certain related matters and pursuant to which the City intends to
4 lease to the Trustee the Prior Leased Property and such other property specified in the
5 Supplement to Property Lease (collectively, the “Leased Property”); one or more supplements
6 to the Original Project Lease (each, a “Supplement to Project Lease”), supplementing and
7 amending the Original Project Lease to provide for the leasing of the Leased Property back to
8 the City and the additional Base Rental to be paid by the City in connection with the financing
9 of the Project and certain related matters, with such additional changes to the Supplement to
10 Property Lease and Supplement to Project Lease as shall be determined and made in
11 accordance with Section 21 hereof; a Continuing Disclosure Certificate and certain other
12 related documents; and

13 WHEREAS, The Certificates, when issued, will evidence direct undivided interests in
14 the lease payments made by the City under the Original Project Lease, as previously
15 supplemented and amended and as supplemented and amended by the Supplement to
16 Project Lease, on a parity basis with the outstanding 2009A Certificates, 2009B Certificates
17 and 2012A Certificates and any other certificates of participation of the City authorized and
18 issued pursuant to additional, respective, executed and delivered supplements to the Original
19 Agreements, prior to the issuance of the Certificates; and

20 WHEREAS, The Board has been presented with the forms of certain documents and
21 agreements referred to herein relating to the Certificates, and the Board has examined and is
22 approving each such document and agreement and desires to authorize the execution of such
23 documents and agreements and the consummation of such financing; and

24 WHEREAS, Upon the effectiveness of this Ordinance, all conditions, things and acts
25 required by law to exist, to happen and to be performed precedent to and as a condition of the

1 execution and delivery of the Supplement to Property Lease, the Supplement to Project
2 Lease, the Supplement to Trust Agreement, the Continuing Disclosure Certificate, the Official
3 Statement (as defined herein) and the Certificates will exist, have happened and have been
4 performed in due time, form and manner in accordance with applicable law, and the City shall
5 be authorized pursuant to its Charter and other applicable law to execute and deliver the
6 Supplement to Property Lease, the Supplement to Project Lease, the Continuing Disclosure
7 Certificate, the Supplement to Trust Agreement and the Official Statement and to cause the
8 execution and delivery of the Certificates in the manner and form provided in this Ordinance;
9 and

10 WHEREAS, The City has paid and expects to pay certain expenditures in connection
11 with the Project to be financed by the Certificates prior to the execution and delivery of the
12 Certificates, and the City intends to reimburse itself and to pay third parties for such prior
13 expenditures from the proceeds of the Certificates; and

14 WHEREAS, Section 1.150-2 of the Treasury Regulations promulgated under the
15 Internal Revenue Code of 1986, as amended (“Reimbursement Regulations”) requires the
16 City to declare its reasonable official intent to reimburse prior expenditures with the proceeds
17 of a subsequent borrowing; and

18 WHEREAS, The Reimbursement Regulations require that any reimbursement
19 allocation of proceeds of the Certificates to be made with respect to expenditures incurred
20 prior to the execution and delivery of the Certificates will occur not later than eighteen (18)
21 months after the later of (i) the date on which the expenditure is paid or (ii) the date on which
22 the facilities are placed in service, but in no event later than three (3) years after the
23 expenditure is paid; and

24 WHEREAS, The adoption of this Ordinance constitutes authorization of the Certificates
25 within the meaning of Section 864 of the California Code of Civil Procedure and any Validation

1 Act that is effective after this Ordinance takes effect; and

2 NOW THEREFORE,

3 Be it ordained by the People of the City and County of San Francisco, as follows:

4 Section 1. Findings. The Board hereby finds and determines that the recitals set
5 forth above are true and correct.

6 Section 2. Conditions Precedent. All conditions, things and acts required by law to
7 exist, to happen and to be performed precedent to the execution and delivery of the
8 Certificates exist, have happened and have been performed in due time, form and manner in
9 accordance with applicable law, and the City is now authorized pursuant to its Charter and
10 applicable law to incur indebtedness in the manner and form provided in this Ordinance.

11 Section 3. File Documents. The documents presented to the Board and on file with
12 the Clerk of the Board of Supervisors or her designee (collectively, the "Clerk") are contained
13 in File No. _____.

14 Section 4. Authorization of the Certificates. The Board hereby authorizes and
15 approves the execution and delivery of the Certificates in one or more series and on one or
16 more delivery dates in accordance with the applicable Supplement to Trust Agreement. The
17 proceeds of the Certificates will be used to (i) finance and/or refinance the Project, including
18 through the retirement of certain commercial paper notes of the City issued therefor; (ii) fund a
19 debt service or other similar reserve, as appropriate; and (iii) pay costs of issuance of the
20 Certificates. The Certificates shall be designated as "City and County of San Francisco
21 Certificates of Participation (Multiple Capital Improvement Projects)" with such other
22 designations as to series and the year of execution and delivery as determined by the
23 Controller's Director of Public Finance ("Director of Public Finance") or her designee.

24 Section 5. Certain Terms of the Certificates. The Certificates shall evidence an
25 aggregate principal amount of not to exceed Sixty Two Million Dollars (\$62,000,000), and

1 shall evidence interest at a true interest cost up to but not to exceed twelve percent (12%) per
2 annum. The Certificates shall be subject to prepayment as set forth in the applicable
3 Supplement to Project Lease and Supplement to Trust Agreement. The Director of Public
4 Finance is hereby authorized, to the extent such officer deems it necessary or advisable and
5 financially advantageous to the City, to procure credit enhancement for the Certificates,
6 including but not limited to municipal bond insurance or a debt service reserve fund surety
7 policy.

8 Section 6. Tax Status of the Certificates. The Director of Public Finance is hereby
9 authorized, to the extent such officer deems it necessary or advisable and in the interests of
10 the City, to cause the execution and delivery of the Certificates (i) with interest with respect
11 thereto being exempt or not exempt from federal income tax, and (ii) under any federal tax law
12 provisions which provide for federal grants or credits to the City or to investors in lieu of the
13 exemption of interest from federal income tax.

14 Section 7. Approval of the Supplement to Trust Agreement. The form of the
15 Supplement to Trust Agreement between the City and the Trustee, as presented to the Board,
16 a copy of which is on file with the Clerk, is hereby approved. The Mayor of the City (“Mayor”)
17 or the City’s Controller (“Controller”) or designees thereof are hereby authorized to execute
18 and deliver one or more Supplements to Trust Agreement in the form hereby approved, and
19 the Clerk is hereby authorized to attest to and affix the seal of the City on such Supplements
20 to Trust Agreement, with such changes, additions and modifications as the Mayor or the
21 Controller may make or approve in accordance with Section 21 hereof.

22 Section 8. Approval of the Supplement to Property Lease. The form of the
23 Supplement to Property Lease between the City and the Trustee, as presented to the Board,
24 a copy of which is on file with the Clerk, is hereby approved. The Mayor or the Controller is
25 hereby authorized to execute and deliver one or more Supplements to Property Lease in the

1 form hereby approved, and the Clerk is hereby authorized to attest to and affix the seal of the
2 City on such Supplements to Property Lease, with such changes, additions and modifications
3 as the Mayor or the Controller may make or approve in accordance with Section 21 hereof.

4 Section 9. Approval of the Supplement to Project Lease. The form of the
5 Supplement to Project Lease between the City and the Trustee, as presented to the Board, a
6 copy of which is on file with the Clerk, is hereby approved. The Mayor or the Controller is
7 hereby authorized to execute and deliver one or more Supplements to Project Lease in the
8 form hereby approved, and the Clerk is hereby authorized to attest to and affix the seal of the
9 City on such Supplements to Project Lease with such changes, additions and modifications as
10 the Mayor or Controller may make or approve in accordance with Section 21 hereof; provided,
11 however, that the maximum Base Rental (as defined in the Project Lease) to be paid under all
12 Supplements to Project Lease in any fiscal year shall not exceed Five Million Four Hundred
13 Thousand Dollars (\$5,400,000) and the term of any Supplement to Project Lease shall not
14 extend beyond the 25th year following its date of execution, as such initial term may be
15 extended in accordance with the Project Lease.

16 Section 10. Approval of the Leased Property and the Base Rental Payments. The
17 Board hereby approves the leasing, pursuant to the terms of the Supplement to Property
18 Lease and the Supplement to Project Lease, of all or a portion of the Leased Property. The
19 Board also hereby approves the payment by the City of the Base Rental with respect thereto.

20 Section 11. Sale and Award of Certificates by Competitive Sale. In the event the
21 Director of Public Finance determines to sell the Certificates by competitive sale, the Director
22 of Public Finance, on behalf of the Controller, is hereby authorized and directed to receive
23 bids for the purchase of the Certificates, and the Controller is hereby authorized and directed
24 to award the Certificates to the bidder whose bid represents the lowest true interest cost to the
25 City, all in accordance with the procedures described in the Official Notice of Sale (as defined

1 herein).

2 Section 12. Approval of Form of Official Notice of Sale. The form of an official notice
3 of sale relating to the Certificates (“Official Notice of Sale”), as presented to this Board, a copy
4 of which is on file with the Clerk, is hereby approved. The Controller or the Director of Public
5 Finance is authorized to approve the distribution of an Official Notice of Sale for the
6 Certificates, with such changes, additions and modifications as such official may make or
7 approve in accordance with Section 21 hereof.

8 Section 13. Approval of Notice of Intention to Sell Relating to the Certificates. The
9 form of a notice of intention to sell relating to the Certificates (“Notice of Intention to Sell”), as
10 presented to this Board, a copy of which is on file with the Clerk, is hereby approved. The
11 Controller or the Director of Public Finance is hereby authorized to approve the publication of
12 the Notice of Intention to Sell relating to the Certificates, with such changes, additions and
13 modifications as such official may make or approve in accordance with Section 21 hereof.

14 Section 14. Sale of Certificates by Negotiated Sale. If the Controller or the Director of
15 Public Finance determines to sell the Certificates by negotiated sale, the Controller or the
16 Director of Public Finance is hereby authorized to sell the Certificates by negotiated sale
17 pursuant to one or more purchase contracts (each, a “Purchase Contract”) by and between
18 the City and the underwriters named therein; provided, however, that the underwriters’
19 discount under any such Purchase Contract shall not exceed one percent (1.0%) of the
20 principal amount of the Certificates. The form of Purchase Contract, as presented to the
21 Board, a copy of which is on file with the Clerk, is hereby approved.

22 Section 15. Authorization to Appoint Underwriters. To accomplish the sale of the
23 Certificates by negotiated sale, if applicable, the Controller or the Director of Public Finance is
24 hereby authorized to appoint one or more financial institutions to act as underwriter(s) for the
25 Certificates in accordance with City policies and procedures, including but not limited to the

1 City's policy to provide locally disadvantaged business enterprises an equal opportunity to
2 participate in the performance of all City contracts.

3 Section 16. Approval of the Official Statement in Preliminary and Final Form. The
4 form of an official statement relating to the Certificates ("Official Statement"), as presented to
5 this Board, a copy of which is on file in preliminary form with the Clerk, is hereby approved.
6 The Controller is hereby authorized to approve the preliminary Official Statement in
7 substantially said form, with such changes, additions, modifications (including but not limited
8 to the inclusion of the most current City financial information) or deletions as such official may
9 make or approve in accordance with Section 21 hereof, and to deem the preliminary Official
10 Statement final for purposes of the Rule 15c2-12 of the Securities and Exchange Act of 1934,
11 as amended, to execute a certificate to that effect, and to cause the preliminary Official
12 Statement to be delivered, in printed or electronic form, to potential purchasers of the
13 Certificates, such approval to be conclusively evidenced by the delivery of said deemed-final
14 certificate. The Controller is hereby further authorized and directed to sign and deliver the
15 Official Statement in final form to purchasers of the Certificates.

16 Section 17. Approval of the Continuing Disclosure Certificate. The form of a
17 Continuing Disclosure Certificate of the City relating to the Certificates, as presented to the
18 Board, a copy of which is on file with the Clerk, is hereby approved. The Controller or the
19 Director of Public Finance is hereby authorized to execute the Continuing Disclosure
20 Certificate, with such changes, additions, modifications or deletions as the Controller or the
21 Director of Public Finance may approve upon consultation with the City Attorney; such
22 approval to be conclusively evidenced by the execution and delivery of the Continuing
23 Disclosure Certificate.

24 Section 18. Reimbursement. The City declares its official intent to reimburse prior
25 expenditures of the City incurred prior to the execution and delivery of the Certificates in

1 connection with the Project or portions thereof with the proceeds of the Certificates. The
2 Board of Supervisors declares the City's intent to reimburse the City with the proceeds of the
3 Certificates for the expenditures with respect to the Project (the "Expenditures" and each an
4 "Expenditure") made on and after that date that is no more than 60 days prior to adoption of
5 this Ordinance. The City reasonably expects on the date of adoption of this Ordinance that it
6 will reimburse the Expenditures with the proceeds of the Certificates.

7 Section 19. Terms of Reimbursement. Each Expenditure was and will be either (a) of
8 a type properly chargeable to a capital account under general federal income tax principles
9 (determined in each case as of the date of the Expenditure), (b) a cost of issuance with
10 respect to the Certificates, (c) a nonrecurring item that is not customarily payable from current
11 revenues, or (d) a grant to a party that is not related to or an agent of the City so long as such
12 grant does not impose any obligation or condition (directly or indirectly) to repay any amount
13 to or for the benefit of the City. The maximum aggregate principal amount of the Certificates
14 expected to be executed and delivered for the Project is \$62,000,000. The City shall make a
15 reimbursement allocation, which is a written allocation by the City that evidences the City's
16 use of proceeds of the Certificates to reimburse an Expenditure, no later than 18 months after
17 the later of the date on which the Expenditure is paid or the Project is placed in service or
18 abandoned, but in no event more than three years after the date on which the Expenditure is
19 paid. The City recognizes that exceptions are available for certain "preliminary expenditures,"
20 costs of issuance, certain de minimis amounts, expenditures by "small issuers" (based on the
21 year of issuance and not the year of expenditure) and expenditures for construction projects
22 of at least five (5) years.

23 Section 20. General Authority. The Mayor, the Treasurer, the City Attorney, the
24 Controller, the City Administrator, the Director of Public Finance, the Clerk and other officers
25 of the City and their duly authorized deputies, designees and agents are hereby authorized

1 and directed, jointly and severally, to take such actions and to execute and deliver such
2 certificates, agreements, requests or other documents as they may deem necessary or
3 desirable to accomplish the purposes of this Ordinance, including but not limited to the
4 execution and delivery of any Supplement to Property Lease, any Supplement to Project
5 Lease, any Supplement to Trust Agreement, the Official Statement, the Continuing Disclosure
6 Certificate and the Certificates, to obtain bond insurance or other credit enhancements or a
7 surety policy with respect to the Certificates, to obtain title insurance, to clear any
8 encumbrances to title and to carry out other title work. Any such actions are solely intended to
9 further the purposes of this Ordinance and are subject in all respects to the terms of this
10 Ordinance. No such actions shall increase the risk to the City or require the City to spend any
11 resources not otherwise granted herein. Final versions of any such documents shall be
12 provided to the Clerk for inclusion in the official file within 30 days of execution (or as soon
13 thereafter as final documents are available) by all parties.

14 Section 21. Modifications, Changes and Additions. The Mayor, the Treasurer, the
15 Controller and the Director of Public Finance each are hereby authorized to make such
16 modifications, changes and additions to the documents and agreements approved hereby,
17 upon consultation with the City Attorney, as may be necessary or desirable and in the
18 interests of the City, and which changes do not materially increase the City's obligations or
19 reduce its rights thereunder or hereunder. The respective official's approval of such
20 modifications, changes and additions shall be conclusively evidenced by the execution and
21 delivery by such official and the Clerk of the applicable Supplement to Property Lease,
22 Supplement to Project Lease and Supplement to Trust Agreement or any of the other
23 documents approved in this Ordinance. Any such actions are solely intended to further the
24 purposes of this Ordinance and are subject in all respects to the terms of this Ordinance. No
25 such actions shall increase the risk to the City or require the City to spend any resources not

1 otherwise granted herein. Final versions of any such documents shall be provided to the Clerk
2 for inclusion in the official file within 30 days (or as soon thereafter as final documents are
3 available) of execution by all parties.

4 Section 22. Partial Invalidity. Any provision of this Ordinance found to be prohibited
5 by law shall be ineffective only to the extent of such prohibition, and shall not invalidate the
6 remainder of this Ordinance.

7 Section 23. Effective Date. This Ordinance shall take effect immediately.

8 Section 24. Ratification of Prior Actions. All actions authorized consistent with any
9 documents presented herein and approved by this Ordinance but heretofore taken are hereby
10 ratified, approved and confirmed by the Board.

11
12 APPROVED AS TO FORM:
13 DENNIS J. HERRERA, City Attorney

14
15 By: _____
16 Mark D. Blake
17 Deputy City Attorney
18 n:\financlas2019\1300182\01388690.docx

1 [Authorizing Certificates of Participation - Multiple Capital Improvement Projects - Not to
2 Exceed \$94,600,000]

3 **Ordinance authorizing the execution and delivery of Certificates of Participation, in one**
4 **or more series from time to time, on a tax-exempt or taxable basis, evidencing and**
5 **representing an aggregate principal amount of not to exceed \$94,600,000 to (i) finance**
6 **and refinance the acquisition of certain real property located at 814-820 Bryant Street**
7 **and 470 6th Street within the City and related site demolition, preparation and**
8 **improvement, and (ii) the repayment of certain taxable commercial paper notes of the**
9 **City issued for such purposes, and the acquisition of certain additional property**
10 **located at 1828 Egbert Avenue within the City and related site demolition, preparation**
11 **and improvement; approving the form of Supplement to the Trust Agreement between**
12 **the City and County of San Francisco and U.S. Bank National Association, as trustee**
13 **("Trustee") (including certain indemnities contained therein); approving respective**
14 **forms of Supplements to Property Lease and Project Lease, each between the City and**
15 **the Trustee, for the lease and lease back of all or a portion of certain real property and**
16 **improvements located at 375 Laguna Honda Boulevard or other property as determined**
17 **by the Director of Public Finance; approving the form of an Official Notice of Sale and a**
18 **Notice of Intention to Sell the Certificates of Participation; approving the form of an**
19 **official statement in preliminary and final form; approving the form of a Continuing**
20 **Disclosure Certificate; granting general authority to City officials to take necessary**
21 **actions in connection with the authorization, sale, execution and delivery of the**
22 **Certificates of Participation; approving modifications to documents; and ratifying**
23 **previous actions taken in connection therewith, as defined herein.**

24 **NOTE: Unchanged Code text and uncodified text are in plain Arial font.**
25 **Additions to Codes are in single-underline italics Times New Roman font.**
Deletions to Codes are in ~~strikethrough-italics Times New Roman font.~~
Board amendment additions are in double-underlined Arial font.

1 **Board amendment deletions** are in ~~strikethrough Arial font~~.
2 **Asterisks (* * * *)** indicate the omission of unchanged Code
3 subsections or parts of tables.

