Meeting Binder for the

Court Facilities Advisory Committee

FEBRUARY 7, 2022

JUDICIAL COUNCIL
OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

Meeting Binder

Court Facilities Advisory Committee

February 7, 2022

CONTENTS

JUDICIAL COUNCIL OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

JUDICIAL COUNCIL
OF CALIFORNIA

COURT FACILITIES
ADVISORY COMMITTEE

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

Request for ADA accommodations should be made at least three business days before the meeting and directed to:
JCCAccessCoordinator@jud.ca.gov

COURT FACILITIES ADVISORY COMMITTEE

NOTICE AND AGENDA OF OPEN MEETING

Open to the Public (Cal. Rules of Court, rule 10.75(c)(1) and (e)(1))
THIS MEETING IS BEING CONDUCTED BY VIDEOCONFERENCE
THIS MEETING IS BEING RECORDED

Date:	February 7, 2022
Time:	10:00 a.m. – 12:00 p.m.
Public Videocast:	https://jcc.granicus.com/player/event/1604

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

Members of the public seeking to make a recording of the meeting must submit a written request at least two business days before the meeting. Requests can be e-mailed to cfac@jud.ca.gov.

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 and Roll Call

Approval of Minutes
Approve the minutes of the November 9, 2021, videoconference.

II. PUBLIC COMMENT (CAL. RULES OF COURT, RULE 10.75(K)(1))

This meeting will be conducted by videoconference with a livestream available for the public. As such, the public may submit comments for this meeting only in writing. 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 12:00 PM on February 4, 2022, will be provided to advisory body members prior to the start of the meeting.

III. Discussion and Possible Action Items (Items 1–3)

Item 1

Director's Report (No Action Required – Information Only)

Updates to include the following:

1. Status of Courthouse Projects in Governor's Budget/*2022–23 California Five-Year Infrastructure Plan.*

Presenter: Ms. Pella McCormick, Director, Judicial Council Facilities Services

Item 2

Lake – New Lakeport Courthouse: Performance Criteria Review (Action Required)

Milestone review of the project at completion of Performance Criteria.

Presenters: Mr. Zulqar Helal, Senior Project Manager, Judicial Council Facilities Services

Mr. Bob Dolbinski, AIA, Project Manager and Associate Principal, Moore Ruble Yudell | Architects & Planners

Ms. Jeanne Chen, FAIA, Principal, Moore Ruble Yudell | Architects & Planners

Mr. Adam Padua, Criteria Coordinator and Senior Associate, Moore Ruble Yudell | Architects & Planners

Mr. John Ruble, FAIA, Partner, Moore Ruble Yudell | Architects & Planners

Mr. Charles J. Short, Courts Programmer and President, CTS Business Solutions, LLC

Mr. Jimmy Galvez, Senior Project Manager, Sherwood Design Engineers

Mr. Michael Jacinto, Project Manager, Michael Baker International

Item 3

Butte – Butte County Juvenile Hall Addition and Renovation: 100 Percent Schematic Design Review (Action Required)

Milestone review of the project at completion of 100 Percent Schematic Design.

Presenters: Ms. Jamie Nguyen, Project Manager, Judicial Council Facilities Services

Ms. Tamara Clarke, Principal, Dewberry

IV. Adjournment

Adjourn

JUDICIAL COUNCIL OF CALIFORNIA

COURT FACILITIES ADVISORY COMMITTEE

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

COURT FACILITIES ADVISORY COMMITTEE

MINUTES OF OPEN MEETING

November 9, 2021
10:00 – 11:30 a.m.
Videoconference

Advisory Body Members Present:
Hon. Brad R. Hill, Chair
Hon. Patricia M. Lucas, Vice-Chair
Hon. JoAnn M. Bicego
Hon. Donald Cole Byrd
Mr. Anthony P. Capozzi
Mr. Stephan Castellanos, FAIA
Hon. Robert. D. Foiles
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Steven E. Jahr (Ret.)
Hon. Gary R. Orozco
Hon. David Edwin Power (Ret.)
Ms. Linda Romero Soles
Mr. Larry Spikes

Advisory Body Members Absent:
Hon. Keith D. Davis (Ret.)
Hon. Robert J. Trentacosta
Mr. Thomas J. Warwick, Jr.

Others Present:
The following Judicial Council staff/others were present:

Hon. Dalila C. Lyons, Judge and Executive and Planning Committee Liaison, Superior Court of Los Angeles County
Mr. Kevin J. Lane, Clerk/Executive Officer and CJER Liaison, Court of Appeal, Fourth Appellate District

Mr. Tamer Ahmed, Deputy Director, Facilities Services
Mr. Jeremy Ehrlich, Attorney II, Legal Services
Mr. Ed Ellestad, Supervisor, Facilities Services
Ms. Rose Livingston, Senior Analyst, Executive Office
Mr. Chris Magnusson, Supervisor, Facilities Services
Mr. Charles Martel, Supervising Attorney, Legal Services
Ms. Pella McCormick, Director, Facilities Services
Ms. Deepika Padam, Manager, Facilities Services
Mr. Jim Peterson, Principal Manager, Facilities Services
Ms. Akilah Robinson, Associate Analyst, Facilities Services
Mr. Jagandeep Singh, Principal Manager, Facilities Services
Ms. Lynette Stephens, Senior Budget Analyst, Budget Services
Ms. Maggie Stern, Attorney II, Legal Services
Mr. Zlatko Theodorovic, Deputy Director, Budget Services
Mr. John Wordlaw, Chief Administrative Officer, Executive Office

OPEN MEETING

Call to Order, Roll Call, and Opening Remarks
The chair called the open meeting to order at 10:00 a.m., roll was taken, and opening remarks were made.

Approval of Minutes
The advisory committee voted unanimously (with abstention of members absent from the meeting and exceptions of judges Donald Cole Byrd and William F. Highberger, as Ex-Officio, non-voting members) to approve the minutes of its meeting held on June 16, 2021.

DISCUSSION AND ACTION ITEMS (ITEMS 1–2)

Item 1

Director's Report (No Action – Information Only)

Summary: The Court Facilities Advisory Committee (CFAC) received an update on the following topics:

- Status of active courthouse capital projects/studies.
- Recently-completed projects for Siskiyou and Tuolumne courts.
- Revision to the *Judicial Branch Capital Program Management Manual.*

Ms. Pella McCormick presented this item consistent with the materials that were posted online for public viewing in advance of the meeting and available at *www.courts.ca.gov/documents/cfac-20211109-materials.pdf*.

Action: The advisory committee took no action, as this item had only been presented for informational purposes.

Item 2

Capital Program Updates (No Action – Information Only)

Summary: The CFAC received an update on the following capital program topics:

- Courthouse of the Future.
- Touchpoints during the Design-Build Delivery Method.

Consistent with the materials for Item 2 of the agenda/Tab 3 that were posted online for public viewing of in advance of the meeting and available at *www.courts.ca.gov/documents/cfac-20211109-materials.pdf*, Mr. Jagan Singh presented slides 15–27 and 30–43 and Ms. Pella McCormick presented slides 28–29.

Morevoer, the following statements were made:

For the Courthouse of the Future:

- The National Center for State Courts (NCSC) is looking at what can be considered as a hybrid courtroom environment, which can include different options and implications for facility space needs as shown in the chart on presentation Slide 17:
    - Option 1 – Judicial officers/staff in person and all others remote.
    - Option 2 – Judicial officers/staff/counsel in person and all others remote.
    - Option 3 – Judicial officers/staff/counsel in person and limited number of others that can attend in person.
- The NCSC's study is to be released sometime next year.

For the touchpoints during the Design-Build Delivery Method:

- The advisory committee was reminded that at its meeting in February 2020 (under Info. Item 1 of the agenda/Tab 5 of the meeting materials available at *www.courts.ca.gov/documents/cfac-200205-materials.pdf*), steps were outlined/benefits discussed for the courthouse construction program to transition from its predominant delivery method of construction manager at risk (CMAR) to design-build.
- Slide 30 outlines the advisory committee's review touchpoints as follows:

Capital Project Touchpoint	**Design-Build Review**
Pre-site Acquisition	Committee Presentation
Performance Criteria Development	Committee Presentation
100% Schematic Design	Committee Presentation
50% Design Development	No Review Required
100% Design Development	Written Report Only

- Slide 30 provides a flow chart of the design-build process including the advisory committee's review touchpoints (listed in the chart above).
- In terms of building materials, exterior finishes are typically determined at the level of schematic design and interior finishes are typically determined at design development.
- Post-occupancy evaluations are not part of the design-build entity's responsibility and will be completed by Judicial Council Facilities Services' Quality Compliance Unit.

Action: The advisory committee took no action, as this item had only been presented for informational purposes.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:30 a.m.

Approved by the advisory body on _____.

Judicial Council of California

New Lakeport Courthouse
Superior Court of California, Lake County

DESIGN BUILD CRITERIA DOCUMENTS

FINAL

moore ruble yudell
architects & planners

JANUARY 14, 2022

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01
INTRODUCTION

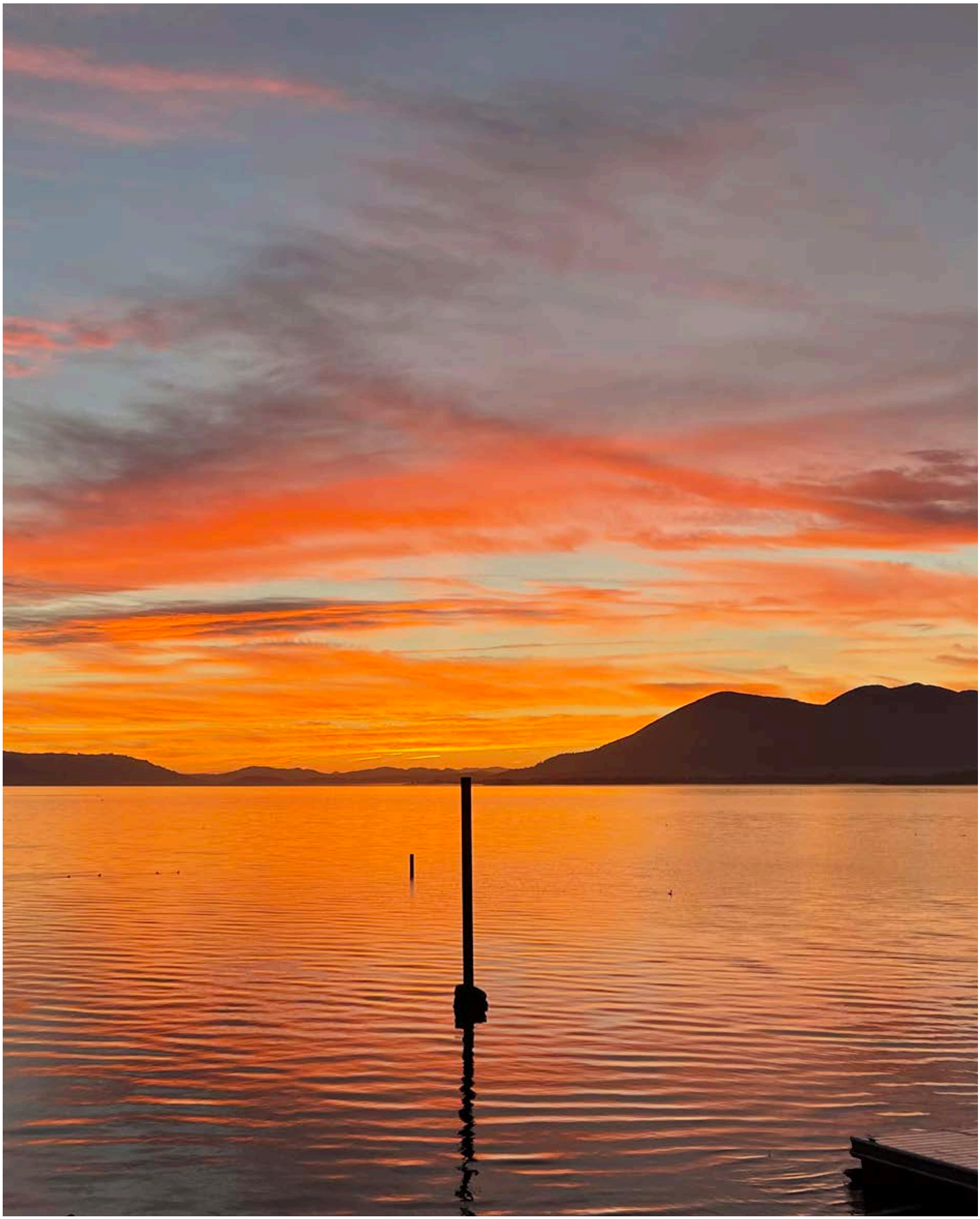


fig. 2.1 Site Context - Distant views of Clear Lake have always anchored the Lakeport Courthouse

1.1 EXECUTIVE SUMMARY

A new Lakeport Courthouse conveniently located close to transportation and Lakeport's Main Street to foster Community

Project Description

The Judicial Council has identified the need for a new Courthouse in Lakeport, California. This new facility would replace the existing Forbes Street courthouse which is no longer able to meet the operational, spatial, safety and security needs of the Lake County Superior Court. The Judicial Council provided a basic project description, background information, broad operational intent, and preliminary program for the new facility.

The New Lakeport Courthouse shall be delivered using the Judicial Council's Design-Build delivery method. The Project entails construction of a new four-courtroom courthouse of approximately 46,000 square feet, secured parking for judicial officers, and approximately 130 surface parking spaces. The Project program includes public lobby, security screening, four courtrooms, chambers and courtroom support, clerk's office, self-help area, administration, jury services, central in-custody holding, and building support services. The facility is anticipated to be two stories.

Security and function are closely intertwined between site and building and the Design-Build Entity will need to address:

- Site security and circulation, perimeter access control, sally-port and secure parking
- Building entry sequences and security screening
- Facility blocking and stacking to meet strict functional and security requirements
- Detailed departmental adjacencies and space needs
- Separate and secure building and site circulation for 3 populations: public, judiciary, and in-custody

Criteria Document Process

The new Lakeport Courthouse Criteria Documents were developed over an approximately 10 week period beginning November 2021 and completing January 2022. Many from the Court and the Judicial Council contributed to this process in addition to the Criteria Document Team.

Project Site

The Project will be located on a previously Judicial Council acquired site at 675 Lakeport Boulevard. The site is approximately 5.74 acres, and bounded by Lakeport Boulevard on the north, commercial properties on the east and south, and a visitor center vista point on the west. The surrounding neighborhood will provide a desirable long-term context for Lakeport and Lake County town life. The new Courthouse has opportunities to establish a civic presence and foster community within the city and will have pedestrian proximity to public transportation and Lakeport's Main Street services and retail.

fig. 2.2 Views of Clear Lake from the Vista Point

Site Criteria

The project site has special considerations including significant topography, view easements, environmental requirements, and challenging site access. Site planning and analysis will be important in leveraging opportunities and addressing security and operational needs for the new Lakeport Courthouse. Site planning should balance the objectives of daylight to occupied work spaces as well as security screening from the adjacent Vista Point and 'prayer hill'.

The property has multiple development restrictions including height limits and required view shed setbacks that are further described in Chapter 3. There is significant topography at the property boundaries with an over 50-foot grade change from the site's main entrance drive on Lakeport Boulevard at the southeast corner to the anticipated building's main entrance level. There are a number of mitigation requirements established thru the CEQA process that will need to be met.

Program, Blocking & Stacking Criteria

A detailed space program reconciled with the 2020 California Trial Court Facilities Standards and other project requirements provides the foundation for the New Lakeport Courthouse Design-Build process. The program establishes the project's size and components with a room-by-room summary. Functional adjacencies and vertical stacking provide a preferred framework for building layout approach including separate and secure building circulation for 3 populations: public, judiciary, and in-custody. Access to daylight is also a priority in occupied work areas.

2020 California Trial Court Facilities Standards Criteria

The California Trial Court Facilities Standards (CTCFS) define the minimum space and functional, technical and security requirements for the design of new court facilities throughout the state of California. The Facilities Standards are the basis for design and construction of functional, durable, maintainable, efficient and secure contemporary court facilities. The CTCFS and applicable building codes establish the minimum criteria to be used for this project. As part of the Criteria Document process, some sections of the CTCFS are further clarified in Chapter 2-5. In addition to the CTCFS, there are a number of other documents.

Target Guaranteed Maximum Price

A Guaranteed Maximum Price ("GMP") will be finalized with the Design Build Entity contracted to design and build the Court Facility at the completion of design development.

Project Schedule

The estimated schedule for the project is as follows:

Estimated Overall Schedule	Completion Milestone
Site Acquisition	01/2011
Criteria Phase	
Criteria Development	01/2022
SPWB / DOF Approval of Criteria	03/2022
DBE Selection	07/2022
Pre-GMP Services	03/2023
Schematic Design and Design Development	
Post-GMP Services	
Construction Documents	07/2023
Construction	07/2025

CRITERIA DOCUMENTS CONSULTANT TEAM

Moore Ruble Yudell | Architects & Planners

John Ruble FAIA, Partner

Jeanne Chen, FAIA, Principal

Project Manager
Bob Dolbinski, AIA, LEED AP, Associate Principal

Criteria Coordinator
Adam Padua, Assoc. AIA, LEED AP, Senior Associate

Criteria Document Team
Laurie Groehler, RA, LEED BD+C, Associate
Ji Hao, Associate

CTS Business Solutions, LLC | Courts Programmer
Charles J. "Chuck" Short, President
Dan Wiley
Theresa Short
Danielle Short

Pamela Burton & Company | Landscape Architect
Dan Colbeck, ASLA, LEED AP, Principal
Stephanie Psomas, Vice President

John A. Martin & Associates | Structural Engineer
Jacqueline "Jackie" Vinkler, S.E., Principal
Barry Schindler, Partner
Theodore Kirton

Buro Happold - San Francisco | MEP & Sustainability Consultants
David Herd, Managing Principal
Justin Schultz, Mechanical Engineer
Zoheir Guemmat, Electrical Engineer
Carlos Lopez, Plumbing, MEP Technician
Heidi Creighton, AIA, LEED AP, Associate Principal Sustainability

Sherwood Design Engineers | Civil Engineer
Chris Boswell, Design Engineer
Jimmy A. Galvez, P.E., Project Manager
Drew Norton, Principal
Veronika Krahe

Wolf Creek Archaeology | Archaeologist
John Parker, Archaeologist

Menlo Scientific Acoustics | Audio-Visual & Acoustics
Neil Shaw, FASA, Project Manager

Simpson Gumpertz & Heger | Building Envelope Engineer
Amy L. Hackney, P.E. (CA), LEED AP BD+C Senior Principal
Ryan Upp, Senior Project Manager
Rebecca Luna

Michael Baker International - Oakland | CEQA
Sarah Blanchfield, NW Region Department Manager
Environmental Science Associates
Michael Jacinto, Associate Planner

Woden Fire, LLC | Fire & Life Safety
Andrew Thul, PE, Principal
Tyler Schmidt | Senior Associate

Langan - Oakland | Geo-Tech/Soils
Elena Ayers
Richard Rodgers, PE, GE Senior Consultant

TransTech Systems | Security Low Voltage Designer
Peter Hopkins
Bennett "BJ" Meder
Technology Plus
Howard Feingold
Jason Crandell

Lerch Bates Inc - Las Vegas | Vertical Transportation
Kenneth Dietz, Regional Manager, QA/QC
Jeff Marsh, Executive VP, Architectural Design, Tech Support
Joey Bastelli, Consultant
Joshua Vanlandingham

02

BASIS OF DESIGN REQUIREMENTS

Link to CTCFS
https://www.courts.ca.gov/documents/2020_CTCFS_20_11_13.pdf

CTCFS PROJECT CLARIFICATION MATRIX

CLICK THE LINK BELOW TO ACCESS A COMPLETE MATRIX FOR REVIEW OF DRAFT RECOMMENDED CTCFS CLARIFICATIONS:

Link to CTCFS Clarification Matrix - Civil/ Landscape

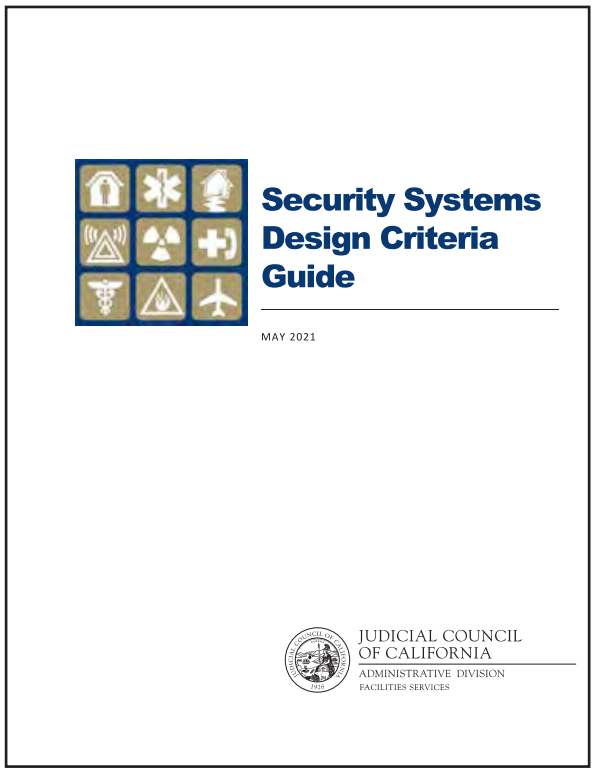
Link to CTCFS Clarification Matrix - Security

Link to CTCFS Clarification Matrix - Technical Systems Criteria

2.2.1 SECURITY SYSTEMS DESIGN AND BMS COORDINATION

JUDICIAL COUNCIL
Security Systems Design Criteria, May 2021

CLICK THE LINK BELOW TO ACCESS



JUDICIAL COUNCIL
Risk Assessment for the Lakeport Courthouse, March 2011

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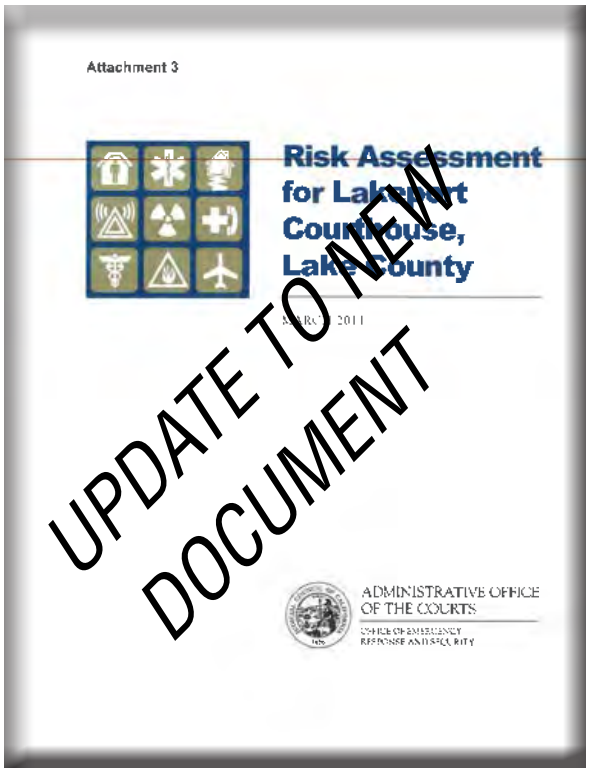

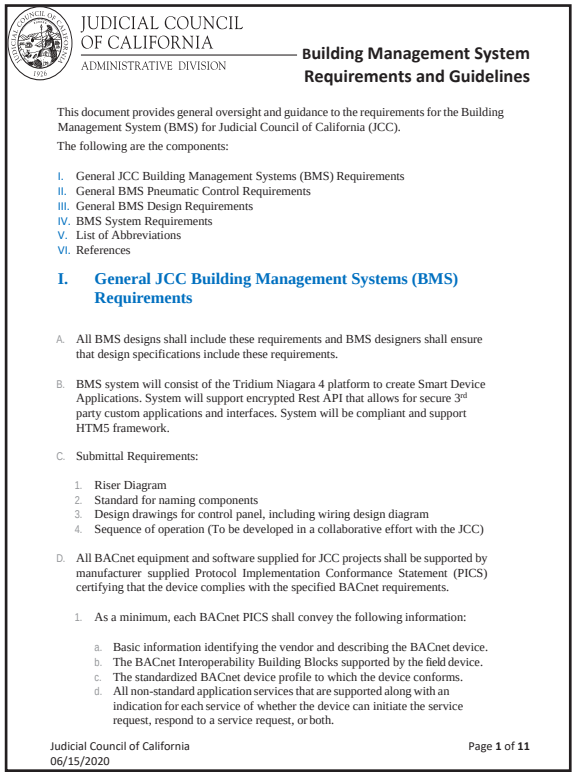
JUDICIAL COUNCIL OF CALIFORNIA
ADMINISTRATIVE DIVISION

Building Management System Requirements and Guidelines

This document provides general oversight and guidance to the requirements for the Building Management System (BMS) for Judicial Council of California (JCC).

The following are the components:

I. General JCC Building Management Systems (BMS) Requirements
II. General BMS Pneumatic Control Requirements
III. General BMS Design Requirements
IV. BMS System Requirements
V. List of Abbreviations
VI. References

I. General JCC Building Management Systems (BMS) Requirements

A. All BMS designs shall include these requirements and BMS designers shall ensure that design specifications include these requirements.

B. BMS system will consist of the Tridium Niagara 4 platform to create Smart Device Applications. System will support encrypted Rest API that allows for secure 3rd party custom applications and interfaces. System will be compliant and support HTM5 framework.

C. Submittal Requirements:

1. Riser Diagram
2. Standard for naming components
3. Design drawings for control panel, including wiring design diagram
4. Sequence of operation (To be developed in a collaborative effort with the JCC)

D. All BACnet equipment and software supplied for JCC projects shall be supported by manufacturer supplied Protocol Implementation Conformance Statement (PICS) certifying that the device complies with the specified BACnet requirements.

1. As a minimum, each BACnet PICS shall convey the following information:

a. Basic information identifying the vendor and describing the BACnet device.
b. The BACnet Interoperability Building Blocks supported by the field device.
c. The standardized BACnet device profile to which the device conforms.
d. All non-standard application services that are supported along with an indication for each service of whether the device can initiate the service request, respond to a service request, or both.

Judicial Council of California 06/15/2020 Page 1 of 11

JUDICIAL COUNCIL
Building Management System Requirements and Guidelines - Revised_6-15-2020

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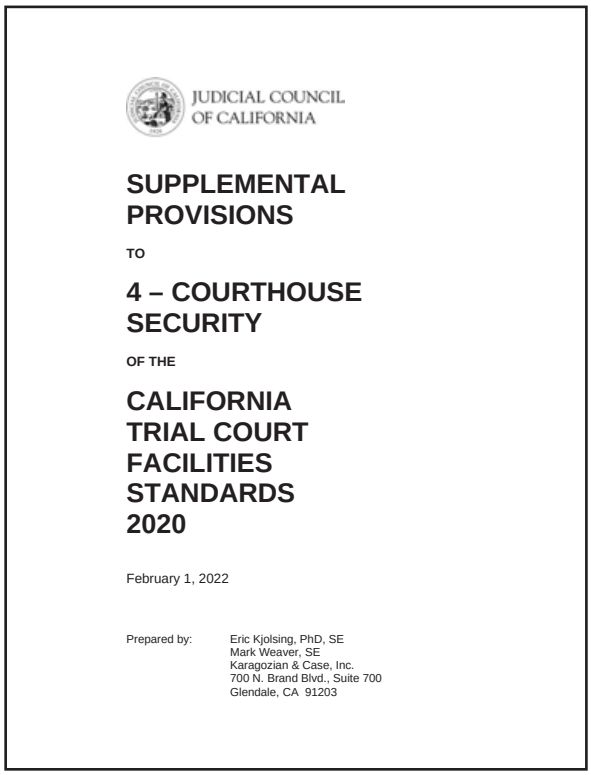

JUDICIAL COUNCIL OF CALIFORNIA

SUPPLEMENTAL PROVISIONS

TO

4 – COURTHOUSE SECURITY

OF THE

CALIFORNIA TRIAL COURT FACILITIES STANDARDS 2020

February 1, 2022

Prepared by: Eric Kjolsing, PhD, SE
Mark Weaver, SE
Karagozian & Case, Inc.
700 N. Brand Blvd., Suite 700
Glendale, CA 91203

JUDICIAL COUNCIL
Supplemental Provisions to 4-Courthouse Security of the California Trial Court Facilities Standards

CLICK THE LINK ABOVE TO ACCESS

2.2 ADDITIONAL JUDICIAL COUNCIL BASIS OF DESIGN DOCUMENTS

JUDICIAL COUNCIL OCCUPANT LOAD CALCULATION METHOD

CLICK THE LINK BELOW TO ACCESS

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

September 9, 2020

Paul R. Menard, AIA
Manager, Quality Compliance
Judicial Council of California
Administrative Division, Facilities Services

Dear Mr. Menard:

The Judicial Council of California Facilities Services, Quality Compliance Unit, and the Office of the State Fire Marshal (OSFM) have made effort to assist in the plan review process by confirming the classification of occupancies, and calculation of occupancy loads for exiting. The code application and illustration of life safety information contained herein were developed in collaboration as part of the continuing California Trial Court Facilities Standards effort.

Overview
The purpose of document is to standardize application of occupancy and exiting calculations for the courtrooms and adjacent areas in California superior court buildings. After such standard determinations are agreed upon and approved, the Judicial Council and OSFM will distribute to their respective staff.

General Method of Calculation Occupant Load
During plan review, OSFM will verify that the building exiting adequately accommodates the actual number of occupants. Occupant Load Factors will be determined in accordance with CCR Title 24 unless indicated otherwise within this document.

Graphic Depiction of Occupant Load on Code Diagrams
OSFM requires using colored tones on code diagrams on life safety sheets to depict different occupancy classifications and areas.

Graphic Depiction of Fire and Smoke Areas
Use color toned areas on the smoke control diagrams produced by the Fire Protection Engineer on the design team.

Graphic Depiction of Rated Walls on Code Diagrams
Use different colored line types to distinguish between walls of varying fire resistive ratings including locations of fire/smoke dampers. Rated walls will be shown on main Architectural floor plans, smoke control diagrams, life safety floor plans, HVAC floor plans, plumbing floor plans, electrical floor plans, fire alarm plans, and sprinkler plans.

CAL FIRE OFFICE OF THE STATE FIRE MARSHAL PLAN REVIEW PROCESS

CLICK THE LINK BELOW TO ACCESS

CAL FIRE Office of the State Fire Marshal (OSFM) Plan Review Section is responsible for the review of construction plans submitted for all state occupied buildings and specifically identified state leased buildings. Plans are reviewed for compliance with adopted California Code of Regulations Title 24, California Code of Regulations Title 19, and applicable nationally recognized standards. Plan review consists of the preliminary review, initial review, back check, over the counter, addendums, and change orders.

OSFM has converted to electronic plan review in addition to the paper review format that is currently used. Electronic plan review will be completed in ProjectDox. New to electronic plan review or not sure how to get started? Please see the information provided below prior to submitting your documents and the **GETTING STARTED SECTION.**

INQUIRIES

Plan Review queue times

- Initial reviews approximately 8 weeks
- Backcheck reviews approximately 4 weeks
- Review times dependent on complexity and quality provided

Notifications

- Updates are not provided during the review
- GOVmotus and ProjectDox will auto generate e-mail notifications at each review milestone within the process

DEFERRED SUBMITTALS

OSFM only allows the following to be deferred

- Fire Alarm
- Fire Sprinklers
- Smoke Control
- Emergency Responder Radio Coverage

AMMR's, PERMIT EXTENSIONS, PRELIMINARY MEETINGS

- These requests require a **GOVmotus** application and shall be in accordance with submittals for **PAPER PLAN REVIEW**

OVER THE COUNTER REVIEWS

- Hours are Tuesdays from 830am to 1230pm. Check-in starts at 8:00 am.
- Projects are handled on a first come first served basis with no guarantee of review.
- Reviews are limited to one hour with the last appointment starting at 1230.
- Applications for permit shall be completed in GOVmotus prior to arrival
  - Provide a copy of application when signing in for review.
- Plans shall be in accordance with the requirements found under **PAPER PLAN REVIEW**
- Plans that have already been submitted through our normal process with not be taken out of the que for an OTC review.