4 Be it ordained by the People of the City and County of San Francisco:

5 WHEREAS, The Board of Supervisors ("Board of Supervisors" or "Board") of the City
6 and County of San Francisco ("City") desires to provide funds for the (i) the acquisition of
7 certain real property located at 814-820 Bryant Street and 470 6th Street within the City and
8 related site demolition, preparation and improvement, including the repayment of certain
9 taxable commercial paper notes of the City issued for such purposes, and (ii) the acquisition
10 of certain additional property located at 1828 Egbert Avenue within the City and related site
11 demolition, preparation and improvement (collectively, the "Project"), all in connection with the
12 City's planned relocation of certain Hall of Justice facilities currently located at and adjacent to
13 850 Bryant Street within the City, and the City is authorized pursuant to its charter ("Charter")
14 and the laws of the State to enter into lease financings for such purpose; and

15 WHEREAS, The City and the Trustee have previously entered into a Property
16 Lease, dated as of May 1, 2009 ("Original Property Lease"), pursuant to which the City has
17 leased certain real property and all improvements thereon (collectively, the "Prior Leased
18 Property") to the Trustee; and

19 WHEREAS, The Trustee and the City have previously entered into a Project Lease,
20 dated as of May 1, 2009 ("Original Project Lease"), pursuant to which the Trustee has
21 leased the Prior Leased Property back to the City; and

22 WHEREAS, The City previously caused the execution and delivery of the City and
23 County of San Francisco Certificates of Participation, Series 2009A (Multiple Capital
24 Improvement Projects) ("2009A Certificates") pursuant to a Trust Agreement, dated as of
25 May 1, 2009, by and between the City and the Trustee ("Original Trust Agreement" and,

1 together with the Original Property Lease and the Original Project Lease, the "Original
2 Agreements"); and

3 WHEREAS, The 2009A Certificates evidence direct undivided interests in the lease
4 payments made by the City under the Original Project Lease; and

5 WHEREAS, The Original Trust Agreement provides for the issuance of additional
6 certificates of participation by the execution and delivery of a supplement to the Original Trust
7 Agreement, and authorizes the principal and interest with respect to said certificates of
8 participation to be secured by a supplement to the Original Property Lease and to be paid
9 from amounts paid by the City under a supplement to the Original Project Lease;

10 WHEREAS, The City subsequently caused the execution and delivery of the City and
11 County of San Francisco Certificates of Participation, Series 2009B (Multiple Capital
12 Improvement Projects) (the "2009B Certificates") pursuant to a First Supplement to Trust
13 Agreement, dated as of September 1, 2009 ("First Supplement to Trust Agreement"),
14 supplementing the Original Trust Agreement; and

15 WHEREAS, In connection therewith, the City and the Trustee have previously entered
16 into a First Supplement to Property Lease, dated as of September 1, 2009 ("First Supplement
17 to Property Lease"), supplementing the Original Property Lease; and

18 WHEREAS, In connection therewith, the City and the Trustee have previously entered
19 into a First Supplement to Project Lease, dated as of September 1, 2009 ("First Supplement
20 to Project Lease"), supplementing the Original Project Lease; and

21 WHEREAS, The 2009B Certificates evidence direct undivided interests in the lease
22 payments made by the City under the Original Project Lease, as supplemented by the First
23 Supplement to Project Lease, on a parity basis with the 2009A Certificates; and

24 WHEREAS, The City subsequently caused the execution and delivery of the City and
25 County of San Francisco Certificates of Participation, Series 2012A (Multiple Capital

1 Improvement Projects) ("2012A Certificates") pursuant to a Second Supplement to Trust
2 Agreement, dated as of June 1, 2012 ("Second Supplement to Trust Agreement"),
3 supplementing the Original Trust Agreement; and

4 WHEREAS, In connection therewith, the City and the Trustee have previously entered
5 into a Second Supplement to Property Lease, dated as of June 1, 2012 ("Second Supplement
6 to Property Lease"), supplementing the Original Property Lease; and

7 WHEREAS, In connection therewith, the City and the Trustee have previously entered
8 into a Second Supplement to Project Lease, dated as of June 1, 2012 ("Second Supplement
9 to Project Lease"), supplementing the Original Project Lease; and

10 WHEREAS, The 2012A Certificates evidence direct undivided interests in the lease
11 payments made by the City under the Original Project Lease, as supplemented by the First
12 Supplement to Project Lease and Second Supplement to Project Lease, on a parity basis with
13 the 2009A Certificates and 2009B Certificates; and

14 WHEREAS, The Board desires to finance the Project and to cause the execution and
15 delivery of one or more additional series of certificates of participation (as further defined
16 herein, the "Certificates") in an aggregate principal amount not to exceed \$94,600,000
17 therefor; and

18 WHEREAS, The Certificates will be executed and delivered in one or more series, from
19 time to time, on a tax-exempt and/or taxable basis pursuant to one or more supplements to
20 the Original Trust Agreement (each, a "Supplement to Trust Agreement"), by and between the
21 City and the Trustee, supplementing the Original Trust Agreement; and

22 WHEREAS, In connection with the execution and delivery of the Certificates, the Board
23 desires to cause the execution of one or more supplements to the Original Property Lease
24 (each, a "Supplement to Property Lease"), supplementing and amending the Original Property
25 Lease to supplement the Leased Property (defined below), pursuant to Section 18 of the

1 Original Property Lease, Section 7.02 of the Original Trust Agreement and Sections 16 and 20
2 of the Original Project Lease (collectively, the "Leased Property Amendment Provisions"), by
3 the addition of sites and improvements adjacent to the Prior Leased Property, and to provide
4 for additional rental to be paid by the Trustee in connection with the financing of the Project
5 and certain related matters and pursuant to which the City intends to lease to the Trustee the
6 Prior Leased Property and such other property specified in the Supplement to Property Lease
7 (collectively, the "Leased Property"); one or more supplements to the Original Project Lease
8 (each, a "Supplement to Project Lease"), supplementing and amending the Original Project
9 Lease to supplement the Leased Property pursuant to the Leased Property Amendment
10 Provisions, by the addition of sites and improvements adjacent to the Prior Leased Property,
11 and to provide for the leasing of the Leased Property back to the City, the additional Base
12 Rental to be paid by the City in connection with the financing of the Project and certain related
13 matters, with such additional changes to the Leased Property description to be set forth in the
14 Supplement to Property Lease and Supplement to Project Lease as shall be determined by
15 the City's Director of Public Finance (defined below); a Continuing Disclosure Certificate and
16 certain other related documents; and

17 WHEREAS, The Certificates, when issued, will evidence direct undivided interests in
18 the lease payments made by the City under the Original Project Lease, as previously
19 supplemented and amended and as supplemented and amended by the Supplement to
20 Project Lease, on a parity basis with the outstanding 2009A Certificates, 2009B Certificates
21 and 2012A Certificates and any other certificates of participation of the City authorized and
22 issued pursuant to additional, respective, executed and delivered supplements to the Original
23 Agreements, prior to the issuance of the Certificates; and

24 WHEREAS, The Board has been presented with the forms of certain documents and
25 agreements referred to herein relating to the Certificates, and the Board has examined and is

1 approving each such document and agreement and desires to authorize the execution of such
2 documents and agreements and the consummation of such financing; and

3 WHEREAS, Upon the effectiveness of this Ordinance, all conditions, things and acts
4 required by law to exist, to happen and to be performed precedent to and as a condition of the
5 execution and delivery of the Supplement to Property Lease, the Supplement to Project
6 Lease, the Supplement to Trust Agreement, the Continuing Disclosure Certificate, the Official
7 Statement (as defined herein) and the Certificates will exist, have happened and have been
8 performed in due time, form and manner in accordance with applicable law, and the City shall
9 be authorized pursuant to its Charter and other applicable law to execute and deliver the
10 Supplement to Property Lease, the Supplement to Project Lease, the Continuing Disclosure
11 Certificate, the Supplement to Trust Agreement and the Official Statement and to cause the
12 execution and delivery of the Certificates in the manner and form provided in this Ordinance;
13 and

14 WHEREAS, The City has paid and expects to pay certain expenditures in connection
15 with the Project to be financed by the Certificates prior to the execution and delivery of the
16 Certificates, and the City intends to reimburse itself and to pay third parties for such prior
17 expenditures from the proceeds of the Certificates; and

18 WHEREAS, Section 1.150-2 of the Treasury Regulations promulgated under the
19 Internal Revenue Code of 1986, as amended ("Reimbursement Regulations") requires the
20 City to declare its reasonable official intent to reimburse prior expenditures with the proceeds
21 of a subsequent borrowing; and

22 WHEREAS, The Reimbursement Regulations require that any reimbursement
23 allocation of proceeds of the Certificates to be made with respect to expenditures incurred
24 prior to the execution and delivery of the Certificates will occur not later than eighteen (18)
25 months after the later of (i) the date on which the expenditure is paid or (ii) the date on which

1 the facilities are placed in service, but in no event later than three (3) years after the
2 expenditure is paid; and

3 WHEREAS, The adoption of this Ordinance constitutes authorization of the Certificates
4 within the meaning of Section 864 of the California Code of Civil Procedure and any Validation
5 Act that is effective after this Ordinance takes effect; and

6 NOW THEREFORE,

7 Be it ordained by the People of the City and County of San Francisco, as follows:

8 Section 1. Findings. The Board hereby finds and determines that the recitals set
9 forth above are true and correct.

10 Section 2. Conditions Precedent. All conditions, things and acts required by law to
11 exist, to happen and to be performed precedent to the execution and delivery of the
12 Certificates exist, have happened and have been performed in due time, form and manner in
13 accordance with applicable law, and the City is now authorized pursuant to its Charter and
14 applicable law to incur indebtedness in the manner and form provided in this Ordinance.

15 Section 3. File Documents. The documents presented to the Board and on file with
16 the Clerk of the Board of Supervisors or her designee (collectively, the "Clerk") are contained
17 in File No. _____.

18 Section 4. Authorization of the Certificates. The Board hereby authorizes and
19 approves the execution and delivery of the Certificates in one or more series and on one or
20 more delivery dates in accordance with the applicable Supplement to Trust Agreement. The
21 proceeds of the Certificates will be used to (i) finance and/or refinance the Project, including
22 through the repayment of certain taxable commercial paper notes of the City issued therefor;
23 (ii) fund a debt service or other similar reserve, as appropriate; and (iii) pay costs of issuance
24 of the Certificates. The Certificates shall be designated as "City and County of San Francisco
25 Certificates of Participation (Multiple Capital Improvement Projects)" with such other

1 designations as to series and the year of execution and delivery as determined by the
2 Controller's Director of Public Finance ("Director of Public Finance") or her designee.

3 Section 5. Certain Terms of the Certificates. The Certificates shall evidence an
4 aggregate principal amount of not to exceed Ninety Four Million Six Hundred Thousand
5 Dollars (\$94,600,000), and shall evidence interest at a true interest cost up to but not to
6 exceed twelve percent (12%) per annum. The Certificates shall be subject to prepayment as
7 set forth in the applicable Supplement to Project Lease and Supplement to Trust Agreement.
8 The Director of Public Finance is hereby authorized, to the extent such officer deems it
9 necessary or advisable and financially advantageous to the City, to procure credit
10 enhancement for the Certificates, including but not limited to municipal bond insurance or a
11 debt service reserve fund surety policy.

12 Section 6. Tax Status of the Certificates. The Director of Public Finance is hereby
13 authorized, to the extent such officer deems it necessary or advisable and in the interests of
14 the City, to cause the execution and delivery of the Certificates (i) with interest with respect
15 thereto being exempt or not exempt from federal income tax, and (ii) under any federal tax
16 law provisions which provide for federal grants or credits to the City or to investors in lieu of
17 the exemption of interest from federal income tax.

18 Section 7. Approval of the Supplement to Trust Agreement. The form of the
19 Supplement to Trust Agreement between the City and the Trustee, as presented to the Board,
20 a copy of which is on file with the Clerk, is hereby approved. The Mayor of the City ("Mayor")
21 or the City's Controller ("Controller") or designees thereof are hereby authorized to execute
22 and deliver one or more Supplements to Trust Agreement in the form hereby approved, and
23 the Clerk is hereby authorized to attest to and affix the seal of the City on such Supplements
24 to Trust Agreement, with such changes, additions and modifications as the Mayor or the
25 Controller may make or approve in accordance with Section 21 hereof.

1 Section 8. Approval of the Supplement to Property Lease. The form of the
2 Supplement to Property Lease between the City and the Trustee, as presented to the Board,
3 a copy of which is on file with the Clerk, is hereby approved. The Mayor or the Controller is
4 hereby authorized to execute and deliver one or more Supplements to Property Lease in the
5 form hereby approved, and the Clerk is hereby authorized to attest to and affix the seal of the
6 City on such Supplements to Property Lease, with such changes, additions and modifications
7 as the Mayor or the Controller may make or approve in accordance with Section 21 hereof.

8 Section 9. Approval of the Supplement to Project Lease. The form of the
9 Supplement to Project Lease between the City and the Trustee, as presented to the Board, a
10 copy of which is on file with the Clerk, is hereby approved. The Mayor or the Controller is
11 hereby authorized to execute and deliver one or more Supplements to Project Lease in the
12 form hereby approved, and the Clerk is hereby authorized to attest to and affix the seal of the
13 City on such Supplements to Project Lease with such changes, additions and modifications as
14 the Mayor or Controller may make or approve in accordance with Section 21 hereof; provided,
15 however, that the maximum Base Rental (as defined in the Project Lease) to be paid under all
16 Supplements to Project Lease in any fiscal year shall not exceed Eight Million Two Hundred
17 Fifty Thousand Dollars (\$8,250,000) and the term of any Supplement to Project Lease shall
18 not extend beyond the 25th year following its date of execution, as such initial term may be
19 extended in accordance with the Project Lease.

20 Section 10. Approval of the Leased Property and the Base Rental Payments. The
21 Board hereby approves the leasing, pursuant to the terms of the Supplement to Property
22 Lease and the Supplement to Project Lease, of all or a portion of the Leased Property,
23 including as such Leased Property shall be supplemented pursuant to the Leased Property
24 Amendment Provisions. The Board also hereby approves the payment by the City of the Base
25 Rental with respect thereto.

1 Section 11. Sale and Award of Certificates by Competitive Sale. In the event the
2 Director of Public Finance determines to sell the Certificates by competitive sale, the Director
3 of Public Finance, on behalf of the Controller, is hereby authorized and directed to receive
4 bids for the purchase of the Certificates, and the Controller is hereby authorized and directed
5 to award the Certificates to the bidder whose bid represents the lowest true interest cost to the
6 City, all in accordance with the procedures described in the Official Notice of Sale (as defined
7 herein).

8 Section 12. Approval of Form of Official Notice of Sale. The form of an official notice
9 of sale relating to the Certificates ("Official Notice of Sale"), as presented to this Board, a copy
10 of which is on file with the Clerk, is hereby approved. The Controller or the Director of Public
11 Finance is authorized to approve the distribution of an Official Notice of Sale for the
12 Certificates, with such changes, additions and modifications as such official may make or
13 approve in accordance with Section 21 hereof.

14 Section 13. Approval of Notice of Intention to Sell Relating to the Certificates. The
15 form of a notice of intention to sell relating to the Certificates ("Notice of Intention to Sell"), as
16 presented to this Board, a copy of which is on file with the Clerk, is hereby approved. The
17 Controller or the Director of Public Finance is hereby authorized to approve the publication of
18 the Notice of Intention to Sell relating to the Certificates, with such changes, additions and
19 modifications as such official may make or approve in accordance with Section 21 hereof.

20 Section 14. Sale of Certificates by Negotiated Sale. If the Controller or the Director of
21 Public Finance determines to sell the Certificates by negotiated sale, the Controller or the
22 Director of Public Finance is hereby authorized to sell the Certificates by negotiated sale
23 pursuant to one or more purchase contracts (each, a "Purchase Contract") by and between
24 the City and the underwriters named therein; provided, however, that the underwriters'
25 discount under any such Purchase Contract shall not exceed one percent (1.0%) of the

1 principal amount of the Certificates. The form of Purchase Contract, as presented to the
2 Board, a copy of which is on file with the Clerk, is hereby approved.

3 Section 15. Authorization to Appoint Underwriters. To accomplish the sale of the
4 Certificates by negotiated sale, if applicable, the Controller or the Director of Public Finance is
5 hereby authorized to appoint one or more financial institutions to act as underwriter(s) for the
6 Certificates in accordance with City policies and procedures, including but not limited to the
7 City's policy to provide locally disadvantaged business enterprises an equal opportunity to
8 participate in the performance of all City contracts.

9 Section 16. Approval of the Official Statement in Preliminary and Final Form. The
10 form of an official statement relating to the Certificates ("Official Statement"), as presented to
11 this Board, a copy of which is on file in preliminary form with the Clerk, is hereby approved.
12 The Controller is hereby authorized to approve the preliminary Official Statement in
13 substantially said form, with such changes, additions, modifications (including but not limited
14 to the inclusion of the most current City financial information) or deletions as such official may
15 make or approve in accordance with Section 21 hereof, and to deem the preliminary Official
16 Statement final for purposes of the Rule 15c2-12 of the Securities and Exchange Act of 1934,
17 as amended, to execute a certificate to that effect, and to cause the preliminary Official
18 Statement to be delivered, in printed or electronic form, to potential purchasers of the
19 Certificates, such approval to be conclusively evidenced by the delivery of said deemed-final
20 certificate. The Controller is hereby further authorized and directed to sign and deliver the
21 Official Statement in final form to purchasers of the Certificates.

22 Section 17. Approval of the Continuing Disclosure Certificate. The form of a
23 Continuing Disclosure Certificate of the City relating to the Certificates, as presented to the
24 Board, a copy of which is on file with the Clerk, is hereby approved. The Controller or the
25 Director of Public Finance is hereby authorized to execute the Continuing Disclosure

1 Certificate, with such changes, additions, modifications or deletions as the Controller or the
2 Director of Public Finance may approve upon consultation with the City Attorney; such
3 approval to be conclusively evidenced by the execution and delivery of the Continuing
4 Disclosure Certificate.

5 Section 18. Reimbursement. The City declares its official intent to reimburse prior
6 expenditures of the City incurred prior to the execution and delivery of the Certificates in
7 connection with the Project or portions thereof with the proceeds of the Certificates. The
8 Board of Supervisors declares the City's intent to reimburse the City with the proceeds of the
9 Certificates for the expenditures with respect to the Project (the "Expenditures" and each an
10 "Expenditure") made on and after that date that is no more than 60 days prior to adoption of
11 this Ordinance. The City reasonably expects on the date of adoption of this Ordinance that it
12 will reimburse the Expenditures with the proceeds of the Certificates.

13 Section 19. Terms of Reimbursement. Each Expenditure was and will be either (a) of
14 a type properly chargeable to a capital account under general federal income tax principles
15 (determined in each case as of the date of the Expenditure), (b) a cost of issuance with
16 respect to the Certificates, (c) a nonrecurring item that is not customarily payable from current
17 revenues, or (d) a grant to a party that is not related to or an agent of the City so long as such
18 grant does not impose any obligation or condition (directly or indirectly) to repay any amount
19 to or for the benefit of the City. The maximum aggregate principal amount of the Certificates
20 expected to be executed and delivered for the Project is \$94,600,000. The City shall make a
21 reimbursement allocation, which is a written allocation by the City that evidences the City's
22 use of proceeds of the Certificates to reimburse an Expenditure, no later than 18 months after
23 the later of the date on which the Expenditure is paid or the Project is placed in service or
24 abandoned, but in no event more than three years after the date on which the Expenditure is
25 paid. The City recognizes that exceptions are available for certain "preliminary expenditures,"

1 costs of issuance, certain de minimis amounts, expenditures by "small issuers" (based on the
2 year of issuance and not the year of expenditure) and expenditures for construction projects
3 of at least five (5) years.

4 Section 20. General Authority. The Mayor, the Treasurer, the City Attorney, the
5 Controller, the City Administrator, the Director of Public Finance, the Clerk and other officers
6 of the City and their duly authorized deputies, designees and agents are hereby authorized
7 and directed, jointly and severally, to take such actions and to execute and deliver such
8 certificates, agreements, requests or other documents as they may deem necessary or
9 desirable to accomplish the purposes of this Ordinance, including but not limited to the
10 execution and delivery of any Supplement to Property Lease, any Supplement to Project
11 Lease, any Supplement to Trust Agreement, the Official Statement, the Continuing Disclosure
12 Certificate and the Certificates, to obtain bond insurance or other credit enhancements or a
13 surety policy with respect to the Certificates, to obtain title insurance, to clear any
14 encumbrances to title and to carry out other title work. Any such actions are solely intended to
15 further the purposes of this Ordinance and are subject in all respects to the terms of this
16 Ordinance. No such actions shall increase the risk to the City or require the City to spend any
17 resources not otherwise granted herein. Final versions of any such documents shall be
18 provided to the Clerk for inclusion in the official file within 30 days of execution (or as soon
19 thereafter as final documents are available) by all parties.

20 Section 21. Modifications, Changes and Additions. The Mayor, the Treasurer, the
21 Controller and the Director of Public Finance each are hereby authorized to make such
22 modifications, changes and additions to the documents and agreements approved hereby,
23 upon consultation with the City Attorney, as may be necessary or desirable and in the
24 interests of the City, and which changes do not materially increase the City's obligations or
25 reduce its rights thereunder or hereunder. The respective official's approval of such

1 modifications, changes and additions shall be conclusively evidenced by the execution and
2 delivery by such official and the Clerk of the applicable Supplement to Property Lease,
3 Supplement to Project Lease and Supplement to Trust Agreement or any of the other
4 documents approved in this Ordinance. Any such actions are solely intended to further the
5 purposes of this Ordinance and are subject in all respects to the terms of this Ordinance. No
6 such actions shall increase the risk to the City or require the City to spend any resources not
7 otherwise granted herein. Final versions of any such documents shall be provided to the Clerk
8 for inclusion in the official file within 30 days (or as soon thereafter as final documents are
9 available) of execution by all parties.

10 Section 22. Partial Invalidity. Any provision of this Ordinance found to be prohibited
11 by law shall be ineffective only to the extent of such prohibition, and shall not invalidate the
12 remainder of this Ordinance.

13 Section 23. Effective Date. This Ordinance shall take effect immediately.

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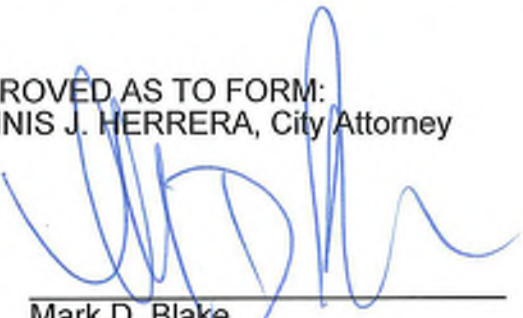
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1 Section 24. Ratification of Prior Actions. All actions authorized consistent with any
2 documents presented herein and approved by this Ordinance but heretofore taken are hereby
3 ratified, approved and confirmed by the Board.

4
5 APPROVED AS TO FORM:
6 DENNIS J. HERRERA, City Attorney

7
8 By:


9 Mark D. Blake
10 Deputy City Attorney

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[Appropriation - Certificates of Participation to the General Services Agency to Fund Hall of Justice Relocation Project - \$16,000,000 - FY2018-2019]

Ordinance appropriating \$16,000,000 of Certificates of Participation to the General Services Agency to purchase the property located at 814-820 Bryant Street and 470-6th Street; and to fund the Hall of Justice Relocation Project with related demolition, site preparation, and other acquisition costs in FY2018-2019.

Note: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough-italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. The sources of funding outlined below are herein appropriated in the General Services Agency for Fiscal Year 2018-2019. Commercial Paper may be used as a funding source in the interim, prior to sale of the Certificates of Participation.