03

SITE PLANNING

3.1 EXISTING CONDITIONS
A GATEWAY SITE

SITE OVERVIEW AND KEY FEATURES

The New Lakeport Courthouse site is on an elevated bench bordering Lakeport Boulevard at the north and the Hoberg Vista Point to the west.

fig. 2.1 Site relationship to Clear Lake and adjacent landmarks

fig. 2.1 Courthouse site on bench 50' above Lakeport Blvd.

fig. 2.1 Key to Lakeport Courthouse site photographs

Adjacent Hoberg Vista Point

The new Lakeport Courthouse site is an elevated bench above Lakeport Blvd. The public Hoberg Vista Point overlooks the site immediately to the west, and an undeveloped hill locally referred to as “prayer hill” is to the southeast. Physical and visual isolation from these adjacent overlooks are security concerns that must be addressed by the DBE. The prominence of the new Lakeport Courthouse from the Vista Point is an important building and site design consideration.

A View of Clear Lake from Vista Point.


SITE ACCESS
COURTHOUSE SITE
LAKEPORT BLVD.
HOBERG VISTA POINT

1.

2.

3.

4.


MT. KONOCTI
CLEAR LAKE
"prayer hill"
HOBERG VISTA POINT

5.

6.

7.

fig. 2.1 Key to Lakeport Courthouse site photographs

Site Context

The new Lakeport Courthouse site will be entered from a new access roadway entering from the southeast corner from Lakeport Blvd. some 50 feet below the graded pad above (photo at right). Entering from the lowest corner of the site will increase the security stand-off from approaching vehicles, and provide an entry promenade for visitors arriving via car or pedestrians walking from Main Street or a new bus stop.

A. New entrance from Lakeport Boulevard.

1.

2.

3.

4.

5.

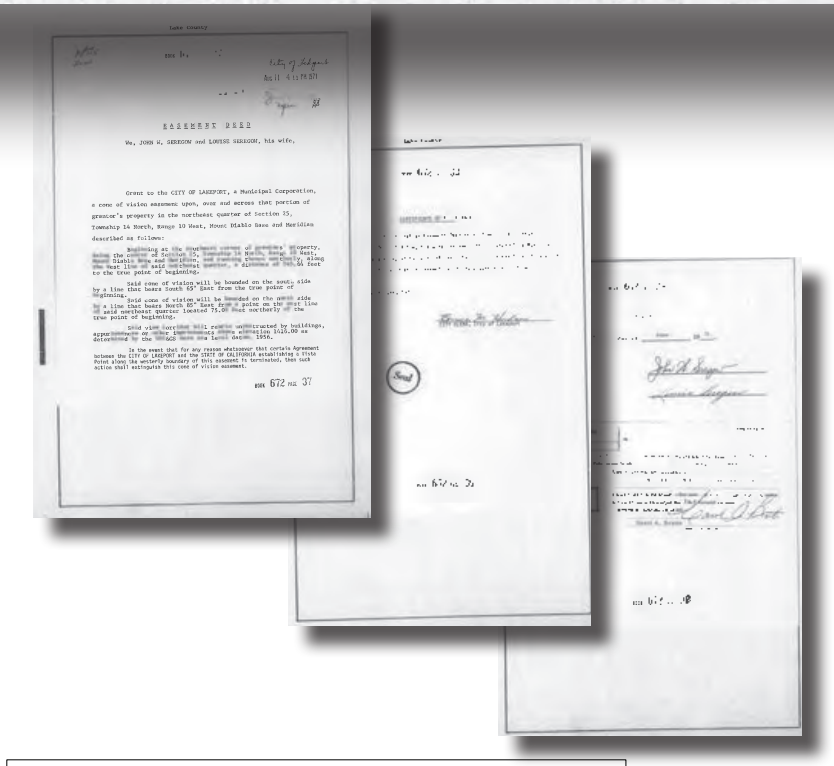
6.

3.1 Cone of Vision Easement

CONE OF VISION EASEMENT *(link to View Easement)*

An obstructed Cone of Vision Easement is a mandated by recorded property deed. DBE is required to comply with Cone of Vision Easement requirements in deed and Criteria Documents. Code of Vision Easement must extend to north property line as shown.

Said view corridor will remain unobstructed by buildings, appurtenances or other improvements above elevation 1416.00 as determined by the USC&GS mean sea level datum, 1956.



EASEMENT DEED

We, JOHN H. SERGEON and LOUISE SERGEON, his wife,

Grant to the CITY OF LAKEPORT, A Municipal Corporation,

a cone of vision easement upon, over and across that portion of grantor's property in the northeast quarter of Section 35,

Township 14 North, Range 10 West, Mount Diablo Base and Meridian

described as follows:

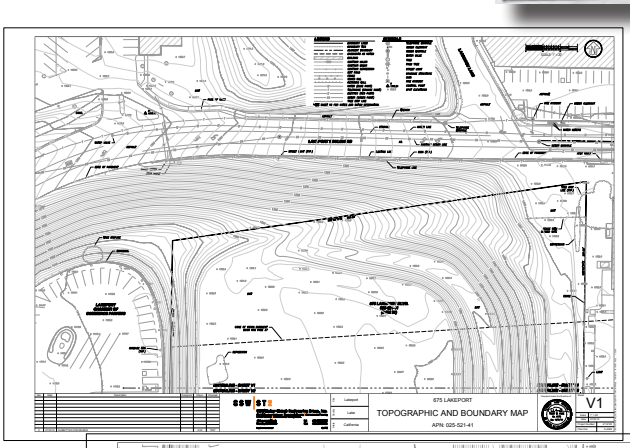
Said cone of vision will be bounded on the south side by a line that bears South 65° East from the true point of beginning.

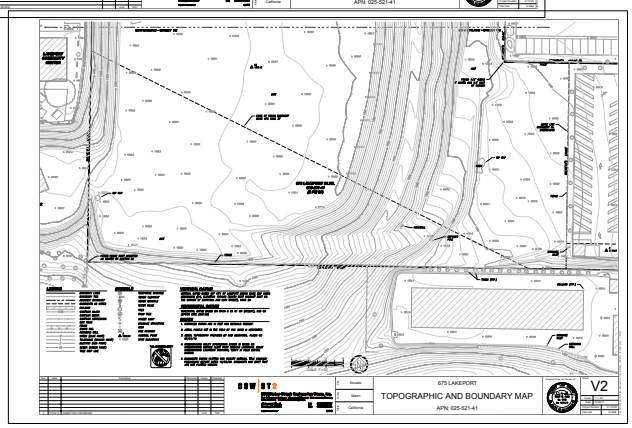
Said cone of vision will be bounded on the north side by a line that bears North 65° East from a point on the west line of said northeast quarter located 75.00 feet northerly of the true point of beginning.

Said view corridor will remain unobstructed by buildings, appurtenances or other improvements above elevation 1420.00 as determined by the USC&GS mean sea level datum, 1956.

In the event that for any reason whatsoever that certain Agreement between the CITY OF LAKEPORT and the STATE OF CALIFORNIA establishing a State Point along the westerly boundary of this easement is terminated, then such action shall extinguish this cone of vision easement.

BOOK 672 PAGE 37

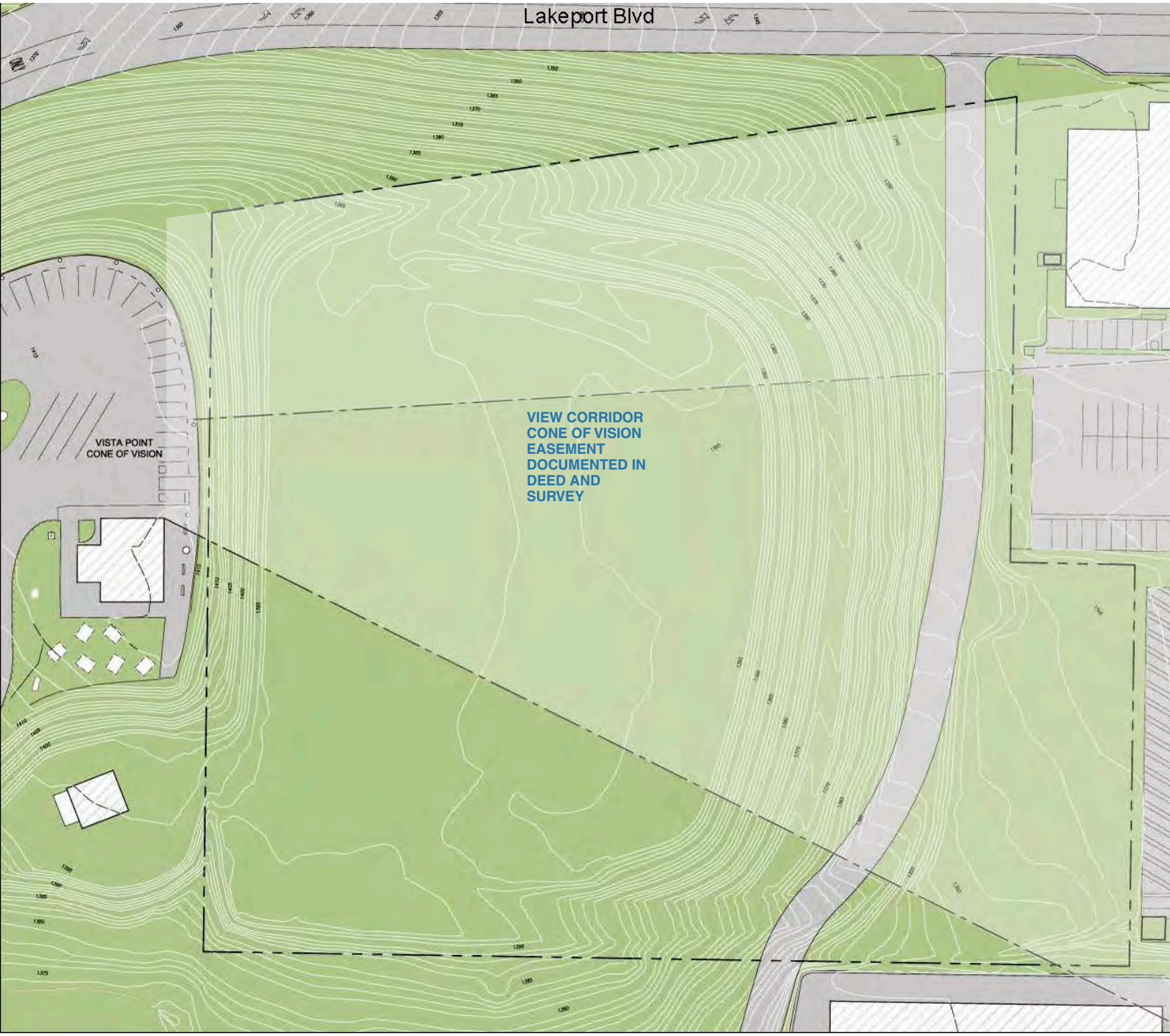




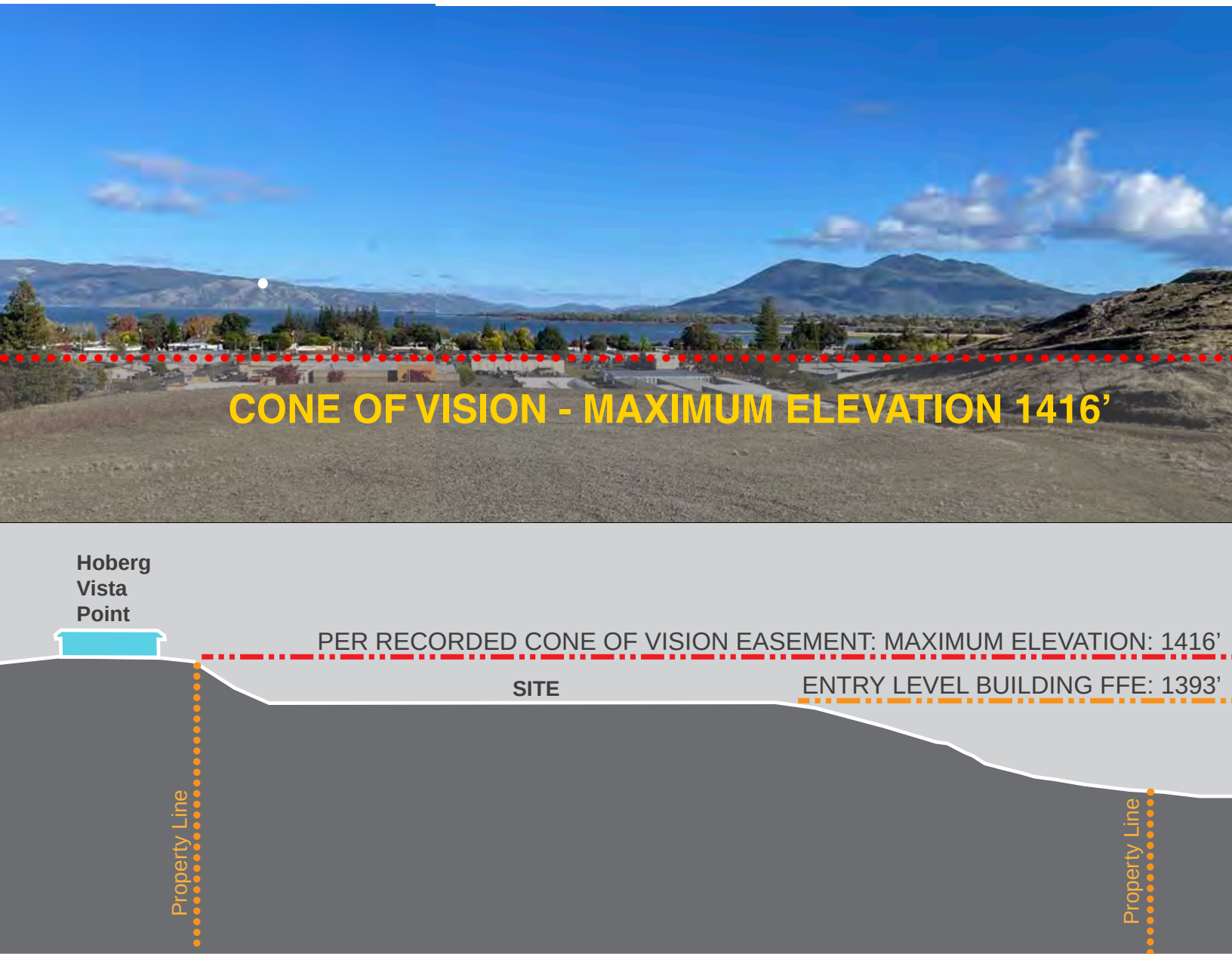
Topographical Survey (Provided by the Judicial Council FOR REFERENCE)

CLICK THE LINK AT LEFT TO ACCESS

VIEW CORRIDOR EASEMENT PLAN *(link to View Easement)*



3.1 Cone of Vision Easement



CONE OF VISION EASEMENT SECTION

See Exhibit 1 in the Appendix for large size image of View Easement Section.

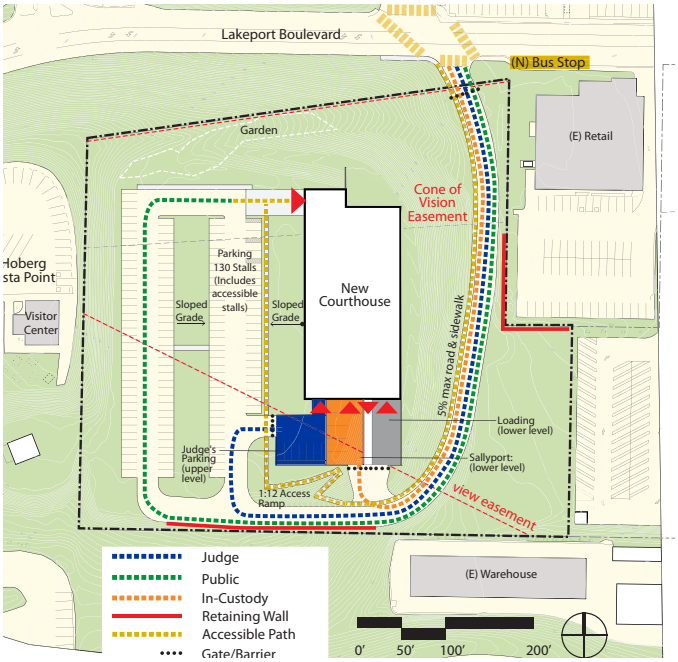
3.4 SITE OPTIONS

PRIMARY SITE DESIGN DRIVERS

Primary design drivers of the site options include:

- Vehicular and Pedestrian Access from Lakeport Boulevard.
- Accessibility of pedestrians from Lakeport Boulevard to the new courthouse entry.
- New bus stop and pedestrian improvements on Lakeport Blvd as required by CEQA MND.
- Primary building pad is approximately 50' above Lakeport Boulevard.
- Courthouse visibility and prominence as viewed from Lakeport Boulevard and surrounding sites
- Perimeter security setbacks
- Restricting views of the Judge's / Sallyport parking from adjacent Vista Point and adjacent site vantage points.
- Grading analysis to assess comparative cut and fill and site accessibility.
- Limiting earth moving and soil export to reduce constuction noise and dust impacting air quality as required by CEQA MND.
- Typical Courtroom Floor planning requirements set minimum floor plate lengths and widths.
- Height restrictions as determined by the existing cone of vision easement extending through the property
- Steeply sloping topography at site perimeter.
- Manage site and building stormwater runoff away from the building, occupied areas and steep slopes to prevent erosion of environmentally sensitive hillsides.
- As required by CEQA MND, stormwater management to include on-site infiltration, detension and mitigation of impact to storm sewers.

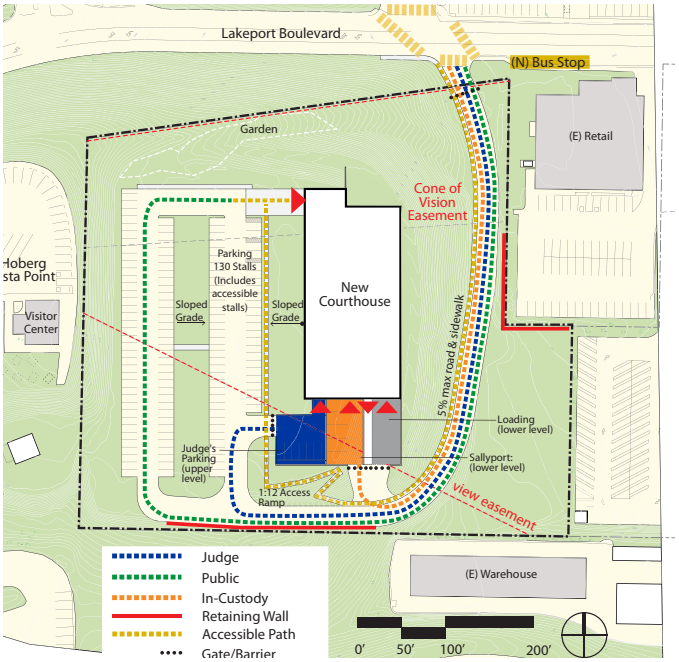
EAST BUILDING



PROS

- Less soil export required than other site options
- Only 1 story visible from Vista Point
- Civic presence on Lakeport Blvd.
- Ease of Wayfinding - Visible Main Entrance from street.
- Efficient Building Geometry
- Lower level east facade already daylit with views due to existing bench elevation
- Minimize Length of Accessibility Ramps
- Sallyport and Service Loading visually screened from Vista Point due to topography
- Judges parking remote from view Vista Point. Visual screening simpler to acheive
- Egress from lower level to existing bench location simplifies connection to public way
- Minimal disruption to biologically sensitive undisturbed rocky outcrops at north end of site
- North end of site coondicive for biological restoration view garden - as courthouse site and Vista Point public feature.
- Building location works well with existing topography.
- Stormwater management is simpler. Site grades slope away from hillsides at west and north, away from the building and east crest of slope. Storm runoff natually drains to the south to the access drive.
- Southeast corner of site could accommodate detension.

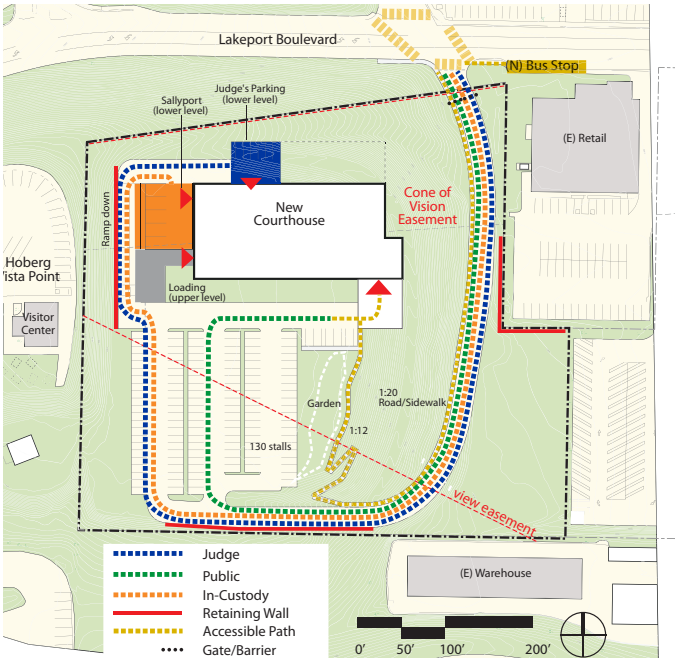
EAST BUILDING



CONS

- Lower Level requires excavation for sallyport and loading
- Sallyport, Judges parking and Service loading face south, require visual screening from 'prayer hill.'

NORTH BUILDING



PROS

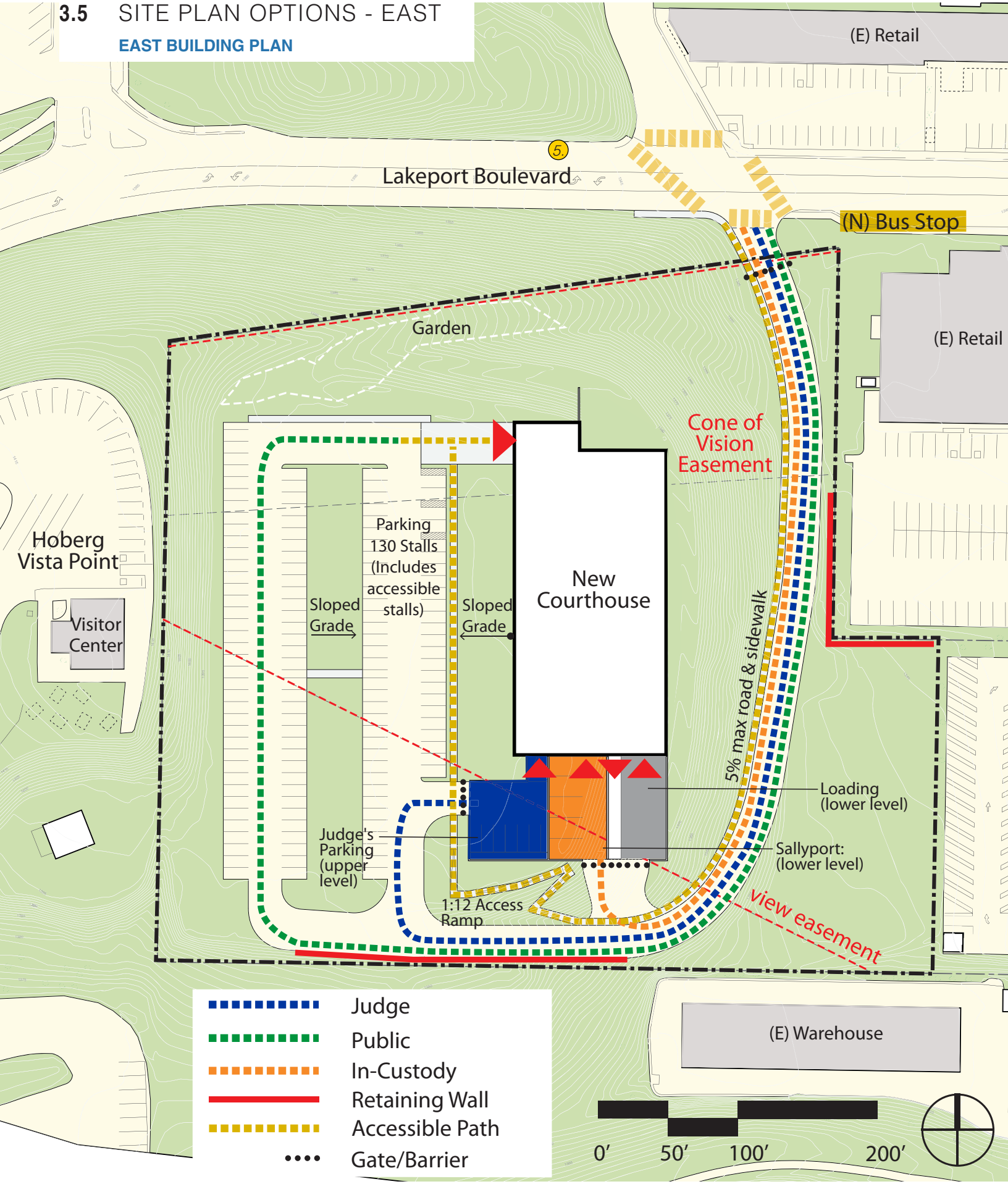
- 2 stories visible from Vista Point can be below maximum cone of vision elevation.
- Civic presence on Lakeport Blvd.
- Ease of Wayfinding - Visible Main Entrance
- Efficient Building Geometry
- Minimize Length of Accessibility Ramps

CONS

- Lower Level requires excavation for sallyport and Judges parking
- Extensive excavation and high retaining walls at the highest and most biologically sensitive portion of the site required due to lower level sallyport, judges parking and access ramp.
- Providing daylight, outdoor views and egress from lower level towards the north will also require excavation and retaining wall construction.
- Backdoor functions (Service loading/trash and Sallyport) are directly below Vista Point.
- Sallyport and Judges parking require visual screening from public observation from Vista Point.
- Egress from the lower level to the public way require a walkway along the ramp, due to site topography
- Securing outdoor controlled areas will be problematic.
- Stormwater management at north and west sides of building will be difficult due to lower level grading.

3.5 SITE PLAN OPTIONS - EAST

EAST BUILDING PLAN



3.5 SITE PLAN OPTIONS - EAST

ENLARGED SALLYPORT AND LOADING PLAN

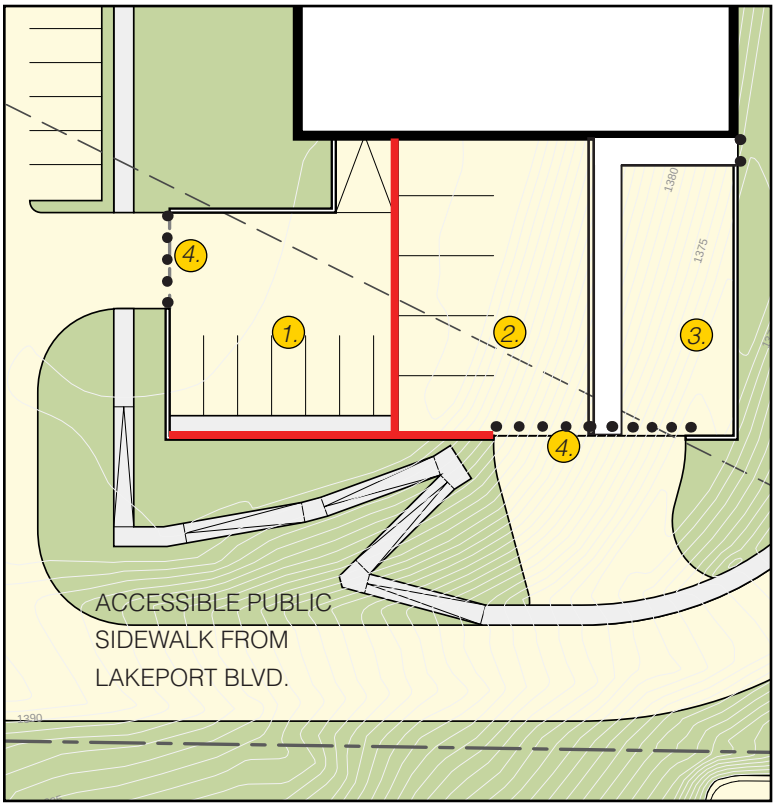
For Sallyport security requirements, refer to Board of State and Community Corrections (BSCC) (link to BSCC). At Sallyport and In-custody Transport Enclosure, Security gate/physical and visual barrier to include:

- Solid gate (not a drop arm, etc.) to limit views of judges driving by.
- Remote Access Control - camera and phone line to front security office controls.
- Visual Screening - vertical and overhead

At Trash/Loading enclosure

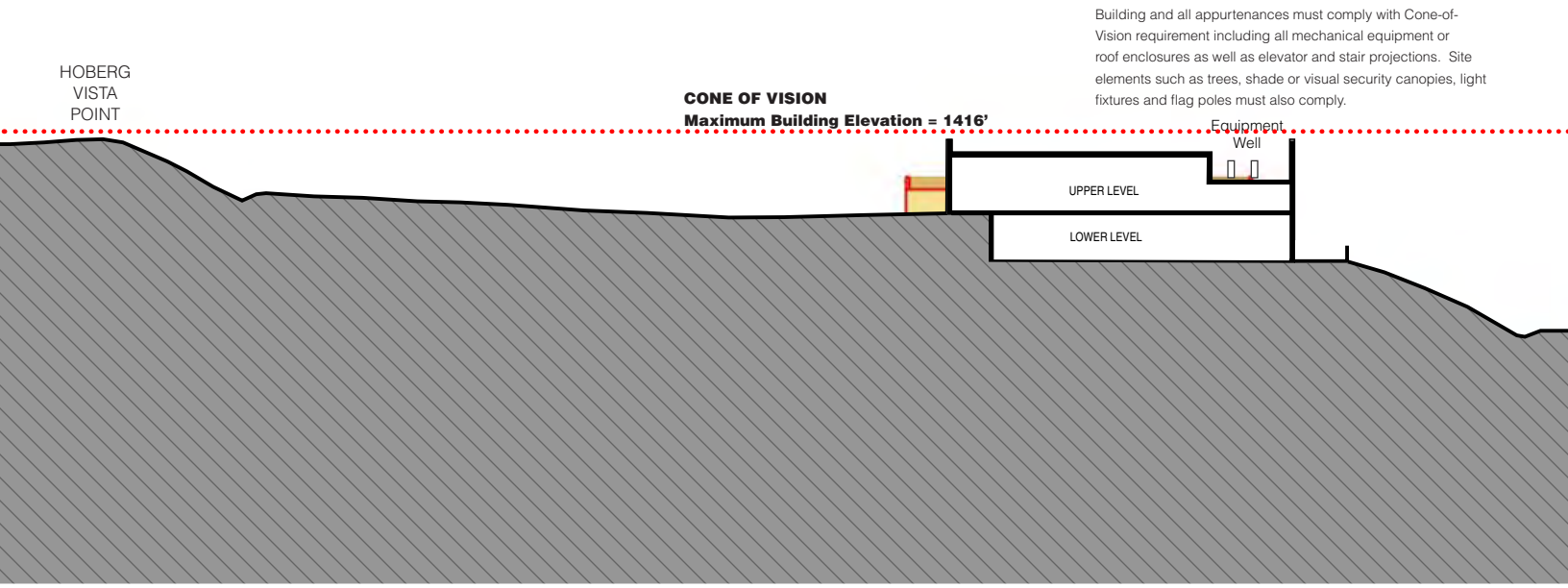
- Remote Access Control - camera and phone line to front security office controls.
- Visual Screening - not security screening (no overhead)
- Vehicle and pedestrian deterrent barriers

NOTE: Coordinate Exit path/route to isolate from secure areas and prevent public access to controlled areas.

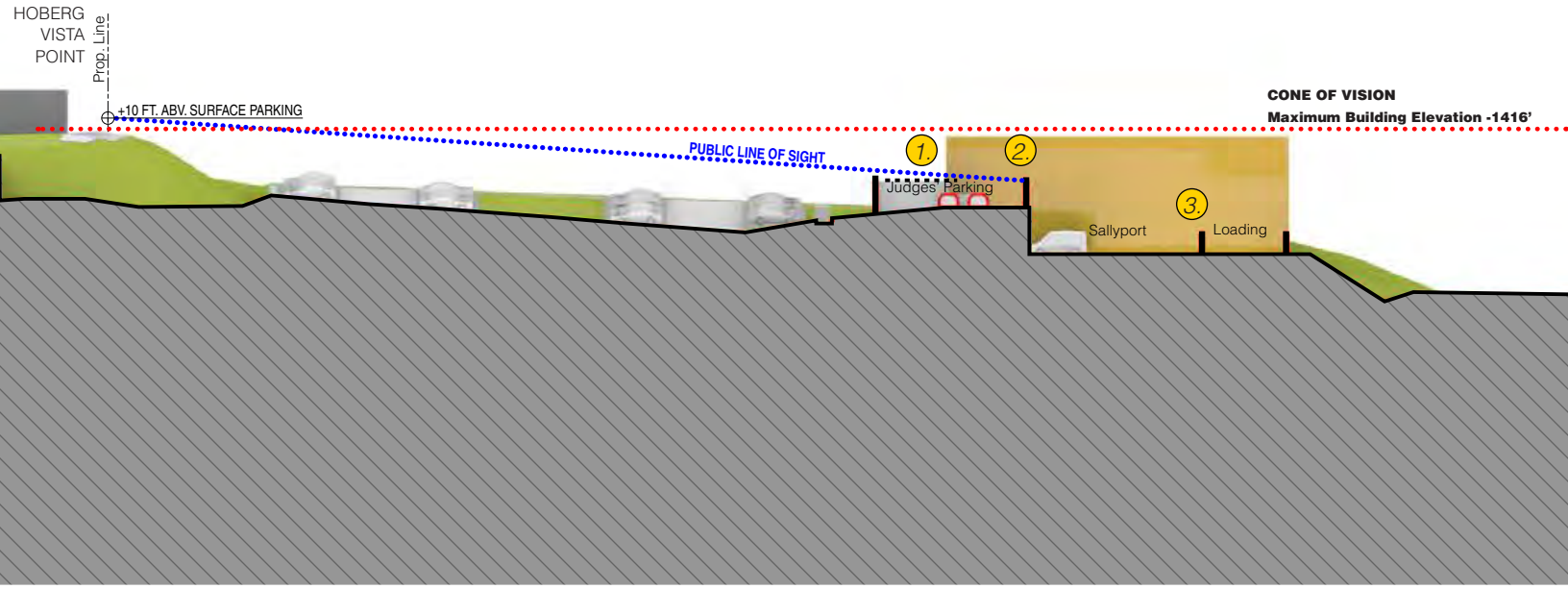


1. JUDGES PARKING (LOWER LEVEL) -- COVERED/SCREENED
2. SALLYPORT (LOWER LEVEL) -- 5 VAN STALLS AT 15' X 24', SCREENED
3. SERVICE LOADING (UPPER LEVEL) -- SCREENED
4. SECURITY GATE/BARRIER
5. VEHICLE GATE AT SITE ENTRANCE

3.5 SITE SECTIONS - EAST



EAST BUILDING - SECTION AT BACK-OF-HOUSE ENTRIES



VISUAL SCREENING REQUIRED

Judges entrance and parking, and the Sallyport require visual screening from public view, and visual isolation between program functions. Refer to CTCFS Security Requirements.

1. Visually screen Judges entrance and parking from public view.
2. Visually screen Judges parking from Sallyport view
3. Visually screen Sallyport from public view.

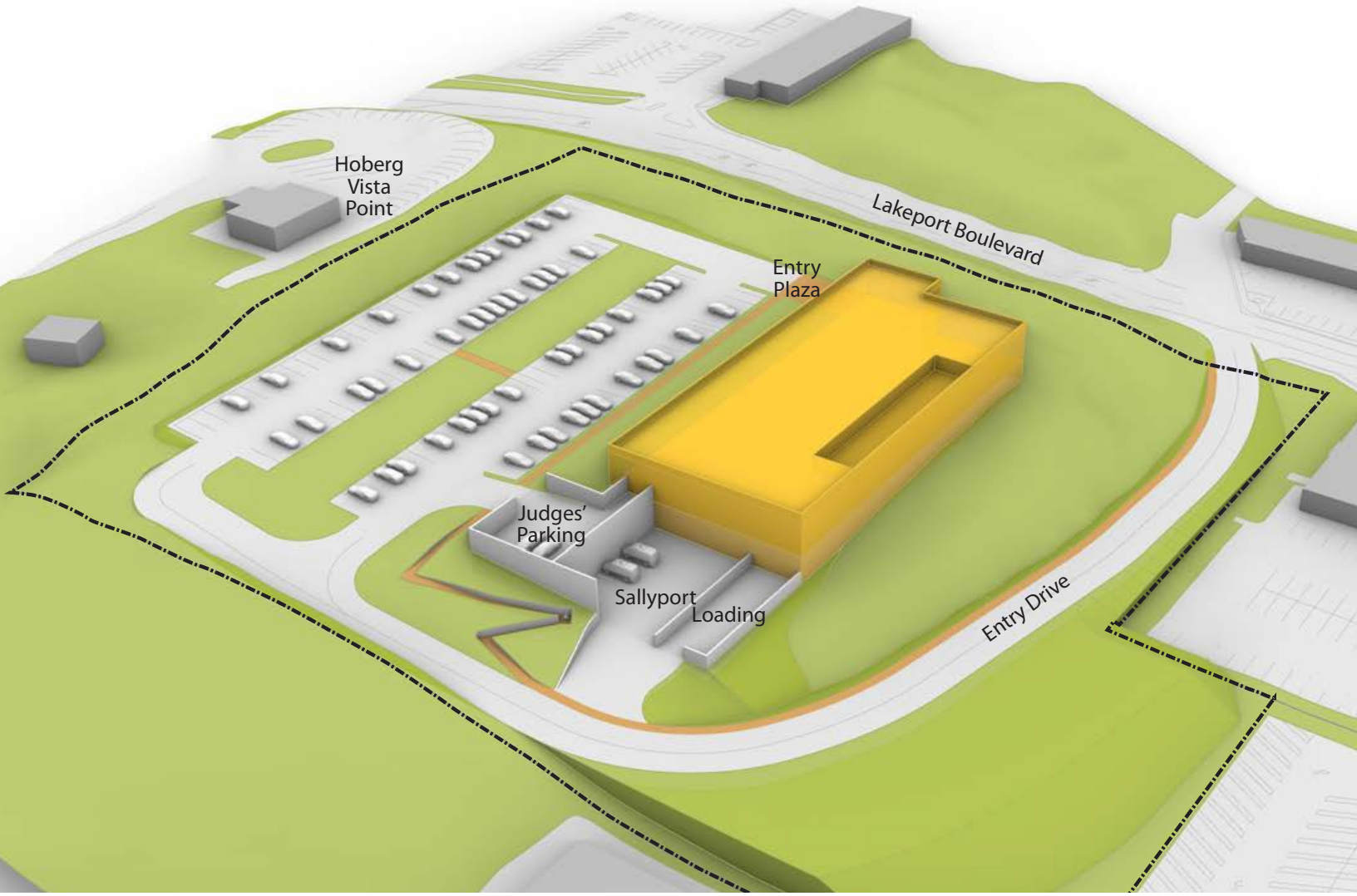
link to CTCFS 4.E, page 4.6

SITE SECTIONS - EAST

See Exhibit 2 in the Appendix for large size image of Site Sections - East.

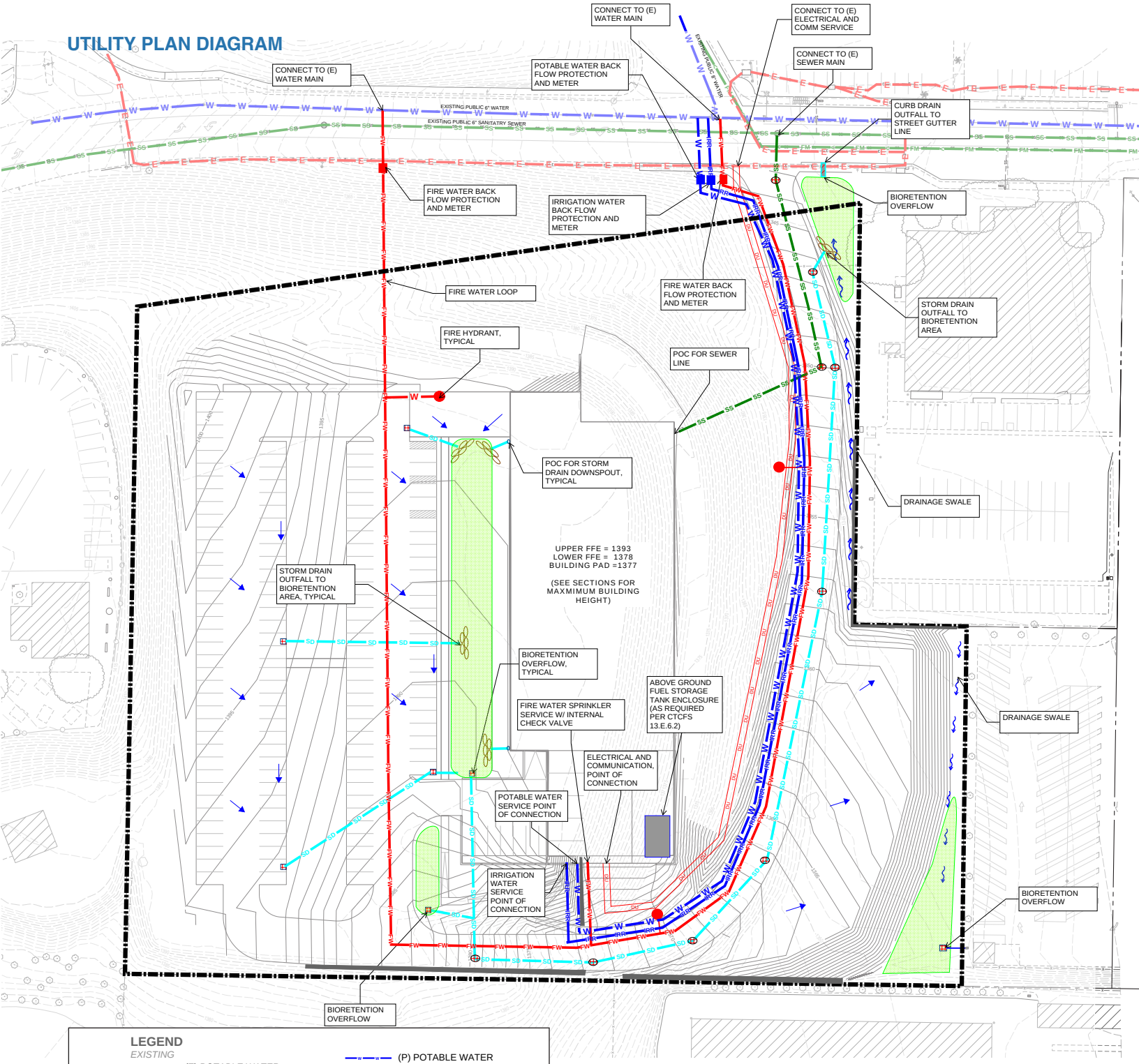
3.5 SITE PLAN OPTIONS - EAST

EAST BUILDING - 3D VIEW DUE NORTHWEST



3.5 SITE PLAN OPTIONS - EAST

UTILITY PLAN DIAGRAM



LEGEND

EXISTING

- (E) POTABLE WATER
- (E) SANITARY SEWER
- (E) SANITARY SEWER FORCE MAIN
- (E) STORMWATER
- (E) ELECTRICAL
- (E) PT & T
- PROPERTY LINE

- (P) POTABLE WATER
- (P) IRRIGATION WATER
- (P) FIRE WATER
- (P) SANITARY SEWER
- (P) STORMWATER
- (P) DRY UTILITIES
- (P) SWALE
- (P) DRAINAGE ARROW
- (P) DOWNSPOUT
- (P) JUNCTION BOX
- (P) CATCH BASIN
- (P) HYDRANT
- (P) BACK FLOW PREVENTER

SHERWOOD DESIGN ENGINEERS

SITE EAST

SITE UTILITY PLAN - EAST

See Exhibit 3 in the Appendix for large size image of Site Utility Plan - East.

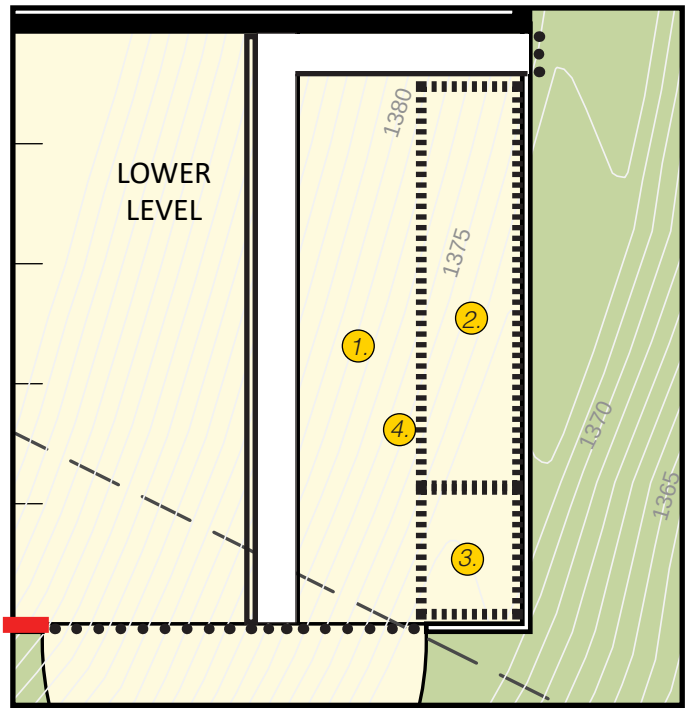
3.5 SITE PLAN OPTIONS - EAST

UTILITY PLAN DIAGRAM

Conceptual Utility Plan Diagram is excerpted on prior page. Full sheet can be found in Chapter 7 and Exhibit 5 in the Appendix. Refer to Notes on that sheet which detail required DBE coordination.

- Utility point of service connections are presumed to be at Lakeport Boulevard and subject to DBE confirmation.
- Utility distribution is shown along the Courthouse Entry Drive for proximity to Lakeport Boulevard and long term maintenance of utility lines.
- DBE to coordinate utility easements crossing outside of the site property. Excavation and construction of utility lines across steep hillsides, or through biological habitat are subject to CEQA mitigation.
- DBE to coordinate utility meter and required outdoor equipment (BFP or gas storage tanks) locations with the City and utility providers to isolate from secure areas and prevent public access to controlled areas.
- Site is an elevated bench surrounded by higher grades to the west and north. Site Drainage and stormwater management are critical.
- Stormwater must be directed away from adjacent hillsides and away from the building perimeter and pedestrian areas. Refer to notes on Exhibit 5 in the Appendix.

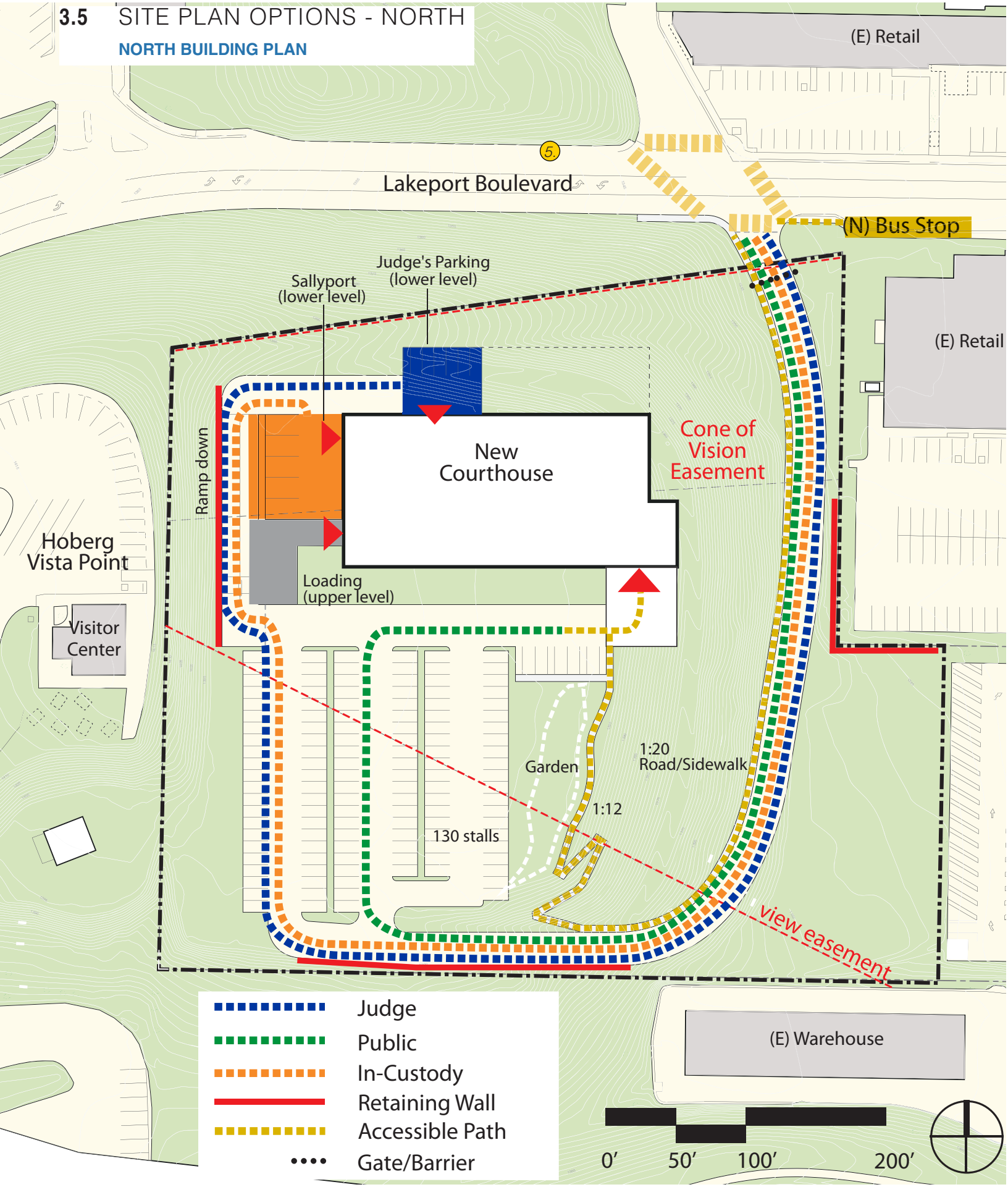
LOADING / SERVICE YARD PLAN DIAGRAM



1. SERVICE / LOADING (LOWER LEVEL) -- SCREENED
2. ABOVE GROUND PROPANE TANK
   PER CTCFS 13.E.6.2 IF REQUIRED
3. TRASH/RECYCLING ENCLOSURE
4. FUEL FILL PORT

3.5 SITE PLAN OPTIONS - NORTH

NORTH BUILDING PLAN



3.4 SITE PLAN OPTION - NORTH

ENLARGED SALLYPORT AND LOADING PLAN

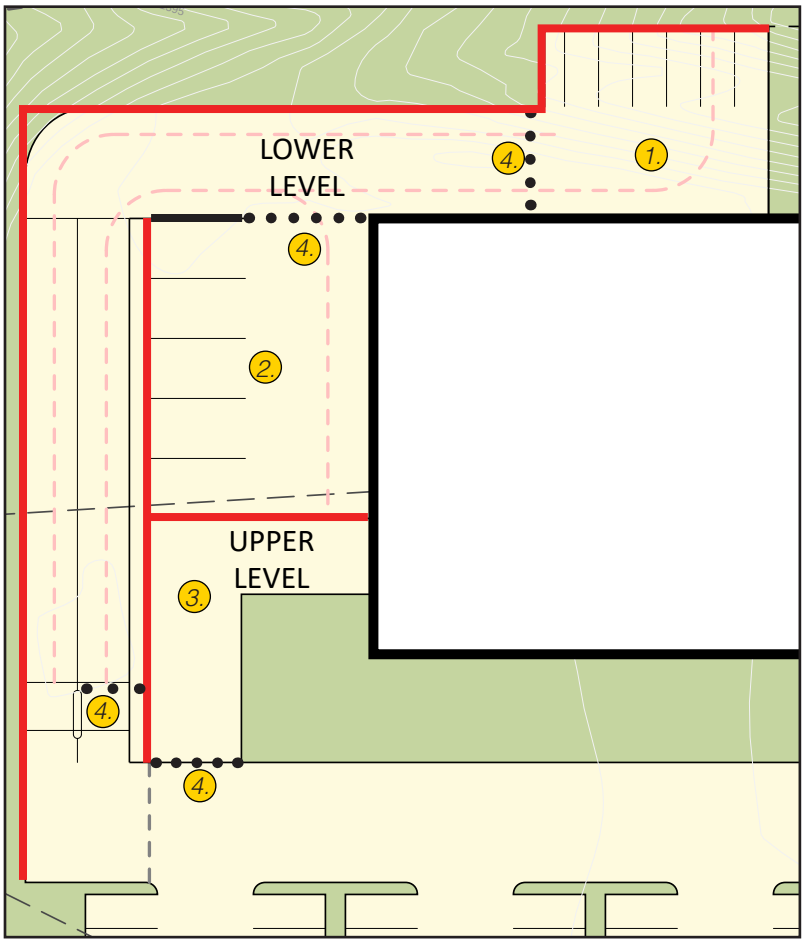
For Sallyport security requirements, refer to Board of State and Community Corrections (BSCC) (link to BSCC). At Sallyport and In-custody Transport Enclosure, Security gate/physical and visual barrier to include:

- Solid gate (not a drop arm, etc.) to limit views of judges driving by.
- Remote Access Control - camera and phone line to front security office controls.
- Visual Screening - vertical and overhead

At Trash/Loading enclosure

- Remote Access Control - camera and phone line to front security office controls.
- Visual Screening - not security screening (no overhead)
- Vehicle and pedestrian deterrent barriers

NOTE: Coordinate Exit path/route to isolate from secure areas and prevent public access to controlled areas.

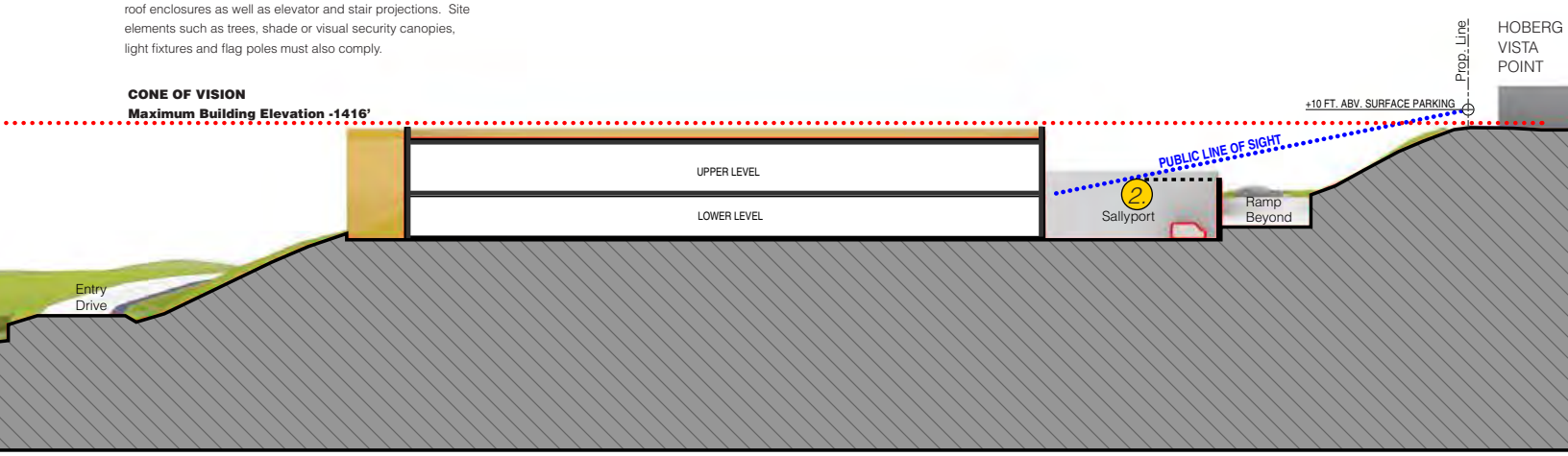


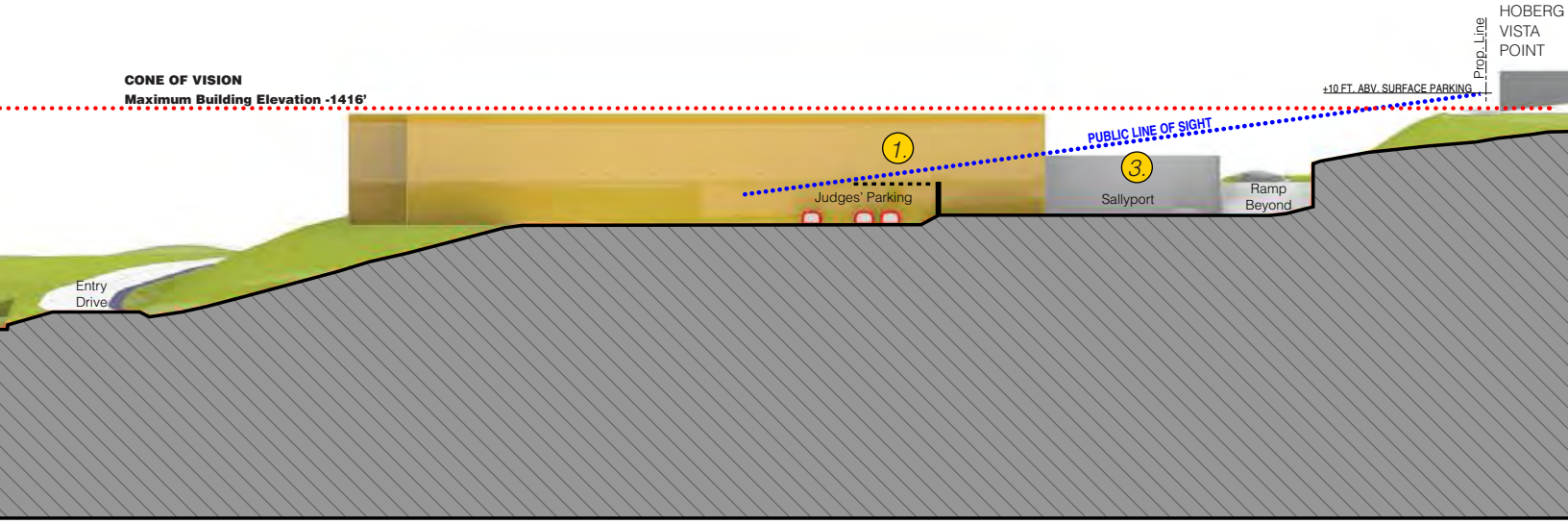
1. JUDGES PARKING (LOWER LEVEL) -- COVERED/SCREENED
2. SALLYPORT (LOWER LEVEL) -- 5 VAN STALLS AT 15' X 24', SCREENED
3. SERVICE LOADING (UPPER LEVEL) -- SCREENED
4. SECURITY GATE/BARRIER
5. VEHICLE GATE AT SITE ENTRANCE

3.5 SITE SECTIONS - NORTH

NORTH BUILDING - SECTION AT MECHANCAL WELL

Building and all appurtenances must comply with Cone-of-Vision requirement including all mechanical equipment or roof enclosures as well as elevator and stair projections. Site elements such as trees, shade or visual security canopies, light fixtures and flag poles must also comply.





VISUAL SCREENING REQUIRED

Judges entrance and parking, and the Sallyport require visual screening from public view, and visual isolation between program functions. Refer to CTCFS Security Requirements.

1. Visually screen Judges entrance and parking from public view.
2. Visually screen Judges parking from Sallyport view
3. Visually screen Sallyport from public view.

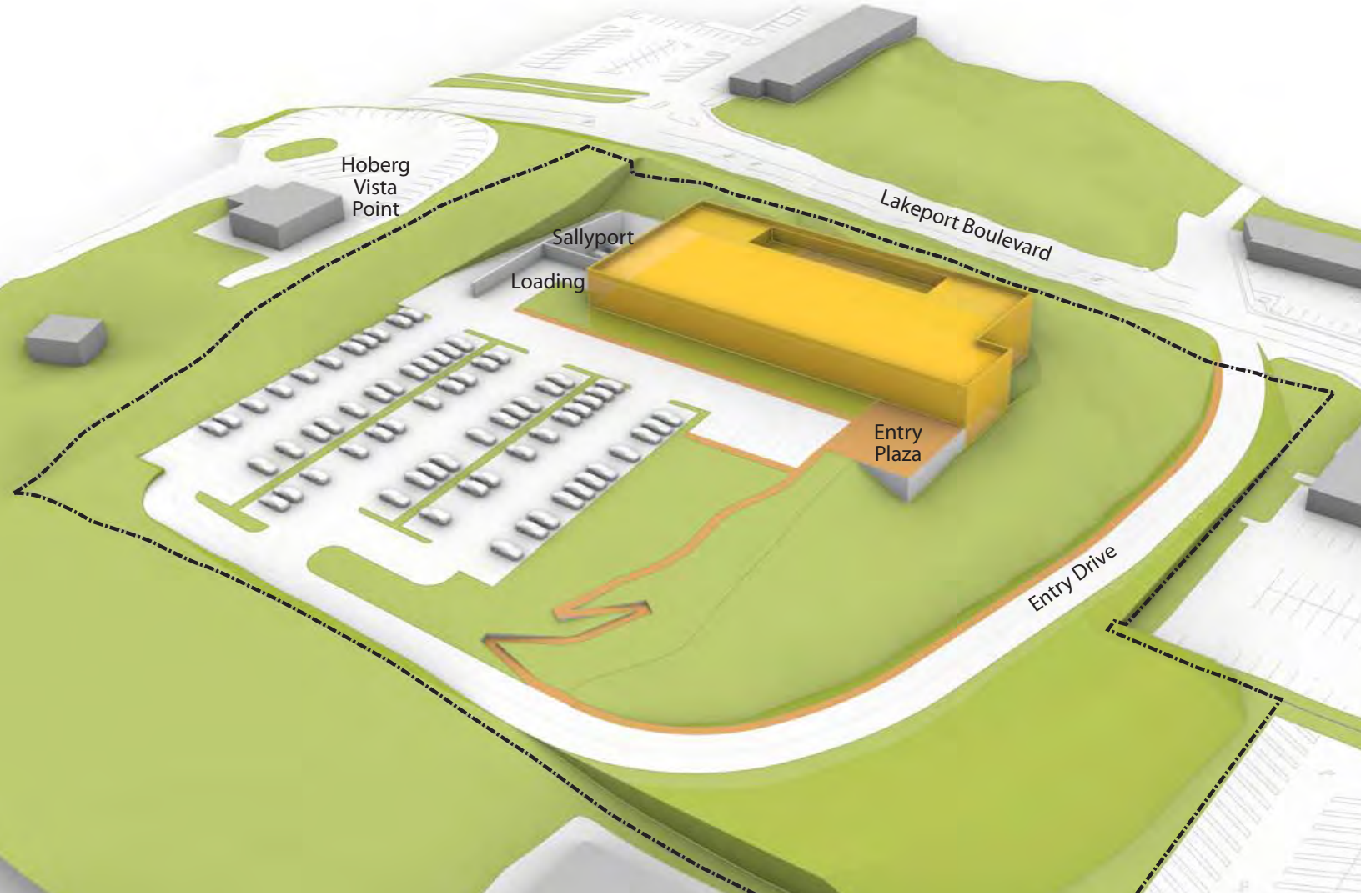
link to CTCFS 4.E, page 4.6

SITE SECTIONS - NORTH

See Exhibit 4 in the Appendix for large size image of Site Sections - North.