Sources

Fund / Department ID	Project & Activity / Authority	Account	Description	Amount
15381/ 228875	10001289/ 0016	80141	Proceeds from	\$16,000,000
CPXCF COP 820 Bryant St / ADM Real Estate Division	20886 ADRE Capital Improvements/ADRE 820 Bryant Acquisition	Proceeds fr Certificates of Participation	Certificates of Participation	

1 **Total Sources**

\$16,000,000

2
3 Section 2. The uses of funding outlined below are herein appropriated in the General
4 Services Agency to fund the purchase of the property located at 814-820 Bryant Street and
5 470 6th Street and the related demolition, site preparation, and other acquisition costs.
6

7 **Uses**

8	Fund/ 9 Department ID	Project & Activity / Authority	Account	Description	Amount
11	15381/ 228875	10001289 & 0016/	567000	Purchase of	\$11,520,000
12	CPXCF COP 820	20886	Bldgs,Struct&Imprv	Property	
13	Bryant St / ADM Real	ADRE Capital	Proj-Budget		
14	Estate Division	Improvements/			
15		ADRE 820 Bryant			
16		Acquisition			
18	15381/ 228875	10001289 & 0016/	506070	Demolition, Site	\$480,000
19	CPXCF COP 820	20886	Programmatic	Preparation,	
20	Bryant St / ADM Real	ADRE Capital	Projects-Budget	Other	
21	Estate Division	Improvements/		Acquisition	
22		ADRE 820 Bryant		Costs	
23		Acquisition			

1	Fund/	Project & Activity /	Account	Description	Amount
2	Department ID	Authority			
3					
4	15381/ 228875	10001289 & 0016/	581130	CSA 0.2%	\$24,000
5	CPXCF COP 820	20886	GF-CON-Internal	Controller's	
6	Bryant St / ADM Real	ADRE Capital	Audit	Audit Fund	
7	Estate Division	Improvements/			
8		ADRE 820 Bryant			
9		Acquisition			
10					
11	15381/ 228875	10001289 & 0016/	573110	Debt Service	\$1,233,237
12	CPXCF COP 820	20886	Bond Issuance	Reserve Fund	
13	Bryant St / ADM Real	ADRE Capital	Cost - Unamortized		
14	Estate Division	Improvements/			
15		ADRE 820 Bryant			
16		Acquisition			
17					
18	15381/ 228875	10001289 & 0016/	573110	Capital Interest	\$1,337,138
19	CPXCF COP 820	20886	Bond Issuance	Fund	
20	Bryant St / ADM Real	ADRE Capital	Cost - Unamortized		
21	Estate Division	Improvements/			
22		ADRE 820 Bryant			
23		Acquisition			
24					
25					

1	Fund/	Project & Activity /	Account	Description	Amount
2	Department ID	Authority			
3					
4	15381/ 228875	10001289 & 0016/	573110	Cost of Issuance	\$807,525
5	CPXCF COP 820	20886	Bond Issuance		
6	Bryant St / ADM Real	ADRE Capital	Cost - Unamortized		
7	Estate Division	Improvements/			
8		ADRE 820 Bryant			
9		Acquisition			
10					
11	15381/ 228875	10001289 & 0016/	573110	Underwriter's	\$133,100
12	CPXCF COP 820	20886	Bond Issuance	Discount	
13	Bryant St / ADM Real	ADRE Capital	Cost - Unamortized		
14	Estate Division	Improvements/			
15		ADRE 820 Bryant			
16		Acquisition			
17					
18	15381/ 228875	10001289 & 0016/	573110	Reserve for	\$465,000
19	CPXCF COP 820	20886	Bond Issuance	Market	
20	Bryant St / ADM Real	ADRE Capital	Cost - Unamortized	Uncertainty	
21	Estate Division	Improvements/			
22		ADRE 820 Bryant			
23		Acquisition			
24	Total Uses				\$16,000,000
25					

1 Section 3. The uses of funding outlined above for \$16,000,000 are herein placed on
2 Controller's Reserve pending sales of Certificates of Participation.

3
4 Section 4. The Controller is authorized to record transfers between funds and adjust the
5 accounting treatment of sources and uses appropriated in this Ordinance as necessary to
6 conform with Generally Accepted Accounting Principles and other laws.

7
8
9 APPROVED AS TO FORM:
10 DENNIS J. HERRERA, City Attorney

11 By:


12 BUCK DELVENTHAL
13 Deputy City Attorney

FUNDS AVAILABLE:
14 BEN ROSENFELD, Controller

15 By:


16 BEN ROSENFELD
17 Controller



City and County of San Francisco

Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 190416

Date Passed: May 14, 2019

Ordinance appropriating \$16,000,000 of Certificates of Participation to the General Services Agency to purchase the property located at 814-820 Bryant Street and 470-6th Street; and to fund the Hall of Justice Relocation Project with related demolition, site preparation, and other acquisition costs in FY2018-2019.

May 01, 2019 Budget and Finance Sub-Committee - RECOMMENDED

May 07, 2019 Board of Supervisors - PASSED ON FIRST READING


Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

May 14, 2019 Board of Supervisors - FINALLY PASSED


Ayes: 9 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Safai, Stefani and Yee
Excused: 2 - Ronen and Walton

File No. 190416

I hereby certify that the foregoing
Ordinance was FINALLY PASSED on
5/14/2019 by the Board of Supervisors of
the City and County of San Francisco.



Angela Calvillo
Clerk of the Board



London N. Breed
Mayor

5/29/19

Date Approved

1 [Acquisition of Real Property - 814-820 Bryant Street and 470-6th Street; \$11,520,000
2 Certificates of Participation and Commercial Paper Notes - Not to Exceed \$16,000,000]

3 **Resolution authorizing the Director of the Real Estate Division to acquire real property**
4 **located at 814-820 Bryant Street and 470-6th Street, from Wen-Chiao Wayne Lin and**
5 **Mei-Huei Grace Lin as to an undivided 60% interest, and Tony Chih-Tung Lin and Jenny**
6 **Chun-Hsing Lin as to an undivided 40% interest, to facilitate the replacement of the Hall**
7 **of Justice known as the Justice Facilities Improvement Program, for the purchase price**
8 **of \$11,520,000; authorizing the Controller to cause the execution and delivery of**
9 **taxable or tax-exempt Certificates of Participation evidencing and representing an**
10 **aggregate principal amount not to exceed \$16,000,000 to finance the costs of the**
11 **acquisition of said real property, including demolition and related site preparation**
12 **costs; authorizing the Controller to cause the issuance from time to time of the City's**
13 **commercial paper notes in anticipation of the execution and delivery of said**
14 **Certificates of Participation; adopting findings that the conveyance is consistent with**
15 **the General Plan, and the eight priority policies of Planning Code, Section 101.1; and**
16 **authorizing the Controller and the Director of Property to execute such documents and**
17 **take necessary actions in furtherance of this Resolution, as defined herein.**

18
19 WHEREAS, On December 15, 2015 the San Francisco Board of Supervisors gave the
20 Real Estate Division verbal direction to begin acquisition negotiations with the property
21 owners adjacent to 850 Bryant Street; and

22 WHEREAS, This Board of Supervisors adopted a FY2018-2027 Ten-Year Capital Plan
23 on April 25, 2017, showing that the City could fully fund the replacement of the Hall of Justice,
24 known as the Justice Facilities Improvement Program through the issuance of General Fund
25

1 backed certificates of participation, and such project was included in the proposed
2 FY2020-2029 Ten-Year Capital Plan, introduced for Board of Supervisors consideration on
3 March 5, 2019; and

4 WHEREAS, On July 21, 2015, this Board of Supervisors adopted Resolution
5 No. 261-15, a copy of which is on file with the Clerk of the Board of Supervisors in File
6 No. 150701 and is incorporated herein by reference, to adopt the Mitigated Negative
7 Declaration and Mitigation Monitoring and Reporting Program relative to the Program Site;
8 and

9 WHEREAS, In 2015 the City has identified five separate lots to acquire (Lot
10 Nos. 009, 012, 014, 043 and 045), all within Assessor's Parcel Block No. 3759 (collectively,
11 the "Program Site") to facilitate the replacement of the Hall of Justice through relocation of
12 certain as-yet determined elements of the existing occupancy; and

13 WHEREAS, This Board of Supervisors adopted on June 28, 2016 Resolution
14 No. 263-16 to approve the acquisition of property at 450-6th Street ("6th Street Property"),
15 Assessor's Parcel Block No. 3759, Lot No. 43; and

16 WHEREAS; Acquisition of 814-820 Bryant Street and 470-6th Street (together each of
17 said properties are referred to herein as the "Property"), along with the previous acquisition of
18 the 6th Street Property, will create a viable assemblage of parcels, adjacent to 850 Bryant
19 Street; and

20 WHEREAS, Seller and City have negotiated a purchase and sale agreement, a copy of
21 which is on file with the Clerk of the Board of Supervisors in File No. 190420 ("Purchase
22 Agreement"), for purchase of the Property to the City for \$11,520,000; and

23 WHEREAS, The Property shall be placed in the jurisdiction of City Administrator upon
24 acquisition; and

1 WHEREAS, Per Administrative Code, Section 23.3, an independent appraisal and
2 review of that appraisal, confirmed that the purchase price is the fair market value of the
3 Property; and

4 WHEREAS, The Planning Department, by letter dated April 11, 2019, found that the
5 acquisition of the Property is not considered a project under the California Environmental
6 Quality Act ("CEQA", Pub. Resources Code, Section 21000 et seq.) pursuant to CEQA
7 Guidelines, Section 15060, and Administrative Code, Chapter 31, and is consistent with the
8 General Plan, and the eight priority policies of Planning Code, Section 101.1, which letter is
9 on file with the Clerk of the Board of Supervisors in File No. 190420, and incorporated herein
10 by this reference; and

11 WHEREAS, In order to provide funds for the acquisition of the Property, this Board of
12 Supervisors also authorizes and directs the Controller to cause the execution and delivery of
13 Certificates of Participation on a tax-exempt or taxable basis evidencing and representing an
14 aggregate principal amount of not to exceed \$16,000,000 to finance the costs demolition and
15 site preparation costs for the Program Site and the acquisition of the Property and other
16 authorized expenses; authorizing the issuance of commercial paper notes in advance of the
17 delivery of the Certificates of Participation; and

18 WHEREAS, Pursuant to Charter, Section 9.113(e), the Board of Supervisors has the
19 authority to borrow money on an interim basis through the issuance from time to time of its
20 commercial paper notes ("CP Notes"); and

21 WHEREAS, In order to finance the costs related to the Program Site and the
22 acquisition of the Property on an interim basis, this Board of Supervisors also authorizes the
23 Controller to authorize the use of the City's commercial paper program, together with other
24 available funds, to acquire the Property and the payment of costs related to the Program Site
25 in an aggregate amount not to exceed \$16,000,000; and, consistent with applicable law,

1 anticipates repayment of such CP Notes from subsequent delivery of the Certificates of
2 Participation; now, therefore, be it

3 RESOLVED, That in accordance with the recommendation of the Director of Property,
4 the Board of Supervisors approves the Purchase Agreement in substantially the form
5 presented to the Board, and authorizes the Director of Property to take all actions necessary
6 or appropriate to acquire the Property as set forth in the Purchase Agreement; and, be it

7 FURTHER RESOLVED, That the Director of Property shall provide the Clerk of the
8 Board of Supervisors with a fully executed copy of the Purchase Agreement within thirty (30)
9 days (or as soon thereafter as final documents are available) of execution by all parties; and,
10 be it

11 FURTHER RESOLVED, That the Board hereby approves the execution and delivery of
12 Certificates of Participation evidencing an aggregate principal amount not to exceed
13 \$16,000,000 to pay the costs of the Project and other costs of issuance thereto; provided
14 however the Controller and/or the Director of the Controller's Office of Public Finance shall
15 return to this Board prior to the execution and delivery of said Certificates of Participation to
16 seek the approval of the terms of the Certificates of Participation, the sale and security
17 documents, including the Preliminary Official Statement prepared in connection with the
18 Certificates of Participation and such other information as required by law; and, be it

19 FURTHER RESOLVED, That this Board hereby authorizes the Controller and the
20 Director of the Controller's Office of Public Finance to cause the execution and delivery of CP
21 Notes to finance on an interim basis the Project in anticipation of the execution and delivery of
22 the Certificates of Participation, such CP Notes to be repaid with proceeds of the Certificates
23 of Participation; and, be it

1 FURTHER RESOLVED, That the Board of Supervisors authorizes and directs the Clerk of
2 the Board of Supervisors, the Director of Property, the Director of Public Finance, the Director of
3 San Francisco Public Works and the City Administrator, and any other officer of the City involved
4 in the jurisdictional assignment to take all action and modification necessary or appropriate to
5 effectuate the purpose of this Resolution.

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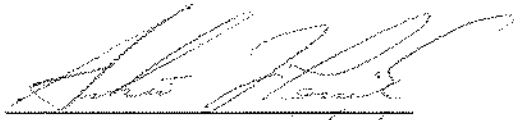
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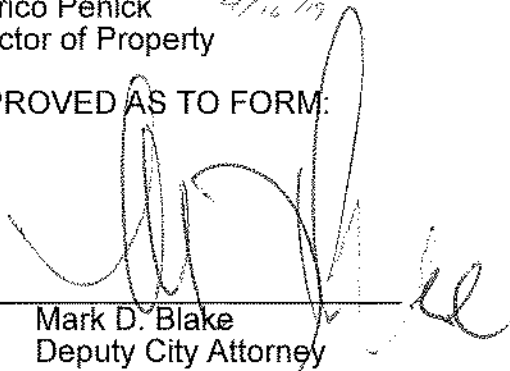
RECOMMENDED:



Andrico Penick *4/16/19*
Director of Property

APPROVED AS TO FORM:

By:



Mark D. Blake
Deputy City Attorney

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City and County of San Francisco

Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 190420

Date Passed: May 07, 2019

Resolution authorizing the Director of the Real Estate Division to acquire real property located at 814-820 Bryant Street and 470-6th Street, from Wen-Chiao Wayne Lin and Mei-Huei Grace Lin as to an undivided 60% interest, and Tony Chih-Tung Lin and Jenny Chun-Hsing Lin as to an undivided 40% interest, to facilitate the replacement of the Hall of Justice known as the Justice Facilities Improvement Program, for the purchase price of \$11,520,000; authorizing the Controller to cause the execution and delivery of taxable or tax-exempt Certificates of Participation evidencing and representing an aggregate principal amount not to exceed \$16,000,000 to finance the costs of the acquisition of said real property, including demolition and related site preparation costs; authorizing the Controller to cause the issuance from time to time of the City's commercial paper notes in anticipation of the execution and delivery of said Certificates of Participation; adopting findings that the conveyance is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing the Controller and the Director of Property to execute such documents and take necessary actions in furtherance of this Resolution, as defined herein.

May 01, 2019 Budget and Finance Sub-Committee - RECOMMENDED

May 07, 2019 Board of Supervisors - ADOPTED

Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

File No. 190420

I hereby certify that the foregoing Resolution was ADOPTED on 5/7/2019 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

5/14/19

Date Approved

1 [Real Property Acquisition - 1828 Egbert Avenue - San Francisco Self Storage III, LLC -
2 \$67,300,000]

3 **Resolution approving and authorizing the Real Estate Division to acquire real**
4 **property located at 1828 Egbert Avenue, from San Francisco Self Storage III, LLC, dba**
5 **1828 Egbert Avenue, LLC, for a purchase price of \$67,300,000 subject to future**
6 **authorization of Certificates of Participation; placing the real property under the**
7 **jurisdiction of the Real Estate Division for use of storing evidence and moving**
8 **property from the Hall of Justice and other locations; adopting findings that the**
9 **acquisition is consistent with the General Plan, and the eight priority policies of**
10 **Planning Code, Section 101.1; and authorizing the Director of Property to execute**
11 **documents, enter into the Leaseback, and make certain modifications and take**
12 **certain actions in furtherance of the Purchase Agreement and this Resolution, as**
13 **defined herein.**

14
15 WHEREAS, The City has negotiated the purchase of real property, located at 1828
16 Egbert Avenue in San Francisco (the "Property"), from San Francisco Self Storage III, LLC
17 dba 1828 Egbert Avenue, LLC ("Seller"), for storing evidence and other property. Seller and
18 City have negotiated a purchase and sale agreement, a copy of which is on file with the
19 Clerk of the Board of Supervisors in File No. 190774 (the "Purchase Agreement"), for the
20 sale of the Property to the City for \$67,300,000 ("Purchase Price"), subject to the City's
21 successful issuance of Certificates of Participation ("COP") or other forms of indebtedness
22 to pay the Purchase Price and other conditions set forth in the Purchase Agreement; and

23 WHEREAS, The San Francisco Police Department's ("SFPD") Property and
24 Evidence Storage (collectively, "Evidence") facilities are currently located at two separate
25

1 locations: one at the Hall of Justice (HOJ) and the other at Building 606 in the Hunters Point
2 Naval Shipyard; and

3 WHEREAS, The Justice Facilities Improvement Program (JFIP) proposes the
4 vacation, demolition and reconstruction of the HOJ, requiring the relocation of the Evidence
5 stored at that site; and

6 WHEREAS, The Evidence located in leased property at 606 Manseau Street must
7 also be relocated; and

8 WHEREAS, The SFPD and the Department of Public Works have evaluated the
9 Property and confirmed that it will accommodate all of the SFPD's storage space needs; and

10 WHEREAS, An independent appraisal and an appraisal review confirmed that the
11 Purchase Price is less than the fair market value of the Property; and

12 WHEREAS, The Planning Department, by letter dated May 17, 2019 ("Planning
13 Letter"), found that the acquisition of the Property is not considered a project under the
14 California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections
15 15378 and 15060(c)(2) of the City Administrative Code, and is consistent with the General
16 Plan, and the eight priority policies of Planning Code, Section 101.1, which letter is on file
17 with the Clerk of the Board of Supervisors in File No. 190774, and incorporated herein by
18 this reference; and

19 WHEREAS, The Property is currently used as a self-storage business with
20 approximately 900 month-to-month self-storage occupants, each occupying the Property
21 under a "Storage Agreement"; and

22 WHEREAS, Concurrent with City's acquisition of the Property, City intends to lease
23 the Property back to Seller at the nominal lease rate of \$1,000 per month ("Leaseback") for
24 a period of up to six (6) months, with an option to extend for an additional 3 (three) months,
25

1 for the sole purpose of providing Seller enough time to terminate the Storage Agreements
2 and relocate the self-storage occupants to alternative space; and

3 WHEREAS, Five million dollars (\$5,000,000 or "Performance Guarantee") will be held
4 in escrow at Closing until the earlier to occur of: (i) Seller has terminated all Storage
5 Agreements and delivers the Property to the City free clear of any leasehold or other
6 encumbrances, including the Storage Agreements, and remaining personal property, at
7 which time the Performance Guarantee will be released to Seller; or (ii) six months after the
8 Closing (nine months should Seller exercise its option to extend), whereby City will have the
9 right to keep the Performance Guarantee, as liquidated damages, if Seller fails to remove all
10 occupants and encumbrances at the Property; now, therefore, be it

11 RESOLVED, That in accordance with the recommendation of the Police Chief of the
12 SFPD and the Director of Property, the Board of Supervisors approves the Purchase
13 Agreement in substantially the form presented to the Board, and authorizes the Director of
14 Property, with consultation through the Office of the City Attorney and the SFPD, to take all
15 actions necessary or appropriate to acquire the Property in accordance with the Purchase
16 Agreement, subject to future authorization of COPs or other forms of indebtedness and
17 other the conditions set forth in the Purchase Agreement; and, be it

18 FURTHER RESOLVED, That Board confirms the findings made by the Planning
19 Department in the Planning Letter, including General Plan consistency findings; and, be it

20 FURTHER RESOLVED, That SFPD has legal authority, is willing, and is in a position
21 financially and otherwise to assume immediate care and maintenance of the Property, and
22 that the Police Chief and the Director of Property are authorized and urged to accept the
23 deed to the Property from the Seller upon the closing in accordance with the terms and
24 conditions of the Purchase Agreement, subject to the availability of funding in an amount
25 equal to or greater than the Purchase Price to be authorized through future legislation, and

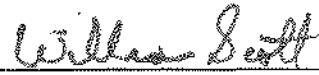
1 to take any and all steps (including, but not limited to, the execution and delivery of any and
2 all certificates, agreements, notices, consents, escrow instructions, the Leaseback, closing
3 documents, and other instruments or documents) as the Director of Property, with
4 consultation from the Office of the City Attorney, deems necessary or appropriate in order to
5 acquire the Property under the Purchase Agreement, or to other effectuate the purpose and
6 intent of this Resolution, such determination to be conclusively evidenced by the execution
7 and delivery by the Director of Property of any such documents; and be it

8 FURTHER RESOLVED, That within thirty (30) days of the City acquiring the
9 Property, the Director of Property shall provide a copy of the fully executed Purchase
10 Agreement to the Clerk of the Board for inclusion into the official file.

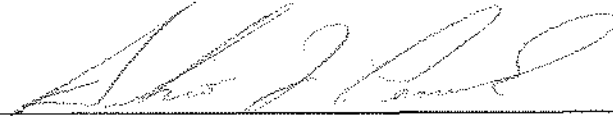
11 FURTHER RESOLVED, That, the Director of Property shall report back to the Board
12 of Supervisors in January 2020 on the plan for the City's use of 777 Brannan Street.

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RECOMMENDED:
SAN FRANCISCO POLICE DEPARTMENT



William Scott
Chief of Police
San Francisco Police Department

REAL ESTATE DIVISION


Andrico Q. Penick
Director of Property



City and County of San Francisco

Tails

Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 190774

Date Passed: July 30, 2019

Resolution approving and authorizing the Real Estate Division to acquire real property located at 1828 Egbert Avenue, from San Francisco Self Storage III, LLC, dba 1828 Egbert Avenue, LLC, for a purchase price of \$67,300,000 subject to future authorization of Certificates of Participation; placing the real property under the jurisdiction of the Real Estate Division for use of storing evidence and moving property from the Hall of Justice and other locations; adopting findings that the acquisition is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing the Director of Property to execute documents, enter into the Leaseback, and make certain modifications and take certain actions in furtherance of the Purchase Agreement and this Resolution, as defined herein.