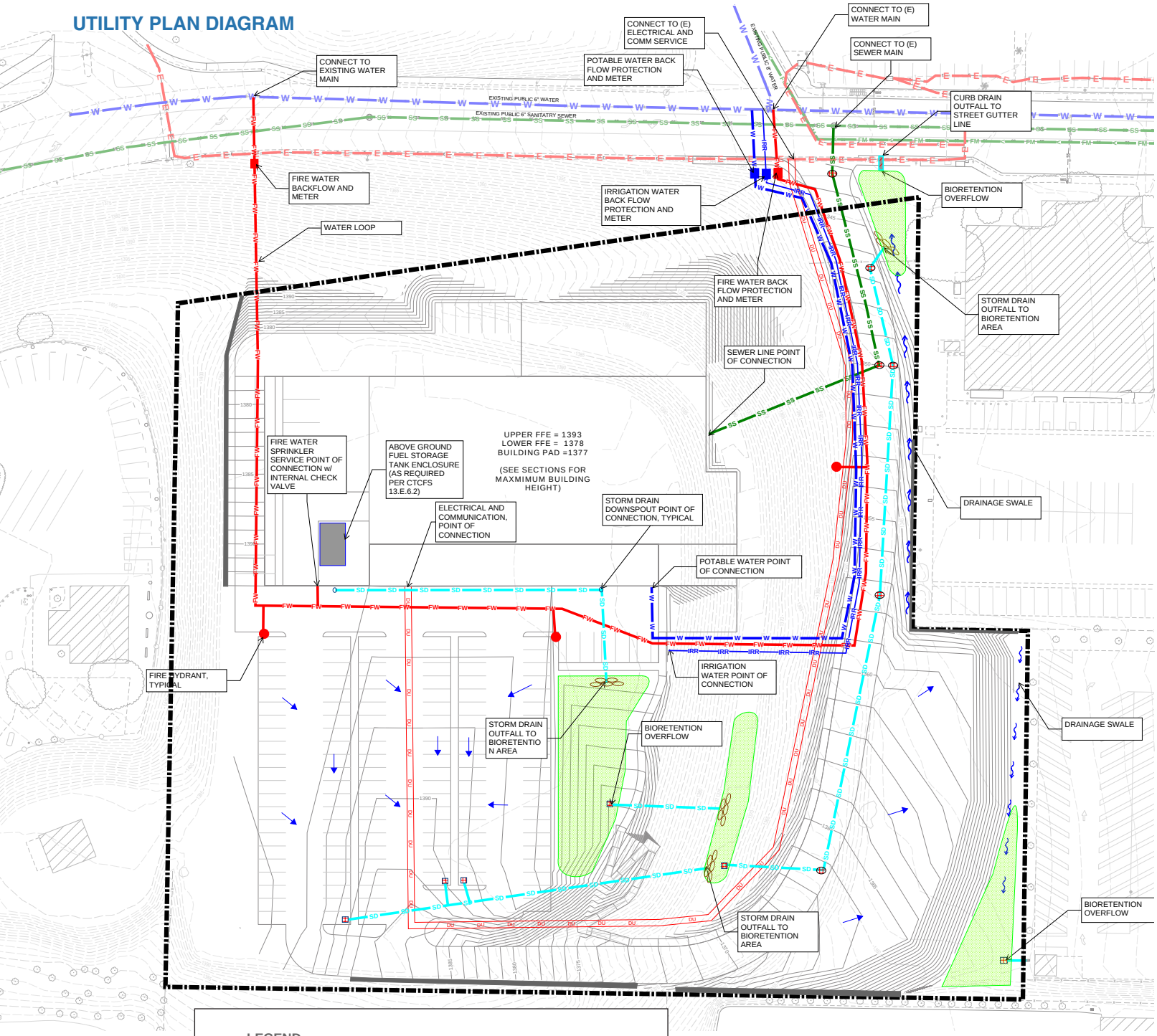
3.5 SITE PLAN OPTIONS - NORTH

NORTH BUILDING - 3D VIEW DUE NORTHWEST



3.5 SITE PLAN OPTIONS - NORTH

UTILITY PLAN DIAGRAM



SITE UTILITY PLAN - NORTH

See Exhibit 5 in the Appendix for large size image of Site Utility Plan - North.

SHERWOOD DESIGN ENGINEERS

SITE NORTH

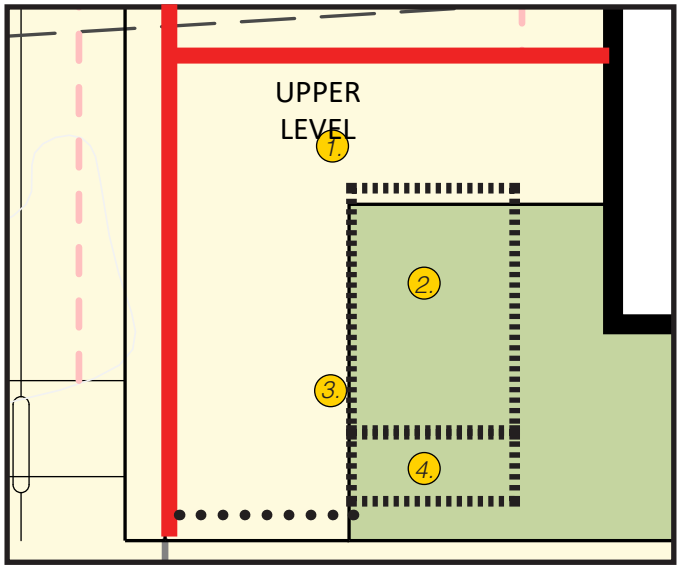
3.5 SITE PLAN OPTIONS - NORTH

UTILITY PLAN DIAGRAM

Conceptual Utility Plan Diagram for North site option is excerpted on the prior page. Utility Plan - North Plan sheet can be found in Chapter 7 of these Criteria Documents and as Exhibit 3 in the Appendix. Refer to Notes on that sheet which detail required DBE coordination.

- Utility point of service connections are presumed to be at Lakeport Boulevard and subject to DBE confirmation and coordination.
- Utility connections and distribution are shown along the Courthouse Entry Drive for proximity to Lakeport Boulevard and long term maintenance of utility lines.
- DBE to coordinate any proposed utility easements crossing outside of the site property boundary to connect to Lakeport Blvd. Excavation and construction of utility lines across steep hillsides, or through undisturbed biological habitat are subject to CEQA mitigation.
- DBE to coordinate utility meter and required outdoor equipment (BFP or gas storage tanks) locations with the City and utility providers to isolate from secure areas and prevent public access to controlled areas.
- Main courthouse is on elevated bench surrounded by steep, higher grades to the west and north. Site Drainage and thoughtful stormwater management is critical.
- Stormwater must be directed away from adjacent hillsides and away from the building perimeter and pedestrian areas. Refer to notes on Exhibit 3..

LOADING / SERVICE YARD PLAN DIAGRAM



1. SERVICE / LOADING (UPPER LEVEL) -- SCREENED
2. ABOVE GROUND PROPANE TANK
   PER CTCFS 13,E.6.2 IF REQUIRED
3. FUEL FILL PORT
4. TRASH/RECYCLING ENCLOSURE

Lakeport Courthouse Criteria Document
Additions / Restrictions / Deviations to California Trial Court Standards
Civil / Landscape

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
3.7.01	3.D.1.b, Page 3.5	Transportation options	The DBE shall provide dedicated bike lanes and signage to promote and encourage biking options to courthouse entrance.
3.7.02	3.D.5.c, Page 3.6	Flagpoles	If located within the Cone of Vision Easement, all flagpoles will need to adhere to the requirements stated within the Cone of Vision Easement
3.7.03	3.D.7.h, Page 3.7	Trees	If located within the Cone of Vision Easement, all new trees will need to adhere to the requirements stated within the Cone of Vision Easement and Expanded Provisional View Easement
3.7.04	3.D.7.i, Page 3.7	Trees in Parking	If located within the Cone of Vision Easement, all parking lot canopies and trees will need to adhere to the requirements stated within the Cone of Vision Easement and Expanded Provisional View Easement
3.7.05	3.D.7.j, Page 3.7	Irrigation	Provide temporary irrigation for native species plant restoration .
3.7.06	3.D.7.k, Page 3.7	stormwater	Reference City of Lakeport stormwater management requirements and abide by requirements.
3.7.07	Not in CTCFS (See link to Criteria Development and Approval Document)	Construction Quality Control - Quality Assurance	DBE to refer to the provided document from the JC.
3.7.08	Not in CTCFS	Screened Views to Sallyport and Secure Parking	Provide vertical and horizontal screening elements to block views in and out of the Sallyport and Secure Parking. Screened view angle from Hoberg Vista Point to Sallyport/ Secure Parking is established the blue dashed lines . See 3.5 Site Sections and Plan Detail East and Site Sections and Plan Detail North.

Color Legend:		Addition to the CTCFS
		Restriction to the CTCFS

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
3.7.09	Not in CTCFS	Extended View Easement	The limits of the view corridor easement are extended to the north property line. The extension iwas agreed to by the Judicial Council and will govern the project design. See Section 3.1 View Corridor Easement Plan
3.7.10	Required mitigation/off-site improvements, not in CTCFS	Bus Stop	DBE to provide two new bus stops on Lakeport Boulevard as required by Mitigated Measure TRANS-3 , Per Lake Transit, applicable codes and standards.
3.7.11	Required mitigation/off-site improvements, not in CTCFS	Crosswalk	DBE to provide crosswalks as required by Mitigated Negative Declaration TRANS-4, per applicable Codes and standards.
3.7.12	Required mitigation/off-site improvements, not in CTCFS	Accessible Path	DBE to provide an accessible sidewalks from new bus stop and existing pedestrian sidewalks to project site per as required by Mitigated Negative Declaration TRANS-4, per applicable Codes and standards

Color Legend:		Addition to the CTCFS
		Restriction to the CTCFS

04

ARCHITECTURAL PROGRAM

4.1.1 ARCHITECTURAL PROGRAM

4.1.1 Introduction

This section provides the New Lakeport Courthouse's architectural space planning program. The program defines the kind, size, number, relationships, and expected operation of spaces needed to support the operations of the courts and related support services for years to come. This component of the criteria document is comprised of three (3) sub-sections:

- 4.1.12 – Usage Guide provides definitions of space utilized throughout the documentation and especially in the space lists. It also describes the format of the space lists and explains the relevance of each set of columns.
- 4.1.13 - Summary provides a tabular overview of the facility occupants and area requirements for each and for this new facility as well as site requirements essential for citizen and support service access.
- 4.1.14 Tables – The New Lakeport Courthouse Architectural Space Planning Program Organization represents the detailed documentation of the space requirements by component.

Together these sub-sections provide a guide to the design/ build proposers in the development of architectural /design/build concepts incorporating the functional and spatial requirements of this new facility's occupants.

4.1.12 Usage Guide

This architectural spatial program is complete based on the input provided. In a sense, no program is ever final as the specific spaces will adjust as the design solution emerges. Some spaces may end up slightly larger and some slightly smaller, but the intent of the program to identify needed spaces to guide the design/build process through to completion. The program reflects a wide range of organizational, operational and spatial data including:

1. Anticipated judicial officer and occupant court/ agency staff listings needed to efficiency and effectively provide court services to Lake County residents years into the future.
2. Departmental organizational structure as provided in the interview process and the accommodation of revised organizational structures for some departments that are expected to be implemented by the time the facility is occupied.
3. Specific space allocations resulting from discussions related to policy considerations and future directions including:
   a. Records storage policies, practices and equipment (i.e., on-site vs. off-site, retention policies, future imaging impacts, high density storage, etc.)
   b. Technology impacts on court processes
   c. Case information and management strategy and responsibility
   d. Campus wide security strategy
   e. Staffing strategies
   f. Recycling and "Green Building" strategic direction.

This program utilizes three common space designations:

- NSF = Net Square Feet – This is the actual working space of an office, workstation, functional area or piece of equipment. It is the most basic space designation. The team has relied on the Judicial Council of California's, California Trial Court Facilities Standards (CTCFS) and applied those to courtrooms, offices and support space allocations. Any distinctions to those standards are noted in the program document and relied on this team's experiences from other projects in the United States and its own national and international experience for areas not otherwise covered.
- DGSF = Departmental Gross Square Feet – This is the NSF of a department or functional grouping multiplied by a value intended to provide for the circulation among offices and workstations and the thickness of interior walls within the department/ agency. It describes the total area needed within a larger building to accommodate the department/agency. This factor varies by type of space and is always an estimate based on typical project requirements. The A/E team will always seek to achieve the best possible efficiency, but the ability to do so is conditioned on a wide range of factors.
- BGSF = Building Gross Square Feet – This is the total DGSF requirements of the building multiplied by an estimated factor intended as an area allocation for major public circulation among departments or occupants, elevators, stairwells, mechanical and electrical spaces, thickness of exterior walls and any other spaces not specifically covered by either NSM or DGSM. It defines the total area of the building. The building grossing factor applied to this project is a common one for justice centers/courthouses and provides a target efficiency that will be refined in the design process.

It is important to reemphasize that this space planning and programming process identifies NSF, DGSF and BGSF which rely extensively on the CTCFS. Wherever appropriate and to ensure clarity of intent, this team has referenced the page and/or illustration of certain spaces detailed by the CTCFS. If there is a proposer question concerning this Architectural Program, please insure you have reviewed CTCFS's Section 2's Courthouse Organization requirements, prior to inquiring about any need for more information.

4.1.13 Summary Overview

The Architectural Space Planning Program for the New Lakeport Courthouse envisions one facility on the site. While this team has detailed two distinct site planning options in this document, they are based on the space requirements detailed herein. Focusing on the Architectural Space Planning Program, the following is noted:

- Core Judicial Functions – Theses space include the courtrooms, temporary holding, judges/staff work areas, clerk public counters and certain justice agency support spaces.
- Justice Agencies – These spaces include the offices, workstations lobbies and support spaces for the Sheriff and/or contract services.

As noted in the table below, the total New Lakeport Courthouse's Architectural Space Planning Program space needs are defined as 45,600 Building Gross Square Feet.

Superior Court of California, County of Lake
New Lakeport Courthouse

#	Description		Final Staff	Final Ctrms	Final DGSF	Notes/Comments
1.0	Public Area: Entry Lobby & Security Screening		1		1,680	
2.0	Court Sets		4	4	13,685	Please refer to CTCFS 22.6 when reviewing the Courtroom space
3.0	Judicial Chambers		11		3,406	
4.0	Clerk		29		4,540	
5.0	Self Help & Mediation		5		1,548	
6.0	Administration		6		1,656	
7.0	Jury Services		-		2,160	
8.0	Central Holding		-		1,452	
9.0	Building Support		-		2,445	
Subtotal			56	4	32,571	
Gross Area Factor 40%*				40%	13,029	Please ensure all Emergency Exit Stairs are 20% Wider than required by code
TOTAL PROJECTED GROSS SQUARE FEET					45,600	

Notes: * Gross Building Area to be calculated per 2.C in the CTCFS.

As a reminder to any Design/Build proposers, this Space Planning Program contains a site requirements summary that details public parking, secured judicial parking, secure detention van parking, vehicular sallyport loading, staging capacity and the loading receiving landing area. One option site option envisions a north/south building orientation. In contrast, the second option envisions the new facility with an east/west building orientation. Please ensure any Design/Build proposal includes sufficient area to house the site requirements referenced herein.

10.0 New Lakeport Courthouse Site Requirements					
#	Description		Number	NSF	Notes/Comments
A	Public Parking		130		The new courthouse has a minimum need of 130 public parking spaces with proximity to the the public entrance. Ensure the spaces comply with the CTCFS's ADA parking and per space size standards.
B	Judicial Parking		6		The new courthouse has a minimum need of 6 secure, fenced and screened from exterior view judicial parking spaces with direct access to staff restricted circulation. Ensure the spaces comply with the CTCFS's ADA parking and per space size standards.
C	Secured Van Stall Waiting/Parking		3		Exterior controlled Sheriff transport vehicle parking adjacent to the Sallyport (3 Spaces at 10 by 20 feet each).
D	Vehicular Sallyport Loading Staging Area		4		Exterior secured, screened from exterior views and controlled access parking sized for (4) transport vans. Each van requires 15 by 24 feet of area for parking as well as vehicle loading and unloading area.
E	Loading/Receiving Landing Area			To be determined	Exterior space, directly accessible from double door Loading Receiving Area (Space # 9.02) with allowance for pallet jack drop-off mobility. The selected Design/Build team to determine the size/ dimensions needed to satisfy this requirement.
F	Staff Outdoor Break Area			400 to 500	Paved exterior space, secured, directly accessible from restricted circulation for staff. Secure the perimeter of the space with fencing.

4.1.14 Tables – New Lakeport Courthouse Architectural Space Planning Program Organization

The following tables represent the detailed documentation for the space requirements by agency, component, building support and in-custody circulation for each of the services planned for this new courthouse.

The space tables are organized into several columns and sets of columns.

- Space No. – This column provides the numbering system used to identify the component/departmental groups and spaces.
- Component Description – This column lists the space groupings and individual space types required by the respective component/department.
- Unit Net Area – This is the basic area allocation of a specific courtroom, support space, office, workstation, conference room or piece of equipment. This allocation is based on the guidelines, the experience of the team, the direct input of occupant representatives and functional needs.
- Adjusted Program – These sets of columns provide staff counts, quantity of units to be provided and the calculation or total NSF to be assigned to that unit or group of units. These groups of columns represent an initial building or fit out requirement for projected demands on the court and its support.
- Notes/Details – These are specific remarks intended to clarify the specific space allocations, to explain the functional rationale or interest or to identify important relationships. These comments are provided on the space list for ease of usage by the design/build proposer teams but should be used in conjunction with the other requirements of the New Lakeport Courthouse Criteria Document.
- DGSF calculations – At the bottom of each table is a set of rows that contain the calculation of the departmental grossing factor (DGSF) that is applied to account for this needed circulation. This is the value that is reported on the building summary table and represents the total area need of the component/department within the larger building.

4.1 CTCFS GENERAL PRINCIPLES (*Link to CTCFS DIVISION 1-GENERAL PRINCIPLES*)

4.1.1 Architectural Program

ARCHITECTURAL PROGRAM - SUMMARY

Superior Court of California, County of Lake

New Lakeport Courthouse

#	Description	Final Staff	Final Ctrms	Final DGSF	Notes/Comments
1.0	Public Area: Entry Lobby & Security Screening	1		1,680	
2.0	Court Sets	4	4	13,685	Please refer to CTCFS 22.6 when reviewing the Courtroom space
3.0	Judicial Chambers	11		3,406	
4.0	Clerk	29		4,540	
5.0	Self Help & Mediation	5		1,548	
6.0	Administration	6		1,656	
7.0	Jury Services	-		2,160	
8.0	Central Holding	-		1,452	
9.0	Building Support	-		2,445	
Subtotal		**56**	**4**	**32,571**	
Gross Area Factor 40%*			40%	13,029	Please ensure all Emergency Exit Stairs are 20% Wider than required by code
TOTAL PROJECTED GROSS SQUARE FEET				**45,600**	

Notes: * Gross Building Area to be calculated per 2.C in the CTCFS.

4.1 CTCFS GENERAL PRINCIPLES (*Link to CTCFS DIVISION 1-GENERAL PRINCIPLES*)

4.1.1 Site Program

ARCHITECTURAL PROGRAM - 10. | SITE PROGRAM

10.0 New Lakeport Courthouse Site Requirements				
#	**Description**	**Number**	**NSF**	**Notes/Comments**
A	**Public Parking**	130		The new courthouse has a minimum need of 130 public parking spaces with proximity to the the public entrance. Ensure the spaces comply with the CTCFS's ADA parking and per space size standards.
B	**Judicial Parking**	6		The new courthouse has a minimum need of 6 secure, fenced and screened from exterior view judicial parking spaces with direct access to staff restricted circulation. Ensure the spaces comply with the CTCFS's ADA parking and per space size standards.
C	**Secured Van Stall Waiting/Parking**	3		Exterior controlled Sheriff transport vehicle parking adjacent to the Sallyport (3 Spaces at 10 by 20 feet each).
D	**Vehicular Sallyport Loading Staging Area**	4		Exterior secured, screened from exterior views and controlled access parking sized for (4) transport vans. Each van requires 15 by 24 feet of area for parking as well as vehicle loading and unloading area.
E	**Loading/Receiving Landing Area**		To be determined	Exterior space, directly accessible from double door Loading Receiving Area (Space # 9.02) with allowance for pallet jack drop-off mobility. The selected Design/Build team to determine the size/ dimensions needed to satisfy this requirement.
F	**Staff Outdoor Break Area**		400 to 500	Paved exterior space, secured, directly accessible from restricted circulation for staff. Secure the perimeter of the space with fencing.

ARCHITECTURAL PROGRAM - 1. PUBLIC AREA

(*Link to CTCFS DIVISION 1-DESIGN CRITERIA: PUBLIC SPACES*)

Superior Court of California, County of Lake

New Lakeport Courthouse

1. Public Area: Entry Lobby & Security Screening

Space/Component

1 Public Area

#	Description	Area Std		(B) Adjusted Program Staff	No. Spaces	NSF	Comments
1.01	Entry Vestibule	**100**			**1**	**100**	This is a No Weapons/Firearms posted facility & anyone attempting to enter with a firearm is directed to return the weapon to a secure location.
1.02	Security Screening Queuing	**14**			**25**	**350**	
1.03	Weapons Screening Station	**250**			**1**	**250**	
1.04	Secure Public Lobby	**600**			**1**	**600**	
1.05	Information Kiosk	**45**				**-**	Locate in Secure Public Lobby
1.06	Coffee Cart	**50**				**-**	Locate in Secure Public Lobby
1.07	Security Control Room	**100**		**1**	**1**	**100**	Provide security camera video monitoring space with Sally Port gate control; duress alarm panel & include storage for staff radios
1.08	Public Stairs	**N/A**					Locate off of Secure Public Lobby & ensure there is line of sight from the Weapons' Screening Station of the public stairs.
Total Staff				**1**			
Total Net Square Feet (NSF)						**1,400**	
20% Grossing					**20.0%**	**280**	
Total Departmental Gross Square Feet						**1,680**	

ARCHITECTURAL PROGRAM - 2. COURT SETS

(*Link to CTCFS DIVISION 1-DESIGN CRITERIA: COURT SET*)

Superior Court of California, County of Lake

New Lakeport Courthouse

2.0 Court Sets & 3.0 Chambers and Courtroom Support

Space/Component

2 Court Sets

#	Description	Area Std	(B) Adjusted Program Staff	No. Spaces	NSF	Comments
2.01	Multipurpose Courtroom	**2,008**		**4**	**8,032**	Each Courtroom's square footage includes the a.) Public Entry Vestibule & b.) the area for the Judges' Bench Access Ramp (See CTCFS 22.6)
2.02	Courtroom Vestibule	**64**		**-**	**-**	See Comment with Space #2.01
2.03	Bailiff CSO Workstation		**4**	**4**	**-**	Locate within the courtroom space
2.04	Closet	**50**		**4**	**200**	1 per courtroom
2.05	Courtroom Technology Equipment Storage	**100**		**1**	**100**	1 space to support 4 courtrooms
2.06	Attorney Client Witness Waiting	**100**		**4**	**400**	1 Per Courtroom
2.07	Courtroom Holding / Attorney Interview Room (Holding Core C)	**496**		**2**	**992**	1/2 courtrooms; Cell Count = 2 and Rated for 4 in-custody defendants; Includes 1 Attorney/Client interview room (Refer to CTCFS figure 22.20)
2.08	Jury Deliberation	**400**		**2**	**800**	With restrooms
2.09	Courtroom Waiting	**220**		**4**	**880**	1 per courtroom; 12-15 seated plus standing
2.10	Justice Partner Hoteling	**120**		**-**	**N/A**	Justice partners to use attorney/client rooms @ courtrooms
Total Staff			**4**			
Total Net Square Feet (NSF)					**11,404**	
20% Grossing				**20%**	**2,281**	
Total Departmental Gross Square Feet					**13,685**	

ARCHITECTURAL PROGRAM - 3. CHAMBERS AND COURTROOM SUPPORT

(*Link to CTCFS DIVISION 1-DESIGN CRITERIA: COURT SET*)

3	Chambers & Courtroom Support					
#	Description	Area Std	(B) Adjusted Program Staff	No. Spaces	NSF	Comments
3.01	Judicial Chambers	400	4	4	1,600	Collocate adjacent to courtrooms in a 1 for 1 Chamber to Courtroom arrangement
3.02	Commissioner Office	175		1	175	
3.03	Judicial Assistant	80	3	3	240	Group together near chambers; not individual offices within chambers
3.04	Reception	50		1	50	
3.05	Courtroom Area Copy Alcove	30		2	60	1/2 courtrooms- locate in staff restricted area
3.06	Sergeant's Office	100	1	1	100	Locate in proximity to the courtrooms
3.07	Court Reporters & Interpreters	220	3	1	220	Shared room for 3 Court Reporter Workstations at 48 NSF & 1 Court Interpreter Workstation at 36 NSF.
3.08	Judicial Conference Room	280		1	280	Seats 12; locate off staff hallway near chambers and courtrooms
Total Staff			11			
Total Net Square Feet (NSF)					2,725	
25% Grossing				25%	681	
Total Departmental Gross Square Feet					3,406	

ARCHITECTURAL PROGRAM - 4. CLERK'S OFFICE

(*Link to CTCFS DIVISION 1-DESIGN CRITERIA: JURY FACILITIES AND COURT ADMINISTRATION)*

Superior Court of California, County of Lake

New Lakeport Courthouse

4. Clerk's Office

Space/Component

4 Clerk's Office

#	Description	Area Std	(B) Adjusted Program Staff	No. Spaces	NSF	Comments
	Service Counter					**Locate Division in proximity to the Public Lobby**
4.01	Public Queuing Seating	**14**		**32**	**448**	Public Counter Waiting Area
4.02	Public Document Review Room	**100**		**1**	**100**	File review room located adjacent to Clerk's Counter Windows; buzzer only entrance from the public side as a well as for exiting this room, include staff observation window from counter workstation.
4.03	Counter Workstation - Assigned	**48**	**5**	**5**	**240**	
	Staff					
4.04	Court Ops Manager Office	**150**	**1**	**1**	**150**	
4.05	Court Ops Supervisor Office	**120**	**2**	**2**	**240**	Offices should be spaced throughout clerk floor
4.06	Clerk Workstation	**64**	**21**	**21**	**1,344**	
	Shared Functions					
4.07	Active/Inactive Files Area	**400**		**1**	**400**	A High Density Filing System to hold both on-site & off-site storage is required. Insure this area is located adjacent to staff workstations
4.08	Copy Workroom	**200**		**1**	**200**	Locate in proximity to the Clerk Workstations. Copy work area with counter - storage above & below counter; space for 1 large copier.

ARCHITECTURAL PROGRAM - 4. CLERK'S OFFICE

(*Link to CTCFS DIVISION 1-DESIGN CRITERIA: JURY FACILITIES AND COURT ADMINISTRATION)*

Superior Court of California, County of Lake	
New Lakeport Courthouse	
4. Clerk's Office	
Space/Component	
4 Clerk's Office	

4.09	Mail Processing / Distribution Room	**150**			**1**	**150**	adjacent to front counter, ensure employee access to slots from restricted circulation & provide key-access receiving lock boxes on public side. Space will include a small workstation, stamping machine & sorting table.
4.10	Case Retention Exhibit Storage	**200**			**1**	**200**	Provide rack storage to place Court Case exhibits required by statute for retention
4.11	Coffee Counter with Sink	**20**			**1**	**20**	Coffee Counter includes space on the counter for a coffee pot, microwave and an area for a mini refrigerator under the coffee counter; storage cabinets above the counter and electrical outlets to support this equipment
Total Staff				**29**			
Total Net Square Feet (NSF)						**3,492**	
30% Grossing					**30.0%**	**1,048**	
Total Departmental Gross Square						**4,540**	

ARCHITECTURAL PROGRAM - 5. SELF HELP AND MEDIATION

(*Link to CTCFS DIVISION 1-DESIGN CRITERIA: SPECIAL SERVICES)*

Superior Court of California, County of Lake

New Lakeport Courthouse

5. Self Help & Mediation

Space/Component

5	Self Help & Mediation					
#	Description	Area Std	(B) Adjusted Program Staff	No. Spaces	NSF	Comments
	Reception Waiting					**Locate Division in proximity to the Public Lobby & Clerk's Office**
5.01	Waiting/Table Area	175		1	175	Provide Capacity for 16 in Waiting/Table Area
5.02	Form Display	10		1	10	Locate in waiting area
5.03	Counter/Paralegal Work	80		1	80	
	Staff					Locate Card Reader on the Door close to the Check-in Counter for employee access to this Division's restricted areas.
5.04	Attorney & Mediators	150	3	3	450	Cluster these offices in proximity to one another
5.05	Paralegal	64	2	2	128	Locate the Paralegal Workstations in proximity to the Attorney & Mediator Offices
	Shared Staff Support					
5.06	Copy Print Supply Alcove	75		1	75	Locate in proximity to the Staff. Copy work area with counter - storage above & below counter; space for 1 large copier.
5.07	Workshop Training	300		1	300	Provide for modular and flexible seating arrangements to support small groups with seating for 15
5.08	Coffee Counter with Sink	20		1	20	Coffee Counter includes space on the counter for a coffee pot, microwave and an area for a mini refrigerator under the coffee counter; storage cabinets above the counter and electrical outlets to support this equipment
Total Staff			5			
Total Net Square Feet (NSF)					1,238	
25% Grossing				25%	310	
Total Departmental Gross Square Feet					1,548	

ARCHITECTURAL PROGRAM - 6. ADMINISTRATION

(*Link to CTCFS DIVISION 1-DESIGN CRITERIA: JURY FACILITIES AND COURT ADMINISTRATION)*

Superior Court of California, County of Lake

New Lakeport Courthouse

6. Administration

Space/Component

6 Administration Offices

#	Description	Area Std	(B) Adjusted Program Staff	No. Spaces	NSF	Comments
	Reception Waiting					**Located away from public circulation**
6.01	Reception Waiting Alcove	**50**		**1**	**50**	The Alcove is sized for 2 to 3 individuals; Camera/buzzer Entry for Visitors
	Staff					Locate Card Reader on the Door from the Reception area into this Division for Employee Only Access
6.02	Court Executive Officer	**275**	**1**	**1**	**275**	
6.03	Admin Service Manager	**175**	**1**	**1**	**175**	Locate in this office in proximity to the Executive Officer's Office
6.04	HR Manager (ACEO)	**175**	**1**	**1**	**175**	Locate in this office in proximity to the Executive Officer's Office
6.05	Court Analyst Workstations	**80**	**2**	**2**	**160**	Locate in proximity to reception space
6.06	IT Staff & Equipment Area	**240**	**1**	**1**	**240**	Provide two (2) 48 NSF workstations, a computer workbench, adequate electrical outlets at the workbench to power 4 P/Cs with monitors and rack storage
	Shared Functions					
6.07	Copier Alcove	**30**		**1**	**30**	Small supply storage cabinets required

Superior Court of California, County of Lake

New Lakeport Courthouse

6. Administration

Space/Component							
6	**Administration Offices**						
6.08	Conference Room	**200**			**1**	**200**	Locate adjacent to Court Executive Officer office. Provide full A/V to support, Wall mounted Monitor, Wi-Fi, teleconferencing with Electrical Outlets/Ports on each wall
6.09	Cash Handling Safe						Locate adjacent and accessible to analyst workstations
6.10	Coffee Counter with Sink	**20**			**1**	**20**	Coffee Counter includes space on the counter for a sink, coffee pot, microwave and an area for a mini refrigerator under the coffee counter; storage cabinets above the counter and electrical outlets to support this equipment
Total Staff				**6**			
Total Net Square Feet (NSF)						**1,325**	
25% Grossing					**25%**	**331**	
Total Departmental Gross Square Feet						**1,656**	

ARCHITECTURAL PROGRAM - 7. JURY SERVICES

(*Link to CTCFS DIVISION 1-DESIGN CRITERIA: JURY FACILITIES AND COURT ADMINISTRATION)*

Superior Court of California, County of Lake

New Lakeport Courthouse

7. Jury Services

Space/Component

7 Jury Services

#	Description	Area Std	(B) Adjusted Program Staff	No. Spaces	NSF	Comments
	Staff & Check-In					
7.01	Jury Staff & Check in Counter	**80**		**1**	**80**	Check in Counter/Jury Staff Built-in service counter space for two (2) staff
7.02	Queuing & Forms Counter	**10**		**20**	**200**	Locate immediately adjacent to Check-in Counter
	Assembly / Waiting					**Capacity to Accommodate a Jury Call of 125**
7.03	General Seating	**12**		**125**	**1,500**	This area will require accommodation for potential jurors which includes: General seating in movable but comfortable chairs & power plugs in walls for those who may desire to work as they wait. Special Requirements: Full AV capacity including remote video and voice conferencing with flat screen displays for orientation videos or TV programs; PA system linked to the floor restrooms for calling out juror panels & this room should provide for integrated presentation/display technology.
7.04	Coffee Counter with Sink	**20**		**1**	**20**	Coffee Counter includes space on the counter for a coffee pot, microwave and an area for a mini refrigerator under the coffee counter; storage cabinets above the counter and electrical outlets to support this equipment

Superior Court of California, County of Lake

New Lakeport Courthouse

7. Jury Services

Space/Component					
7 Jury Services					
Total Staff		-			
Total Net Square Feet (NSF)				**1,800**	
25% Grossing			**20%**	**360**	
Total Departmental Gross Square Feet				**2,160**	

ARCHITECTURAL PROGRAM - 8. CENTRAL IN-CUSTODY HOLDING

(*Link to CTCFS DIVISION 1-DESIGN CRITERIA: IN-CUSTODY DEFENDANT RECEIVING, HOLDING, AND TRANSPORT)*

Superior Court of California, County of Lake

New Lakeport Courthouse

8. Central in-Custody Holding

Space/Component

8	Central In Custody Holding						
		Area	(B) Adjusted Program				
#	Description	Std	Staff	No. Spaces	NSF	Comments
	Site Requirement					
8.01 *	Secured Van Stall Waiting/Parking			3		See Summary Page 10.C for information concerning this site requirement
8.02 *	Vehicular Sallyport Loading Staging Area			4		See Summary Page 10.D for information concerning this site requirement
	Interior Space Requirements					
8.03	Security Vestibule	80		1	80	Security Vestibule provides access from vehicular sally port to holding area
	Central Holding Adult - Total Cells = 8					**Avg Daily Transport 25, Total Rated Capacity: 24 (capacity estimates based on 40 NSF for 1 person + 10 NSF/person thereafter)**
8.06	Large Holding Cell Male	110		1	110	Holding Capacity for 8
8.07	Large holding Cell Female	110				Daily Transport data indicates this space is not required.
8.08	Small Holding Cell Male	70		2	140	capacity 4 each
8.09	Small Holding Cell Female	70		1	70	capacity 4 each
8.10	Individual Holding Cell - Male	50		2	100	capacity 1 each
8.11	Individual Holding Cell - Female	50		2	100	capacity 1 each