July 24, 2019 Budget and Finance Sub-Committee - AMENDED


July 24, 2019 Budget and Finance Sub-Committee - RECOMMENDED AS AMENDED

July 30, 2019 Board of Supervisors - ADOPTED

Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

File No. 190774

I hereby certify that the foregoing Resolution was ADOPTED on 7/30/2019 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board



London N. Breed
Mayor

8-1-19

Date Approved

1 [Real Property Purchase - 450 Sixth Street - Multiple Party Ownership - \$2,403,333]

2
3 **Resolution authorizing the execution and acceptance of a Purchase and Sale**
4 **Agreement by and between the City and Joan Spargo, in Trust, as Trustee of the "Stella**
5 **Arnold 1987 Exempt Trust FBO Joan Spargo" dated April 4, 2001, as to an undivided**
6 **3/8 interest; Walter A. Arnold, in Trust, as Trustee of the "Stella Arnold 1987 Exempt**
7 **Trust FBO Walter A. Arnold" dated April 4, 2001, as to an undivided 3/8 interest;**
8 **Kenneth Musso, as to an undivided 1/12 interest; David Musso, as to an undivided 1/12**
9 **interest; and Arlene Ripley, as to an undivided 1/12 interest ("Seller"), for the real**
10 **property located at 450 Sixth Street (Assessor's Parcel Block No. 3759, Lot No. 043) for**
11 **\$2,403,333; and finding the proposed transactions are in conformance with the City's**
12 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

13
14 WHEREAS, The Capital Planning Committee and Board of Supervisors have
15 previously approved a Hall of Justice replacement project known as the Justice Facilities
16 Improvement Project (JFIP); and

17 WHEREAS, The Board of Supervisors directed City staff in December of 2015 to
18 pursue property acquisitions within Assessor's Parcel Block No. 3759 for purposes consistent
19 with the JFIP; and

20 WHEREAS, 450 Sixth Street is Assessor's Parcel Block No.3759, Lot No. 43; and

21 WHEREAS, The acquisition of this property is key to the potential development of any
22 project adjacent to existing Hall of Justice facilities consistent with the JFIP; and

23 WHEREAS, The Planning Department, through General Plan Referral letter dated May
24 26, 2016, ("Planning Letter"), which is on file with the Clerk of the Board of Supervisors under
25 File No. 160645, has verified that the City's acquisition of 450 Sixth Street is consistent with

1 the General Plan, and the eight priority policies under Planning Code, Section 101.1, and the
2 acquisition was fully evaluated in the 850 Bryant Street – Hall of Justice Mitigated Negative
3 Declaration, Planning Case No. 2014.0198E, upheld by the Board of Supervisors on July 21,
4 2015, Motion No. 150702; and

5 WHEREAS, The Director of Property, in consultation with the Office of the City
6 Attorney, negotiated the proposed Purchase and Sale Agreement for 450 Sixth Street
7 (Assessor's Parcel Block No. 3759, Lot No. 43), which is on file with the Clerk of the Board of
8 Supervisors under File No. 160645 (the "Agreement"), with a purchase price of \$2,403,333
9 (the "Purchase Price"); and

10 WHEREAS, The property is currently leased to Beauty Systems Group Inc., a
11 Delaware Corporation ("Tenant") through April 30, 2026 (the "Lease", a copy of which is on file
12 with the Clerk of the Board of Supervisors under File No. 160645) at a industrial gross rent of
13 \$9,250 per month which will provide income to the City during the JFIP design and permitting
14 process; and

15 WHEREAS, An independent MAI appraisal of 450 Sixth Street, by Carneghi and
16 Partners Inc. in October 2015, determined that fair market value for the property to be
17 acquired at \$2,750,000; now, therefore, be it

18 RESOLVED, That the Board of Supervisors hereby finds that the acquisition of 450
19 Sixth Street is consistent with the City's General Plan and Eight Priority Policies of Planning
20 Code Section 101.1 and hereby incorporates such findings by reference as though fully set
21 forth in this Resolution; and, be it

22 FURTHER RESOLVED, That the Board of Supervisors hereby finds that the purchase
23 of the Property, as contemplated by the Purchase Agreement is consistent with the General
24 Plan, and with the eight Priority Policies of Planning Code Section 101.1 and has been fully
25 evaluated in the 850 Bryant Street – Hall of Justice Mitigated Negative Declaration for the

1 same reasons as set forth in the letter of the Department of City Planning, dated May 26,
2 2016, and hereby incorporates such findings by reference as though fully set forth in this
3 Resolution; and, be it

4 FURTHER RESOLVED, That in accordance with the recommendation of the Director
5 of Property and Mayor, the jurisdiction of the Acquisition Site will be assigned upon close of
6 escrow to Real Estate; and, be it

7 FURTHER RESOLVED, That the execution, delivery and performance of the
8 Agreement is hereby approved and the Director of Property (or his designee) are hereby
9 authorized to execute the Agreement, in substantially the form of Agreement referenced
10 herein, on behalf of the City and any such other documents that are necessary or advisable to
11 complete the transaction contemplated by the Agreement and effectuate the purpose and
12 intent of this Resolution; and, be it

13 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
14 Property (or his designee), in consultation with the City Attorney, to enter into any additions,
15 amendments or other modifications to the Agreement and any other documents or
16 instruments, including but not limited to an Assignment of Lease, necessary in connection
17 therewith, that the Director of Property determines are in the best interests of the City, do not
18 materially decrease the benefits to the City with respect to the Property, do not materially
19 increase the obligations or liabilities of the City, and are necessary or advisable to complete
20 the transaction contemplated in the Agreement and that effectuate the purpose and intent of
21 this Resolution, such determination to be conclusively evidenced by the execution and
22 delivery by the Director of Property (or his designee) of any such additions, amendments, or
23 other modifications; and, be it

1 FURTHER RESOLVED, That the Board of Supervisors authorizes the
2 assignment of the Lease; and, be it

3 FURTHER RESOLVED, That all actions authorized and directed by this
4 Resolution and heretofore taken are hereby ratified, approved and confirmed by this
5 Board of Supervisors; and, be it

6 FURTHER RESOLVED, That the Director of Property shall provide the Clerk
7 of the Board of Supervisors a fully executed copy of the Purchase and Sale
8 Agreement within thirty (30) days of signature of same.

9
10
11 \$2,403,333 Available

12 *R. Stevenson for Ben Rose-Kordick*

13 _____
14 Controller

15 Availability of funds for future fiscal years is
16 subject to the enactment of the annual
17 appropriation ordinance.

18 RECOMMENDED:

19 _____
20 Director of Property



City and County of San Francisco

Tails

Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 160645

Date Passed: June 28, 2016

Resolution authorizing the execution and acceptance of a Purchase and Sale Agreement by and between the City and Joan Spargo, in Trust, as Trustee of the "Stella Arnold 1987 Exempt Trust FBO Joan Spargo" dated April 4, 2001, as to an undivided 3/8 interest; Walter A. Arnold, in Trust, as Trustee of the "Stella Arnold 1987 Exempt Trust FBO Walter A. Arnold" dated April 4, 2001, as to an undivided 3/8 interest; Kenneth Musso, as to an undivided 1/12 interest; David Musso, as to an undivided 1/12 interest; and Arlene Ripley, as to an undivided 1/12 interest ("Seller"), for the real property located at 450 Sixth Street (Assessor's Parcel Block No. 3759, Lot No. 043) for \$2,403,333; and finding the proposed transactions are in conformance with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

June 16, 2016 Budget and Finance Committee - AMENDED

June 16, 2016 Budget and Finance Committee - RECOMMENDED AS AMENDED

June 28, 2016 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

File No. 160645

I hereby certify that the foregoing Resolution was ADOPTED on 6/28/2016 by the Board of Supervisors of the City and County of San Francisco.

Signature of Angela Calvillo
for Angela Calvillo
Clerk of the Board

Signature of Mayor
Mayor

7/6/16
Date Approved



GEORGE GASCÓN
District Attorney

**2018 LETTER FROM SAN FRANCISCO LEADERSHIP
ABOUT THE URGENT NEEDS AT THE HALL OF JUSTICE**

January 26, 2018

Honorable Edmund G. Brown
State Capitol, Suite 1173
Sacramento, CA 95814

Dear Governor Brown,

We write today on behalf of the hundreds of jurors, defendants, court employees, Sheriff's Deputies, attorneys and judicial officers who enter the Hall of Justice every day. The building's occupants have been exposed to safety hazards for far too long, and we request that their health and wellbeing be prioritized.

As you may know, the Hall of Justice at 850 Bryant was constructed in 1958 and is one of the few vertically integrated criminal justice facilities in the nation with a jail located above the prosecutorial staff, operating courtrooms, and judges' chambers. For years it has been subject to health and human safety hazards posed by interior sewage floods, most recently resulting in complaints being filed with Cal/OSHA by virtually every union representing workers within the facility. The Hall of Justice is also seismically deficient and suffers from the effects of asbestos, lead paint, pests, rodents, power outages, flooding, and infrastructure that is well past its useful life.

Studies of the facility have found that a major earthquake on the San Andreas Fault would result in more than 100 casualties, economic impact of greater than \$50 million, operational losses of greater than \$5 million, and greater than 70% building damage. By any measure, the Hall of Justice is an exceedingly dangerous building. That the building's inhabitants have been subject to such hazards for so long is an embarrassment to the City and County of San Francisco, and the State of California. No one should have to step foot in such a facility, yet employees, jurors and defendants have had no choice but to enter the building every day for decades.

Recently, the San Francisco Board of Supervisors, in conjunction with our late Mayor, and the City Administrator, took steps to move approximately 500 of the building's daily occupants to other locations. The Departments currently scheduled to be moved include the San Francisco District Attorney's Office, Adult Probation, and police investigations. This follows voter-approved projects such as the Office of the Chief Medical Examiner, Police Headquarters and Traffic Company/Forensic Services buildings that have moved additional staff out of the Hall of Justice. This was a major step in the right direction that ensured the wellbeing and safety of hundreds of the building's daily inhabitants. It was also an essential step towards the city's long-

term plans to demolish, rebuild and repopulate the Hall of Justice. What's more, by reducing the number of individuals who occupy the Hall of Justice on a daily basis, San Francisco is likely to have reduced its prospective liability in the event of a major earthquake.

Efforts are currently underway to move the remaining inmates out of the Hall of Justice. Once that is complete, the Superior Court's Criminal Division will be the only agency remaining. As the courts and their employees are managed by the state, removing the hundreds of individuals that will remain requires our state's leaders to act. While Senate Bill 1407 (Stats. 2008, ch. 311), authorized up to \$5 billion in bonds to build or renovate courthouses in 32 counties, since 2009, \$1.6 billion in court construction funds have been repurposed to address the state's budget shortfall. As a result, the judicial branch delayed the start of design or construction for many projects, cancelled two courthouse projects, reduced the budgets on all others, and indefinitely delayed eleven projects. In order to avoid a potential mass-casualty event at the Hall of Justice in the next major earthquake, we ask that our state leaders return this money to the judicial council and that it be used to design and construct a new Criminal Division for the San Francisco Superior Court. Only then, and in conjunction with the City and County of San Francisco, is the ultimate goal of rebuilding a modern, safe facility a possibility.

Rebuilding the Hall of Justice is the only way to ensure the safety of court staff, attorneys, jurors, Sheriff's Deputies and countless others. We urge you to take steps to ensure their safety is not further jeopardized in the years to come.

Sincerely,




George Gascon
San Francisco District Attorney




Scott Wiener
California State Senator



Mark Farrell
San Francisco Mayor



Vicki Hennessy
San Francisco Sheriff



Jeff Adachi
San Francisco Public Defender



London Breed
President San Francisco Board of Supervisors



Sandra Lee Fewer
San Francisco Supervisor



Aaron Peskin
San Francisco Supervisor



Katy Tang
San Francisco Supervisor



Jane Kim
San Francisco Supervisor



Norman Yee
San Francisco Supervisor



Jeff Sheehy
San Francisco Supervisor



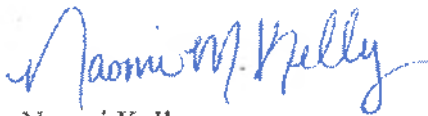
Malia Cohen
San Francisco Supervisor



Hilary Ronch
San Francisco Supervisor



William Scott
San Francisco Chief of Police



Naomi Kelly
San Francisco City Administrator



Karen Fletcher
San Francisco Chief of Adult Probation



Bob Muscat
IFPTE Local 21 Executive Director
Chair, The San Francisco Labor Council Public Employee Committee



Sean Connelly
President, Municipal Attorneys Association



Patrick Quinn
Managing Partner, Cooley LLP



Brian Donnelly
Managing Partner, Farella, Braun and Martel LLP



Andrew Giacomini
Managing Partner, Hanson Bridgett LLP



Jeremiah F. Hallisey
Managing Partner, Hallisey and Johnson Law



John Keker
Managing Partner, Keker, Van Nest and Peters LLP



Kelly Dermody
Managing Partner, Lief Cabraser Heimann & Bernstein, *LLP*



Dale Minami
Managing Partner, Minami, Tamaki LLP



ASIAN AMERICAN BAR ASSOCIATION
of the Greater Bay Area



THE BAR ASSOCIATION OF
SAN FRANCISCO



Queen's Bench
Bar Association



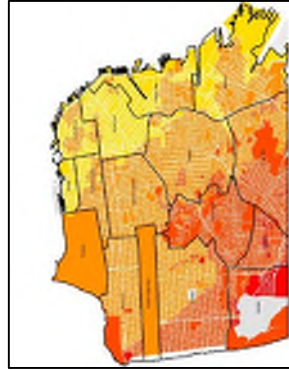
SUMMARY REPORT OF SAN FRANCISCO'S 2017 HAZUS ANALYSIS

CCSF HAZUS Analysis
Office of the City Administrator
Capital Planning Program

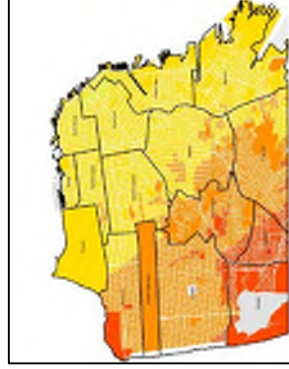
From 2011-2017, the Capital Planning Program, in collaboration with the Dept. of Public Works, Real Estate Dept., Dept. of Building Inspection, Dept. of Emergency Management, Risk Management, and Controller's Office, conducted a seismic review study on high priority General Fund facilities. The results help prioritize seismic improvements to reduce post-disaster recovery costs for the City.

EARTHQUAKE SCENARIOS (with USGS 30 year probability)

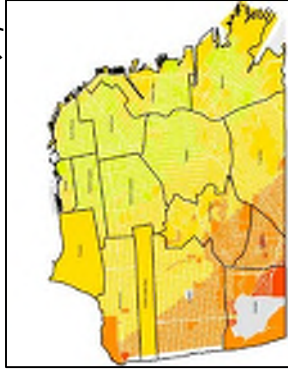
San Andreas M7.9 (3.8%)



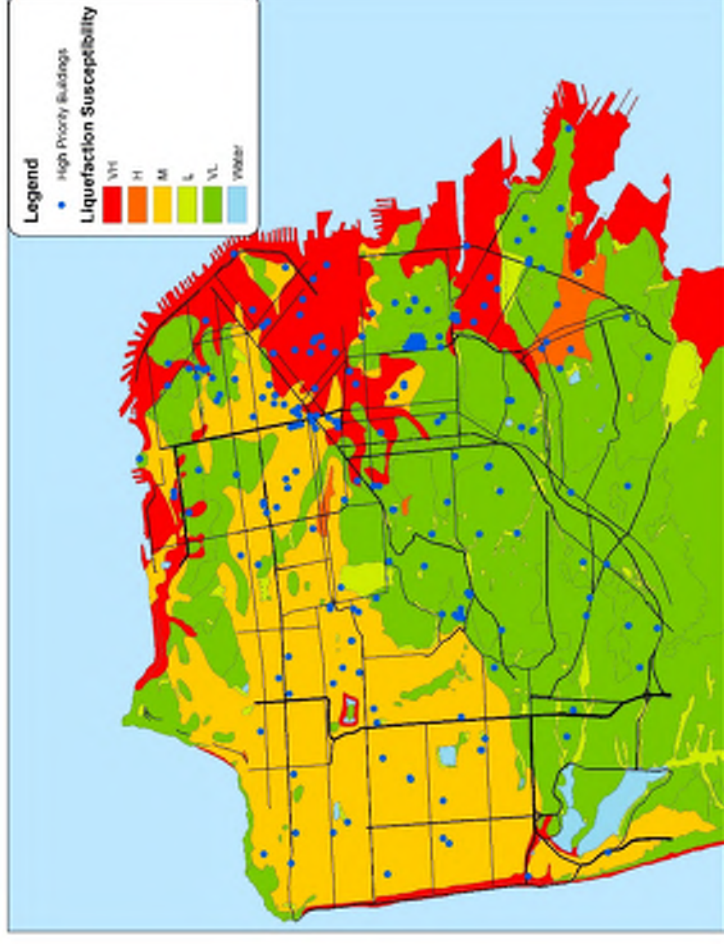
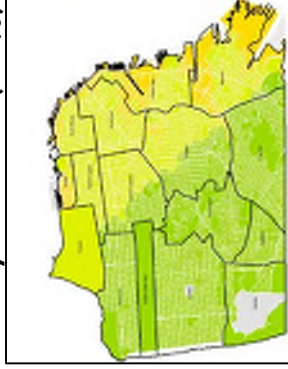
San Andreas M7.2 (0.6%)



San Andreas M6.5 (N/A)



Hayward M6.9 (9.9%)



LIQUEFACTION SUSCEPTIBILITY

- Improves capital planning

 - Identify where further seismic analysis is needed
 - Prioritize capital projects
- Guides important emergency response planning decisions

 - Inform emergency response actions plans
 - Increase ability to track changes in vulnerability over time
- Provides loss estimates for grant applications

 - Pre-disaster mitigation
 - Post-disaster recovery

CCSF STUDY DETAILS

- Analyzed 239 high-priority, General Fund buildings

 - Prioritized emergency response and vulnerable buildings
 - Highest priority buildings are primary department operation centers (DOCs), emergency shelter locations, and emergency response centers
- Modeled four earthquake scenarios and estimated the impact on each building
- Significant driving factors include building design level, building occupancy, building exposure value, and liquefaction potential

RESULTS

ECONOMIC IMPACT

ALL LOSSES IN \$ MILLION	Hayward M6.9	San Andreas M6.5	San Andreas M7.2	San Andreas M7.9
Structural Damage	107.2	133.4	212.3	353.1
Non-Structural Damage	398.3	545.4	859.7	1,489.3
Total Building Damage	505.5	678.8	1,072.0	1,842.4
Content Damage	130.1	426.7	523.6	714.3
Operational Losses; Rent, Relocation & Lost Income	154.8	191.9	314.7	527.2
Total Economic Impact	790.4	1,297.3	1,910.3	3,083.8

BUILDING DAMAGE

Mean building damage (% of building value)	Hayward M6.9	San Andreas M6.5	San Andreas M7.2	San Andreas M7.9
	9%	12%	19%	33%

Occupancy Tagging (Number of Buildings in Each Category):

# Green Tagged	195	183	127	75
# Yellow Tagged	32	44	89	74
# Red Tagged	12	12	23	90
Total # Buildings	239	239	239	239

Collapse Probabilities (Number of Buildings in Each Category):

<5%	235	233	215	156
5 – 10%	4	6	24	68
10 – 15%	0	0	0	15
Total # Buildings	239	239	239	239

CASUALTIES

ALL CASUALTIES AT PEAK OCCUPANCY

Total # Casualties	Hayward M6.9	San Andreas M6.5	San Andreas M7.2	San Andreas M7.9
Total # Casualties	597	1,099	1,798	3,248
Total # Casualties (Number of Buildings in Each Category)				
None Expected	165	143	106	68
10 or Fewer	60	81	110	130
11 to 25	11	8	11	19
26 to 50	2	3	4	9
51 to 100	0	0	3	5
101 or More	1	4	5	8



RESULTS (CONTINUED)

HIGH IMPACT BUILDINGS

High impact buildings are those that were identified as having significant financial impact to the city or a high number of casualties in specific earthquake scenarios. Below are the results for the greatest magnitude earthquake scenario.

San Andreas M7.9					
Economic Impact > \$50M ADM	Operational Losses > \$5M ADM	Red-Tagged >70% Building Damage ADM	Probability of Collapse >10% ADM	Casualties > 100 ADM	Casualty Rate > 10% ADM
1 South Van Ness*	1 South Van Ness*	Animal Care and Control Facility	Animal Care and Control Facility	Animal Care and Control Facility	Animal Care and Control Facility
Hall of Justice	1650 Mission	Hall of Justice	Produce Building-South	Bill Graham Civic Auditorium	Brooks Hall
Moscione Center (South)	25 Van Ness*	Produce Building-South	Municipal Railway Overhead Lines	Moscione Center (South)	Produce Building-South
Moscione West	30 Van Ness*	Produce Market-North Building L	The Old Mint	Moscione North	Produce Market-North Building L
The Old Mint	Hall of Justice	Produce Market-North Building N	DPH	Moscione West	Produce Market-South Building M
SFGH - Building 100	Moscione Center (South)	Produce Market-Pub Dock 1 middle*	Tom Waddell Clinic	FAM	Municipal Railway Overhead Lines
SFGH - Building 80	Moscione North	Produce Market-Pub Dock 2 middle*	DPW	de Young Museum*	DPH
SFGH - Building 5 (Main Hospital)	Moscione West	Produce Market-Pub Dock 3a middle*	DPW - Carport 1-D	RES	Maxine Hall Health Center
SFGH - Building 1*	DPH Central Office (101 Grove)	Produce Market-South Building K	DPW - Carport 4-G,H,J	Kezar Pavilion	SF City Clinic
FAM	DPH	Produce Market-South Building M	Power House	SCI	SFGH - Building 10 (COR.10-1B)
de Young Museum*	Laguna Honda Hospital (A & B Wings)	Municipal Railway Overhead Lines	FIR	Academy of Sciences	SFGH - Building 1A
Legion of Honor*	Laguna Honda Hospital (H Wing)	Hunters Point Art Studios	SFFD Equipment Unit Headquarters		SFGH - Building 1B
	SFGH - Building 100	DPH	Fire Chiefs Residence*		SFGH - Building 1C
	SFGH - Building 80	DPH	Fire Station #17		SFGH - Building 20 (COR. 20-10)
170 Otis	SFGH - Building 9	DPH Central Office (101 Grove)	Fire Station #35/Fire Boat HDQ		SFGH - Building 30 (COR. 30-40)
	SFGH - Building 90	Maxine Hall Health Center	REC		SFGH - Building 4
Sheriff's Facility (Inmate Housing)	SFGH - Building 5 (Main Hospital)	Tom Waddell Clinic	McLaren Lodge		Tom Waddell Clinic
WAR	SFGH - Building 5 (MAIN HOSPITAL (M WING))	DPW	Geneva Car Barn		FIR
War Memorial Opera House	SFGH - Mental Health Building	DPW - Carport 1-D			Ashbury Street Tank & Tank House
	SFGH - Building 3*	DPW - Carport 4-G,H,J			SFFD Equipment Unit Headquarters
	SFGH - Building 1*	Power House			Fire Chiefs Residence*
	HSA	FIR			Fire Station #10
170 Otis	SHF	SFFD Equipment Unit Headquarters			Fire Station #17
Sheriff's Facility (Inmate Housing)	SHF	Fire Chiefs Residence*			Fire Station #21
	RED	Fire Station #17			Fire Station #22
		Fire Station #22			Fire Station #24
		Fire Station #25*			Fire Station #25*
		Fire Station #34			Fire Station #34
		Fire Station #35/Fire Boat HDQ			Fire Station #35/Fire Boat HDQ
		Fire Station #40*			Fire Station #37
		Fire Station #6*			Fire Station #39
		Pump Station #2 (Fort Mason)			Fire Station #44
		Fire Station #30 (inactive)			Fire Station #6*
		POL			Pump Station #2 (Fort Mason)
		Park Police Station			JUV
		Corp Yard (Warehouse)			W-1 Cottage: Building 19
		Kezar Pavilion			W-3 Cottage: Building 17
		Corp. Yard (Paint/Carpenter Shop)*			POL
		McLaren Lodge			Golden Gate Park Police Stables*
		Park Senior Center			Park Police Station
		Mothers Building			Richmond Police Station Building 1
					Richmond Police Station Building 2
					REC
					Corp Yard (Warehouse)
					Corp. Yard (Paint/Carpenter Shop)*
					McLaren Lodge
					Mission Rec Center (Main Building)
					Mission Rec Center (Clubhouse)
					Park Senior Center

HALL OF JUSTICE SEISMIC HAZARD RATING REPORT

**Seismic Assessment of Various
City-Owned Buildings**

Earthquake Safety Program



HALL OF JUSTICE

**850 Bryant Street
San Francisco**

October 1992

Prepared for:

**THE OFFICE OF CAPITAL RESOURCE MANAGEMENT
DEPARTMENT OF PUBLIC WORKS
CITY & COUNTY OF SAN FRANCISCO**

Prepared by:

**EQE ENGINEERING AND DESIGN/AGS INC.
Field Investigation Engineer Team**

Peer Review and Coordination by:

**SKIDMORE, OWINGS & MERRILL in
association with OLMM STRUCTURAL DESIGN
Consulting Engineer Team**

FINAL REPORT
Seismic Assessment of

Hall of Justice

for

The Office of Capital Resource Management
Department of Public Works
City & County of San Francisco

Seismic Assessment of Various City-Owned Buildings
Earthquake Safety Program

by

Field Investigation Engineer:

EQE Engineering and Design/AGS Inc.

Submittal Date:

October 1992

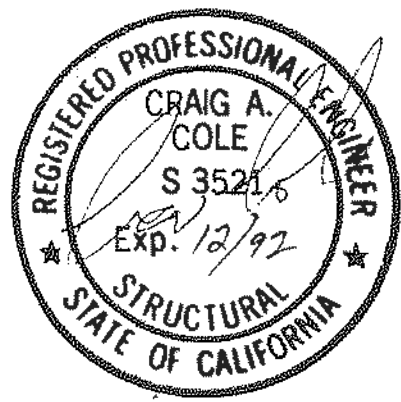


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REFERENCES

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- Section 1.0 Evaluation Analysis Backup Calculations
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V. Strengthening - Backup Calculations

Section 1.0 Computer Output, Building 1

Section 2.0: Computer Output, Building 2

EXECUTIVE SUMMARY

This report presents the results of a seismic vulnerability and conceptual strengthening evaluation performed by EQE/AGS on the Hall of Justice located at 850 Bryant Street in San Francisco. This evaluation was one of nearly eighty performed for various City of San Francisco-owned buildings.

The Hall of Justice is an 8-story L-shaped reinforced-concrete building. Constructed circa 1958, the building has approximately 610,000 square feet of floor space with outside leg dimensions on the "L" measuring approximately 304 feet and 515 feet. An addition was constructed, circa 1979 to expand the court facilities, atop the coroner's office at the north wing. The building has an occupancy class "C", essential, designation and has a peak occupancy load of 400 persons. Structural and some architectural drawings were available for review. Details of the building are contained on the attached *Form A: Current Building Data*.

The existing building was evaluated using the requirements of the *National Earthquake Hazard Reduction Program (NEHRP) Handbook for the Seismic Evaluation of Existing Buildings*. A summary of the analysis parameters utilized are contained in the attached *Form B: Evaluation Analysis Summary*. **The conclusion of the analysis calculations was the building was found to be vulnerable to severe structural and non-structural damage in the event of a major earthquake. This would pose an appreciable life/safety risk to the occupants. Based on the results of this evaluation, a seismic hazard rating (SHR) of 3 has been assigned to the existing Hall of Justice.**

Major deficiencies include: significant torsional behavior (due to the L-shape of the building); concrete piers, walls, and floor slabs are severely overstressed; lack of adequate ties and collectors throughout the building, particularly at the re-entrant corner; geometric and vertical irregularities of concrete shear walls; and inadequacy of the existing foundation system to resist wall overturning. A complete list of identified building deficiencies is attached.

Several concepts were considered as alternatives to improving the seismic performance of the building structure. They included strengthening the existing building, separation of the building into two structures, and base isolation.

Each of these concepts involved significant building modifications. Strengthening the existing building involved the addition of four new concrete walls in the transverse direction of the west wing, infilling of a significant number of windows, thickening of selected portions of the perimeter

wall, and the addition or strengthening of selected chord and collector members, particularly at the inside corner of the building.

Separation of the building into two structures involved a similar level of strengthening as discussed above, with the exception that the chord and collector strengthening is significantly reduced, and a separation joint is required to be constructed to separate one leg of the "L" from the other.

The magnitude of the interior wall construction and window infilling required for the above two concepts will significantly diminish the quality and flexibility of the existing space. The third alternative, base isolation, was thus considered.

Base isolation is a fairly recent technology that provides an alternate means for improving the seismic performance of a building. This is accomplished by cutting the building free from its foundation and installing isolator bearings. The isolator bearings change the response of the building to earthquake ground motions, significantly reducing earthquake demands on building elements.

Installing a base isolation system in the building will significantly reduce the required strengthening of the upper floors of the building. Some interior cross walls will be required in the west wing. The far west wall will likely require significant strengthening, however, few windows will require infilling.

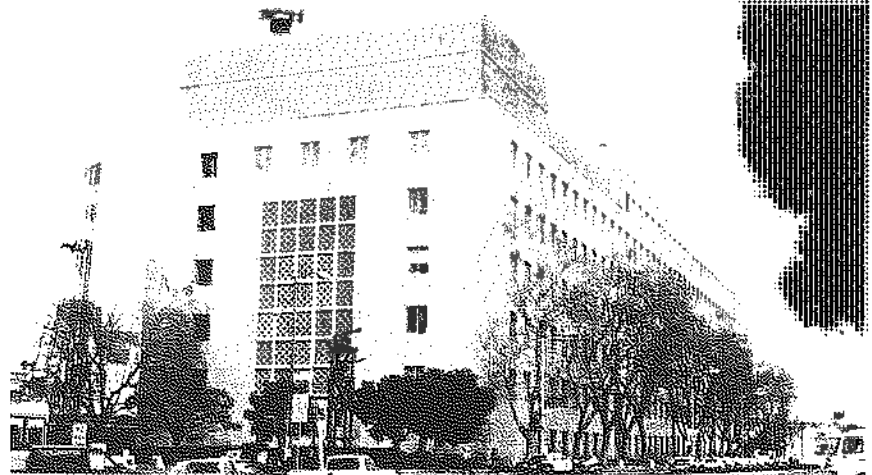
Major construction will be necessary in the base of the building to install an isolation system. A horizontal cut or modification must be made in all building systems, including structural, architectural, mechanical, electrical, and communication systems. The structural system must be temporarily supported while bearing elements such as columns and walls are cut and isolators installed. A new raised floor (or new structural ceiling) must also be installed, resulting in a significant loss of headroom.

Construction costs were estimated for the concept of strengthening the existing structure. The cost for implementing this concept including design, construction, permits, testing fees, insurance, construction management and bonds is estimated to be approximately \$50,000,000. Phased construction has been assumed in developing this estimate. Areas of the building will have to be vacated on a phased basis to permit construction. An overall 30 month construction schedule has been estimated.

A.2: CURRENT BUILDING DATA (FORM A)

Earthquake Safety Program, City and County of San Francisco
Seismic Assessment of Various City-Owned Buildings

FIE: EQE/AGS Dept.: 71 Fac. ID #: 312
Date: Nov. 15, 1992 Group: C No.: 4

<p>General:</p> <p>Bldg. Name: Hall of Justice Address: 850 Bryant Block/Lot No.: 3759/42 # Stories Above/Below Ground: 7 stories/1-story Approx. Ground Floor Plan Dimensions: L-shaped 304 x 515 ft Roof Elevation Above Grade: 104 ft Approx. Total Floor Area: 609,777 ft² Imminent Building Hazards: None Imminent Geologic Hazards: Low liquefaction potential Hazardous Adjacent Buildings: None</p>	<p>Front Elevation Photograph:</p> 
--	---

Construction History: Give item type and source of information.

Item	Original	Renovation/Addition #1	Evaluation & Strengthening Parameters
Year/Design Code	1958/not indicated	1979/not indicated	BSSCNH Bldg. Type: 9
Lateral System	Perforated concrete walls	Perimeter concrete walls	BSSCNH Lateral System: concrete shear wall
Gravity System	1-way conc. slab, beam, & column	LWC over metal deck/steel beam & column	Occupancy Class 1: C Peak Occupancy per SF/DPW = 400 persons
Roof Diaphragm	1-way conc. tube slab ²	LWC over metal deck	Soil Type: S2 S= 1.2
Floor Diaphragms	1-way conc. tube slab ²	LWC over metal deck	Previous Seismic Hazard Rating: None
Exterior Walls	Wall reinforcing with marginal Reinf. around window openings	10" concrete with #5 @ 12 each way	Source: FIE Handbook
Foundation	Concrete piles	Uses existing foundation	

Notes: 1. Occupancy classes: A = Non-essential; B = Non-essential with post-eq services; C = Essential; D = Special case
 2. Tube slab, cast-in-place concrete slab with hollow tube core in direction of span

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VII

FORM B: EVALUATION ANALYSIS SUMMARY

Earthquake Safety Program, City and County of San Francisco
 Seismic Assessment of Various City-Owned Buildings

File: EQE
 Date: 1/7/93

Dept.: 71 Fac. ID #: 312
 Group: C No.: 4

General:

Bldg. Name: HALL OF JUSTICE
 Block/Lot No.: 3759/42
 Occupancy Class: C
 $I = 1.25$
 Soil Type: S3 (Revised to S2)
 $S = 1.5$ (Revised to 1.2)

BSSCNH Bldg. Type: TYPE 9
 BSSCNH Lateral System: CONCRETE SHEAR WALL

$R = 4.5$ $C_d = 4$ $L_L = 514'$ $L_T = 315'$
LONG. TRANS.
 Building Period, $T = \frac{2.05 h_n}{\sqrt{L}} = \frac{2.05 \times 514}{\sqrt{514}} = .260$ $.332$

Seismic Weight, $W = 131200$ KIPS

Shear Coef., $C_s = \frac{0.8 A_{v1} S}{R T^{3/8}}$, $A_v = 0.4$

$C_s = 0.188$ EQ (2-4)

$C_s = 0.188$ EQ (2-5)

$V = C_e I W = 0.188 (1.25) (131200) = 30830$ K

Typical Floor DL = 220 PSF

Typical Floor LL = 50 PSF

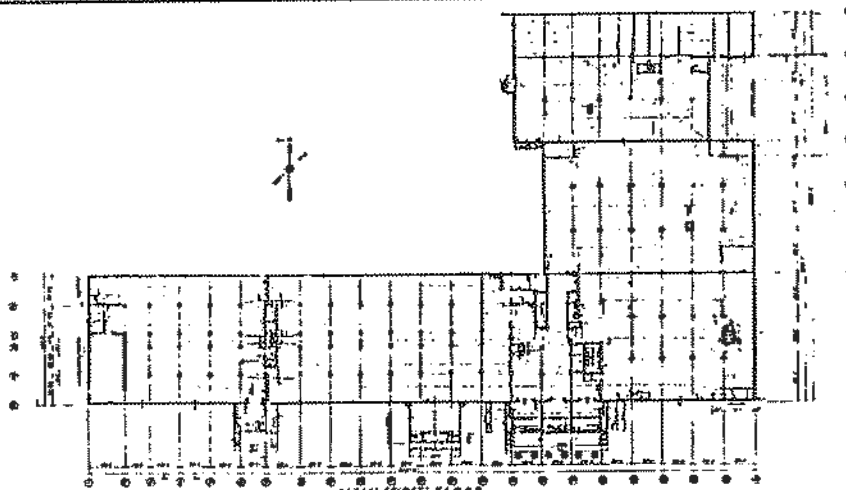
Seismic Hazard Rating: 3

Vertical Distribution of Lateral Force: (Show with stick diagram: Floor Forces F_x , Story Shears V_j , Story Overturning Members M_j , Floor Deflections d_x , and Story Drift Ratios DR_j .)

EASED ON STABLE MODEL JUSTICE 2.

	F_x	V_j	OTM
ROOF	4940 K	4940 K	69160 K
7	5330	10490	22090
6	4940	15430	451960
5	4320	19750	754210
4	4010	23760	1110610
3	3080	26840	1513210
2	2780	29620	1957510
1	1230	30830	2389410
GROUND			

Plan Distribution of Lateral Force at Ground Level: (Sketch bldg. plan showing relative location of force-resisting system elements, and shear and overturning forces resisted by each.)



DEFLECTIONS INCLUDE THE AMPLIFICATION FACTOR, C_d

	LONGITUDINAL		TRANSVERSE	
	d_x	DR	d_x	DR
ROOF	.173	.0011	1.125	.0067
7	.262	.0015	1.440	.0080
6	.326	.0019	1.936	.0110
5	.382	.0021	2.241	.0125
4	.343	.0019	1.937	.0108
3	.341	.0019	1.446	.0080
2	.258	.0014	.988	.0053
1	.098	.0006	.400	.0022
GROUND				

30872-66/FB-14

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FORM C: STRENGTHENING ANALYSIS SUMMARY

Earthquake Safety Program, City and County of San Francisco
 Seismic Assessment of Various City-Owned Buildings

FILE: EQE
 Date: 10-23-92

Dept.: 71 Fac. ID #: 312
 Group: C No.: 4

General:

Bldg. Name: HALL OF JUSTICE

Block/Lot No.: 3757/42

Occupancy Class: C

Strengthening Standard:

$I = 1.25$

Soil Type:

$S = 1.2$

Typical Floor DL = 240 PSF

Typical Floor LL = 50 PSF

UBC91 Lateral System: BEARING WALL SYSTEM W/ CONCRETE SHEAR WALLS

$R_w = 6$, ALLOWABLE DRIFT = $0.004 \times$ STORY HT.

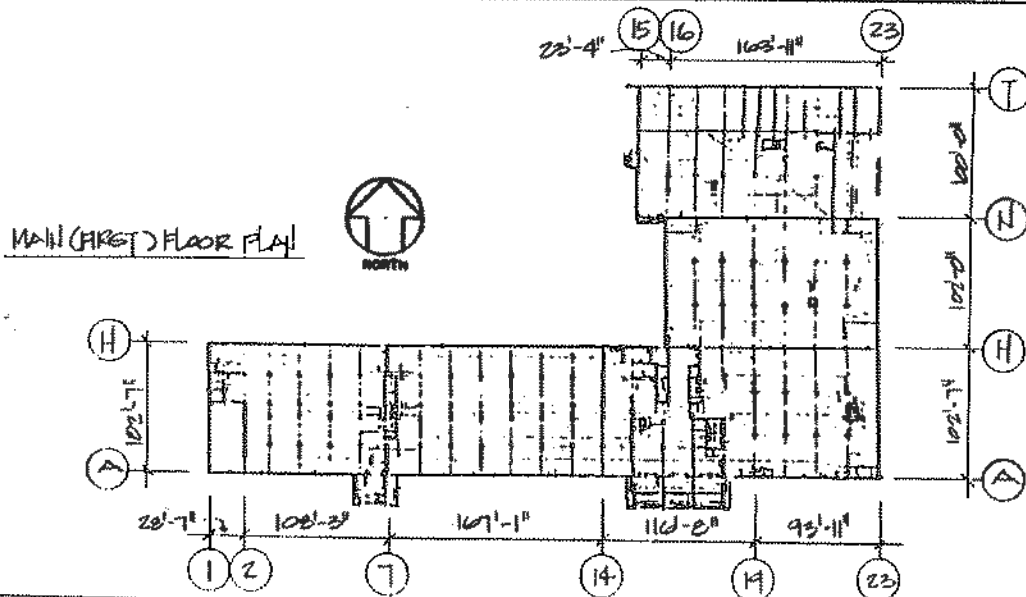
Building Period, $T = C_d(h_n)^{3/4} = 0.020(115)^{3/4} = 0.716$

Seismic Weight, $W = 147,500$ KIPS

Shear Coef., $V/W = 0.156$

Strengthening Scheme Description: IN WALL EXISTING OPENINGS AT PERIMETER WALLS; THICKEN EXISTING PERIMETER AND INTERIOR WALLS; CONSTRUCT NEW INTERIOR CONCRETE SHEAR WALLS; PROVIDE NEW CHORDS AND COLLECTORS.

Plan Distribution of Lateral Force at Ground Level: (Sketch bldg. plan showing relative location of lateral force-resisting elements, and shear and overturning forces resisted by each.)



Vertical Distribution of Lateral Force: (Show with stick diagram: Floor Forces F_x , Story Shears V_j , Story Overturning Moments M_j , Floor Deflections dx , and Story Drift Ratios DR_j .)

	F_x	V_j	OTM
Roof	3180 k	3180 k	44520 k
7	4730	7910	163170
6	4390	12300	347670
5	3030	15330	577620
4	2770	18100	249120
3	2170	20270	1153170
2	1920	22190	1486020
1	840	23030	1208440
GROUND			

BASED ON ETABS MODEL JUSTICES

	LONGITUDINAL ¹		TRANSVERSE ²	
	dx	DR	dx	DR
Roof	0.4205"	0.0002	0.3270"	0.0002
7	0.3671	0.0003	0.2860	0.0003
6	0.3156	0.0004	0.2381	0.0003
5	0.2470	0.0004	0.1902	0.0003
4	0.1728	0.0003	0.1423	0.0002
3	0.1150	0.0003	0.0976	0.0002
2	0.0600	0.0002	0.0567	0.0002
1	0.0172	0.0001	0.0220	0.0001
GRD.				

1. FROM WALL ALONG LINE A
2. FROM WALL ALONG LINE 23

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FORM D: COST ANALYSIS SUMMARY

Earthquake Safety Program, City and County of San Francisco
 Seismic Assessment of Various City-Owned Buildings

FIE: EQE/AGS
 Date: 11/6/92

Dept: 71
 Group: C

Fac. ID #: 312
 No.: 4

Construction Cost:	Exclusion:																																
<p>Bldg. Name: Hall of Justice, 850 Bryant</p> <p>Existing Building Type: 9</p> <p>Existing Frame Type: Concrete shear wall</p> <p>Strengthened Frame Type: Concrete shear walls</p> <p>Total Cost: \$ 50,159,232</p> <p>Cost/SF: \$ 82.26</p> <p>Proposed Bid Date: December 1, 1993</p> <p>Proposed Construction Period: 30 Months</p>																																	
Key Criteria:	Assumptions:																																
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">GFA:</td> <td style="width: 15%; text-align: right;">609,777</td> <td style="width: 10%;">SF</td> <td style="width: 45%;"></td> </tr> <tr> <td>Footprint:</td> <td style="text-align: right;">86,000</td> <td>SF</td> <td></td> </tr> <tr> <td>Roof Area:</td> <td style="text-align: right;">86,000</td> <td>SF</td> <td></td> </tr> <tr> <td>Basement Wall Area:</td> <td style="text-align: right;">4,888</td> <td>SF</td> <td></td> </tr> <tr> <td>Ext. Closure Area:</td> <td style="text-align: right;">154,319</td> <td>SF</td> <td></td> </tr> <tr> <td>Avg. Flr. to Flr. Heights:</td> <td style="text-align: right;">15</td> <td>FT</td> <td></td> </tr> <tr> <td>Number of Levels:</td> <td style="text-align: right;">8</td> <td>LEVEL</td> <td></td> </tr> <tr> <td>Number of Elevators:</td> <td style="text-align: right;">9</td> <td>EA</td> <td></td> </tr> </table>	GFA:	609,777	SF		Footprint:	86,000	SF		Roof Area:	86,000	SF		Basement Wall Area:	4,888	SF		Ext. Closure Area:	154,319	SF		Avg. Flr. to Flr. Heights:	15	FT		Number of Levels:	8	LEVEL		Number of Elevators:	9	EA		<p>Construction is phased.</p> <p>Assume new air conditioning system due to infilling of windows.</p>
GFA:	609,777	SF																															
Footprint:	86,000	SF																															
Roof Area:	86,000	SF																															
Basement Wall Area:	4,888	SF																															
Ext. Closure Area:	154,319	SF																															
Avg. Flr. to Flr. Heights:	15	FT																															
Number of Levels:	8	LEVEL																															
Number of Elevators:	9	EA																															

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x

FINAL DEFICIENCY LIST

GENERAL DEFICIENCIES (FALSE EVALUATION STATEMENTS)

STRUCTURAL

1. **REDUNDANCY:** It is likely that portions of the structure could collapse due to failure of any single shear wall.
2. **GEOMETRY:** Significant geometrical irregularities such as set backs in the lateral-force-resisting system occur at perimeter shear walls on the north side of the structure between the third and sixth stories, and at shear walls on the east side of the building between the seventh and eighth stories.
3. **VERTICAL IRREGULARITIES:** Shear walls at lines 6, 22, F, and L are not continuous to the pile foundation system.
4. **TORSION:** The lateral-force-resisting elements are unbalanced which results in significant torsional demand on the system. Hence large resisting forces both in the shear walls parallel to the direction of inertia loading and in the walls normal to loading are generated.
5. **SHEARING STRESS CHECK:** Shear stresses substantially exceed the acceptance levels.
6. **CONFINEMENT REINFORCING:** Shear walls do not contain boundary elements with confining reinforcement.
7. **COUPLING BEAMS:** The beam elements in the perforated shear walls are not anchored into non-perforated core with hooks at an angle of 135 degrees or more.
8. **PLAN IRREGULARITIES:** The re-entrant corner of the building lacks significant tensile capacity necessary for diaphragm continuity.