	Superior Court of California, County of Lake					
	New Lakeport Courthouse					
	8. Central in-Custody Holding					
Space/Component						
8	**Central In Custody Holding**					
	Central Holding Juvenile (sight/sound separation) -Total Cells = 2					**Avg Daily Transport 3, Total Rated Capacity: 8 (capacity estimates based on 40 NSF for 1 person + 10 NSF/person thereafter)**
8.12	Small Holding Cell Male	**70**		**1**	**70**	capacity 4 each
8.13	Small Holding Cell Female	**70**		**1**	**70**	capacity 4 each
	Holding Support					
8.13	Supervising Officer Workstation	**48**		**1**	**48**	
8.05	Central Control Alcove	**30**		**1**	**30**	Combined for building security and in-custody holding areas;
8.15	Attorney Client Interview Room w/ Vestibule	**160**			-	**This space is located in the Court Sets division. Please see line item # 2.07.**
8.16	Security Equipment Closet	**30**		**1**	**30**	
8.17	Unisex Shower/Toilet Room	**80**		**1**	**80**	Includes one toilet, a shower and small changing area
8..18	Food Storage in-custody	**40**		**1**	**40**	This area will include a counter, sink, refrigerator & microwave.
Total Staff			-			
Total Net Square Feet (NSF)					**968**	
50% Grossing				**50.0%**	**484**	
Total Departmental Gross Square Feet *					**1,452**	

*** Space numbers 8.01 & 8.02 are not included in the In-custody Holding's Division's Total Department Gross Square number of 1,452.**

ARCHITECTURAL PROGRAM - 9. BUILDING SUPPORT

(*Link to CTCFS DIVISION 1-DESIGN CRITERIA: BUILDING SUPPORT SERVICES)*

Superior Court of California, County of Lake

New Lakeport Courthouse

9. Building Support

Space/Component

9	Building Support						
#	Description	Area Std		(B) Adjusted Program Staff	No. Spaces	NSF	Comments
	Site Requirement						
9.01 *	Loading/Receiving Landing Area	TBD			1		See Summary Page 10.E for information concerning this site requirement.
	Interior Space Requirements						
9.02	Loading Receiving Area	100			1	100	
9.03	MDF	200			1	200	
9.04	Main Electrical Room	200			1	200	
9.05	Trash Recycle Collection	80			1	80	
9.06	Housekeeping Storage	150			1	150	
9.07	Housekeeping Workstation	48			1	48	Locate in proximity to Housekeeping Storage
9.08	General Building Storage Court	250			1	250	Shared building storage with JCC maintenance & courts
9.09	Hoteling Maintenance Workstation	48			1	48	Locate in proximity to General Building Storage
9.10	Staff Break Room	300			1	300	There is a preference to locate this space on an exterior wall directly off restricted circulation and provide an outdoor area for staff only use secure from public access. See Summary Page item10 F for information on the outdoor area.
9.11	Lactation Room	50			2	100	

Superior Court of California, County of Lake

New Lakeport Courthouse

9. Building Support

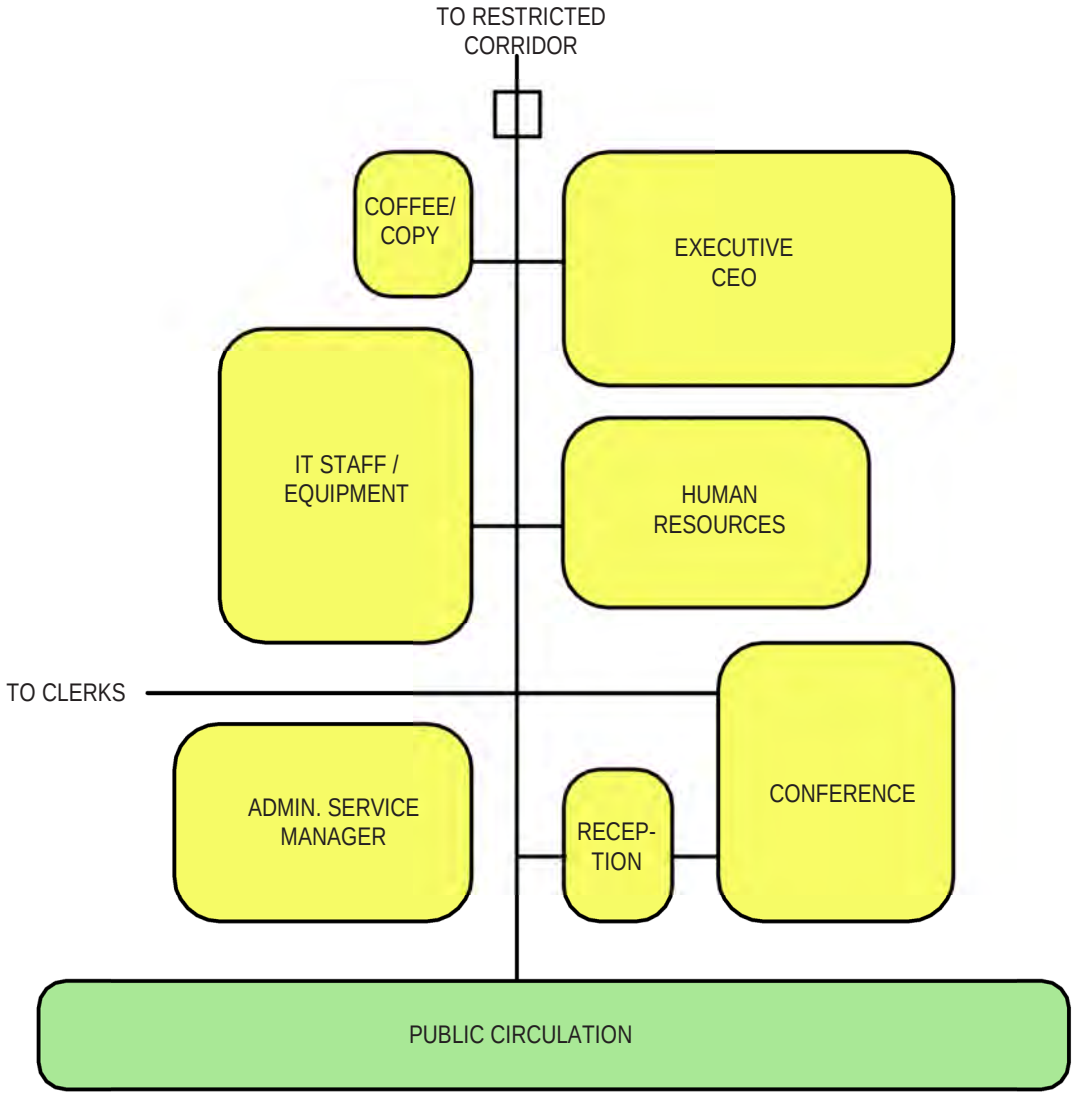
Space/Component							
9	**Building Support**						
9.12	Telecomm Room	**150**			**2**	**300**	One (1) per floor
9.13	UPS Room	**-**				**-**	This space is provided for in the 40% Building Grossing Factor. Please refer to CTCFS requirements including; but not limited to Table 13.1, Page 15.12 and Page 17.4
9.14	Housekeeping closet	**40**			**2**	**80**	Per CTCFS - 40 NSF Minimum & 1 Per Floor
9.15	Fire Control Room	**100**			**1**	**100**	Per CTCFS - 100 NSF Minimum
Total Staff				**-**			
Total Net Square Feet (NSF)						**1,956**	
25% Grossing					**25%**	**489**	
Total Departmental Gross Square Feet *						**2,445**	

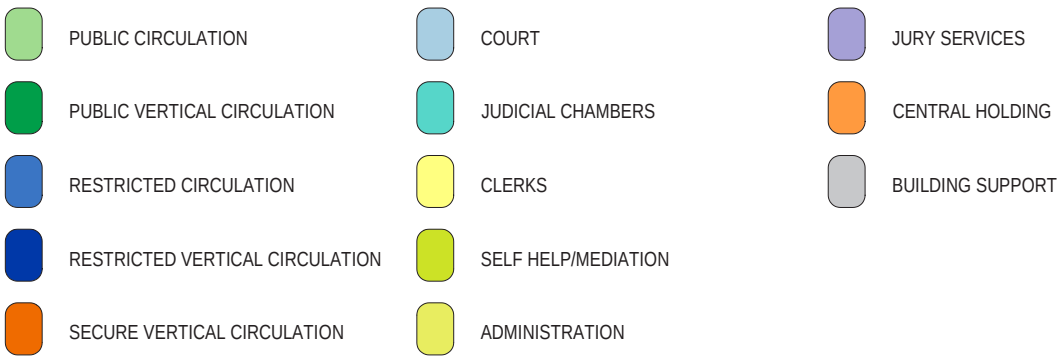
*** Space number 9.01 is not included in the In-custody Holding's Division's Total Department Gross Square number of 1,452.**

4.2 COURTHOUSE ORGANIZATION (*Link to CTCFS DIVISION 1-COURTHOUSE ORGANIZATION*)

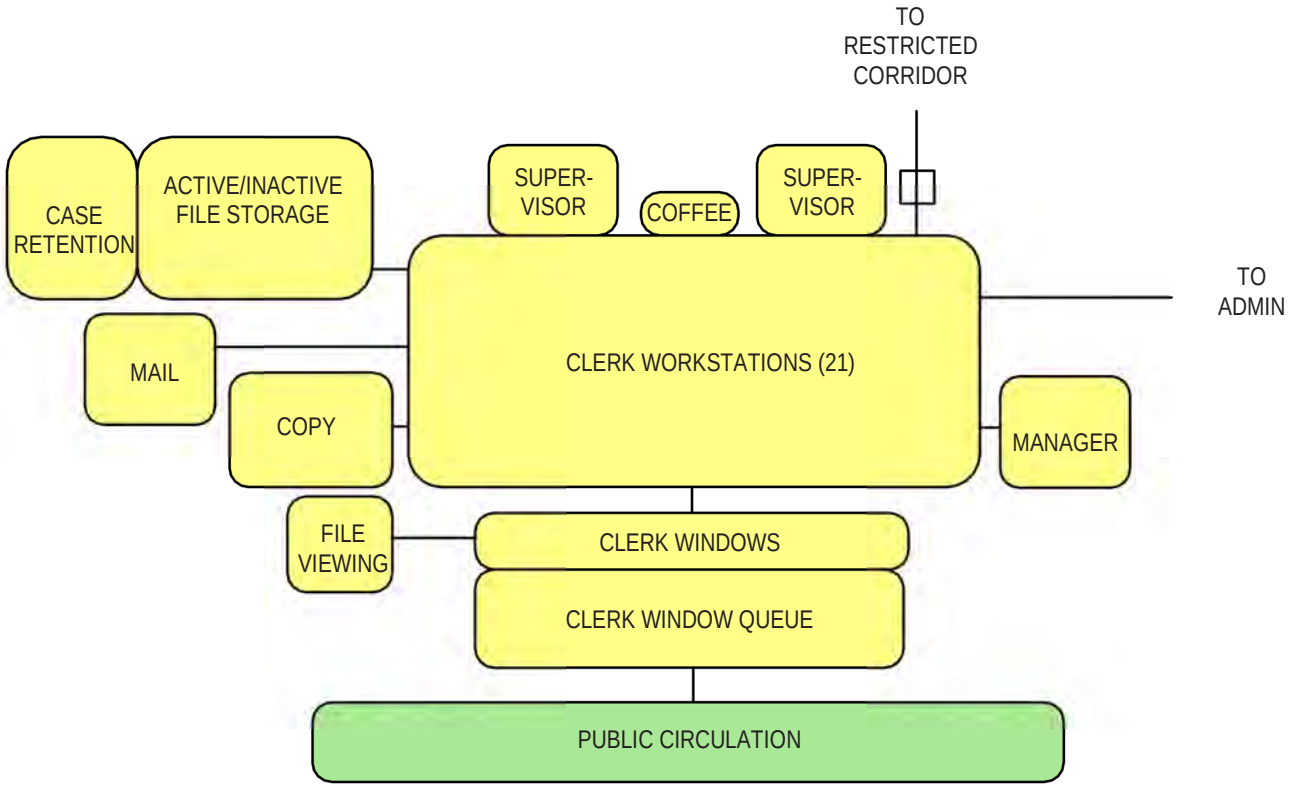
4.2.1 Adjacency Diagrams

ADMINISTRATION ADJACENCY DIAGRAM



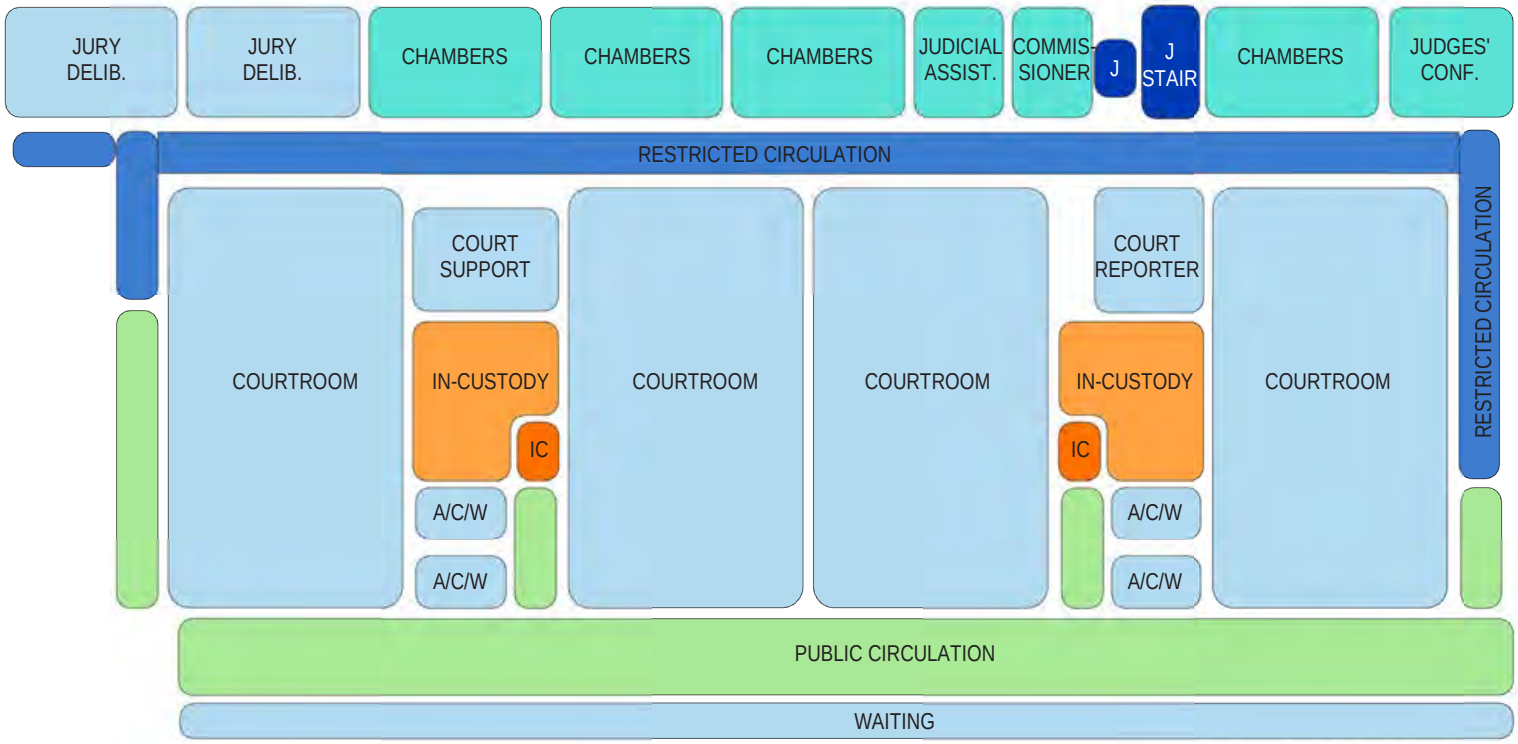


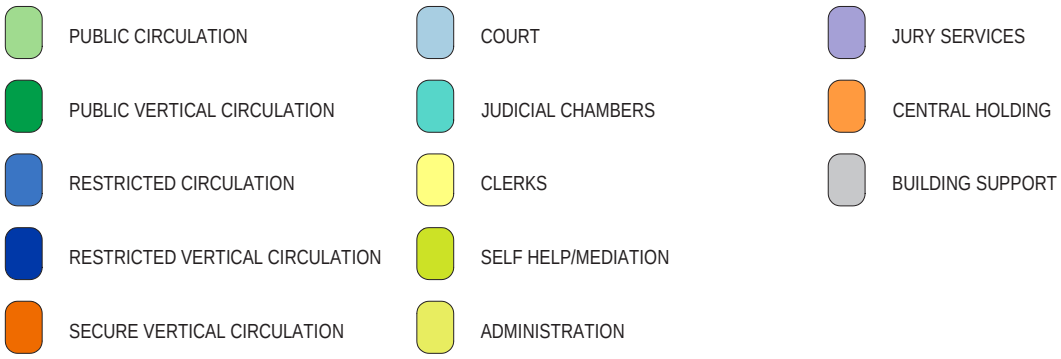
CLERKS OFFICE ADJACENCY DIAGRAM



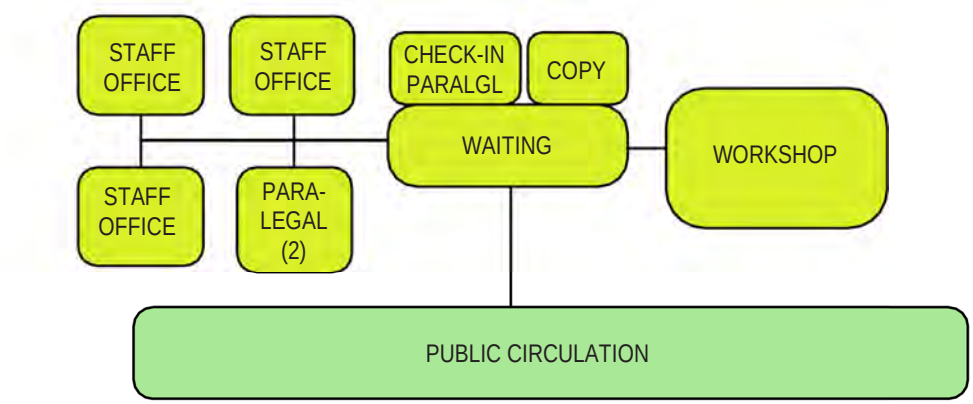
PUBLIC CIRCULATION
PUBLIC VERTICAL CIRCULATION
RESTRICTED CIRCULATION
RESTRICTED VERTICAL CIRCULATION
SECURE VERTICAL CIRCULATION
COURT
JUDICIAL CHAMBERS
CLERKS
SELF HELP/MEDIATION
ADMINISTRATION
JURY SERVICES
CENTRAL HOLDING
BUILDING SUPPORT

COURT SET ADJACENCY DIAGRAM





SELF-HELP ADJACENCY DIAGRAM



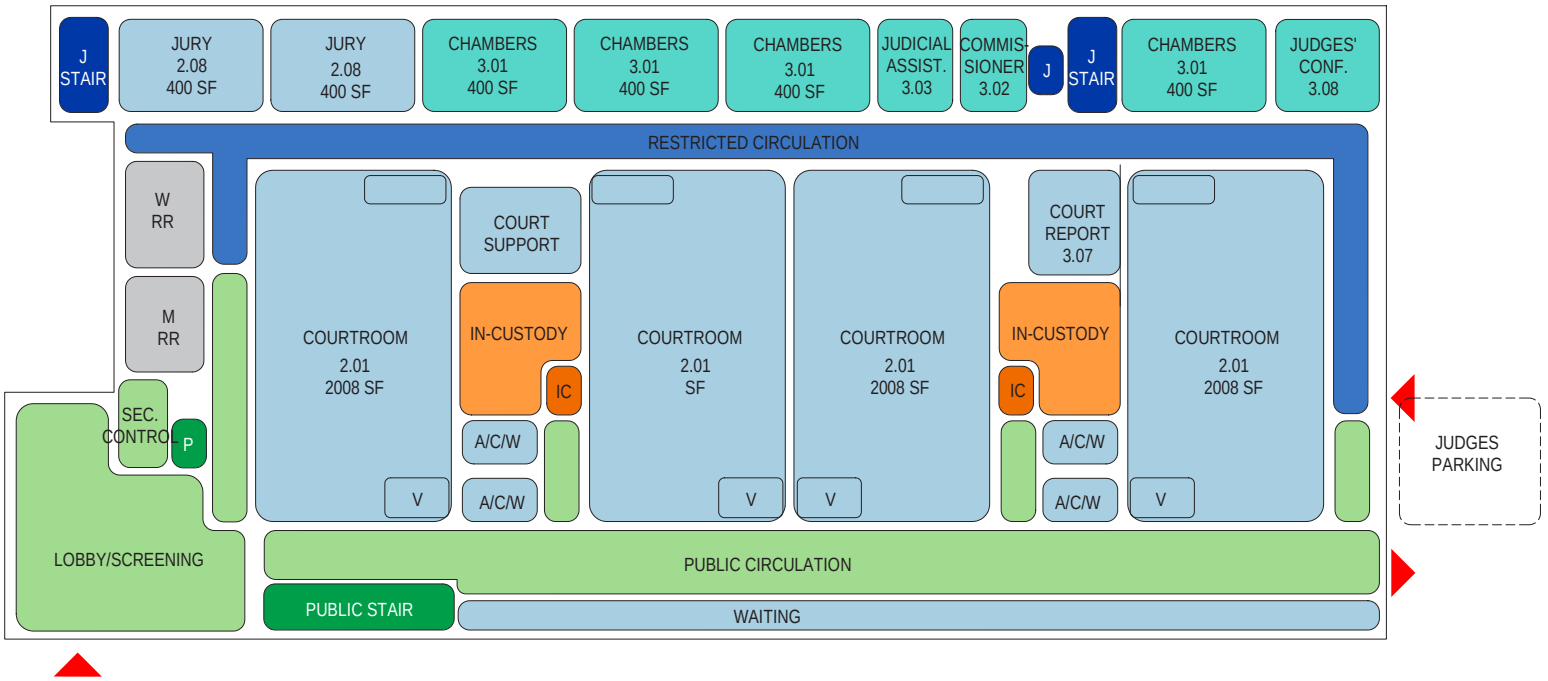
PUBLIC CIRCULATION
PUBLIC VERTICAL CIRCULATION
RESTRICTED CIRCULATION
RESTRICTED VERTICAL CIRCULATION
SECURE VERTICAL CIRCULATION
COURT
JUDICIAL CHAMBERS
CLERKS
SELF HELP/MEDIATION
ADMINISTRATION
JURY SERVICES
CENTRAL HOLDING
BUILDING SUPPORT

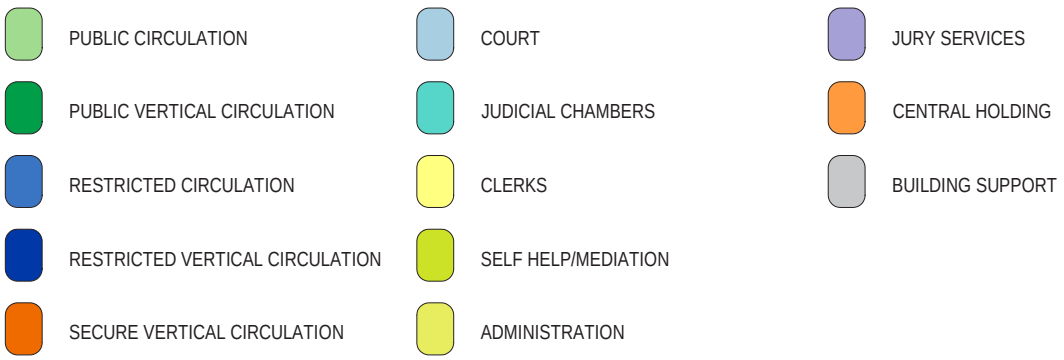
4.2.2 Blocking and Stacking - Upper (Public Entry) Level

PROGRAM FLEXIBILITY - BUILDING LIFECYCLE PLANNING

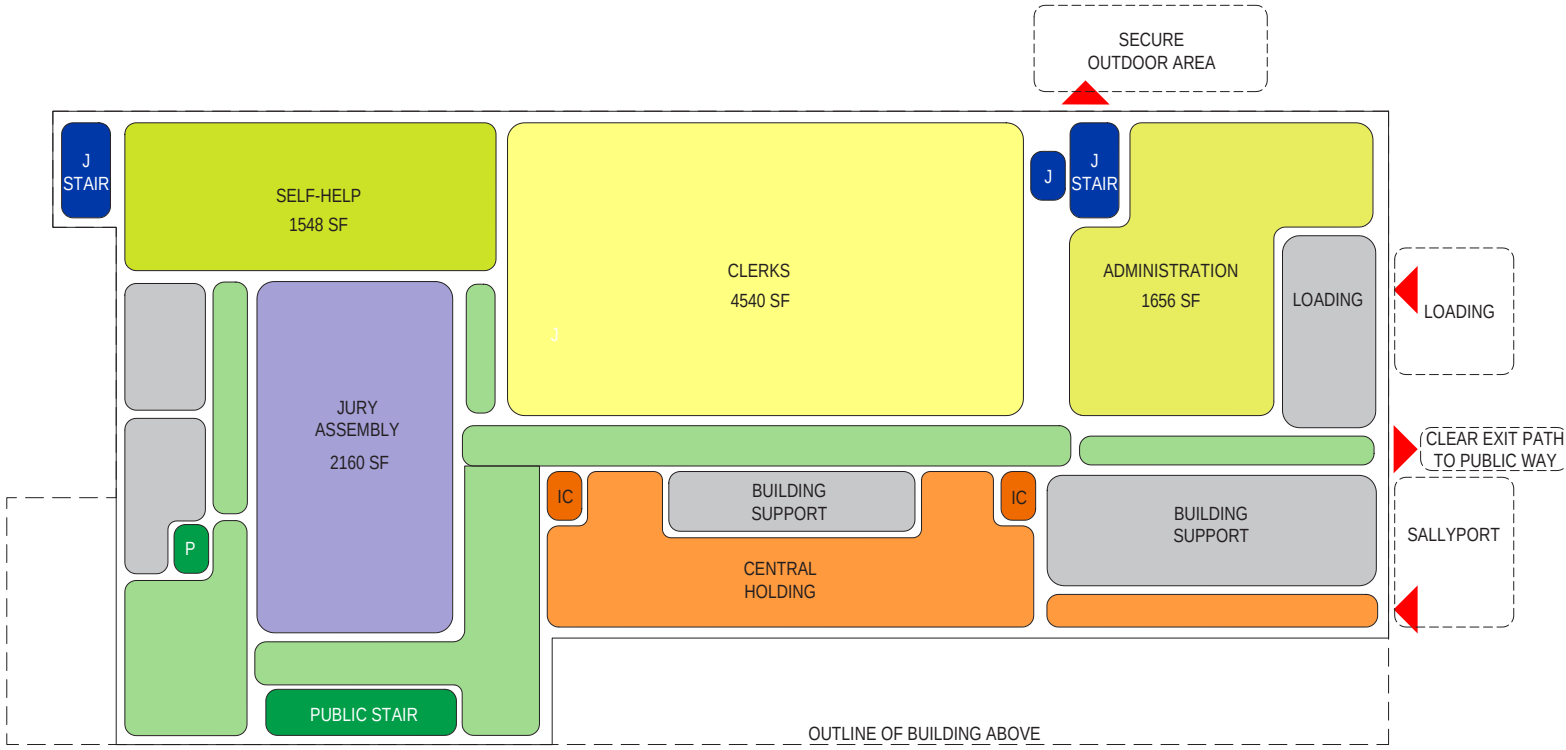
Judicial Council Planning for Growth:

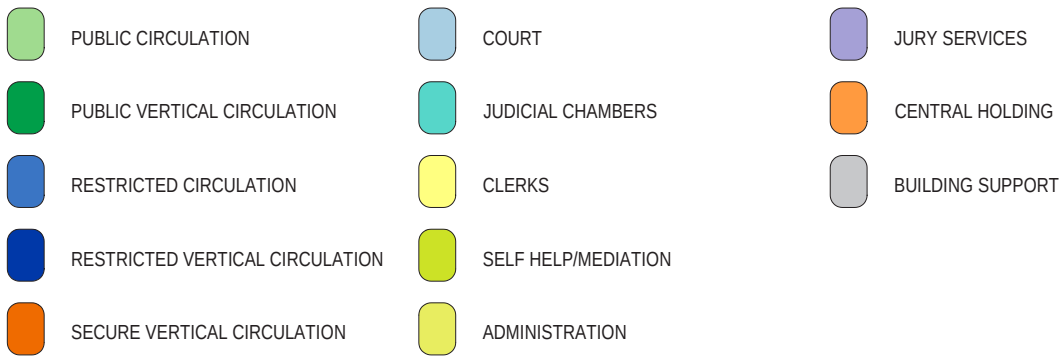
- Plan current spaces and infrastructure with flexibility to accommodate workstation densification or future growth without excessive rework.
- Choose MEPT systems judiciously for modular expansion of capacity. Plan support space for expansion.
- Provide capacity for routing of future conduit/pipe or duct runs as feasible.