9. **SHEATHING:** Portions of the floor diaphragms have span/depth ratios greater than 2 to 1.
10. **SLOPING SITES:** Grade occurs at street level at the entrance of the building and occurs at the basement level on the opposite side of the building.

NONSTRUCTURAL

11. **CEILING SYSTEMS:** Ceilings are suspended plaster with edges that abut structural walls.
12. **LIGHT FIXTURES:** With the exception of the jail area, diffusers on fluorescent light fixtures are not supplied with safety devices or some form of positive attachment. There are also many pendant fixtures.
13. **THIN STONE VENEER PANELS:** There are some very minor cracks seen in the marble veneer at the main elevators.
14. **BUILDING CONTENTS AND FURNISHINGS:** Tall, narrow storage racks, bookcases, file cabinets, or similar heavy items are typically not anchored to the floor slab or adjacent walls. Furthermore, cabinet drawers do not have latches to keep them closed during shaking. Breakable items stored on shelves are not restrained from falling by latched doors, shelf lips, wires, or other methods.
15. **PIPING:** Pipe sleeve wall openings typically have a diameter less than about 2 inches larger than the pipe.
16. **HAZARDOUS MATERIALS:** Although some compressed gas cylinders are restrained, most are not restrained against motion. Also, laboratory chemicals stored in breakable containers are not restrained from falling by latched doors, shelf lips, wires, or other methods.

AVAILABLE DOCUMENTS LIST

1. Hall, Pregnoff & Matheu, Structural Engineers. 1958. Hall of Justice Foundation Drawings F-1 through F-8.
2. Hall, Pregnoff & Matheu, Structural Engineers. 1958. Hall of Justice Structural Drawings S-1 through S-35.
3. Nishkian, Hammill and Associates, Consulting Engineers. 1979. Hall of Justice Addition Structural Drawings S-1 through S-8.
4. Welhe, Frick & Kruse Architects. 1958. Hall of Justice Architectural Drawings 1 through 32, 34 through 45.
5. John Carl Warnecke and Associates, Architects. 1979. Hall of Justice Addition Architectural Drawings A1.0 through A8.8.
6. Rutherford & Chekene Consulting Engineers. 1990. Final Report Geotechnical Investigation, New Sheriff's Facility, Hall of Justice.
7. Harding Lawson Associates. 1992. Evaluation of Potential for Liquefaction-Induced Ground Movements at 77 City-Owned Building Sites.
8. URS John A. Blume & Associates Engineers. 1975. Preliminary Seismic Evaluation, Hall of Justice and Christmas Tree Point Police Facilities.
9. Bureau of Engineering/Architectural, Department of Public Works. 1987. Hall of Justice Condition Assessment.

STRENGTHENING IMPACT STATEMENT

Several concepts were considered as alternatives to improve the seismic performance of the building. They included strengthening the existing building and base isolation. One variation on the concept of strengthening the existing building involved cutting the current L-shape building into two structurally separate wings.

Each of these options will result in major impact to the building occupants - both during construction and after the strengthening has been implemented. The following presents the likely impact.

Strengthening the Existing Building

The new transverse walls required in the west wing of the building need to be continuous and located along existing column lines. The current partition layout for the building, however, is not continuous and does not always align with columns. A significant reconfiguration of rooms in the west wing is therefore required. The first four floors of the building also require thickening of the perimeter walls, and infilling of many windows. The construction of this work will require significant demolition of existing partitions, ceilings, and mechanical and electrical systems in the vicinity of each new transverse shear wall and along the perimeter walls. An estimated 200,000 square feet of floor space will be affected by this work.

The work is proposed to be phased such that areas of construction will be vacated while the work is performed then reoccupied as construction moves to another area.

The loss of space at the end of construction from the added shear walls and thickening of existing walls is estimated to be approximately 6,000 square feet. The most significant impact of the upgrade approach to the building user is likely to be the loss of many of the windows. Approximately 75% of the windows are proposed to be infilled on the lower floors reduced to approximately 30% on the upper floor windows. A new air conditioning system is included in the cost estimate to compensate for the loss of natural ventilation currently provided via the windows.

Strengthening the Existing Building and Installing a Vertical Separation Joint

The impact of this strengthening concept will be fairly similar to the impact described above. The main difference will be due to the construction of the separation joint. This joint will likely reduce an additional 400 square feet of space following construction to accommodate a new set of columns.

Base Isolation

The base isolation upgrade concept will result in significant impact during construction of the basement and first floors. Either the basement or first floor will require complete demolition and reconstruction, depending upon the selected location of the "plane of isolation". Approximately 130,000 square feet of floor space will require demolition and reconstruction.

Construction could be phased such that portions of the basement and first floor can be occupied during construction.

There will be construction of cross walls in the west wing although the impact will be significantly less than for the other upgrade alternatives.

The largest impact may be on the reduction of headroom required to install the isolation system, particularly if the plane of isolation is located above the first floor (this is likely to be the least cost location). The first floor contains many facilities open to the public including the main lobby, the traffic bureau, and several court rooms. Also contained on the first floor are the coroners and numerous police facilities. The impact on these facilities of reducing the distance between the first and second floor by 4 feet would require investigation.

Should the isolators be installed in the basement, the impact will be less, however, the cost will likely be higher.

SECTION 1: INTRODUCTION

1.1 Background

The following background statement is taken from the RFQ for Seismic Assessment of Various City-Owned Buildings, from the City of San Francisco Department of Public Works (the City), dated December 1991:

The City of San Francisco owns over 500 buildings which were constructed in the period between the early 1900's and the late 1960's. In 1988, the Department of Public Works initiated the Earthquake Safety Program to systematically inspect, evaluate and seismically strengthen City-owned buildings to address life safety hazards associated with seismic resistance inadequacies. Under this program, approximately 160 buildings, representing about one-third of the City's General Fund supported buildings, have been evaluated. Over forty (40) of these buildings are currently undergoing structural strengthening. In conjunction with the structural strengthening work, selective asbestos abatement and disabled access are also included as part of the overall program. Funding for these efforts have been secured through the Earthquake Safety Program bond measure of November 1989 and June 1990.

The City selected approximately 77 buildings for assessment in this program and divided them into Groups A-F, with each Group assessed by a different Field Investigation Engineer.

1.2 City Goals

The goals of the Earthquake Safety Planning and Assessment Program for the Seismic Assessment of Various City-Owned Buildings are:

1. to establish the relative seismic strengths of buildings in the program
2. to identify existing seismic hazards and strength deficiencies
3. to develop schematic strengthening options and cost estimates for correction of deficiencies

4. to establish prioritized lists of hazards and deficient buildings in preparation for a General Obligation Bond Program proposal
5. to maintain coordination between seismic and other assessments
6. to maintain coordination between seismic assessment, building user priorities, and the City's long range plans

1.3 City Objectives

With the Earthquake Safety Planning and Assessment Program, the City's Department of Public Works has sought to attain the above goals in part by accomplishing the following objectives:

1. identify buildings to be included in program, and assign occupancy ratings
2. engage one Consulting Engineer (CE) to prepare consistent criteria for the Field Investigation Engineer (FIE) work, coordinate the FIE work, provide Peer Review and quality assurance, and consolidate the findings of the FIE reports
3. engage six FIEs to evaluate the buildings, recommend strengthening measures, and produce cost estimates
4. prepare a General Obligation Bond Program with input from FIE and CE reports

The City's CE for this program was SOM in Association with OLMM.

1.4 Assessment Methodology & Criteria

In broad terms, the City's CE and six FIEs have established, through evaluation, the current seismic status of the buildings in this program and, through strengthening recommendations and cost estimates, the resources that will be required to remedy unacceptable conditions. Following are summaries of the basic criteria used for evaluation and strengthening design.

1.4.1 Post-Earthquake Occupancy Classification

The City defined Post-Earthquake Occupancy Classifications A-D (also known as Occupancy Classes), and assigned each building to one of the four classes based on the kinds of functions it will be asked to support following an earthquake. Evaluation and Strengthening criteria were different for each class. Those differences are made clear on the Forms in the Executive Summary above and in the calculations which follow.

The Post-Earthquake Occupancy Classifications were defined as follows:

Occupancy Class A for buildings whose supported functions are deemed Non-essential to earthquake response.

Occupancy Class B for buildings whose everyday supported functions are deemed Non-essential to earthquake response but which may be needed as temporary shelters, distribution centers, etc. following an earthquake.

Occupancy Class C for buildings whose supported functions are deemed Essential to earthquake response. These buildings include hospitals, police and fire stations, emergency communication centers, etc.

Occupancy Class D for special case buildings. These include buildings with mixed uses and non-essential buildings whose historic features are to be preserved or whose contents are to be specially protected.

1.4.2 Evaluation Criteria

The evaluation methodology was based on Evaluation Statements compiled in consensus documents and modified by the CE and the City for this program. The basic evaluation document is the *BSSC NEHRP Handbook for the Seismic Evaluation of Existing Buildings*, abbreviated here as the BSSC NEHRP Handbook or BSSCNH. Clarifications, corrections, additions, and revisions to the BSSCNH specific to this project were provided by the CE and the City. Seismic Hazard Ratings defined by the City were derived from evaluation results. The Ratings, provided by the City, are reproduced in Table 1.4.2 below.

1.4.3 Strengthening Criteria

Deficiencies identified by the evaluation were addressed with strengthening designs according to the criteria shown in Table 1.4.3 below. Nonstructural deficiencies were addressed in accordance with 1991 UBC Sections 2336 and 2337. Additional design constraints involving Disabled Access, Asbestos Abatement, or other coordination issues were imposed by the City on a building by building basis. Also, strengthening designs considered the City's priority that added structural elements be designed to minimize interference with existing building services.

The City adopted Strengthening Goals based on its Seismic Hazard Ratings as follows:

Occupancy A:	Seismic Hazard Rating of 2 or better
Occupancy B:	Seismic Hazard Rating of 1
Occupancy C:	Seismic Hazard Rating of 1 with the additional goal of immediate full-service post-earthquake operation
Occupancy D:	Seismic Hazard Rating of 1 with additional goals to be specified by the City for mixed-use facilities, historic preservation, or protection of contents

Strengthening Standards appropriate to the above Goals were selected by the City from a range of available Building Code documents. The standards for new or strengthened structural components are given in Table 1.4.3 below. The use of ".75 x 1991 UBC" for Occupancy A buildings reflects the common practice of using somewhat lower standards for existing buildings than for new construction. The use of $I=1.25$ for Occupancy C and D buildings is consistent with the UBC, SEAOC, and SFBC provisions for essential facilities.

In addition, nonstructural components are designed for loads per 1991 UBC Sections 2336 & 2337. Additional design constraints were provided by the City on a building by building basis to address Disabled Access, Asbestos Abatement, and other coordination issues.

1991 UBC seismic provisions are virtually identical to those of the 1990 SEAOC Recommended Lateral Force Requirements, the primary intention of which is to "safeguard against major failures and loss of life." As noted in the SEAOC document, conforming buildings should be able to "resist a major level of earthquake ground motion ... without collapse, but possibly with some structural as well as nonstructural damage." Further, "it is expected that structural damage, even in a major earthquake, will be limited to a repairable level"

The actual strengthening of buildings in this program may lag the schematic design by several years and, when executed, may be required by law to meet standards higher than those

specified in Table 1.4.3. This is especially true for hospital buildings. Unless noted elsewhere in this Report, however, strengthening schemes were designed in accordance with Table 1.4.3.

1.4.4 Geotechnical Criteria

Site soil parameters for evaluation and design were established by the FIE Geotechnical Engineers and are given in the Geotechnical Engineer Letter Report, which is included in Appendix B of this report.

Geologic Site Hazards were determined by the FIE Geotechnical Engineer with some guidance from the CE Geotechnical Engineer. Liquefaction and surface rupture hazards were identified by the CE Geotechnical Engineer, Harding Lawson Associates, in a separate report. Those assessments were used to complete appropriate Evaluation Statements. Slope failure hazards were identified by the FIE Geotechnical Engineer alone.

1.4.5 Cost Estimating Criteria

Full cost estimating criteria, assumptions, and procedures are presented in Appendix E of this Report.

1.5 Organization of this Report

Sections 2 through 6 of this Report present descriptions of procedures, critical conditions, and results corresponding to five phases of building evaluation, strengthening design, and cost estimating. Section 7 presents overall conclusions and recommendations.

Most of the work done during these phases was presented in interim submittals throughout the process for purposes of peer review by the program CE. These interim submittals are collected in this Final Report as Appendices A through E. Additionally, previously submitted summary Forms A through D constitute much of the Executive Summary of this Report.

Table 1.4.1
City of San Francisco Seismic Hazard Ratings
 (Source: San Francisco Department of Public Works)

The Seismic Hazard Rating (SHR) is a number assigned to a building as a means of estimating building performance during a great earthquake as well as the amount of damage the building will sustain. The ratings, and the policy implications, are described here:

SHR	Damage Estimate	Description
1	Minor damage (Good performance)	Some structural or nonstructural damage and/or falling hazards may occur, but these would pose minimal life hazards to occupants. The damage can be repaired while the building is occupied and with minimum disruption to functions. Buildings and structures with this rating represent an acceptable level of earthquake safety, and funds need not be spent to improve their seismic resistance to gain greater life safety.
2	Moderate damage (Fair Performance)	Structural and nonstructural damage and/or falling hazards are anticipated which would pose low life hazards to occupants. The damage can be repaired while the building is occupied. Buildings and structures with this rating will be given a low priority for expenditures to improve seismic performance and/or falling hazards to the "good performance" level.
3	Major damage (Poor performance)	Structural and nonstructural damage are anticipated which would pose appreciable life hazards to occupants. The building has to be vacated during repairs, or possibly cannot be repaired due to the extent (sic) and/or economic considerations. Buildings and structures with this rating will be given a high priority for expenditures to improve seismic performance and/or falling hazards to the "good performance" level, or would be considered for other abatement programs such as reduction of occupancy.
4	Partial/total collapse (Very poor performance)	Extensive structural and nonstructural damage, potential structural collapse and/or falling hazards are anticipated which would pose high life hazards to occupants. There is a good likelihood that damage repairs would not be feasible. Buildings and structures with this rating will be given the highest priority for expenditures to improve seismic performance and/or falling hazards to the "good performance" level, or would be considered for other abatement programs such as reduction of occupancy or vacation.

Table 1.4.2
City of San Francisco Seismic Hazard Ratings
 (Source: San Francisco Department of Public Works)

The Strengthening Design Standard for all strengthening is the 1991 Uniform Building Code. Base Shear levels are modified as follows:

Occupancy Classification:	A Non-essential	B Non-essential with Post-Earthquake Services	C Essential	D Special Cases
Strengthening Base Shear:	.75 x 1991 UBC I = 1.0	1991 UBC I = 1.0	1991 UBC I = 1.25	specified by the City case by case

Notes:

1. For Nonstructural components in Occupancy A buildings, use full 1991 UBC forces without the .75 reduction.
2. Standards specified here have been adopted by the City as appropriate to the respective Occupancies and corresponding Strengthening Goals. The standards have been selected to meet all Life Safety goals, but are not explicitly intended to meet goals beyond Life Safety.

SECTION 2: BUILDING AND SITE DESCRIPTION

The Hall of Justice, located at 850 Bryant Street, San Francisco, is an 8-story (7-stories above ground and a one-story basement) L-shape building originally constructed circa 1958. The building has approximately 610,000 square feet of total floor area with outside leg dimensions on the "L" measuring approximately 304 feet and 515 feet. A two-story addition was constructed, circa 1979, atop the coroner's office at the north wing to expand the court facilities.

The Hall of Justice is bounded by Bryant Street on the south, Seventh Street on the west, Harriet Street on the east, and Highway 80 on the north. A new sheriff's facility is under construction adjacent to the Hall of Justice at the inside portion of the "L". The original below grade parking structure in this area has been demolished and removed.

Structural and some architectural drawings were available for review. The Hall of Justice building is a reinforced concrete building. The floors are typically constructed of cast-in-place 12-inch- or 18-inch-deep concrete tube slabs. Parallel 9 inch or 12 inch hollow tubes are cast in the slabs at typical spacing of 12 inches or 16 inches on center, respectively. The slabs are supported on perforated (for window openings) concrete bearing walls at the perimeter and concrete columns on the interior. Typical concrete columns are square and contain round 5/8 inch or 1/2 inch spiral ties at spacings of 2-3/4 inches or 2-1/4 inches on center. The foundation consists of concrete step tapered piles.

The lateral system consists of the tube slab diaphragms and perforated concrete shear walls around the perimeter. The lateral system was judged to correspond to building type 9, concrete shear wall, of the NEHRP (Reference 2).

The surface topography of the site is relatively flat.

SECTION 3: FIELD INVESTIGATION

A walkdown of the Hall of Justice was conducted by field investigation engineers (FIEs) on in July, 1992. The purpose of the walkdown was to note any major discrepancies between available construction documents and as-built conditions, and to note any seismic deficiencies in major building equipment.

Based on visual observation of the existing building, it is our opinion that the building was generally constructed according to the construction documents.

There was some evidence of earthquake damage at the time of the walkdown, although most areas that had been damaged had been repaired and were no longer visible. In a related project, the inside of the elevators were investigated by EQE to assess the presence of seismic damage (Reference 6). Small cracks less than 1/32" were observed. These cracks were judged as too small to impair the capacity of the walls.

Site specific geotechnical information for the Hall of Justice was not available for review. However, site specific boring information of the site immediately northwest of the Hall of Justice, for construction of the new sheriff's facility, was available. This data indicates that the site is underlain by approximately 20 feet of dense sand which, in turn, is underlain by a 10-foot layer of stiff silt. Below the silt layer are dense to very dense silty and clayey sands and stiff clays. The groundwater level is located approximately 15 feet below the ground surface. The depth to bedrock is estimated to be about 190 to 200 feet.

Based on the available boring information, the site has a low potential to experience liquefaction and seismically induced settlement during a major earthquake. The site topography and its geographical setting suggest that there is low potential for landsliding or lateral spreading during a major earthquake. Details of the geotechnical investigation are provided in Appendix B Section B.1.

SECTION 4: EVALUATION

The existing Hall of Justice building was evaluated to the requirements of the *National Earthquake Hazard Reduction Program (NEHRP) Handbook for the Seismic Evaluation of Existing Buildings* dated May 29, 1992 as amended by the San Francisco Department of Public Works for this project.

The NEHRP procedure requires that a set of Evaluation Statements regarding common vulnerable conditions found in a given building of a given type be addressed. Using the NEHRP procedure, the Hall of Justice is classified as a concrete shear wall building, Type 9. The Evaluation Statements and answers specific to the Hall of Justice are included in Appendix C Section C.4.

Based on the guidelines in the NEHRP Handbook, in-depth analysis of the building is required. The determination of lateral force demands, force distribution, torsion, drift, and overturning is included in the scope of analysis for this building.

LATERAL FORCE RESISTING SYSTEM

The lateral force resisting system of the original structure consists of concrete tube slabs and perimeter perforated concrete shear walls. The concrete tube slabs are cast-in-place concrete slabs with hollow tube cores in the direction of the span. (The resulting system is very much like a pan joist system.) These slabs serve as rigid horizontal diaphragms to distribute lateral inertia forces to the shear walls below.

For the addition over the coroner's offices, the lateral force resisting system consists of concrete fill on metal deck floor slabs and perimeter perforated concrete shear walls. The fill on metal deck floor slabs serve as rigid horizontal diaphragms to distribute lateral inertia forces to the shear walls below.

The concrete shear walls are typically perforated with numerous window openings requiring the concrete window piers to provide the lateral load resistance. The north-south lateral force resisting system consists of the window piers along column lines 1, 15, 16, and 23. The east-west lateral force resisting system consists of window piers along column lines A, H, N and T. The wall along column line H between column lines 16 and 23 is at the interior of the building

and consists of solid concrete wall panels. Lateral forces in shear walls are resisted by the foundation consisting of drilled-in concrete piers.

BUILDING DEFICIENCIES

The final building deficiency list is presented in the executive summary and lists 16 deficiencies. A detailed discussion of the five major structural deficiencies is presented below. These deficiencies include: (1) torsional behavior, (2) diaphragm and shear wall overstresses, (3) diaphragm discontinuities (4) vertical discontinuities, and (5) wall instability.

Torsional Behavior

Because of the L-shape of the building and the location of shear walls, the lateral force resisting elements are unbalanced which result in significant torsional demand on the system. Large resisting forces are generated in the shear walls parallel to the direction of earthquake loading, as well as, in the shear walls perpendicular to the direction of earthquake loading. These large forces place a high degree of overstress in the lateral force resisting system during a severe earthquake.

Diaphragm and Shear Wall Overstresses

Existing concrete floor diaphragms and shear walls are overstressed when subjected to required lateral forces. Because of the large diaphragm spans, concrete tube slabs are typically overstressed in shear. Diaphragm demand-to-capacity (Q/C) ratios as high as 6.0 were calculated (Reference Appendix C, Section C.5) Existing chord elements were found to lack adequate tensile capacity. Demand-to-capacity ratios of greater than 10 were calculated. Furthermore, with the numerous window openings along the perimeter shear walls, the window piers are typically overstressed in shear (Q/C ratios calculated as high as 14.0).

The overstresses in the horizontal diaphragms and shear walls will result in substantial cracking and spalling of concrete throughout the structure which may lead to long-term loss of use of the building for repairs and inspections.

Diaphragm Discontinuities

At the reentrant corner, the building lacks adequate continuity ties at each floor to resist required forces. Although concrete beams have been provided along column line H, these were not designed to serve as continuity ties and, therefore, lack adequate capacities. No continuity ties have been provided along column line 16. As a result of the lack of adequate continuity across the reentrant corner and the large relative stiffnesses of the perimeter walls along column lines 16 and H, the two legs of the "L" will tend to pound against and/or pull away from each other at the reentrant corner. This could lead to severe structural damage in the floor diaphragms as well as shear walls.

Vertical Discontinuities

Some perimeter perforated shear walls are setback from the overall outline of the building resulting in discontinuous shear walls. The window piers along column line 6 stops at the seventh floor and window piers along column lines 22 and L stop at the sixth floor. Large moments in these walls may cause large axial loads to occur on the building columns located directly below. Our analysis indicates that these columns typically have adequate capacity to resist required loads. Nevertheless, some cracking and spalling of concrete at these columns is expected during a significant earthquake.

Wall Overturning

Due to the large lateral forces generated by the structure, the existing concrete pier foundation is judged to be inadequate to resist wall overturning forces at walls along column lines 1, 15, and 16. Although collapse is unlikely, significant rocking will occur in the event of a strong earthquake. This rocking will cause substantial damage to the existing foundations, shear walls, and perpendicular return walls.

SEISMIC PERFORMANCE

The above discussed deficiencies as well as other deficiencies listed in Appendix C Section C.7 will contribute to poor seismic performance of the building during a major earthquake such as a repeat of the 1906 San Francisco earthquake. Enormous seismic forces are generated because of the tremendous weight of the structure. The building was found to be highly vulnerable to

severe structural and non-structural damage. Significant cracking of the wall piers and floor diaphragms is likely to occur. As a result of the torsional behavior and the severe structural damage, vertical load bearing columns may be damaged along with interior partitions.

The main concern is the lack of lateral capacity at the west wall coupled with inadequate diaphragm chord capacity where the west wing intersects with the north wing. Large inelastic displacement of the west end of the building is possible. The building is relatively well detailed, which will help reduce the possibility of collapse. This detailing includes building columns spirally bound with ties at 2 to 2-3/4 inches pitch, trim steel around the openings of the west wall (3-#8 vertical bars and 2-#8 horizontal bars), and diaphragms with cast-in-place concrete with continuous steel top and bottom. Due to this detailing, it is judged that collapse of the building is unlikely, however, it is judged that the structural and non-structural damage anticipated would be very severe and pose appreciable life hazards to occupants. It is likely that the building would have to be vacated during repairs, or possibly it would not be economically prudent to repair. On this basis, the building is judged to have a Seismic Hazard Rating of 3, major damage (poor performance).

SECTION 5: STRENGTHENING

OVERVIEW

The results of the Phase 3 analysis indicated the existing building to be severely overloaded when compared to code allowables. All elements of the lateral-load-resisting system were determined to be inadequate. The high demands on the structure resulted from the building configuration and irregularities (L-shaped, set backs) which produced significant torsional effects. The torsional problems were a result of the center of rigidity being centered to the east side of the building, a significant distance from the center of mass. The long slender relatively flexible portion of the west structure was determined to be supported through diaphragm action by the torsional resistance of the stiff north portion of the structure. The diaphragms, however, have insufficient shear, and chord capacity to transfer these demands. In addition the highest continuity demands occur at the reentrant corner in a location where the diaphragm has significant openings to accommodate the elevator core and central stairway.

STRENGTHENING

Several concepts were considered as alternatives to strengthen the structure. They included: (1) separation of the building into two structures; (2) strengthening the existing building; and (3) base isolation. Separating the building into two wings was investigated first. Major strengthening was found to be required in addition to the work required to construct the separation. The second alternative was then reviewed (in less detail) to compare the amount of strengthening that would be required if the seismic joint was not installed. Both of these alternatives resulted in such significant strengthening (infilling of windows and addition of major cross walls) as to cause significant detractions for the building occupant. The third alternative, base isolation, was therefore pursued to determine its feasibility and possible impact on the building. This third study was done qualitatively. The following sections discuss each of these three alternatives.

Separation Approach

Separating the stiff north-east wing of the building from the west wing by installing a seismic isolation joint was considered as an approach that directly mitigates the major deficiencies in the

building, i.e the large eccentricity and very high continuity demands at the reentrant corner. The seismic joint was selected to be located at column line H and two separate models were developed. Significant strengthening of the building was still required, although torsion was greatly reduced and the need for collectors at the reentrant corner was eliminated. Sketches describing the proposed strengthening are included in Volume IV, Section F.

Several deficiencies dictated the upgrade solution: lack of shear capacity; lack of overturning capacity; and marginal diaphragm capacity. In order to address these deficiencies a series of north-south cross walls were introduced. Through iterative analyses we determined that four new cross walls located at lines 2, 8, 13, and 18 would adequately resist demands. Two foot thick walls (two and a half foot at line 18) were required at the lower stories to resist the large shear demand. The walls span the entire 105 foot width and connect to the longitudinal walls in order to develop sufficient overturning capacity to resist demands. Windows were infilled in the vicinity of the cross walls to locally strengthen the longitudinal walls. This was done to mobilize the dead weight of adjacent bays for resisting overturning forces. This alternative was selected as more economical than installing massive new foundations capable of resisting uplift demands and because infilling of windows was also required to strengthen the longitudinal walls.

The longitudinal walls of the west wing and the northeast wing were also significantly deficient requiring significant infilling of windows in addition to thickening the existing walls with up to 6 inches of concrete.

Details for installing the seismic joint were developed. These included adding a new set of columns 4 feet to the north of column line H for support of the floor slabs on the north side of the joint.

Strengthening the Existing Structure

The detailed analyses and backup calculations included in Volumes IV and V were primarily based on the concept of separating the two wings of the structure. A brief study was performed however to assess the level of strengthening required should the separation not be implemented. The conclusion of this study was that a similar level of strengthening is required, including four new cross walls and significant infilling of windows. In addition, new collectors at the re-entrant corner and additional collector capacity is required. Drawings showing the required upgrade are included in Appendix D, Section D.1.

Base Isolation

A brief study was performed to determine the feasibility of improving the seismic performance of the Hall of Justice using base isolation technology. The results of this study, summarized in Section D.6 of Appendix D, were that retrofit of the Hall of Justice building using base isolation technology is a viable seismic upgrade alternative. The approach requires the installation of isolator bearings near the base of the building to change the natural response of the building to earthquake ground motions. Three alternate "plane of isolation" locations were investigated including: (1) directly above the basement floor, (2) directly below the first floor, and (3) directly above the first floor.

Each of these locations will require significant construction modifications in the basement and first floor areas and an approximate four foot reduction in headroom due to the installation of a new floor diaphragm adjacent to the isolators. The first two of these alternatives will require nearly complete demolition of architectural, mechanical and electrical components in the basement and some demolition and replacement in the first floor space. This removal and replacement will be very expensive as the major mechanical and electrical support systems for the building are located in the basement. The reduction in headroom will also require careful planning of utility routing.

The third alternative, locating the plane of isolation above the first floor, will require nearly complete demolition and replacement of the first floor space and some modifications in the basement. The loss of headroom in the first floor will have a significant affect on this public space, particularly in the several first floor courtrooms.

In addition to modifications required to isolate the building, some conventional strengthening of the building will be required. This will likely include the addition of cross walls in the lower floors of the west wing, and the additional of structural strengthening of chord and collector members at most floors.

A base isolation upgrade will likely have significantly less negative impact on the building than the conventional strengthening approaches previously discussed. Fewer and less massive cross walls than the conventional upgrade approach will be required and minimal infilling of windows is anticipated. Major construction will be concentrated on the lower two floors.

Estimating the cost of the base isolation upgrade was beyond the scope of the study, however, it was judged that the overall cost will be similar to the cost of the conventional upgrade presented in Appendix E. It is, however, recommended that a subsequent study be performed to quantify the cost to seismically upgrade the building using base isolation. This study should include: estimating the cost of replacing the basement building equipment; evaluating the impact of loss of headroom in the first floor and basement, and a quantitative analysis of the superstructure to ascertain the degree of strengthening required for the isolated building. Based on the limited study performed, base isolation appears to be the best approach for improving the seismic performance of the Hall of Justice building.

SECTION 6: COST ESTIMATE

Conceptual level cost estimates were developed for strengthening the existing Hall of Justice building. The estimates were developed based on the strengthening details included in Appendix D Section D.1. These conceptual details are for strengthening the existing structure in a conventional manner as discussed in Section 5.

The cost for implementing the recommended strengthening provisions for the Hall of Justice building, estimated by ARCOST/CPM Group, is estimated to be \$50 million. The cost is comprised of: \$35.8 million in construction and design costs; \$7.8 million in associated costs including permits, tests, construction management, and bonds; and \$6.5 million in escalation and contingencies.

The \$35.8 million construction and design cost estimate includes: \$0.5 million for demolition; \$10.7 million for structural strengthening; \$1.2 million for exterior closure work (allowance for matching the window infill finish to the existing granite finish); \$4.2 million for reconstruction of interiors; \$6.9 million for mechanical system work (principally for a new A/C system, included to ameliorate the affect of significant window infilling); \$0.6 million for related electrical work; \$0.2 million for nonstructural seismic improvements; \$5.1 million for contractor general requirement costs and overhead and profit, \$3.5 million for design, and \$2.9 million in costs for phasing the construction. Details of the cost estimate are included in Appendix E.

The construction has been assumed phased over a 30 month schedule.

Costs for the other two alternatives discussed in Section 5, i.e., separation of the building and base isolation, have not been developed, however, the estimated costs for these alternatives are judged to be in the same range of costs as estimated for the conventional strengthening concept presented above.

SECTION 7: CONCLUSIONS AND RECOMMENDATIONS

The results of the seismic analysis of the Hall of Justice building demonstrate that many elements in the lateral-force-resisting system are highly overstressed. The very heavy construction and irregular building configuration result in a structure that will respond poorly to major ground shaking. Although the structure is not judged to be a collapse hazard, the building may experience severe structural and nonstructural damage which could pose appreciable life hazards to the occupants. It is likely that the building would have to be vacated during repairs, or possibly it would not be economically prudent to repair. The building was assigned a Seismic Hazard Rating (SHR) of 3.

Several strengthening schemes were investigated to mitigate the concerns identified. These included conventional strengthening, an approach where a vertical seismic joint is included in the building, and base isolation. The magnitude of interior wall construction and window infilling required for the first two concepts will significantly diminish the quality and flexibility of the existing space. The third scheme, base isolation, will have significantly less impact on the space. It is recommended that the base isolation upgrade alternative be evaluated in more detail as only a brief evaluation was included in this study.

The FIE team recommends that the Hall of Justice building be assigned a high priority for seismic upgrade. This essential facility contains essential post-earthquake police, "911", court system, and coroner's office functions and has been found to be highly vulnerable to earthquake damage.

REFERENCES

1. Field Investigation Engineer Handbook for City and County of San Francisco, Department of Public Works, Earthquake Safety Program, Seismic Assessment of Various City-Owned Buildings, dated June 12, 1992.
2. National Earthquake Hazards Reduction Program (NEHRP) Handbook for the Seismic Evaluation of Existing Buildings (plus San Francisco Addendum inserts, dated May 29, 1992).
3. Uniform Building Code (UBC) 1991 Edition.
4. American Concrete Institute, Building Code Requirements for Reinforced Concrete (ACI 318-89).
5. Harding Lawson Associates, Evaluation of Potential for Liquefaction-Induced Ground Movements at 77 City-Owned Building Sites, San Francisco, California, June 12, 1992.
6. EQE Letter Report dated November 13, 1992, "Structural Investigation of Inside of the Elevator Walls at the Hall of Justice."

HALL OF JUSTICE ELEVATOR DOCUMENTATION

This page and the following one contain a sampling of recent communications and work records related to the Hall of Justice elevators, which are an essential system for the building's accessibility. Taken together and as representative of an ongoing challenge, they show that the Hall's elevators are relevant to the building's accessibility as much as its facilities condition.

From: O'Connor, Brian (ADM)
Sent: Wednesday, August 14, 2019 8:37 AM
To: O'Connor, Brian (ADM) <brian.o'connor@sfgov.org>; Randy.Swan@jud.ca.gov; building-alerts@sftc.org; Brandon E. Riley <BRiley@sftc.org>; Mark Culkins <mculkins@sftc.org>; Pecot, Johna (SHF) <johna.pecot@sfgov.org>; Jamison, Felicia (SHF) <felicia.jamison@sfgov.org>; Ramirez, John (SHF) <john.ramirez@sfgov.org>; Santizo, Dan (SHF) <dan.santizo@sfgov.org>; O'Brien, Alexa (POL) <alexa.obrien@sfgov.org>; Minner, Joseph (POL) <Joseph.Minner@sfgov.org>; Tave, Anthony (POL) <anthony.tave@sfgov.org>; Fletcher, Karen (ADP) <karen.fletcher@sfgov.org>; Lim, Diane (ADP) <diane.lim@sfgov.org>; Clendinen, Eugene (DAT) <eugene.clendinen@sfgov.org>; Arcelona, Sheila (DAT) <sheila.arcelona@sfgov.org>; Brown, Herman (DAT) <herman.brown@sfgov.org>; Geiger, Jessica (DAT) <jessica.geiger@sfgov.org>
Cc: Penick, Andrico <andrico.penick@sfgov.org>; Gorham, Claudia (ADM) <claudia.gorham@sfgov.org>; Cline, Scott (ADM) <scott.cline@sfgov.org>; Kirovsky, Mark (ADM) <mark.kirovsky@sfgov.org>; Li, Nam (ADM) <nam.li@sfgov.org>; Zhao, Jing (ADM) <jing.zhao@sfgov.org>; Rodriguez, Victor (ADM) <victor.n.rodriguez@sfgov.org>
Subject: Re: HOJ ELEVATORS

To Single Point of Contacts:

Unfortunately all 4 elevators off the entrance are now out of service. The elevator vendor is on-site.

We are directing people to elevator 7 & 8 down the hallway towards 7th street side of HOJ (near the traffic court office) and the closest stairs leading to the Courts on the 2nd and 3rd floors.

Thank you for your continued patience and understanding.

From: O'Connor, Brian (ADM)
Sent: Wednesday, August 7, 2019 8:22 AM
To: Gorham, Claudia (ADM) <claudia.gorham@sfgov.org>; Cline, Scott (ADM) <scott.cline@sfgov.org>; Penick, Andrico <andrico.penick@sfgov.org>
Subject: Elevator Entrapments

HOJ entrapment at approx. 1:50 a.m. last night. KONE called, about an hour to free the person.

HOJ Elevator Reconciliation						
Master Contract						
7/19/2017	\$ 5,400.00	troubleshoot #1				
8/4/2017	\$ 4,025.00	Spare car door panels for elevator #3				
8/16/2017	\$ 1,800.00	elevator #5 - bayonet apart, change bearings, adj				
9/26/2017	\$ 21,600.00	troubleshoot #3				
10/2/2017	\$ 10,800.00	complete rope repair #5 - original invoice \$28,800				
10/2/2017	\$ 3,600.00	elevator assessment				
10/26/2017	\$ 9,595.84	elevator #5 motor & generator repairs (phase I)				
11/10/2017	\$ 66,907.76	elevator #5 motor & generator repairs (phase II)				
12/9/2017	\$ 1,800.00	elevator #3 troubleshoot				
Total:	\$ 125,528.60					
Capital Project						
3/3/2017	\$ 14,753.88	#4 & #5 elevator edge detectors				
3/15/2017	\$ 38,547.90	#4 passenger elevator re-rope due to roof leak w				
4/4/2017	\$ 68,804.82	Elevator #2 & #3 motor generator work				
4/4/2017	\$ 99,515.12	#1-5 & #7-8 door operator/music box rebuild				
6/8/2017	\$ 7,350.00	change order (trouble shoot #3) from 4-4-17 prop				
7/25/2017	\$ 48,191.56	additional repairs #2				
1/4/2018	\$ 14,753.00	#2 & #3 elevator edge detectors				
4/4/2018	\$ 6,447.00	Smart Traq operators				
4/4/2018	\$ 7,200.00	Trouble-shoot Fire Service Recall				
5/30/2018	\$ 1,611.75	Additional Traq operator				
6/7/2018	\$ 1,874.25	Trouble-shoot Fire Service Operation				
7/1/2018	\$ 7,200.00	Fire Service Repair				
Total:	\$ 316,249.28					

SAN MATEO

Robinson, Akilah

From: Neal Taniguchi <ntaniguchi@sanmateocourt.org>
Sent: Thursday, September 12, 2019 9:36 PM
To: CFAC
Cc: Mortenson, Ron; Karesh, Jonathan E
Subject: REVIEW - DRAFT Statewide List of Capital Projects and Latest Update to DRAFT Revised Methodology

To members of the State Court Facilities Advisory Committee:

San Mateo Superior Court is pleased to provide input for your consideration during this period of public comment. As you know one of our court facilities is ranked as high need and the JCC is recommending replacement of that facility, also known as our Northern Branch in South San Francisco.

We are aware that during your discussions, concerns about seismic safety and risk were raised. San Mateo Superior Court agrees that seismic safety and risk should be a statewide concern and that factor should be weighted much more in your assessment and prioritization of capital outlay projects.

With respect to our Northern Branch facility, which currently is a 6 courtroom facility, the draft document recommended a 5 courtroom replacement. This assessment and recommendation is based on our existing authorized judicial position (AJP) count of 33 FTE, and takes into account our existing courtrooms at our Main Redwood City location, our courtrooms at the Youth Services Center, and the courtrooms that exist at the Northern Branch. San Mateo would like to stress the importance of preserving the number of courtrooms that we currently have at this point in time, which is a total of 37 including 26 at our Redwood City Hall of Justice, 6 at our Northern Branch, 3 at our Central Branch and 2 at our Youth Services Center.

The use of Assessed Judicial Need (AJN) and current AJP to plan for replacement court facilities does not adequately address anticipated future growth due to workload, demographic, and business changes that are occurring in this county.

In fact, the recent preliminary AJN updates show increases even as this document was being drafted earlier this year. The preliminary update shows San Mateo's AJN increasing from 28.6 to 30.5 FTE, based on changes in workloads within the past 3 years. The court believes this is just the beginning of a continuing upward trend.

We know that our county continues to grow especially in South San Francisco and Daly City, where our Northern Branch is located, based on anticipated demographic shifts in population and business movement. Since the north county is expected to be affected by growth, a new Northern Branch courthouse should reflect these trends, not AJP numbers that were determined years ago. We believe there will be a need for additional courtrooms in our Northern Branch to better serve the expanding population.

Furthermore, the significant growth in hi-tech, biotech, and financial services jobs and the general lack of housing on the San Francisco peninsula has resulted in commute and travel times that are unprecedented. The public who use our courts, whether they are litigants, attorneys, jurors, or even peace officers, are finding it more challenging to make the commute from the North end of the county to attend to court business in Redwood City. Commute times between South San Francisco and Daly City to Redwood City, a short 22 miles distance, are sometimes an hour, nearly double what they were just 5 years ago.

Given the demographic shifts and transportation challenges, to make court services more accessible to the public, the court must consider a larger Northern Branch courthouse that is closer to the people it serves.

The currently proposed project calls for consolidation of our Northern and Central Branches, currently with a total of 9 courtrooms, into one facility with 5 courtrooms. The Court does not believe that a net loss of 4 courtrooms is justified. We ask that the committee consider these anticipated demographic and transportation factors as future discussions are held, and at the least, preserve the 37 courtrooms that this court currently maintains.

Thank you again for the opportunity to present our viewpoint. We look forward to hearing more from you on this topic.

Neal Taniguchi
Court Executive Officer
San Mateo Superior Court
400 County Center, 2nd Fl
Redwood City, CA 94063

ntaniguchi@sanmateocourt.org
(650) 261-5030

SANTA BARBARA

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SANTA BARBARA

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312 East Cook Street
Santa Maria, CA 93454
(805) 614-6636

DARREL E. PARKER

EXECUTIVE OFFICER – JURY COMMISSIONER – CLERK OF THE COURT

September 13, 2019

Hon. Brad Hill, Chair
Judicial Council of California
Court Facilities Advisory Committee
455 Golden Gate Avenue
San Francisco, CA 94102-3688

RE: Santa Barbara County Criminal Courts Building

Dear Justice Hill:

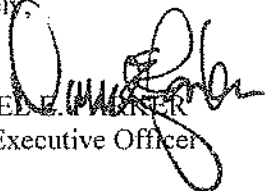
Thank you to the members of the Court Facility Advisory Committee and the Judicial Council Staff for the herculean effort put forth in undertaking such a large-scale assessment of court buildings in California. I cannot imagine the hours that must be necessary to complete such a task, in addition to the time necessary to review all of the input from those courts around the state. I am grateful for the opportunity to comment on the reassessment and your consideration of input from the Santa Barbara County Superior Court.

I previously submitted remarks during the earlier evaluation period. Having had additional time to review the process, I would like to comment further on the cost evaluations. There are a couple of projects listed among the 80 identified where cost scores are over 1.0. This indicates, among other things, substantial financial investments already expended towards these projects. Separating the needs-based scoring from the cost-based scoring may not give sufficient weight to fiscal responsibility of managing the tax payer's dollars. Irretrievable costs may be surrendered by strict adherence to a needs-based scoring system. A policy focused on effective expenditure of public funds dictates reconsideration of such a policy when an appropriate threshold has been crossed.

The current methodology indicates that cost-based factors cannot move a project from one category into another category. The cost-based factors can only move a project within the category determined by the needs-based factors. Those courts scoring above a 1.0 in the cost-based category might be considered for movement into a higher need-based category as a good fiscal policy. Such an action may increase the probability of preserving the value of already expended tax payer dollars.

Thank you for your consideration.