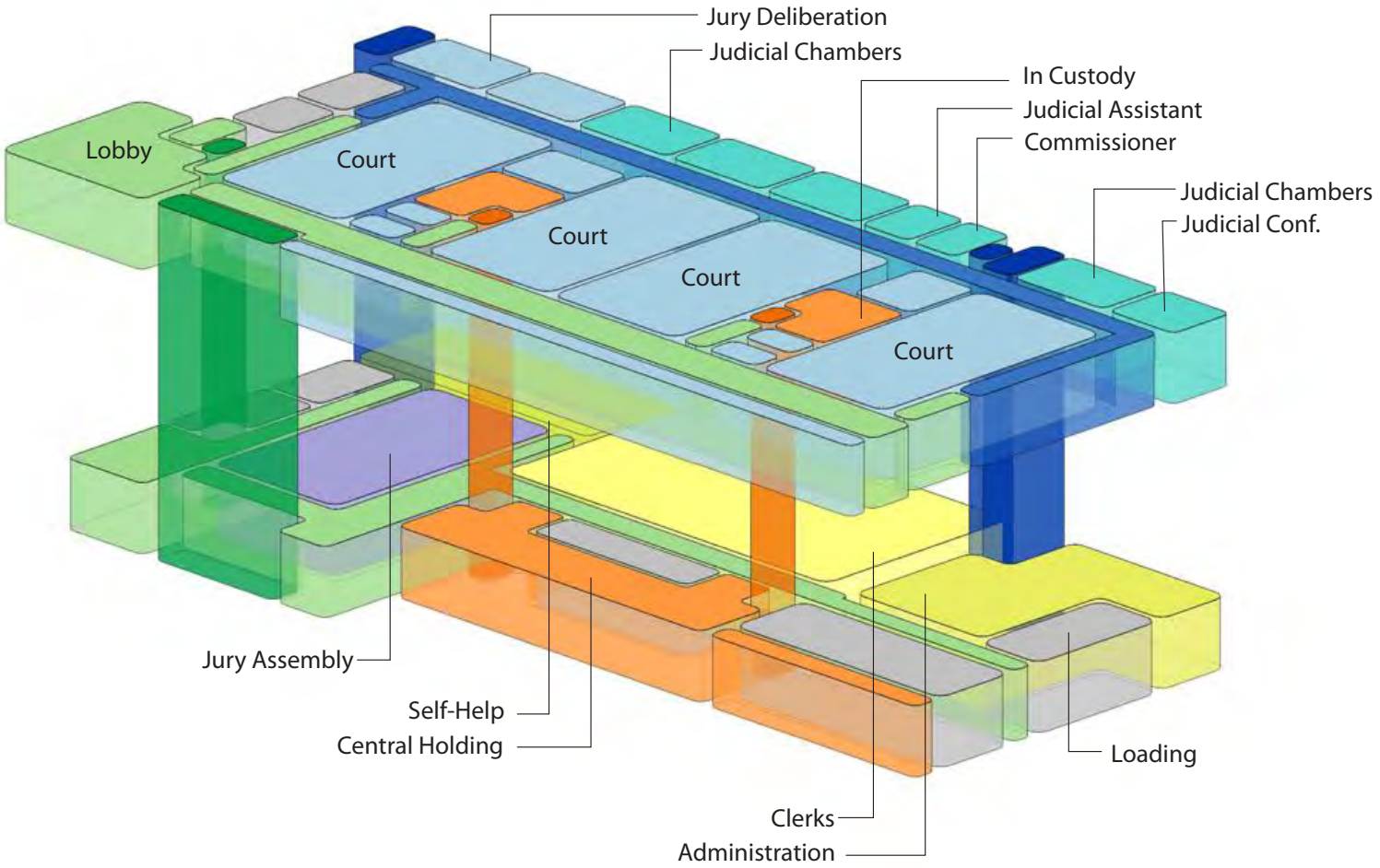


4.2.2 Blocking and Stacking - Lower Floor





4.2.2 Blocking and Stacking - Axonometric



PUBLIC CIRCULATION
PUBLIC VERTICAL CIRCULATION
RESTRICTED CIRCULATION
RESTRICTED VERTICAL CIRCULATION
SECURE VERTICAL CIRCULATION
COURT
JUDICIAL CHAMBERS
CLERKS
SELF HELP/MEDIATION
ADMINISTRATION
JURY SERVICES
CENTRAL HOLDING
BUILDING SUPPORT

4.3 COURTHOUSE SECURITY (*Link to CTCFS DIVISION 1- COURTHOUSE SECURITY*)

Lakeport Courthouse Criteria Document
Additions / Restrictions / Deviations to California Trial Court Standards
Security

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
4.3.3.01	4.J.3. page 4.21	Bullet Resistant Panels	Provide bullet resistant panels behind the finish material at the court reporter's station as specifiied in CTCFS for the judge's bench, witness stand, and courtroom clerk's work area.
4.3.3.02	Table 4.1 Security Standards table- Security Operations Center section, Page 4.24	Courthouse security	Clarification of Operations: Contracted security staff is responsible for screening at the entrance area(s). The Sheriff is responsible for all detention operations and control. Contract Security, under the control of the Court, is responsible for Courthouse security, screening and the staffing of the SOC. Duplicate the capabilities/functions of the detention at the SOC but, restrict use via password. This is a BU for the Detention Control Room.
4.3.3.03	Table 4.1 Security Standards table- Building Envelope section, Page 4.24	Building Perimeter Alarms	Provide glass-breaks, motion detection and door position switches appropriate to the security of the facility.
4.3.3.04	Table 4.1 Security Standards table- Electronic Security Systems section, Page 4.25	Video manufacturer / video management / monitoring software (VMS)	WiseNet is currently deployed at the current Court facilities, but JCC standard is acceptable for the new Courthouse.
4.3.3.05	Table 4.2 Electronic Security Standards table-All Duress Alarm column, Page 4.26	Centurion Elite system in current use	Centurion Elite system is in current use and performs all heat-mapping, engineering, installation and system programming.
4.3.3.06	Table 4.2 Electronic Security Standards table-All Duress Alarm column, Page 4.26	County video system standard	JCC standard of 30 days is acceptable. DBE is required to submit storage requirement calculations for sizing the hard drive(s).

Color Legend:		Addition to the CTCFS
		Restriction to the CTCFS

05

TECHNICAL SYSTEMS CRITERIA

5.1 ARCHITECTURAL CRITERIA (*Link to CTCFS DIVISION 2 - ARCHITECTURAL CRITERIA*)

5.1.D Environmental and LEED Requirement

(*Link to CTCFS Division 1 Chapter 1.D*)

Lakeport Courthouse Criteria Document
Additions / Restrictions / Deviations to California Trial Court Standards
Building Envelope

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
5.1.01	11.C.3.1.a, Page 11.3	Moisture and Dampproofing	Base the location of air barriers and vapor retarders on a hygrothermal analysis of the building wall and roof systems.
5.1.02	11.C.3.1.a, Page 11.3	Moisture and Dampproofing	Water and air barriers, and vapor retarders, shall transition between exterior building components to provide continuity across exterior walls.
5.1.03	11.C.3.1.a, Page 11.3	Moisture and Dampproofing	A saturated slab condition shall be defined as 75% RH per ASTM F710, or finish flooring manufacturer's requirements, whichever is more stringent.
5.1.04	11.C.3.2.b, Page 11.4	Barrier Walls and Drainage Plane Walls	Any required sub-framing for the cladding system, orientated perpendicular to the drainage plane, should be shimmed to avoid restricting drainage.
5.1.05	11.C.3.2.b, Page 11.4	Barrier Walls and Drainage Plane Walls	Do not rely only on the self-gasketing properties of the WRB for penetration sealing, if they occur.
5.1.06	11.C.3.2.b, Page 11.4	Barrier Walls and Drainage Plane Walls	Include flashing and means of drainage at each floor level.
5.1.07	11.C.3.3, Page 11.4	Exterior Cladding Systems	Further coordination with fire consultant / UL requirements may be needed. In addition, note that exterior wall assemblies should comply with NFPA 285, where applicable.
5.1.08	11.C.3.3, Page 11.4	Exterior Cladding Systems	The cladding system shall not be relied on as the air barrier.
5.1.09	11.C.3.3, Page 11.4	Exterior Cladding Systems	Cement plaster systems should include welded wire lath. Provide cement plaster control joints and layout per ASTM C1063.
5.1.10	11.C.3.3, Page 11.4	Exterior Cladding Systems	One of the layers of the two-layer WRB for exterior plaster cladding should serve as the air barrier, and only the outer layer may be building paper.

Color Legend:		Addition to the CTCFS
		Restriction to the CTCFS

Lakeport Courthouse Criteria Document

Additions / Restrictions / Deviations to California Trial Court Standards

Building Envelope

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
5.1.11	11.C.3.4, Page 11.5	Flashing	Generally slope sheet metal to avoid localized ponding.
			Mechanically fasten and solder watertight all saddles, transitions, and other "unitized" flashing shapes.
			For sheet metal joints, provide butt-joints set in sealant over backer plates at copings, sill pan flashings, and areas of aesthetic concern.
			Avoid exposed fasteners where possible; open-end rivets are prohibited.
			Avoid contact between galvanically dissimilar metals.
			Sheet metal flashing should follow industry standards including SMACNA Architectural Sheet Metal Manual, Revere's Copper and Common Sense, and NRCA Roofing Manual.
5.1.12	11.C.3.4, Page 11.5	Flashing	Do not use aluminum flashings in contact with cementitious materials. Concealed flashing systems that cannot be easily replaced shall be durable and made of stainless steel, copper, or other metal not subject to corrosion.
5.1.13	11.C.3.5, Page 11.5	Expansion Joints	Do not rely on polyethylene (or similar material) "vapor barrier" bellows for watertightness. Coordinate bellows for drainage.
5.1.14	11.C.3.6 a/b, Page 11.5	Windows and Doors	Glazing systems (including windows, window walls, storefronts, and curtain walls) shall comply with the following: • AAMA/WDMA/CSA101/I.S.2/A440 performance class CW. • Air leakage shall not exceed 0.3 cfm/sq ft at 1.57 psf test pressure when tested per ASTM E283. • Provide water infiltration resistance to min. 15% of design wind pressure when tested per ASTM E331. In addition, require field quality control testing at full design pressure (no allowable field reduction).

Color Legend:		Addition to the CTCFS
		Restriction to the CTCFS

Lakeport Courthouse Criteria Document
Additions / Restrictions / Deviations to California Trial Court Standards
Building Envelope

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
5.1.15	11.C.3.6.c, Page 11.5	Public Entrances	Doors systems shall comply with the following: • AAMA/WDMA/CSA101/I.S.2/A440 performance class CW. • Air leakage shall not exceed 0.3 cfm/sq ft at 1.57 psf test pressure when tested per ASTM E283. • Provide water infiltration resistance to min. 4.59 psf when tested per ASTM E331. In addition, require field quality control testing at full design pressure (no allowable field reduction).
5.1.16	11.C.4.1, Page 11.6	Low-Slope Roofing System	Maintain min. 12 in. between penetrations, curbs, rising walls, etc. to allow membrane flashing installation.
5.1.17	11.C.4.1, Page 11.6	Low-Slope Roofing System	No ponding allowable on low-slope roofing systems.
5.1.18	11.C.4.1.c, Page 11.7	Low-Slope Roofing System	Curbs and equipment bases on roofs shall be a minimum of 8" high above the finished roof to allow adequate space for roof membrane terminations and flashing systems.
5.1.19	11.C.4.2, Page 11.7	Rooftop Equipment	At equipment pads, provide a sheet metal cover over a high-temperature resistant self-adhering membrane.
5.1.20	11.C.4.2, Page 11.7	Rooftop Equipment	Coordinate equipment securement with roofing / curb / pad design to provide watertight detailing.

Color Legend:		Addition to the CTCFS
		Restriction to the CTCFS

Lakeport Courthouse Criteria Document
Additions / Restrictions / Deviations to California Trial Court Standards
Vertical Transportation

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
5.1.21	4.I.1, Page 4.18	Card readers	Staff elevator is recommended to be equipped with a card reader.
5.1.22	11.D.1.8.a, Page 11.10	Elevator performance	Handling Capacity and Average Interval will be calculated according to two-way traffic for public elevators, and one-way incoming morning peak traffic for staff elevators. In-custody elevator will not have performance requirements due to security features. The DB team will be responsible for performing an elevator analysis according to the performance criteria outlined.
5.1.23	11.D.1.8.c, Page 11.11	Hydraulic / traction equipment types	Hydraulic equipment will be required for the in-custody secure elevator due to custom software functionality and operating panel. Holeless hydraulic will be most cost-effective for public and staff elevators, if performance targets can be met, otherwise underslung MRL traction will be required.
5.1.24	11.D.1.8.d, Page 11.11	Elevator finishes	Public and Staff elevators: Vandal resistant pushbuttons and tamper resistant fixtures to be included in vandal-resistant design.
5.1.25	11.D.1.8.e, Page 11.11	Mesh and secure elevator separation	1” mesh will be required 6’-0” from pit floor between cars if any duplex elevators are planned. In-car separation is not expected for the secure elevator.
5.1.26	11.D.1.8, Page 11.10	Elevator car operating panel, secure elevator	Secure elevator shall not have any push buttons on the car operating panel except emergency controls such as two-way communication and an alarm. Two-way communication will call the DCS, and if not answered, will be diverted to a call center.
5.1.27	11.D.1.8, Page 11.10	Fire recall / Fire Emergency Operation	California Code of Regulations Title 8 Elevator Safety Orders allow Fire Recall to be omitted if interfering with secure operation. Therefore Fire Recall will not be provided on the secure elevator, but will be provided on the Staff and Public elevators.

Color Legend:		Addition to the CTCFS
		Restriction to the CTCFS

Lakeport Courthouse Criteria Document

Additions / Restrictions / Deviations to California Trial Court Standards

Vertical Transportation

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
5.1.28	11.D.1.8, Page 11.10	Capacity and speed	4,000 lb. capacity. For all elevator types on project. All elevators to have a minimum speed of 150 fpm.
5.1.29	11.D.1.8, Page 11.10	Energy	Provide LED lighting. Provide in-car auto shutoff feature. Provide low-power fan with auto shutoff in accordance with Title 24 Energy Code.
5.1.30	19.C.1.DD, Page 19.10	Acoustics	The noise from the machine room or elevator shaft shall not increase the NC specified in the CTCFS for the spaces adjacent. Noise and vibration mitigation for all elevator and associated equipment shall be sufficient to satisfy the noise and vibration criteria specified elsewhere in the CTCFS."

Color Legend:		Addition to the CTCFS
		Restriction to the CTCFS

Lakeport Courthouse Criteria Document
Additions / Restrictions / Deviations to California Trial Court Standards
Structural

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
5.2.01	Reference: Chapter 12: Not in CTCFS	**Non Structural Design of Supports, MEP Anchorage, Seal**	The DBE shall create a list of nonstructural elements that are expected to require additional support structure and include in the 90% Design Development submittal. This list shall also include which team member will be responsible to initiate the design coordination effort as well as establish coordination and design start dates for each listed item.
5.2.02	4.F, Page 4.12	**Supplemental Provisions to 4-Courthouse Security of the California Trial Court Facilities Standards**	The DBE shall comply with the requirements listed in the Supplemental Provisions to 4-Courthouse Security of the California Trial Court Facilities Standards. These provisions cover requirements for blast protection.

Color Legend:		Addition to the CTCFS
		Restriction to the CTCFS

5.3 MECHANICAL SYSTEM CRITERIA (*Link to CTCFS DIVISION 2 - MECHANICAL SYSTEM CRITERIA*)

Lakeport Courthouse Criteria Document
Additions / Restrictions / Deviations to California Trial Court Standards
Mechanical / Electrical / Plumbing

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
5.3.01	**not in CTCFS**	Natural gas service	DBE to verify capacity/reliability of gas service prior to start of design
5.3.02	13.E(2), Page 13.13	Underpiping system. It strictly prohibits any plastic piping.	Plastic piping is prohibited in all mechanical and plumbing systems.
5.3.03	15.B.(6), Page 15.7	electrical load and short circuit studies	Short current study will be specified and provided by DBE as a pre-submittal. ARC Flash study and labels will be specified and provided by DBE.

Color Legend:		Addition to the CTCFS
		Restriction to the CTCFS

5.7 NETWORK AND COMMUNICATIONS SYSTEMS CRITERIA

(*Link to CTCFS DIVISION 2 - NETWORK AND COMMUNICATIONS SYSTEM CRITERIA*)

Lakeport Courthouse Criteria Document

Additions / Restrictions / Deviations to California Trial Court Standards

Network and Communications Systems

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
5.7.01	Page 2.9 of 2.2		All technology services equipment may be in one (or more as necessary) room.
5.7.02	Page 4.17,item 15-c	See note for the security system equipment to be located in the MDF or IDF	All equipment may be in one (or more as necessary) room.
5.7.03	Page 8.28, item 12	DBE designing the DCS	DBE is required to design and provide all cabling infrastructure.
5.7.04	Page 10.3,item 10C	Media Connection	No special media connections are required.
5.7.05	Page 17.21. item 2	Systems on the IP Network	Link to document from the Judicial Council clarifying the responsibilities of ATT and the DBE in the IP Network Systems scope.

Color Legend:		Addition to the CTCFS
		Restriction to the CTCFS

5.8 / 5.9 AUDIOVISUAL SYSTEMS & ACOUSTICAL CRITERIA

(*Link to CTCFS DIVISION 2 - AUDIOVISUAL SYSTEMS & ACOUSTICAL CRITERIA*)

Lakeport Courthouse Criteria Document
Additions / Restrictions / Deviations to California Trial Court Standards
Audiovisual / Acoustics

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
5.9.01	19B, Page19.2	Background Noise Levels (19.2, 284)	The noise from the machine room or elevator shaft shall not increase the NC specified in the CTCFS for the spaces adjacent. Noise and vibration mitigation for all elevator and associated equipment shall be sufficient to satisfy the noise and vibration criteria specified elsewhere in the CTCFS.
5.9.02	19B4, Page 19.4	Acoustical Criteria (19.4/286)	References to sound rated doors includes the complete door assembly – door, frame, seals, threshold, hardware, installation in rated partition.
5.9.03	19B4, Page 19.4	Acoustical Criteria (19.6/288)	The term "Laboratory rated STC XX" means "Laboratory rated STC XX *door assemblies*."
5.9.04	19C2f , Page 19.10	Best Practices (19.10/292)	For partitions requiring normal speech privacy, coordinate ceiling/partition interface with acoustical consultant and or reference 19B3 which states STC+NC => 70.
5.9.05	19C2i, Page 19.10	Best Practices (19.10/292)	References to sound rated doors includes the complete door assembly – door, frame, seals, threshold, hardware, installation in rated partition.

Color Legend:		Addition to the CTCFS
		Restriction to the CTCFS

5.10/5.11 FIRE PROTECTION CRITERIA (*Link to CTCFS DIVISION 2 - FIRE PROTECTION CRITERIA*)

CTCFS CODES AND STANDARDS (*Link to CTCFS CODES AND STANDARDS*)

Lakeport Courthouse Criteria Document
Additions / Restrictions / Deviations to California Trial Court Standards
Fire Protection / Codes and Standards

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
5.10.01	10.H, Page 10.4	Fire alarm control panel	Section 10.H does apply. A separate room for the fire alarm panel is not required per program; however, the emergency communication system control equipment must be in a room separated with one-hour resistant fire barriers and opening protection
5.10.02	20.D.1.d, Page 20.8	Emergency Voice Alarm Communication System	The CBC and CFC are to be followed; however, 20.D.d of CTCFS does apply. EVAC is required for this project and exceeds code.
5.10.03	20.D.2, Page 20.9	Smoke Control	Windowless Group I-3 areas will require an engineered smoke exhaust system.
5.10.04	Codes & Standards Not in CTCFS, Page C.2	Fire Rated Assemblies	No Engineering Judgements for fire rated assemblies shall be permitted
5.10.05	Codes & Standards Not in CTCFS, Page C.2	General	No code modifications, engineering judgements or alternate means and methods requests shall be required. Every effort shall be made when applying the Code to avoid any disputes with the CSFM. When in doubt, the design team shall err on the conservative interpretation of the Code, in order to avoid any such disputes and/or negotiations with the CSFM
5.10.06	Codes & Standards Not in CTCFS, Page C.2	Fire Rated Assemblies	Provide UL listings for all fire rated assemblies; documents to match UL assembly. DD shall start design on the basis of a UL detail and not with the intent of identifying details later. All details shall be UL listed and tested assemblies and not tested by other agencies. Provide list of assemblies at 50% Schematic Design for Fire Marshal review and comment. Construction Documents shall comply with selected UL assemblies.

Color Legend:		Addition to the CTCFS
		Restriction to the CTCFS

Lakeport Courthouse Criteria Document
Additions / Restrictions / Deviations to California Trial Court Standards
Fire Protection / Codes and Standards

5.10.07	Codes & Standards Not in CTCFS, Page C.2	Egress	When designing the means of egress system, occupants must be assigned to the first available exit that intercepts their egress path.
5.10.08	Codes & Standards Not in CTCFS, Page C.2	Egress	Scissor stairs are not acceptable.
5.10.09	Codes & Standards Not in CTCFS, Page C.2	Egress	The means of egress for in custody individuals and the general public shall be wholly separate and independent.
5.10.10	Codes & Standards Not in CTCFS, Page C.2	Egress	Provide rated corridors for public, secure and in custody
5.10.11	Codes & Standards Not in CTCFS, Page C.2	Egress	Add 20% to the width of all exit stair widths as calculated by Code

Color Legend:		Addition to the CTCFS
		Restriction to the CTCFS

06

DIVISION 1

(BY JUDICIAL COUNCIL)

6.1 DIVISION 1

DIVISION 1

CLICK THE LINK BELOW TO ACCESS

Design-Build Division 01

Section 010000

Table of Contents Draft – Judicial Council of California

07

SITE SURVEY I GEOTECH REPORT (JUDICIAL COUNCIL)

(Link to SITE SURVEY AND GEOTECH REPORT FOR REFERENCE)

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

14 January 2022

Mr. Bob Dolbinski
Moore Ruble Yudell Architects & Planners
933 Pico Boulevard
Santa Monica, California 90405

Re: Supplemental Geologic Reconnaissance
Lakeport Courthouse
675 Lakeport Boulevard
Lakeport, California
Langan Project No. 731563903

Dear Mr. Dolbinski,

This letter presents the results of our supplemental geologic reconnaissance of the proposed Lakeport Courthouse site at 675 Lakeport Boulevard in Lakeport, California. Our services were performed in general accordance with our executed agreement dated 26 December 2021. Previously, we performed a geotechnical investigation for the project and submitted our findings in a draft report dated 5 March 2015. The project described in our 2015 report has not been constructed, and we understand the location and design of the proposed building could change. A design-build team that has not yet been selected will perform final design of the project.

The location of the site is shown on Figure 1. It appears that previous grading activities have resulted in an extensive cut/fill pad at the top of the site. The ground surface elevation at the site ranges from about 1343 to 1413[1] feet, as shown on Figure 2. The western two-thirds of the site is relatively level, with ground surface elevations generally between approximately 1392 and 1395 feet, except near the western boundary, where the site slopes up to Elevation 1413 feet. The eastern one-third of the site slopes down toward the north and east at a maximum inclination of about 1.8:1 (horizontal to vertical) to approximate Elevation 1343 feet. We refer you to the draft geotechnical report for other details regarding the current condition of the site.

The subsurface conditions generally consist of a variable thickness of undocumented fill over serpentinite bedrock. The fill thickness generally increases toward the eastern and southern edges of the cut/fill pad. Our scope of services for the supplemental reconnaissance consisted of performing two seismic refraction survey lines to further evaluate depth to bedrock beneath the fill in the southern and western portions of the site, which were outside of the area previously evaluated for building development. The survey lines were performed on 30 December 2021 by NORCAL Geophysical Consultants Incorporated (NORCAL) under the direction of our field geologist. The locations of the seismic lines are shown on Figure 2. The methodology and results of the surveys are presented in the NORCAL report in Appendix A.

Our field geologist also performed a site reconnaissance to augment the draft engineering geologic map of the site that was included in our 2015 draft report. The updated engineering geologic map with interpreted top of bedrock elevation contours based on the results of the

[1] Elevations discussed in this report are based on National Geodetic Vertical Datum of 1929.

135 Main Street, Suite 1500 San Francisco, CA 94105 T: 415.955.5200 F: 415.955.5201 www.langan.com
New Jersey • New York • Connecticut • Massachusetts • Pennsylvania • Washington, DC • Ohio • Illinois • Florida • Texas • Arizona • Colorado • Washington • California
Athens • Calgary • Dubai • London • Panama

NORCAL seismic refraction surveys and previous exploration is presented on Figure 2. Figure 2 can be used to estimate the thickness of fill at the site by comparing the ground surface elevation contours, shown as gray lines, with the top of bedrock elevation contours, shown as blue lines.

Because the site is underlain by serpentinite bedrock and is greater than one acre in size, an asbestos dust monitoring plan (ADMP) will be required to be submitted to and approved by the Lake County Air Quality Management District prior to construction or grading operations at the site, in accordance with California Code of Regulations, Title 17, Section 93105.

During final design, we should be retained to finalize the project geotechnical report and consult with the design team as geotechnical questions arise. The conclusions and recommendations provided in this letter result from our interpretation of the geotechnical conditions near the site inferred from a limited number of borings, test pits, and seismic refraction surveys. Actual subsurface conditions could vary.

We appreciate the opportunity to work with you and the project team on this project. Should you have any questions, please contact us.

Sincerely,
Langan Engineering and Environmental Services, Inc.

Elena M. Ayers, PE, GE
Associate

Richard D. Rodgers, PE, GE
Senior Consultant

Lori A. Simpson, PE, GE
Senior Principal/Senior Vice President

Attachments: Figure 1 – Site Location Map
Figure 2 – Engineering Geologic Map and Top of Bedrock Elevation Contours
Appendix A: NORCAL Report

731563903.01 Letter Report_Lakeport Courthouse

FIGURES

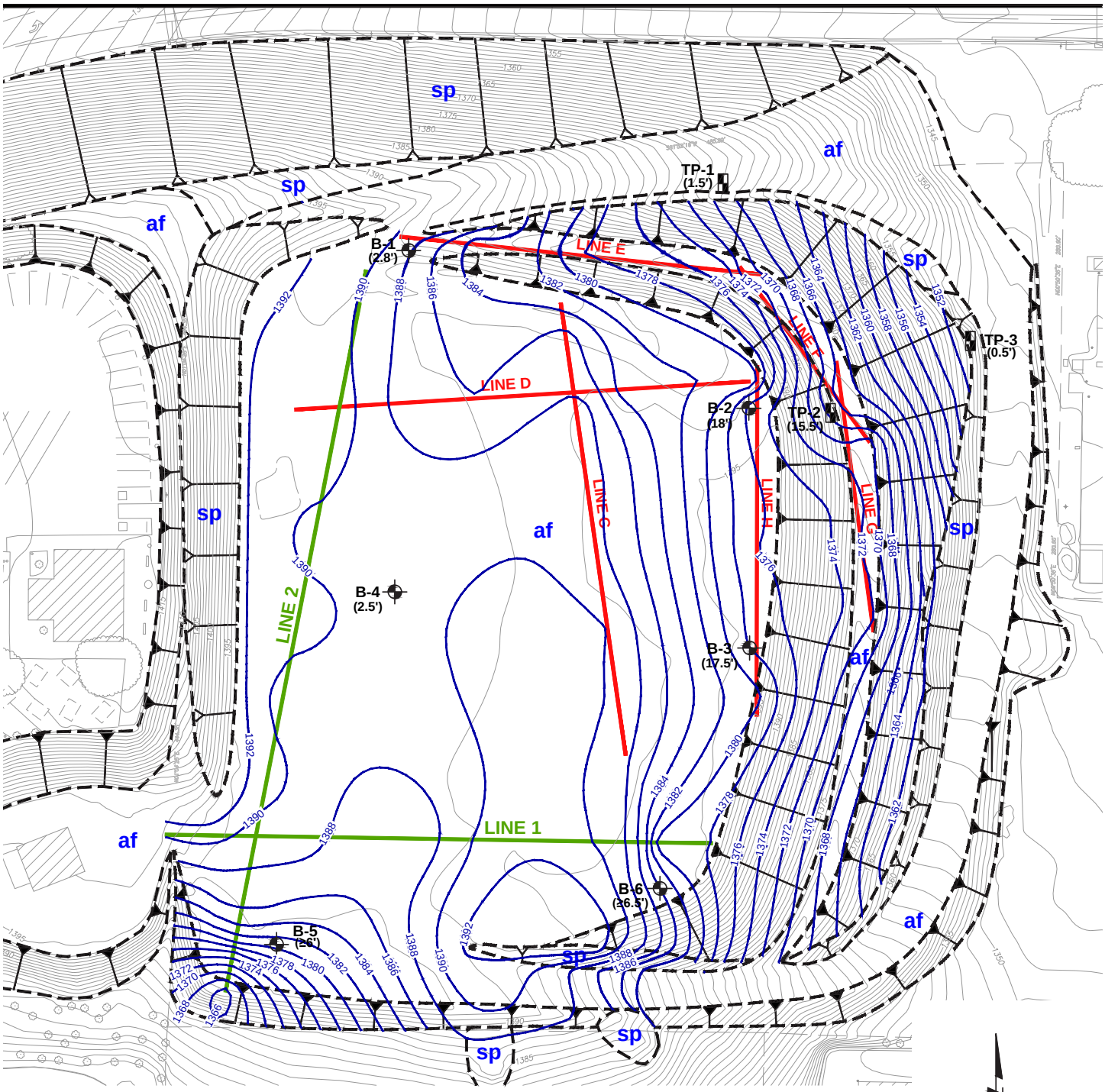
Reference: Google Earth.

0 800 Feet

Approximate scale

LANGAN Langan Engineering and Environmental Services, Inc. 1 Almaden Boulevard, Suite 590 San Jose, CA 95113 T: 408.283.3600 F: 408.283.3601 www.langan.com	Project **LAKEPORT COURTHOUSE** **675 LAKEPORT BOULEVARD** **LAKEPORT** **CONTRA COSTA COUNTY CALIFORNIA**	Figure Title **SITE LOCATION MAP**	Project No. 731563903 Date 01/07/2022 Drawn By AG Checked By EA	Figure 1

Filename: C:\bms\langan-pw-01\d0118550\FG01-731563903-B-GI0101.dwg Date: 1/7/2022 Time: 18:06 User: agekas Style Table: Langan.stb Layout: Figure 1 Site Loc



EXPLANATION

- B-1 — Approximate location of boring by Treadwell & Rollo, November 2011
- TP-1 — Approximate location of test pit by Treadwell & Rollo, November 2011
- Seismic refraction line by Langan Treadwell Rollo, January 2015
- Seismic refraction line by Langan, December 2021
- af — Artificial fill
- sp — Serpentinite bedrock
- Geologic contact, dashed where approximate
- Fill slope
- Cut slope
- 1390 — Top of bedrock elevation contour (feet, NGVD 29 datum)
- 1350 — Ground surface elevation contour (NGVD 29 datum)
- (2.5) — Depth to bedrock (feet)

ENGINEERING GEOLOGIC MAP AND TOP OF BEDROCK CONTOUR ELEVATIONS

See Exhibit 6 in the Appendix for large size image of Engineering Geologic Map and Top of Bedrock Contour Elevations

APPENDIX A

NORCAL Report

Geophysical Report

Seismic Refraction Survey – Phase 2
Lakeport Courthouse
675 Lakeport Boulevard, Lakeport, California

January 6, 2022
NORCAL Job No. NS215147

Prepared for:

LANGAN

1814 Franklin Street, Suite 505
Oakland, CA 94612

Prepared by:

NORCAL GEOPHYSICAL CONSULTANTS INC.
A Terracon COMPANY

321A Blodgett Street
Cotati, CA 94931

NORCAL Geophysical Consultants, Inc. 321 Blodgett St. #A Cotati, CA 94931
P (707) 796-7170 F (707) 796-7175 norcalgeophysical.com

Environmental ■ Facilities ■ Geotechnical ■ Materials

January 6, 2022

LANGAN
1814 Franklin Street, Suite 505
Oakland, CA 94612

Subject: Seismic Refraction Survey – Phase 2
Lakeport Courthouse
675 Lakeport Boulevard, Lakeport, California
NORCAL Job No. NS215147

Attention: Elena M. Ayers

This report presents the findings of a seismic refraction (SR) survey performed by NORCAL Geophysical Consultants, Inc. for Langan at the proposed Lakeport Courthouse site at the above address in Lakeport, California. The work was authorized by a Langan Subcontractor Authorization with reference to Langan Project No. 731563903 and dated December 10, 2021. NORCAL Professional Geophysicist Hunter S. Philson (CA PGp No. 1094) and Senior Geophysical Technician Travis W. Black performed the survey on December 30, 2021. Kiara Broudy of Langan provided on-site logistical support.

The scope of NORCAL's services for this project consisted of using geophysical methods to characterize the subsurface. The accuracy of our findings is subject to specific site conditions and limitations inherent to the techniques used. We performed our services in a manner consistent with the standard of care ordinarily exercised by members of the profession currently employing similar methods. No warranty, with respect to the performance of services or products delivered under this agreement, expressed or implied, is made by NORCAL.

We appreciate having the opportunity to provide our services for this project. If you have any questions or require additional geophysical services, please do not hesitate to call on us.

Respectfully,

NORCAL Geophysical Consultants, Inc.

Hunter S. Philson
California Professional Geophysicist
PGp No. 1094

01-06-22

William E Black, Reviewer
California Professional Geophysicist
PGp No. 843

01-06-22

1. INTRODUCTION

This report presents the Phase 2 results of a geophysical investigation performed at the proposed Lakeport Courthouse site. The Phase 1 investigation is summarized in a NORCAL report dated February 24, 2015. Both phases of the investigation were performed to aid in the planning and design for a proposed courthouse building at the site. The Phase 2 investigation consists of a seismic refraction survey:

- A seismic refraction (SR) survey measures the compressional (P-) wave velocities of the subsurface along a traverse. The survey produces two-dimensional (2D) cross-sections displaying seismic P-wave velocity data of subsurface materials. The seismic P-wave velocity of fill, sediments, and rock are dependent on physical properties such as compaction, density, induration (hardness), weathering, fracturing and saturation. Descriptions of the SR methodology, our data acquisition and analysis procedures and the instrumentation we used for the SR survey are provided in **Appendix B: Seismic Refraction**.

2. SITE DESCRIPTION

The following description of site conditions is derived from our site visit, a review of publicly available geologic and topographic maps, and background information provided by Langan.

Item	Description
Site information	The proposed Lakeport Courthouse site is located at 675 Lakeport Boulevard in Lakeport, CA. The site comprises an approximately 280- by 320-ft empty building pad bounded by a cut slope to the west and large fill slopes dropping to the north and east. A 1993 aerial photograph shows the building pad, suggesting it was constructed over 28 years ago.
Existing improvements	The survey area is generally unimproved except for the building pad and gravel access roads originating from Lakeport Boulevard and Bevins Street.
Current ground cover	At the time of the survey, the ground was unvegetated and gravelly with some large puddles from recent rains.
Existing topography	The SR survey area topography is generally flat. The ground surface elevation is roughly 1392-ft according to a topo map provided by Langan.