Sincerely,


DARREL E. PARKER
Court Executive Officer

DEP/ct

c: Presiding Judge Michael Carrozzo
Christ Magnusson, Facilities Supervisor
Sen. Hannah-Beth Jackson

ANDREAS BORGEAS
VICE CHAIR

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California Legislature

Senate Committee on Judiciary

HANNAH-BETH JACKSON
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September 12, 2019

Honorable Justice Brad Hill
Court Facilities Advisory Committee Chair
Judicial Council of California
455 Golden Gate Avenue
San Francisco, CA 94102

Dear Justice Hill and Committee Members,

Thank you for your impressive efforts to undertake a reassessment of courthouse construction needs in California. I appreciate the opportunity to comment on the process and, in particular, the proposed Santa Barbara Criminal Courthouse.

In the original assessment, the Santa Barbara courthouse was recognized as an immediate and critical-need project for a number of justifiable reasons. I was disappointed to learn that the new assessment resulted in a lower estimation of the need. I can still recall my husband serving in Department 12 of the existing Figueroa building complaining about ceiling tiles falling on his desk from the dilapidated structure.

I have met with the Chair of the Court's Construction Committee, the Honorable Judge Von Deroian, and the Court Executive Officer, Darrel Parker, and am aware of their concern about their score. In particular, the area of Access to Court Services unfairly scores their current assessed judicial need and does not take into consideration the vacant subordinate judicial officer positions. If the vacant positions were considered in this equation, the project would score an additional .5 points and move the project into the critical-need category.


The Santa Barbara County Superior Court froze these commissioner positions in 2012 and 2014 in order to provide a long overdue increase to employee compensation after enduring years of fiscal strife. They should be recognized as good stewards of the taxpayers' dollars and not penalized in this reassessment process.

The proposed project is long overdue. It was recognized as an immediate and critical need and that need has become only more intense. Unacceptable conditions surrounding fire/life/safety,

seismic stability, ADA compliance and security have only been exacerbated with the passage of time. A new building would address these concerns, improve language access through digital signage, multi-language wayfinding, meet ADA compliance issues and provide a state-of-the-art technological infrastructure which will deliver vital information to the user's desktop and hand-held device.

I hope your committee will reconsider the scoring methodology related to assessed judicial needs and award the Santa Barbara courthouse project an additional .5 points.

Sincerely,

A handwritten signature in cursive script that reads "Hannah-Beth Jackson". The signature is written in black ink and is positioned to the right of the typed name.

Senator Hannah-Beth Jackson

SANTA CRUZ

Superior Court of California

COUNTY OF SANTA CRUZ
Justice With Dignity and Respect



Alex Calvo
Room 101c
Court Executive Officer

701 Ocean Street,
Santa Cruz, CA 95060
Phone: (831) 420-2200
Fax: (831) 420-2260

September 13, 2019

Ms. Ann Ludwig
Mr. Chris Magnusson
Facilities Services|Administrative Division
Judicial Council of California
455 Golden Gate Ave., 8th Floor
San Francisco, CA 94102

Re: Final Comments on Court Facilities Planning Scorecards

Dear Ms. Ludwig and Mr. Magnusson:

Thank you for the opportunity to comment on the drafts of the facilities planning documents provided to us on August 23, 2019.

Overall, we do not believe the Total Needs Score of 11.7 adequately reflects this court's current facility need. We strongly believe that our project should have received a score of 13 or greater which would have placed this court's project in the "Critical Need" prioritization category. Please refer to our previous comments (attached).

Our comments here are a reiteration of our previous comments.

1. Seismic Issues

- a. The current assessment of the Santa Cruz Court facilities does not adequately address the significant seismic risk to the main courthouse.

2. **Security**
 - a. All ten courtrooms lack the segregation between in-custody defendants and judges and court staff.
 - b. Weapons screening only is not in place for 3 of the ten courtrooms on this site, the clerks' offices and jury assembly modular building.
3. **ADA/Accessibility**
 - a. Courtrooms – not a single courtroom meets any of the current accessibility requirements to access the jury box, the witness stand, the judge's bench and the clerk's work station.
4. **Fire, Life and Safety**
 - a. The calculation for the 44-A1 facility is inaccurate since each system rated was deficient and equal to “no”. Should be assessed at 32 points and was also rated as poor on FCA. Building 44-A2 should have a score of 36 since it contains equivalent deficiencies and the facility is a total of 6 floors.
5. **HVAC**
 - a. The main courthouse does not have any HVAC system in place for the public hallways and waiting areas.
6. **Asbestos Containing Materials**
 - a. The main courthouse and county administration building were opened in 1967 and both contain extensive amounts of “ACMs” in pipe insulation, flooring and other materials.
7. **Jury Assembly Room**
 - a. Jurors assemble in a 30-year-old modular building located adjacent to the courthouse. It does not have a restroom. It is located outside of a weapons screening station. is severely deficient in areas of physical condition, security and overcrowding. As documented in the 44-A3 survey, this facility poses severe difficulties for jurors with mobility issues. (See previous comments.)
8. **Needs-Based Scorecard:**
 - a. This scorecard continues to describe the proposed project as “a new 8 courtroom courthouse of approximately 94,000 SF to consolidate 2 court buildings” when our proposal was for a 10 courtroom courthouse providing a consolidation of 5 court buildings (1 – main courthouse, 2- jury assembly room modular, 3- Court space in the adjacent County Administration building, 4 – Jail Courtroom and Chambers, 5 – Juvenile Courthouse in Felton).
 - b. The scorecard does list the Jail Courtroom even though the jail courtroom was not accessed.
 - c. The Jury Assembly Room was assessed but not provided scores on the scorecard and is severely deficient in the areas of physical condition, security and overcrowding.

Thank you for considering our comments. Michell Duarte and I are available to discuss our comments or answer any questions you may have.

Sincerely,

A rectangular box containing a handwritten signature in blue ink. The signature appears to be 'Alex Calvo'.

ALEX CALVO
Court Executive Officer

cc: Hon. Paul Burdick, Presiding Judge
Michelle Duarte, Santa Cruz Superior Court Facilities Director

Encl: August 15, 2019 Letter: *Comments on Court Facilities Planning Draft Documents*

Superior Court of California

COUNTY OF SANTA CRUZ
Justice with Dignity and Respect

ALEX CALVO
Court Executive Officer



701 Ocean Street, Room 101c
Santa Cruz, CA 95060
Phone: (831) 420-2200
Fax: (831) 420-2260

August 15, 2019

Ms. Ann Ludwig
Mr. Chris Magnusson
Facilities Services|Administrative Division
Judicial Council of California
455 Golden Gate Ave., 8th Floor
San Francisco, CA 94102

Re: Comments on Court Facilities Planning Draft Documents

Dear Ms. Ludwig and Mr. Magnusson:

Thank you for the opportunity to comment on the drafts of the facilities planning documents provided to us on July 29.

We have organized our comments in two sections: "General Comments" and "Comments Specific to Each Draft Document".

GENERAL COMMENTS:

To document the many deficiencies in Santa Cruz Court Facilities, we are re-stating them here:

Seismic Deficiencies:

As stated in the Seismic Renovation Project Feasibility Report, the Main Santa Cruz Courthouse has a Seismic Risk Rating of 6.3 (High Risk). The JCC staff selected the option to replace this facility with a new facility that meets the 2016 CBC.

Infrastructure Deficiencies:

As noted in current and past evaluations, the Santa Cruz Court facilities, the buildings comprising the facilities located in Santa Cruz have significant infrastructure deficiencies that make conducting court operations extremely challenging.

The Main Courthouse and the County Administration building were both built-in 1965 and still contain ACMs in flooring materials, pipe insulation. Each time modifications or

Santa Cruz Comments on Court Facilities Planning Draft Documents

repairs are done within the buildings, ACM abatement must be considered as part of the project.

As a recent example of failing infrastructure, in June of this year, an aging water supply line failed in a judge's chambers restroom. The failure occurred on a Saturday afternoon and was not discovered for over 14 hours. The flood damaged carpet within the judge's chambers and courtrooms and it had to be removed and replaced. During the process of removing the damaged carpet, we discovered that the adhesive used to adhere the cove base to the wall contained asbestos. This required abatement before the remediation of the flood could proceed. As of the date of this later, restoration of the building is ongoing.

Also, the aging plumbing systems are frequently failing leading to flooding and sewage spills.

As has been noted in many evaluations, large portions of the main courthouse have **NO** HVAC systems in place. The temperatures can become uncomfortably warm or cold, depending on the outside temperatures.

Accessibility Issues and the Jury Assembly Room:

Although entries the Main Courthouse and the County Administration Building are reasonably accessible, access to the Jury Assembly Room is not. As has been noted before, the path of travel from the closest "Accessible Parking Space" requires a person with mobility issues to travel 900 feet to reach the Jury Assembly Room and then more than 900 feet to reach the courthouse entrance.

Because the Jury Assembly Room is a modular building, it was not included in the "Project Needs-Based Scorecard." We ask that this decision be reconsidered as it is an integral facility in our court's operation.

Security Deficiencies:

The main courthouse (7 courtrooms) has a single point of entry with a weapons screening station. However, there are **NO** weapons screening stations for the those entering the following spaces, Dept. 10 Courtroom, Jail Courtroom, Civil Clerks office, Criminal Clerk's Office, Finance Division, Jury Assembly Room, Court Technology Division, Law Library/Self-Help Center. Also, The Main Courthouse does not have separate and secure paths of travel for in-custody inmates from the holding cells to the courtrooms.

Current Opportunities for Collaboration:

The County of Santa Cruz is in conducting a study for a "Facilities Master Plan" for all facilities located on the campus that are shared with the Court. County and Court leadership believe that there are currently opportunities for collaboration that would be advantageous to both the County and Court. Time is of the essence to take advantage of this opportunity.

COMMENTS SPECIFIC TO EACH DRAFT DOCUMENT:

1. Santa Cruz Court Facility Plan (Courthouse Needs Assessment)

- Need to add ACM to the County Administration Building
- 1-5 The New Santa Cruz Courthouse: The proposal should be for ten courtrooms, not eight (The ten courtrooms are the seven in the Main Courthouse, one in the County Administration Building, one at the Jail and 1 at the Juvenile Hall.)
- 3-3 The Watsonville Courthouse has 4 courtrooms (only three of which contain jury boxes.) The Jury Assembly Room used as a meeting room and an overflow hearing room one-time each week.
- 3-5 includes FEMA rating of 0.8 *and a 1.2 for the County Administration Building.*
- 3-5 – Typo at the bottom of the page: Replace “Main Merced Courthouse” with “Main Santa Cruz Courthouse”.
- 3-3 Findings states that the Main Courthouse is severely deficient and should be replaced.
- 3-9 Jurors: Up to 200 jurors appear for jury duty each week at the Santa Cruz Jury Assembly Room for between two and five trials.
- 3-11 Jail Courtroom. There is no space for weapons screening. Court security must provide two bailiffs for each session. Once bailiff is stationed inside the courtroom, and one is stationed at the courtroom door and conducts weapons screening with a hand-held metal detector.
- 4-3 Include in the Santa Cruz Courthouse Self-Help Services co-located with the County Law Library in the basement of the County Administration Building.
- 5-3 Project Specifications change “eight-courtroom facility” to “ten-courtroom facility.”

2. 44-A1 Santa Cruz Main Courthouse – Facility Condition Assessment Draft Final

- No comments.

3. 44-A2 - Santa Cruz County Administration Building -Facility Condition Assessment Draft Final

- Page 12 courthouse building rated good condition through 2023 and in 2025 rated poor. Good is defined as “In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.” We disagree. The building was built in 1965 and at a minimum should be rated currently as “Fair” (Subject to wear and soiling but still in serviceable and functioning condition.)
- Concrete walls rated “good” page 23, where there is clear evidence of wear and water deposit buildup from previous occurrences of water intrusion. This building has sustained significant water intrusion over the life of the building.
- Does the facility have Hazmat and ACM reports available for the assessment team? If so, have they been reviewed?
- Pg. 125, question 4. Tenants have in the past reported air quality issues. Many times, particulate matter emitted from the air vents has been found on work stations. Air quality tests have historically only reflected dust matter.

4. 44-A3 - Jury Assembly Room -Facility Condition Assessment Draft Final

- Page 3: This modular building was installed on the site in 1990. The building already 10 years old at the time it was installed.
- Page 8: The building description should include a description of accessing this facility, as discussed in the general comments above.

5. Santa Cruz Overcrowding Output Packet (Parametric Estimating Tool)

- As stated above the proposed plan for a new facility in Santa Cruz would consolidate five facilities into one with ten courtrooms and all other court space (i.e., jury assembly, clerk's offices, administrative offices).
- Should account for reasonable jury numbers (up to 200 each week). The maximum occupancy of the Jury Assembly Room is 100 persons.

6. 20190726 – Project Needs Scorecard – Santa Cruz

- The description only consolidates two buildings, not 5.
- FCI scores are inconsistent with courthouse vs. county admin building. Conditions are similar. The County Administration Building is arguably in slightly better operating condition than the courthouse
- Jail courtroom is listed as a court facility, yet not scored.
- Physical condition scores do not account for areas of methodology including
 - Seismic Rating – The 2018 report states that the courthouse is in need of replacement. This is not considered in the overall scoring of the building
 - 2017 JCC report rated high-risk building:
 - <https://www.courts.ca.gov/documents/Seismic-Risk-Rating-of-California-Superior-Court-Buildings.pdf>
 - 2018 Seismic renovation report:
 - <https://www.courts.ca.gov/documents/facilities-44A1-SantaCruz-SantaCruzCourthouse.pdf>
 - Fire life safety should have a higher rating based on page 7 of the methodology. The issues stated in FCA summary page 8, but not reflective in scoring. Two sounders in the entire first floor and unable to hear in main courthouse courtrooms and some judges' chambers.
 - Environmental hazards – Assessments state there is no ACM, yet the building contains many known hazards (tile mastic, cove base mastic, water line coating). Not included.
 - ADA – Current courthouse was not documented according to point scale. Should have considered access to the Jury Assembly Room since this building was not included in the study at all; witness stands in Courtroom Departments One and Two are unsafe and not ADA compliant. None of the courtrooms are accessible for judges, clerks, attorneys or witnesses. Also, the well areas in all

Santa Cruz Comments on Court Facilities Planning Draft Documents

courtrooms do not provide enough unobstructed space for attorneys and litigants with mobility challenges.

- Security does not take into consideration the circulation which is mentioned in the court supplied survey response; does not mention Courtroom Department 10, Department 11, the Juvenile Courtroom or the Juvenile Hall security screening deficiencies.

7. P44-N-01 New Santa Cruz Courthouse

- The proposed plan for the new courthouse should be for ten courtrooms (not eight as stated on this document).
- In the section titled “Buildings Affected by Proposed Project”, add the Juvenile Court Facility.

Thank you for considering our comments. Michell Duarte and I are available to discuss our comments or answer any questions you may have.

Sincerely,



ALEX CALVO
Court Executive Officer

STANISLAUS

From: [Swift, Hugh](#)
To: [CFAC](#)
Subject: Invitation to Comment: Draft Revised Prioritization Methodology for Trial Court Capital-Outlay Projects Or Statewide List
Date: Friday, September 13, 2019 3:45:45 PM

The Stanislaus Superior Court supports the adoption of both the *DRAFT Statewide List of Trial Court Capital-Outlay Projects* and latest update to the *DRAFT Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects*, and offers the following comments:

The Statewide List includes Stanislaus' new Modesto Courthouse Courtroom Renovation project. In summary, this project adds three courtrooms to the already funded New Modesto Courthouse project. We believe the Critical Need ranking of this project validates the Methodology. The project would replace courtrooms at a Juvenile Hall facility, which present significant safety, security, overcrowding, and accessibility issues.

The Methodology focuses on determining relative need and prioritizes projects based on objective and verifiable data. The Judicial Council can rely on the updated Statewide List to make important funding decisions in a transparent and impartial manner. Furthermore, the language of Section VII, A.2., provides the Judicial Council with discretion to deviate from the Statewide List if it determines a particular project presents an "economic opportunity", which can only be realized within a limited period of time.

As an example, the currently funded New Modesto Courthouse Project presents an economic opportunity the Judicial Council might consider as an additional factor in the funding selection process. Incorporating the additional courtrooms into the construction of the currently funded New Modesto Courthouse project, will result in cost savings that can only be achieved if the project were approved for funding in the near future, which may require it to move forward before other projects with a higher priority ranking.

Section VII, A.2., also gives the Judicial Council the discretion to request funding for projects when it presents an economic opportunity, by the way of operational efficiencies from consolidation of court calendars and operations. This project would consolidate all court operations into a single facility, the New Modesto Courthouse, which is scheduled to begin construction in the Spring of 2020.

Thank you for your consideration of these comments.

Hugh K. Swift
Court Executive Officer
Superior Court of California, County of Stanislaus
209-530-3111
Hugh.swift@stanct.org

It is the mission and vision of the Stanislaus County Superior Court to provide equal access to justice; serving the needs of our community and organization with integrity, quality, and fairness.

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ASSEMBLYMEMBER, TWENTY-FIRST DISTRICT

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CHAIR: SELECT COMMITTEE ON HEALTH
ACCESS IN RURAL COMMUNITIES

September 13, 2019

Court Facility Advisory Committee
Judicial Council of California
455 Golden Gate Avenue, Suite 1521
San Francisco, CA 94102

RE: Public Comment: Judicial Council's DRAFT Statewide List of Trial Court Capital-Outlay Projects and DRAFT Revision of Prioritization Methodology for Trial Court Capital Outlay Projects

Dear Court Facility Advisory Committee Members,

We, the undersigned legislators, represent Stanislaus County and recognize the critical need for the New Modesto Courthouse project, which has been in the process for ten years.

We feel strongly that the Court Facility Advisory Committee (CFAC) should recommend the Judicial Council adopt the current version of the Revised Trial Court Capital-Outlay Plan and Prioritization Methodology (Capital Outlay Plan). This plan categorizes the New Modesto Courthouse Courtroom Renovation as a "Critical Need" project.

This Critical Need classification is justified, as the project would replace courtrooms at a Juvenile Hall facility, which is outdated and substandard in almost every respect. The existing facility presents safety, security, overcrowding, and accessibility issues, as documented by the Prioritization Methodology. The project would consolidate all court operations into a single facility, the New Modesto Courthouse, which is scheduled to begin construction in the spring of 2020.

We also feel that the section of the Capital Outlay Plan entitled, "Funding Process," set forth in Section VII, should be retained in any final version submitted to the Judicial Council for adoption. The Plan is based on a methodology that results in a priority ranking based on quantifiable data. However, the language of Section VII, A.2., gives the Judicial Council the discretion to request funding for projects when it presents an economic opportunity, even though the project may not be next in order on the priority list. The discretion Section VII provides the Judicial Council is crucial as it allows for a case by case consideration of the economic benefits of different projects.



The New Modesto Courthouse Courtroom Renovation project is an example of how the Judicial Council might consider the additional economic opportunity of a project in the funding selection process. Incorporating the additional courtrooms into the construction of the currently funded New Modesto Courthouse project will result in cost savings that can only be achieved if the project were approved for funding in the near future, which may require it to move forward before other projects with higher rankings.

We appreciate your thoughtful consideration of our positions on the Revised Trial Court Capital-Outlay Plan and Prioritization Methodology and the Section VII "Funding Process," not only for the New Modesto Courthouse but as good policy for the state.

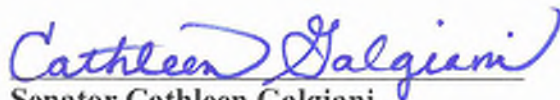
Sincerely,



Assemblymember Adam Gray
Assembly District 21



Assemblymember Heath Flora
Assembly District 12



Senator Cathleen Galgiani
Senate District 5



Senator Anna Caballero
Senate District 12



Senator Andreas Borgeas
Senate District 8

TULARE

Tulare County Superior Court Reponses to the Revisions of Prioritization Methodology for Trial Court Capital-Outlay Projects

Comparisons of Prior rating to Current Rating

In the prior methodology Tulare County Superior Court ranked as #13 with priority group identified as an Immediate Need. In the revised methodology we are ranked as #22 within the priority group *Critical Need*. We understand that SB 847 requires the reassessment to be based on existing criteria along with the newly mandated criteria. However, it has not clearly understood how we now rank in the lower priority group.

The Court is a tenant in the Visalia Courthouse Facility and have observed the lack of improvements to the building. The courthouse roof still has original 1955 segments. The building is not up to ADA standards. Daily we endure constant struggles with being in this building. We are overcrowded, there is not adequate space for judicial officers, employees and the public. The electrical power is not sufficient throughout the building to support court operations. Therefore, we are limited to upgrading our information technological needs without ample power supply. The elevators consistently are non-operational, which have required inmates to be transported through judicial and public access halls. Additionally, there several challenges to maintain appropriate security levels with limited space, downed inmate elevators and mediocre power supply. There is asbestos in the building, which requires remediation and containment this increases project costs and lengthen the time for project completion. The courthouse facility does not have secured judicial parking. As a matter of fact, the parking lot is unsafe with uneven pavement and deterioration in several areas.

The Visalia Courthouse Facility is not meeting the needs to support all the various operations of the Tulare County Superior Court. With this information, we request to know how our priority level has changed and why we are no longer considered an Immediate Need.

New Methodology: Does not Address “No” Courthouse Facility Available

The main Visalia Courthouse is a full-service court with 14 operational courtrooms serving the North County. As we are in a shared facility with the County of Tulare, the current methodology does not take into consideration the potential abandonment of the building from our County partner. This was included in our responses to the Court Facility Assessment Plan, the County expressed interest to the Court Executive Officer (CEO) to vacate the Visalia Courthouse building. If the County vacates the building, the Court would be without a place to conduct court operations, essentially homeless. In the proposed new methodology, there is no formula or method to account for a such an occurrence. We respectfully request, this major factor be considered in our ranking for a New Tulare North County Courthouse.

Court Facilities Advisory Committee

As of August 6, 2019

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Court Facilities Advisory Committee

As of August 6, 2019

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