Item	Description
Site geology	According to geologic maps, the site is underlain by Quaternary alluvium and Mesozoic ultrabasic intrusive rocks such as Serpentinite (CGS 2010). Serpentine bedrock outcrops in the cut slope west of the building pad. Langan borings drilled on the pad in 2011 indicate very shallow serpentinite bedrock to the west and artificial fill materials up to 18-ft thick towards the east.

3. GLOSSARY OF GEOPHYSICAL TERMS

Seismic P-wave Velocity (Vp) – the propagation velocity of compressional waves in the earth, which relates to the density and elastic properties of the subsurface

Seismic Refraction (SR) – a technique for measuring P-wave velocities along a traverse (line) to produce a Vp cross-section (profile)

Geophone – a device that measures ground movement

Seismic Source – *A mechanical device, typically vertical impact, used to produce P-wave energy*

Shot Point *– A location where P-wave energy is imparted to the subsurface*

Spread – a collinear array of shot points and geophones

Line – a traverse along which geophysical data are acquired; may consist of one or more spreads

Profile – a cross-section depicting variations in P-wave velocities beneath a portion of a line

4. SCOPE OF SERVICES

The objective of the Phase 2 SR survey is to obtain seismic P-wave velocity data beneath the western and southern portions of the building pad to determine the thickness of overburden and characterize the underlying bedrock. To achieve this objective, we obtained SR data along two lines, as illustrated in bright red on the Site Location Map on **Appendix A: Plate 1**. The lines are labelled Lines 1-2 and range in length from 300- to 400-ft as measured along the ground surface. The line lengths and positions were chosen, with guidance from Langan, to optimize resolution and depth of investigation in areas of interest. The line locations from the 2015 survey are shown in a faded red color for reference purposes only.

5. RESULTS

The results of the SR survey are illustrated by the Seismic Refraction Profiles in **Appendix A: Plate 2**. On each profile, the vertical axis represents elevation above mean sea level (msl) and the horizontal axis represents station distance (in feet) along the line. The profiles for Lines 1 and 2 are oriented west to east and north to south, respectively. Variations in seismic P-wave velocity

(Vp) are indicated by labeled contours and by color shading between contours, as indicated by the color scale shown below the profiles. These profiles indicate that Vp ranges from about 2,000-ft/s near the surface to over 8,000-ft/s at depths of up to 50-ft below ground surface (bgs). For ease of comparison, the color scale is the same for all profiles in this report and the Phase 1 (2015) report.

5.1 INTERPRETATION

Our interpretation of the Vp distribution illustrated by the SR profiles for Lines 1 and 2, is unchanged from the Phase 1 report. We interpret Vp less than 4,500-ft/sec (brown to yellow colors) as representing overburden, consisting of fill and/or underlying colluvial material. Moderate Vp ranging from 4,500- to 6,000-ft/sec (green to blue colors) likely represent a transition zone to moderately weathered and/or fractured serpentine rock. The highest Vp values, greater than 6,000-ft/sec, are interpreted to represent less weathered and fractured serpentine rock (blue to purple colors). The maximum Vp values measured along Lines 1-2 are between 8,000- and 9,000-ft/sec. These are slightly higher than the Phase 1 maximum velocities which were between 7,000- and 8,000-ft/sec.

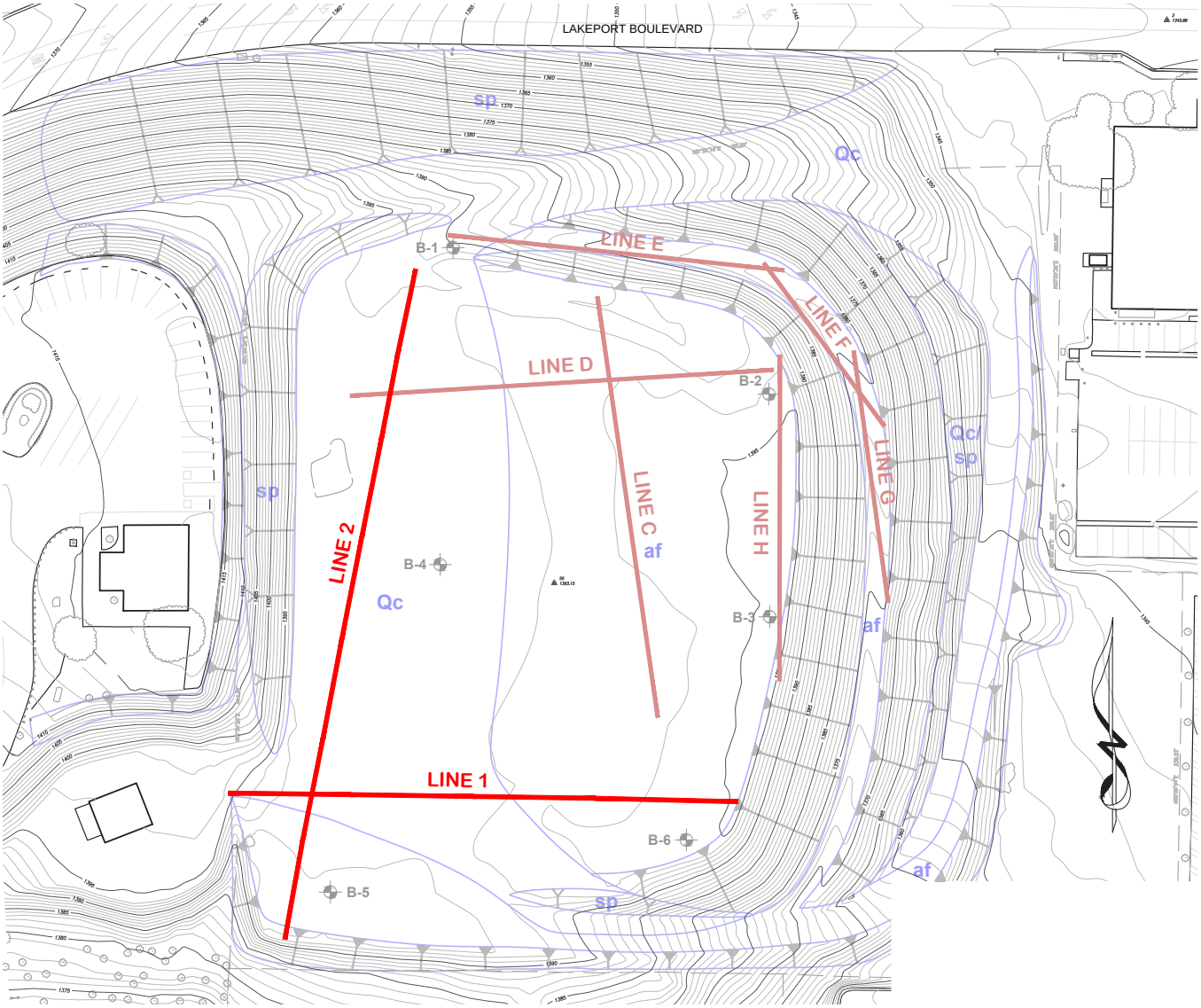
5.2 DISCUSSION

The SR profiles provide a general characterization of the fill/colluvium overlying serpentine bedrock of varying degrees of weathering. The profiles for Lines 1 and 2 display high Vp at shallow depths along most of their length, suggesting a relatively thin layer of fill/colluvium overlying competent rock. The lower Vp values on the rightmost portions of the profiles (towards the east and south) indicate the presence of thicker fill/colluvium wedges. This is likely caused by a transition from excavated (cut) regions to the fill slopes at the eastern and southern edges of the building pad. Although the interpreted fill/colluvium layer is mostly very thin along the profiles, the thickness increases to about 12- and 17-ft towards the east end of Line 1 and the south end of Line 2, respectively. This is consistent with the maximum fill depth of 18-ft encountered in the 2011 Langan borings.

The high Vp values along Lines 1 and 2 suggest that the western and southern portions of the building pad represent regions where overburden was mostly removed during construction of the pad. Conversely, the Phase 1 SR profiles characterized regions where slower Vp values indicated the presence of large fill accumulations. Together with ground-truth from borings and outcroppings, the SR results illustrate the approximate lateral and vertical extent of excavated and filled areas within the building pad.

APPENDIX A:

PLATE 1 – SITE LOCATION MAP
PLATE 2 – SEISMIC REFRACTION PROFILES



SCALE
0 60 120
(1 inch = 60 feet)

LEGEND	
	SEISMIC REFRACTION LINE (PHASE 2 - 2022)
	SEISMIC REFRACTION LINE (PHASE 1 - 2015)
	LANGAN TREADWELL ROLLO BORING (2011)
af	ARTIFICIAL FILL
Qc	COLLUVIUM/TOPSOIL
sp	SERPENTINITE BEDROCK

NOTE: BASE MAP PROVIDED BY LANGAN (2015)

VICINITY MAP

SITE LOCATION MAP SEISMIC REFRACTION SURVEY - PHASE 2

See Exhibit 7 in the Appendix for large size image of Site Location Map Seismic Refraction Survey - Phase 2

NORCAL GEOPHYSICAL CONSULTANTS INC.
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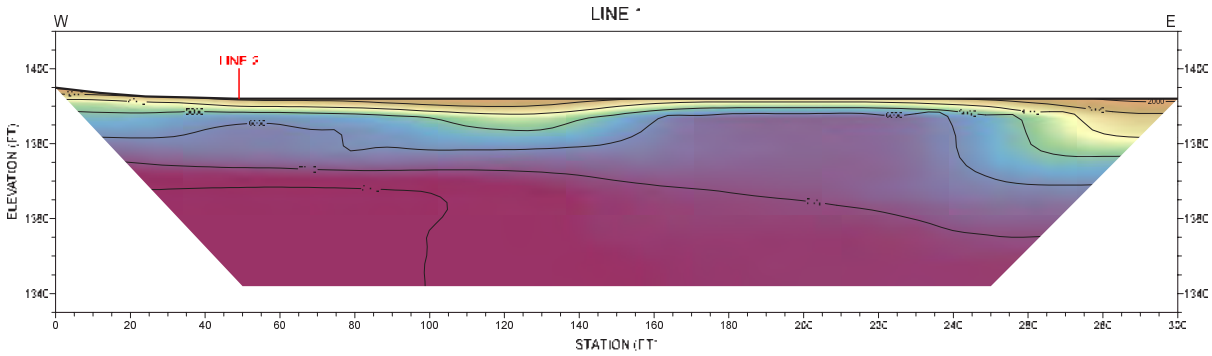
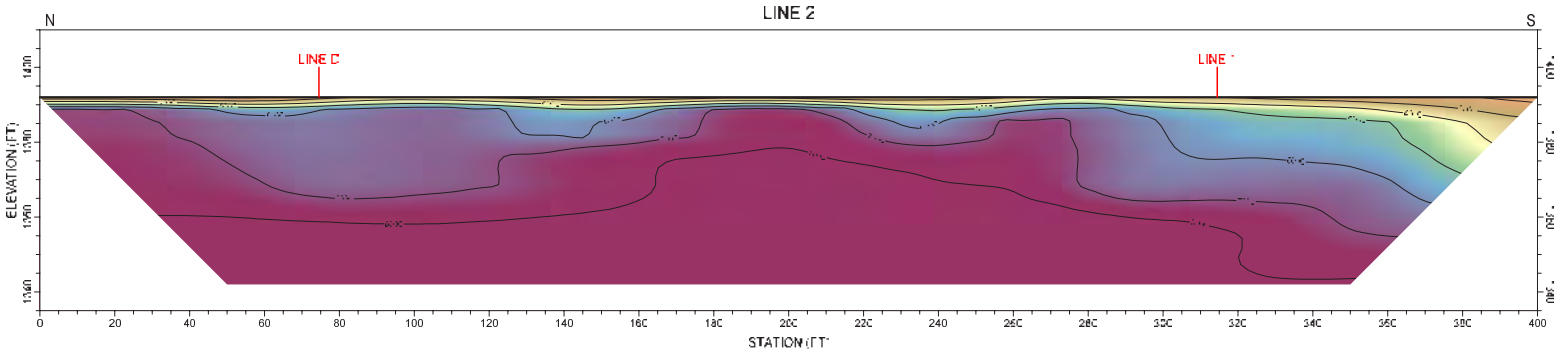
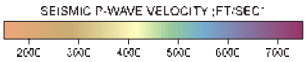
PROFESSIONAL GEOPHYSICIST
Hunter S. Philson
No. 1094
STATE OF CALIFORNIA

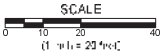
SITE LOCATION MAP
SEISMIC REFRACTION SURVEY - PHASE 2
LAKEPORT COURTHOUSE

LOCATION: 675 LAKEPORT BOULEVARD, LAKEPORT, CALIFORNIA
CLIENT: LANGAN
JOB #. NS215147 | DATE: JANUARY 2022 | PLATE 1
DRAWN BY: H.PHILSON | APPROVED BY: HSP
1/6/2022









NORCAL GEOTECHNICAL SOLUTIONS, INC.
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No. 1094
STATE OF CALIFORNIA

SEISMIC REFRACTION PROFILES - PHASE 2
LINES 1 & 2
LAKEPORT COURTHOUSE

LOCATION: 675 LAKEPORT BOULEVARD, LAKEPORT, CALIFORNIA
CLIENT: LANGAN
JOB #: NS215147
DATE: JANUARY 2022
DRAWN BY: H.PHILSON
APPROVED BY: HSP
1/6/2022
PLATE 2

SEISMIC REFRACTION PROFILES - PHASE 2 - LINES 1 & 2

See Exhibit 8 in the Appendix for large size image of Seismic Refraction Profiles

APPENDIX B:
SEISMIC REFRACTION

APPENDIX B:
SEISMIC REFRACTION

1.0 METHODOLOGY

The seismic refraction method provides information regarding the seismic velocity structure of the subsurface. An impulsive (mechanical or explosive) source is used to produce compressional (P) wave seismic energy at the surface. The P-waves propagate into the earth and are refracted along interfaces caused by a uniform, continuous, downward increase in velocity. A portion of the P-wave energy is typically refracted to the surface where it is detected by sensors (geophones) that are coupled to the ground surface in a collinear array (spread). The detected signals are recorded on a multi-channel seismograph and are analyzed to determine the shot point-to-geophone travel times. These data can be used along with the corresponding shot point-to-geophone distances and elevation data to determine the depth, thickness, and P-wave velocity (Vp) of subsurface seismic layers.

2.0 DATA ACQUISITION

We collected SR data along two lines designated as Line 1 and Line 2, as shown by the bright red lines on Plate 1. The line lengths and positions were chosen, with guidance from Langan, to optimize resolution and depth of investigation in areas of interest. Line locations were adjusted slightly to avoid large standing puddles at the time of the survey. We acquired the SR data using 24-geophones and 5-shot points distributed in collinear arrays (spreads). Line 1 consisted of a single spread with geophones distributed at 12-ft intervals. Line 2 comprised two overlapping spreads with 10-ft geophone intervals. The shot-points were placed one geophone interval off each end of the geophone array, in the center of the geophone array and multiple points in between. This resulted in spreads with lengths (end shot point to end shot point) of 250- or 300-ft, depending on the geophone interval. The total lengths of Lines 1 and 2 were 300-ft and 400-ft, respectively.

3.0 INSTRUMENTATION

The seismic waveforms produced at each shot point were recorded using a Geometrics ***Geode*** 24-channel engineering distributed array seismograph, as pictured in Figure 1, and Oyo ***Geospace*** geophones with a natural frequency of 8-Hz. The geophones were coupled to the ground surface by a metal spike affixed to the bottom of each geophone case. Seismic energy was produced at each shot point by multiple impacts with a 100-pound accelerated weight drop (AWD) against an aluminum strike plate placed on the ground surface. The AWD was attached to the back of a Kawasaki Mule UTV for ease of mobility between shot points. The seismic waveforms were digitized, processed and amplified by the Geode, transmitted via a ruggedized Ethernet cable to a field computer and algebraically summed (stacked) until a sufficient signal to

noise ratio was achieved. The recorded seismic data were displayed on the laptop computer screen in the form of seismograms, analyzed for quality assurance and archived for subsequent processing. These images were eventually used to determine the time required for P-waves to travel from each shot point to each geophone in the array.

Figure 1: *Geometrics Geode 24-channel engineering distributed array seismograph with 12-volt battery power source.*

4.0 DATA ANALYSIS

The seismic refraction data were processed using the software package ***SeisImager,*** written by Oyo Corporation (Japan) and distributed by Geometrics Inc. This package consists of two programs titled ***Pickwin,*** Version 5.2.1.3 (2016) and ***Plotrefa*****,** Version 3.1.0.5 (2016). For each seismic line we used ***Pickwin*** to view the seismic records and identify first arriving P-wave energy at each geophone and to determine the shot point to geophone travel time associated with each arrival. We then used ***Plotrefa*** to assign elevations to each geophone and to plot the shot point to geophone travel times versus their distance (Station) along the line. A sample Time versus Distance (T-D) graph is shown in Figure 2. After examining the T-D graph we assigned velocity layers (1-3) to each travel time and then computed a 2D model using ***Plotrefa's*** time-term routine. This resulted in a 2D layered cross-section (profile) illustrating Vp versus depth and distance. A sample 2D time-term model is shown in Figure 3.

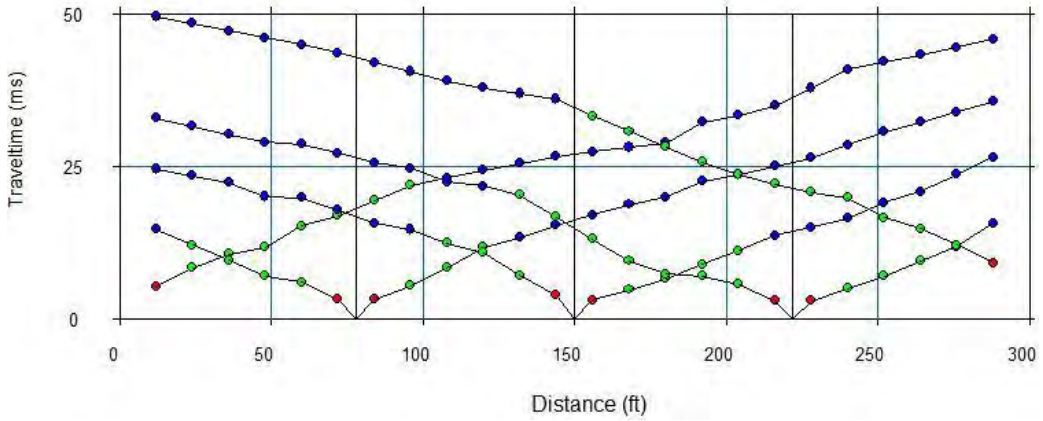


Figure 2*: Line 1 Time-Distance Graph. Red circles represent layer 1 (V1), green circles represent V2 and blue circles represent V3.*

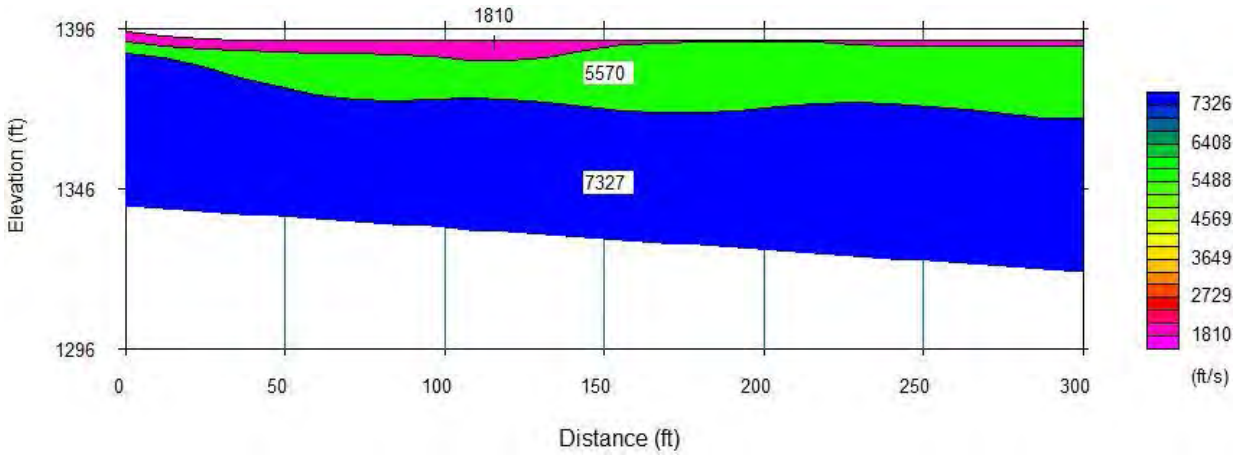


Figure 3: *Line 1 Time-Term Seismic Velocity Model. Velocities are labeled and indicated by the color bar on the right.*

Finally, we used the time term model as input to ***Plotrefa's*** tomographic routine. This routine divided the input model into cells according to the geophone spacing and depth range and assigned a velocity to each cell. It then used a ray tracing routine to compute synthetic travel times through the model from each shot point to every geophone. The synthetic travel times were compared with the observed travel times to determine the goodness of fit. If the fit was not within certain assigned parameters, the program then adjusted the velocity in each cell and reran the ray tracing. This procedure was repeated through as many as 20 iterations to achieve the optimum fit between observed and synthetic travel times.

Once the tomographic processing was complete, we used the computer program ***Surfer*** by Golden Software to construct a color contoured 2D cross-section (profile) illustrating the results for each seismic line, as shown on Plate 2.

5.0 INTERPRETATION

The SR profiles described above are models of the subsurface based on P-wave velocities. How these velocities and their subsurface distribution relate to geology is a matter of interpretation. This interpretation can be based on experience and a general knowledge of the local geology. However, the best results are achieved when the models can be correlated with subsurface information provided by other means such as onsite observations, borehole geological and/or geophysical logs, trench logs or projections based on mapped surface geology. This type of information is referred to as “ground truth”.

In any case, the resulting seismic velocity profile represents a model of the subsurface that must be interpreted by the best means available. Thus, the interpreted profile is conceptual in nature, and is not expected to represent an exact depiction of the subsurface.

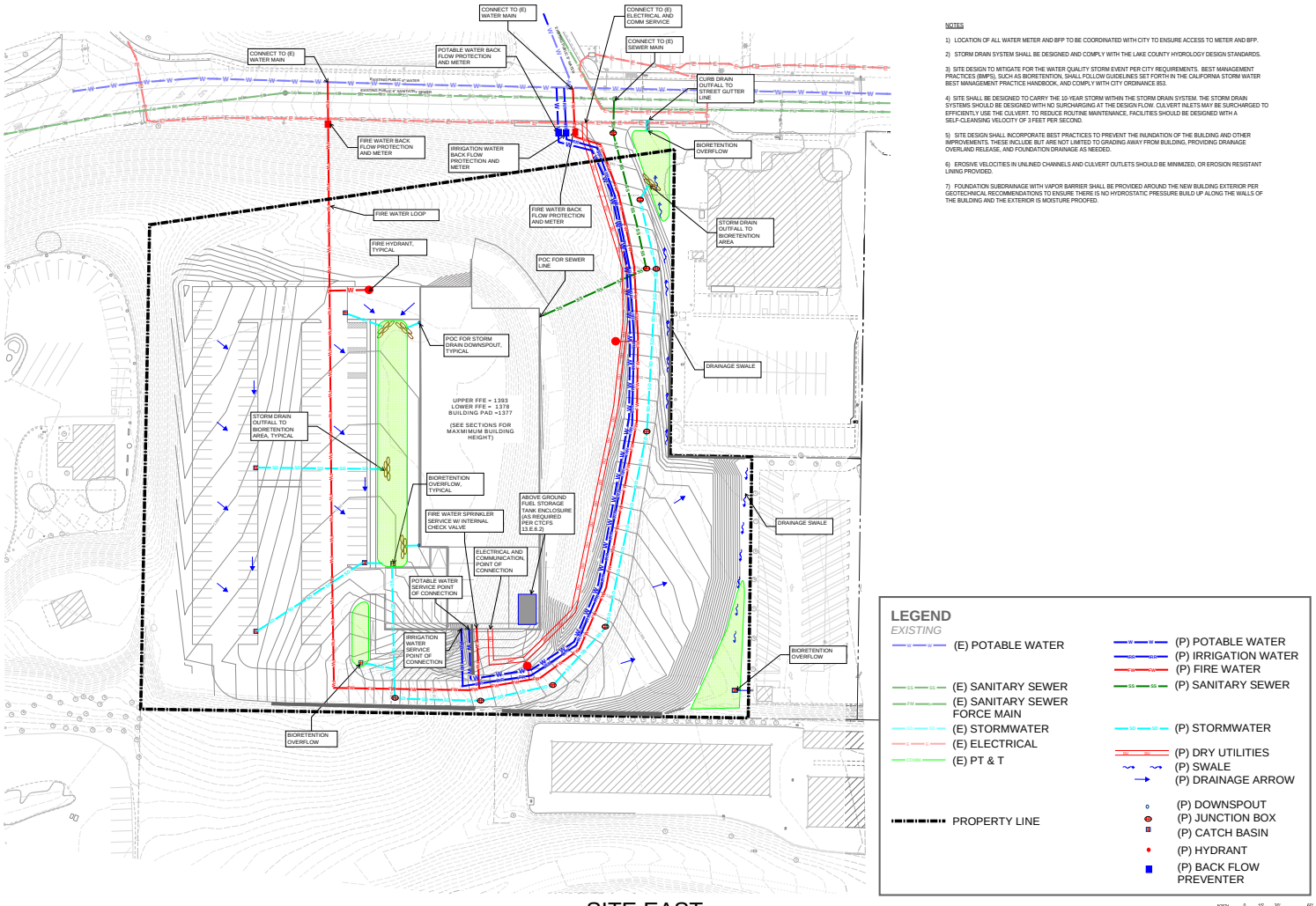
6.0 LIMITATIONS

Based on the physical properties of refraction (Snell’s Law), for a seismic wave to be refracted toward the surface, the seismic interface must represent a significant downward increase in seismic velocity. When the opposite is true, often referred to as a velocity inversion, the seismic energy will be refracted downward, and the lower layer will not be detected at the surface. As a result, the calculated depths of any deeper higher velocity layers may be over-estimated. Furthermore, some layers may be truncated, or too thin to detect. These are referred to as “hidden layers”.

If the seismic source used for the survey does not produce sufficient energy to propagate through the entire spread at detectable levels, the first arriving P-waves at each geophone may not be visible on the seismic records. Additionally, extraneous seismic energy sources such as wind, traffic or nearby machinery may create “noise” on the recorded waveforms that may mask the first arrivals. In noisy conditions many repeated impacts, or “stacks”, may be necessary to achieve an acceptable signal to noise ratio. Stacking consists of algebraically summing waveforms from repeated impacts. This causes the repeatable portion of the signal to be enhanced while the random, non-repeatable portion (“noise”) tends to cancel out. Another common external noise source is overhead power lines. If the cable is laid out parallel to the lines, electrical noise may be induced in the cable. Possible internal noise sources may include, but are not limited to, faulty geophone connections due to dirt or moisture, or use of an unsuppressed power supply.

Finally, seismic refraction processing algorithms are based on the assumption that the seismic velocity layers are isotropic. That is, that the velocity is uniform within the length and breadth of each layer. Another assumption is that the velocity distribution does not change in a direction transverse to the seismic line. In other words, that there is true 2D symmetry. If these conditions are not met, the actual subsurface conditions will vary from those represented by the seismic model.

7.4 UTILITY PLANS - EAST OPTION



SHERWOOD
2548 Mission Street
San Francisco, CA 94110
www.sherwoodengineers.com

SITE EAST

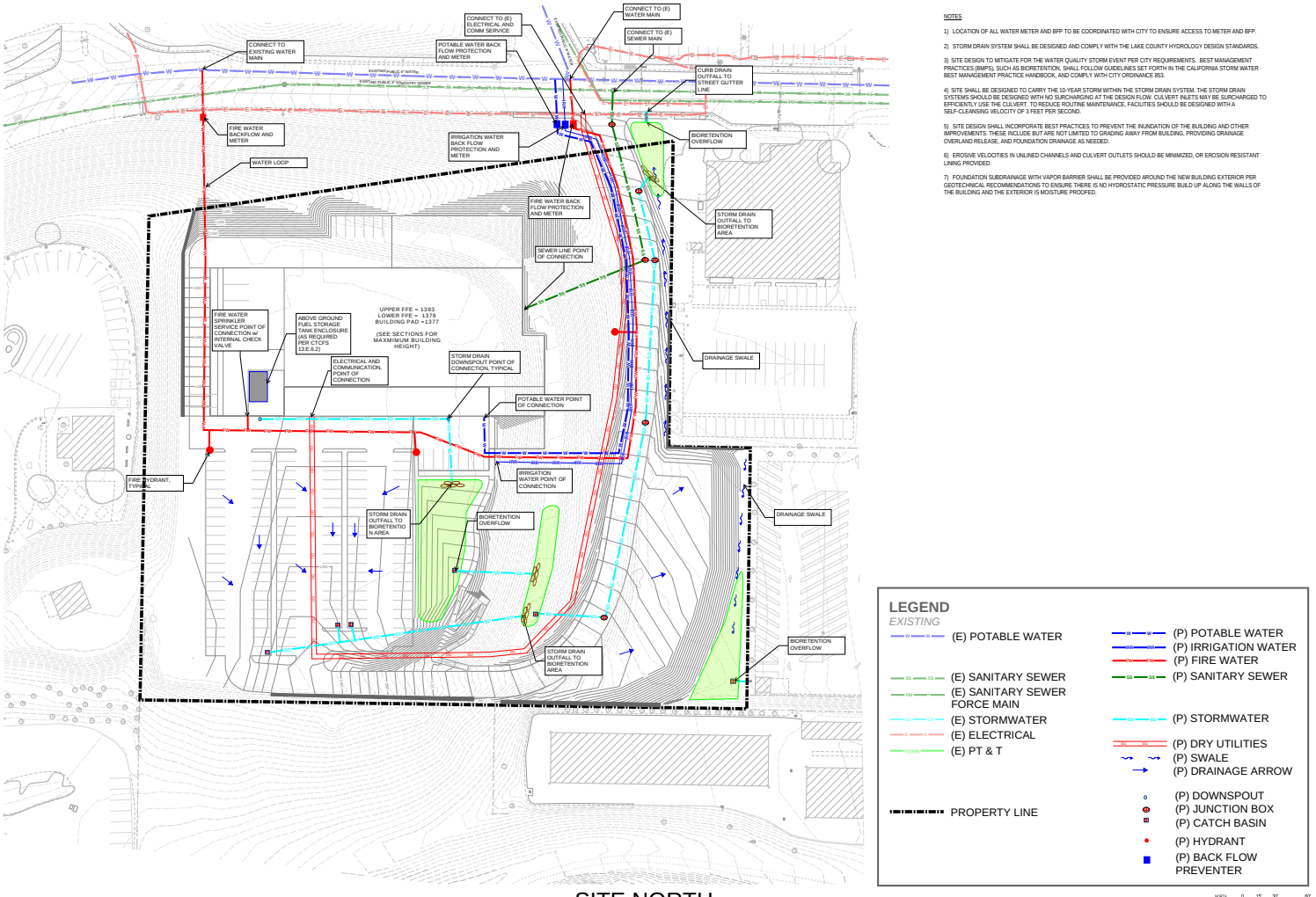
LAKEPORT COURTHOUSE
675 LAKEPORT BLVD, LAKEPORT, CA

January 2022

SITE UTILITY PLAN - EAST

See Exhibit 3 in the Appendix for large size image of Site Utility Plan - East.

7.4 UTILITY PLANS - NORTH OPTION



NOTES

1) LOCATION OF ALL WATER METER AND BFP TO BE COORDINATED WITH CITY TO ENSURE ACCESS TO METER AND BFP.

2) STORM DRAIN SYSTEM SHALL BE DESIGNED AND COMPLY WITH THE LAKE COUNTY HYDROLOGY DESIGN STANDARDS.

3) SITE DESIGN TO MITIGATE FOR THE WATER QUALITY STORM EVENT PER CITY REQUIREMENTS. BEST MANAGEMENT PRACTICES (BMPS), SUCH AS BIORETENTION, SHALL FOLLOW GUIDELINES SET FORTH IN THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK, AND COMPLY WITH CITY ORDINANCE 853.

4) SITE SHALL BE DESIGNED TO CARRY THE 10-YEAR STORM WITHIN THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEMS SHOULD BE DESIGNED WITH NO SURCHARGING AT THE DESIGN FLOW. CULVERT INLETS MAY BE SURCHARGED TO EFFICIENTLY USE THE CULVERT. TO REDUCE ROUTINE MAINTENANCE, FACILITIES SHOULD BE DESIGNED WITH A SELF-CLEANSING VELOCITY OF 3 FEET PER SECOND.

5) SITE DESIGN SHALL INCORPORATE BEST PRACTICES TO PREVENT THE INUNDATION OF THE BUILDING AND OTHER IMPROVEMENTS. THESE INCLUDE BUT ARE NOT LIMITED TO GRADING AWAY FROM BUILDING, PROVIDING DRAINAGE OVERLAND RELEASE, AND FOUNDATION DRAINAGE AS NEEDED.

6) EROSIVE VELOCITIES IN UNLINED CHANNELS AND CULVERT OUTLETS SHOULD BE MINIMIZED, OR EROSION RESISTANT LINING PROVIDED.

7) FOUNDATION SUBDRAINAGE WITH VAPOR BARRIER SHALL BE PROVIDED AROUND THE NEW BUILDING EXTERIOR PER GEOTECHNICAL RECOMMENDATIONS TO ENSURE THERE IS NO HYDROSTATIC PRESSURE BUILD UP ALONG THE WALLS OF THE BUILDING AND THE EXTERIOR IS MOISTURE PROOFED.

LEGEND

EXISTING

- (E) POTABLE WATER
- (E) SANITARY SEWER
- (E) SANITARY SEWER FORCE MAIN
- (E) STORMWATER
- (E) ELECTRICAL
- (E) PT & T
- PROPERTY LINE

- (P) POTABLE WATER
- (P) IRRIGATION WATER
- (P) FIRE WATER
- (P) SANITARY SEWER
- (P) STORMWATER
- (P) DRY UTILITIES
- (P) SWALE
- (P) DRAINAGE ARROW
- (P) DOWNSPOUT
- (P) JUNCTION BOX
- (P) CATCH BASIN
- (P) HYDRANT
- (P) BACK FLOW PREVENTER

SITE NORTH

LAKEPORT COURTHOUSE
675 LAKEPORT BLVD, LAKEPORT, CA

SHERWOOD design engineers
2548 Mission Street
San Francisco, CA 94110
www.sherwoodengineers.com

January 2022

SITE UTILITY PLAN - NORTH

See Exhibit 5 in the Appendix for large size image of Site Utility Plan - North.

08

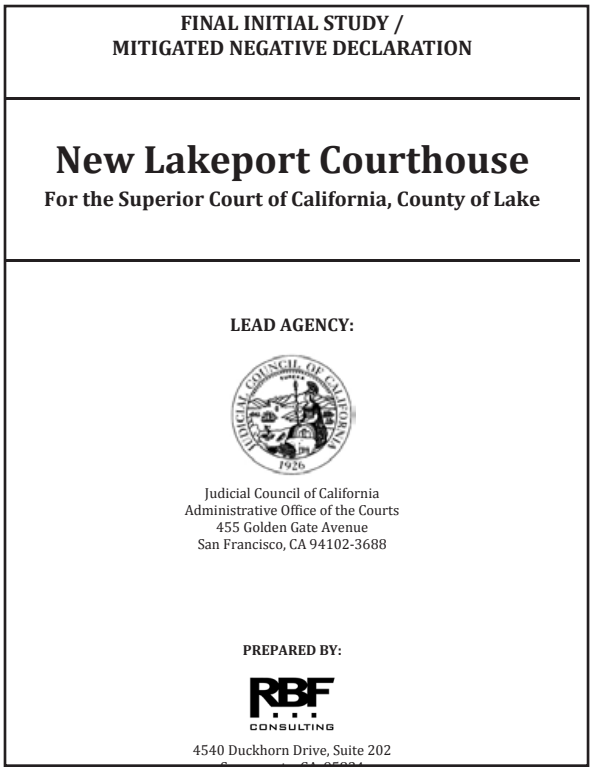
MITIGATED NEGATIVE DECLARATION (JUDICIAL COUNCIL)

(Link to MITIGATED NEGATIVE DECLARATION)

8.1 MITIGATED NEGATIVE DECLARATION

CEQA FINAL INITIAL STUDY
MITIGATED NEGATIVE DECLARATION, DEC. 6, 2010

CLICK THE LINK BELOW TO ACCESS



FINAL INITIAL STUDY /
MITIGATED NEGATIVE DECLARATION

New Lakeport Courthouse

For the Superior Court of California, County of Lake

LEAD AGENCY:

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

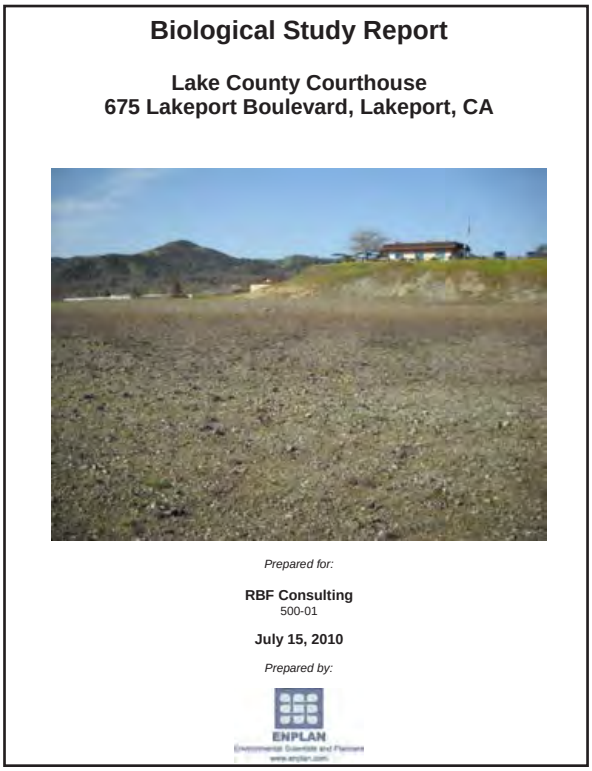
PREPARED BY:

RBF CONSULTING

4540 Duckhorn Drive, Suite 202

CEQA FINAL INITIAL STUDY
BIOLOGICAL STUDY REPORT, JULY 15, 2010

CLICK THE LINK BELOW TO ACCESS



Biological Study Report

Lake County Courthouse
675 Lakeport Boulevard, Lakeport, CA

Prepared for:

RBF Consulting
500-01

July 15, 2010

Prepared by:

ENPLAN

8.2 MITIGATED NEGATIVE DECLARATION - UPDATES

An Addendum to the 2010 Mitigated Negative Declaration is scheduled for inclusion in these Criteria Documents. The MND Addendum will supercede the 2010 MND and include the following updates:

BIOLOGICAL STUDY REPORT (BSR)

Update of the Biological Study Report (BSR). Field work for this BSR report will be conducted in Spring 2022 and will include biological mitigation and seed harvesting.

MITIGATION MONITORING AND REPORTING PLAN

The plan on the following pages supercedes the 2010 MND Mitigation Monitoring and Reporting Plan and will be incorporated into the upcoming addendum to the Mitigated Negative Declaration. Monitoring and Reporting details will be further defined after a DBE site design is determined.

Mitigation Monitoring and Reporting Plan

Introduction

Section 15097 of CEQA requires all state and local agencies to establish monitoring or reporting programs for projects approved by a public agency, whenever approval involves the adoption of either a "mitigated negative declaration" or specified environmental findings related to environmental impact reports.

As stated in Chapter 2 of the Final Initial Study, the Judicial Council would implement the project in compliance with standard conditions and requirements for state or federal regulations or laws that are independent of CEQA compliance. The standard conditions and requirements serve to prevent specific impacts. Typical standard conditions and requirements include compliance with the provisions of the California Building Code, National Pollutant Discharge Elimination System (NPDES) permit system, Public Resources Code Section 5097 for discovery of unexpectedly encountered human remains, and Lake County Air Quality Management District (LCAQMD) Rules.

The Judicial Council's plans for the project also include project design features - specific design elements that the Judicial Council has incorporated into the project's construction and operation to prevent the occurrence of potential environmental effects or reduce the significance of potential environmental effects. The project design features are actions that conform to the California Trial Court Facilities Standards' specifications. For example, the parties implementing the proposed project would use best management practices and technologies aimed to limit the use of natural resources as well as the project's operating cost over the life of the building. Because the Judicial Council is incorporating design features into the project, these features do not constitute mitigation measures as defined by CEQA.

The Judicial Council's proposed courthouse design would conform to the specifications of the California Trial Court Facilities Standards, including the standard that the Judicial Council shall design and construct court buildings using proven best practices and technology with careful use of natural resources. To implement this standard, the project's project manager would include specifications that design efforts and construction operations implement best management practices and other measures throughout the construction phase to avoid or minimize potential impacts. These project design features, best management practices, and other measures would include:

- General measures:
  - Designate a contact person for public interaction.
  - Inform the Lakeport community through the use of a website that identifies the upcoming work and potential impacts to the surrounding communities.
- Storm water, water quality, and soil erosion management measures:
  - The Judicial Council's construction contract will include provisions that require the Design Build Entity (DBE) construction contractor to obtain the Central Valley Regional Water Quality Control Board's (RWQCB) approval of a Storm Water

Pollution Prevention Plan (SWPPP). Prior to the start of construction, the Judicial Council would ensure that the construction contractor prepared a SWPPP and secured the RWQCB's approval of the plan.

- The construction contractor would incorporate BMPs consistent with the guidelines provided in the California Storm Water Best Management Practice Handbooks: Construction (California Stormwater Quality Association, 2003).
- For construction during the rainy season, the DBE construction contractor would implement erosion measures that may include mulching, geotextiles and mats, earth dikes and drainage swales, temporary drains, silt fence, straw bale barriers, sandbag barriers, brush or rock filters, sediment traps, velocity dissipation devices, and/or other measures.
- Wherever possible, the DBE construction contractor would perform grading activities outside the normal rainy season to minimize the potential for increased surface runoff and the associated potential for soil erosion.

- Air quality management measures. The DBE construction contractor would:
  - Provide an asbestos-dust-hazard mitigation plan (also referred to a serpentine dust control plan) prior to any construction activities on-site. The Plan should include provisions for dust control measures to achieve no visible emissions, prevent material track-out onto the public road, provide for worker notification of the plan requirements and asbestos hazards, the posting of an asbestos warning notice at the site, and the covering of all disturbed serpentine surfaces subject to traffic wear or wind erosion with non-asbestos containing materials. Exposed serpentine surfaces that may be subject to vehicular traffic should have restricted access (fencing or other effective barriers) until such time as the surface is adequately covered with non-asbestos material.
  - When necessary, apply water or a stabilizing agent to exposed surfaces in sufficient quantity at least two times a day to prevent generation of dust plumes.
  - Moisten or cover excavated soil piles to avoid fugitive dust emissions.
  - Discontinue construction activities that generate substantial dust blowing on unpaved surfaces during windy conditions, trackout, or nuisance conditions. The construction contractor will be required to stop work until corrective measures are in place.
  - Install and use a wheel-washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed project site.
  - Cover dump trucks hauling soil, sand, and other loose materials with tarps or other enclosures that will reduce fugitive dust emissions.
  - Ensure that all construction and grading equipment is properly maintained.
  - Ensure that construction personnel turn off equipment when equipment is not in use.
  - Ensure that all vehicles and compressors utilize exhaust mufflers and engine enclosure covers (as designed by the manufacturer) at all times.

- When feasible, use electric construction power for construction operations, in lieu of diesel-powered generators to provide adequate power for man/material hoisting, crane, and general construction operations.
- Suspend heavy-equipment operations during first-stage and second-stage smog alerts.

- Noise and vibration measures. The DBE construction contractor would:
  - Equip construction equipment with the best available noise attenuation device such as mufflers or noise attenuation shields.
  - When feasible, for construction operations use electric construction power in lieu of diesel-powered generators to provide adequate power for man/material hoisting, crane, and general construction operations.

The intent of this document is to prescribe and enforce a means for properly and successfully implementing the mitigation measures to reduce or avoid potentially significant environmental impacts identified in the Final MND prepared for the proposed project. Mitigation measures identified in this Plan are reflected in the Initial Study prepared for the proposed project. Judicial Council and Design Build Entity representatives would use this Mitigation Monitoring and Reporting Plan to easily identify parties responsible for assuring necessary measures would be carried out during the project's construction and operational phases, as applicable.

The following table provides a summary of all mitigation and monitoring that will be conducted for the project. It also identifies the responsible monitoring agency and implementation phase.

New Lakeport Courthouse Monitoring Assignment Matrix
(based upon 2011Mitigation Monitoring Plan)

Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
AIR QUALITY				
Would the proposed project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	**AQ-1:** During construction operations, excessive fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following best management practices: • Limit on-site vehicle speed to 15 miles per hour. • Water material excavated or graded sufficiently to prevent excessive amounts of dust. Water three times daily with complete coverage, preferably in the late morning and after work is done for the day. • Water or securely cover material transported on-site or off-site sufficiently to prevent generating excessive amounts of dust. • Minimize area disturbed by clearing, grading, earth moving, or excavation operations so as to prevent generating excessive amounts of dust. • Indicate these control techniques in project specifications. Compliance with the measure shall be subject to periodic site inspections by the city.	DBE to ensure that applicable measures are implemented / enforced during construction.	DBE designated person to be identified during RFP process	During preparation of contract specifications as well as construction activities / operation

New Lakeport Courthouse Monitoring Assignment Matrix
(based upon 2011Mitigation Monitoring Plan)

Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
AIR QUALITY				
Would the proposed project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	**AQ-2:** The project applicant shall notify the Lake County Air Quality Management District of intended operations 30 days prior to construction activity. The project applicant shall file and receive approval of an asbestos-dust-hazard mitigation plan (also referred to as a serpentine dust control plan) prior to any construction activity at the project site. The plan shall address and include mitigation for: excavation, roads, yards, driveways, parking areas, hauling and tracking of material onto adjacent roadways. All material shall be transported in a manner minimizing dust emissions. In no instance shall the dust from such operations exceed five percent opacity 20-feet from the traveled surface. The applicant shall inform employees working at the project site of the potential health risk of airborne asbestos and the requirements of the asbestos-dust-hazard mitigation plan. The plan shall be consistent with the California Air Resources Board Section 93105, *Final Regulation Order – Asbestos Air Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations*.	DBE to ensure that applicable air quality measures are implemented / enforced during construction.	DBE designated person to be identified during RFP process.	DBE designated person to be identified during RFP process.

New Lakeport Courthouse Monitoring Assignment Matrix
(based upon 2011Mitigation Monitoring Plan)

Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
BIOLOGICAL RESOURCES				
Would the project have a substantial adverse effect on any species identified as a candidate, sensitive, or special-status species?	**BIO-1:** Following development of a site plan and prior to construction activities, prepare a Mitigation Plan to offset impacts to on-site serpentine herb communities as well as the following special-status plants species: 1) Colusa layia; 2) serpentine cryptantha; and 3) bent-flowered fiddleneck. Tracy's clarkia shall also be avoided/protected where possible. The highest priority shall be to avoid and protect existing on-site special-status plant populations to the extent feasible. Secondly, if suitable habitat would be temporarily disturbed but would remain viable in the long term, effort shall be made to re-establish special-status plant populations in these areas upon construction completion. If available on-site plant protection options and re-establishment do not fully compensate for impacts, mitigate off-site by preserving/enhancing serpentine habitats and special-status plant populations; restore degraded habitats on other local sites capable of supporting sensitive resources; create new habitat for sensitive resources, and/or purchase appropriate credits at a qualifying mitigation bank (if available).	Incorporate biological resource measures into project's contract Specifications, including FAQ information sheet appending MM BIO-1. Judicial Council to prepare a Mitigation Plan to offset impacts to the on-site serpentine herb community and the following three special-status plants species: 1) Colusa layia; 2) serpentine cryptantha; and 3) bent-flowered fiddleneck. Tracy's clarkia shall also be avoided/ protected where possible.	DBE designated person to be identified during RFP process	FAQ/Information sheet issued during preliminary design. Mitigation Plan issued prior to completion of construction drawing set, after development of a site plan and prior to the commencement of construction activities

New Lakeport Courthouse Monitoring Assignment Matrix
(based upon 2011Mitigation Monitoring Plan)

Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
BIOLOGICAL RESOURCES				
Would the project have a substantial adverse effect on any species identified as a candidate, sensitive, or special-status species?	**BIO-2:** Vegetation removal shall be conducted between August 1 and February 28, if feasible. If vegetation removal must be conducted between March 1 and July 31, a nesting bird survey shall be conducted within two weeks prior to initiation of work. If active nests are present, work within 500 feet of the nest(s) shall be postponed until the young have fledged, unless a smaller next buffer zone is authorized by the California Department of Fish and Wildlife.	Incorporate biological resource measures into project's contract specifications. Ensure that applicable biological resource measures are enforced during construction	Michael Baker International field biologist; DBE designated person to be identified during RFP process.	Surveys shall be conducted linked to when vegetation removal is planned.
CULTURAL RESOURCES				
Would the proposed project cause a substantial adverse change in the significance of a unique archaeological resource pursuant to §15064.5?	**CUL-1:** If previously unevaluated cultural resources are encountered, all earth-disturbing work shall stop within 50 feet of the find until a qualified archaeologist and a Native American representative can make an assessment of the discovery and recommend/implement mitigation measures as necessary. Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or tool making debris; such as hammerstones and pitted stones;	DBE to incorporate cultural resource measures into project's contract specifications. Document incorporation of cultural resource measures into project's contract specifications to Judicial Council's environmental analyst	DBE designated person to be identified during RFP process.	During preparation of contract specifications

New Lakeport Courthouse Monitoring Assignment Matrix
(based upon 2011Mitigation Monitoring Plan)

Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
CULTURAL RESOURCES				
	(CUL-1 con't) culturally darkened soil ("midden") containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, hand stones, or milling slabs); and battered stone tools. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the archaeologist and Native American representative determine that the resources may be significant, they will notify the Judicial Council construction oversight manager. An appropriate treatment plan for the resources should be developed. The archaeologist shall consult with Native American representatives in determining appropriate treatment for prehistoric or Native American cultural resources. In considering any suggested mitigation proposed by the archaeologist and Native American representative, the Judicial Council would determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations being carried out.	Document the identity and professional qualifications of qualified archaeological monitor(s) to Judicial Council's archeologist and tribal monitors. If an archaeological monitor prepares management recommendations for a discovered resource, the monitor shall document completion of the management recommendations as soon as practical to the Judicial Council's project manager, construction inspector, and environmental analyst. Ensure that applicable cultural resource measures are enforced during construction.	DBE designated person to be identified during RFP process.	Prior to and during construction.

New Lakeport Courthouse Monitoring Assignment Matrix
(based upon 2011Mitigation Monitoring Plan)

Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
CULTURAL RESOURCES				
Would the proposed project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**CUL-2:** In the event that paleontological resources were discovered during ground disturbing activities, grading and construction work within 100 feet of the find shall be suspended until the significance of the features could be determined by a qualified professional paleontologist as appropriate. A qualified professional paleontologist shall then make recommendations for measures necessary to protect the find, or to undertake data recovery, excavation, analysis, and curation of paleontological materials as appropriate.	Incorporate paleo. resource measures into contract specifications to Judicial Council's environmental analyst. Document identity and professional qualifications of paleontological monitor(s) to DBE. If a paleontological monitor prepares management recommendations for discovered resource, monitor shall document completion of management recommendations as soon as practical to the Judicial Council's project manager, construction inspector, and DBE. Ensure that applicable measures are enforced during construction.	DBE designated person to be identified during RFP process. Judicial Council to arrange contract w/paleontologist(s)	During preparation of contract specifications and prior to completion of contract specifications

New Lakeport Courthouse Monitoring Assignment Matrix
(based upon 2011Mitigation Monitoring Plan)

Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
CULTURAL RESOURCES				
Would the proposed project disturb any human remains including those interred outside of formal cemeteries?	**CUL-3:** If human remains are encountered unexpectedly during construction excavation and grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Lake County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission. The Native American Heritage Commission would then identify the person(s) thought to be the Most Likely Descendent, who would help determine what course of action should be taken in dealing with the remains.	If human remains are discovered, the Lake County Coroner shall be contacted immediately, and no further disturbance shall take place Ensure that applicable measures are enforced during construction.	DBE designated person to be identified during RFP process.	During preparation of contract specifications and prior to completion of contract specifications
NOISE				
Would the project result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	**NOI-1:** Construction shall commence no earlier than 7:00 a.m. and cease no later than 6:00 p.m. on weekdays. Construction work might occur on Saturdays; if so, it shall commence no earlier than 9:00 a.m. and cease no later than 6:00 p.m.	Incorporate noise measures into project's contract specifications	DBE designated person to be identified during RFP process.	During preparation of contract specifications

New Lakeport Courthouse Monitoring Assignment Matrix
(based upon 2011Mitigation Monitoring Plan)

Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
NOISE				
Would the project result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	**NOI-2:** To reduce noise impacts due to construction, project applicant shall require construction contractors to implement the following measures which shall be ongoing through grading and construction: • Equipment and trucks used for construction shall utilize best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible). • Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler shall be used and can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools shall be used where feasible and could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible. Stationary noise sources shall be located as far from adjacent receptors as possible, and shall be muffled and enclosed within temporary sheds, incorporated insulation barriers, or other measures to the extent feasible.	Ensure that applicable noise measures are implemented	DBE designated person to be identified during RFP process	During preparation of contract specifications

New Lakeport Courthouse Monitoring Assignment Matrix
(based upon 2011Mitigation Monitoring Plan)

Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
NOISE				
Would the project result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	**NOI-3:** Prior to any ground disturbance activities, the DBE designated person shall develop a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures shall include: • Procedure and phone numbers for notifying the Judicial Council Construction Oversight Manager and the construction contractor (during regular construction hours and off-hours) complaint procedures and whom to notify in the event of a problem. The sign shall also include a listing of the construction contractor's telephone numbers (during regular construction hours and off-hours); • Designation of an on-site construction complaint and enforcement manager who shall act as a liaison between the project and its neighbors. The manager's responsibilities and authority shall include the following: • An active role in monitoring project noise compliance; Ability to reschedule noisy construction activities to reduce effects on surrounding noise sensitive receivers; Site supervision of all potential sources of noise (e.g., material delivery, shouting, debris box pick-up and delivery) for all trades; and Intervening or discussing mitigation options with contractors.	Incorporate noise measures into project's contract specifications	DBE designated person to be identified during RFP process	During preparation of contract specifications

	• Notification of adjacent property owners and occupants at least 30 days in advance of extreme noise generating activities about the estimated duration of the activity; and • A preconstruction meeting shall be held with the job inspectors and the Judicial Council's general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.			

New Lakeport Courthouse Monitoring Assignment Matrix
(based upon 2011Mitigation Monitoring Plan)

Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
TRANSPORTATION AND TRAFFIC				
Conflict with an applicable plan, ordinance or policy, or congestion management policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	**TRANS-1:** Prior to occupancy and the operation of the courthouse, the Judicial Council would be required to pay the City of Lakeport the proposed project's fair share contribution towards improving the following intersections: Highway 29 SB Ramps/ Lakeport Boulevard; Highway 29 NB Ramps / Lakeport Boulevard; Bevins Street / Lakeport Boulevard; and Main Street / Lakeport Boulevard.	Incorporate transportation and traffic measures into project's contract specifications Ensure that the City of Lakeport receives the proposed project's fair share contribution	DBE designated person to be identified during RFP process and Judicial Council construction oversight manager	During preparation of contract specifications and prior to occupancy and the operation of the courthouse

New Lakeport Courthouse Monitoring Assignment Matrix
(based upon 2011Mitigation Monitoring Plan)

Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
TRANSPORTATION AND TRAFFIC				
Would the proposed project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	**TRANS-2:** Prior to occupancy and the operation of the courthouse, the Judicial Council would be required to pay the City of Lakeport the proposed project's fair share contribution towards improving the sight distance at the Bevins Street / Lakeport Boulevard intersection.	Incorporate transportation and traffic measures into project's contract specifications. Ensure that the City of Lakeport receives the proposed project's fair share contribution	DBE designated person to be identified during RFP process and Judicial Council construction oversight manager	During preparation of contract specifications and prior to occupancy and the operation of the courthouse
Would the proposed project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	**TRANS-3**: Prior to occupancy and operation of the courthouse, bus stops shall be constructed immediately east and west of the Larrecou Lane / Lakeport Boulevard intersection per Lake Transit standards, in order to provide direct access from the local bus system and indirect access from the regional bus system to and from the proposed project.	Incorporate transportation and traffic measures into project's contract specifications. Ensure that bus stops are constructed immediately east and west of the Larrecou Lane / Lakeport Boulevard intersection per Lake Transit standards	DBE designated person to be identified during RFP process	During preparation of contract specifications and prior to occupancy and the operation of the courthouse

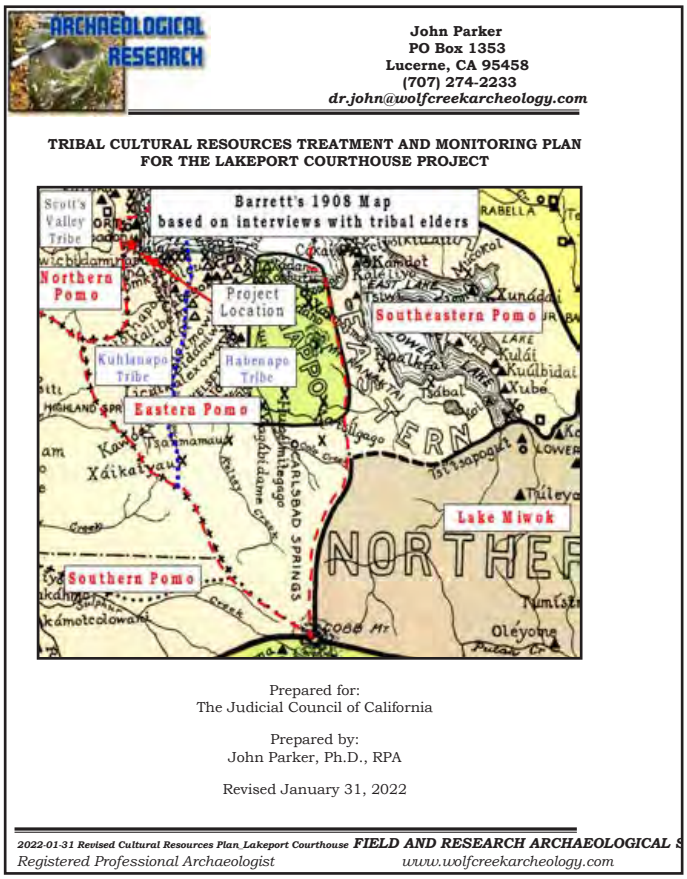
New Lakeport Courthouse Monitoring Assignment Matrix
(based upon 2011Mitigation Monitoring Plan)

Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase
TRANSPORTATION AND TRAFFIC				
Would the proposed project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	**TRANS-4:** Prior to occupancy and operation of the courthouse, high visibility crosswalks shall be installed to provide safe access for pedestrians to and from the bus stops. In addition, pedestrian access should be provided throughout the proposed project with links to the existing pedestrian pathways and sidewalks.	Ensure that high visibility crosswalks are installed for pedestrians to and from the bus stops. Ensure pedestrian access is provided throughout the proposed project with links to existing pathways and sidewalks.	DBE designated person to be identified during RFP process and Judicial Council construction oversight manager	During preparation of contract specifications and prior to occupancy and the operation of the courthouse

8.3 TRIBAL AND CULTURAL RESOURCES TREATMENT PLAN

MITIGATED NEGATIVE DECLARATION TRIBAL AND CULTURAL RESOURCES TREATMENT PLAN, JANUARY, 2022

CLICK THE LINK BELOW TO ACCESS



ARCHAEOLOGICAL RESEARCH

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TRIBAL CULTURAL RESOURCES TREATMENT AND MONITORING PLAN FOR THE LAKEPORT COURTHOUSE PROJECT

Prepared for:
The Judicial Council of California

Prepared by:
John Parker, Ph.D., RPA

Revised January 31, 2022

The Tribal and Cultural Resources Treatment Plan is not a Public Document.

09

TARGET GMP COST MODEL (JUDICIAL COUNCIL)

9.1 TARGET GMP COST MODEL

Target GMP/GMP Prepration Form

Project Description:	Lakeport CH - Test	Con Start JCC	October-23	Con Start TGMP		Final Con Start	
Project Type:	Courthouse	Con Comp JCC	November-25	Con Comp TGMP		Final Con Comp	
Location	Lakeport						
Gross Building Area:(GSF)	45,600 Per JCC Budget			Based on JCC Area	45,600	GBA GSF	41,000
Base CCCI as of 01/15/2022	8,151 CCCI @ Midpoint	10,185					

	SYSTEM / ELEMENT DESCRIPTION	UNIFORMAT REF #	JCC TGMP COSTS TOTAL COST	JCC TGMP COSTS COST PER GSF	DBE TGMP COSTS TOTAL COST	DBE TGMP COSTS COST PER GSF	DBE GMP COSTS TOTAL COST	DBE GMP COSTS COST PER GSF
Ref	**BUILDING:**		*b*	*b / GSF*	*b*	*b / GSF*	*b*	*b / GSF*
1	Foundations	(A10)	1,989,984	43.64	-	-	-	-
2	Standard Foundations	(A101)	943,008	20.68		-		-
3	Other Foundations	(A102)	499,776	10.96		-		-
4	Slab on Grade	(A103)	547,200	12.00		-		-
5	Basement Construction	(A20)	-	-		-		-
6	Substructure - Sub-Total	(A)	1,989,984	43.64	-	-	-	-
7	Superstructure	(B10)	5,847,744	128.24		-		-
8	Exterior Enclosure	(B20)	5,215,272	114.37		-		-
9	Roofing	(B30)	1,171,008	25.68		-		-
10	Shell - Sub-Total	(B)	12,234,024	268.29	-	-	-	-
11	Interior Construction	(C10)	4,078,008	89.43		-		-
12	Stairs	(C20)	414,960	9.10		-		-
13	Interior Finishes	(C30)	3,990,000	87.50		-		-
14	Interiors - Sub-Total	(C)	8,482,968	186.03	-	-	-	-
15	Conveying Systems	(D10)	1,065,216	23.36		-		-
16	Plumbing	(D20)	1,513,464	33.19		-		-
17	HVAC	(D30)	4,104,000	90.00		-		-
18	Fire Protection	(D40)	426,816	9.36		-		-
19	Electrical	(D50)	8,244,936	180.81	-	-	-	-
20	Electrical Service & Distribution	(D501)	1,958,520	42.95		-		-
21	Lighting & Branch Wiring	(D502)	2,398,104	52.59		-		-
22	Communications & Security	(D503)	3,145,032	68.97		-		-
23	Other Electrical Systems	(D504)	743,280	16.30		-		-
24	Services - Sub-Total	(D)	15,354,432	336.72	-	-	-	-
25	Equipment	(E10)	1,410,408	30.93		-		-
26	Furnishings	(E20)	276,792	6.07		-		-
27	Spec. Construct. & Demo - Sub-Total	(F)	-	-		-		-
28	**SUBTOTAL BUILDING**	**(SB)**	**$ 39,748,608**	**$ 871.68**	**$ -**	**$ -**	**$ -**	**$ -**
29	**SITEWORK & UTILITIES:**							
30	Site Preparation	(G10)	3,106,613	68.13		-		-
31	Site Improvements	(G20)	3,908,319	85.71		-		-
32	Site Mechanical Utilities	(G30)	1,102,346	24.17		-		-
33	Site Electrical Utilities	(G40)	1,092,325	23.95		-		-
34	Other Site Construction	(G50)	727,549	15.96		-		-
35	**SUBTOTAL SITEWORK & UTILITIES:**	(G)	**9,937,152**	217.92	-	-	-	-
35a	**SUBTOTAL BUILDING & SITEWORK**	**SB+(G)**	**$ 49,685,760**	**$ 1,089.60**	**$ -**	**$ -**	**$ -**	**$ -**
36	Project Contingency	3.0%	1,490,573		-		-	-
37	(E&O - Note: included in trade costs)	2.0%	incl.		incl.		incl.	
38	Escalation to Midpoint	25.0%	incl.		incl.		incl.	
39a	**Allowances per JCC**			-		-		-
39b	**Additional Allowances**			-		-		-
40	**TOTAL DIRECT COST OF THE WORK**		**$ 51,176,333**	**$ 1,122.29**	**$ -**	**$ -**	**$ -**	**$ -**
	Construction Services							
42	Construction Administration- AE (C1)		$ 605,942	**$ 13.29**		**$ -**		**$ -**
43	General Conditions - Staff/Other (C2 & C3)		$ 3,789,091	**$ 83.09**		**$ -**		**$ -**
44	Bonds (C4)		$ 519,932	**$ 11.40**		**$ -**		**$ -**
45	Insurance (non-OCIP if applicable) (C5)		$ 249,282	**$ 5.47**		**$ -**		**$ -**
46	Construction Fee (OH&P) (C6)		$ 2,564,047	**$ 56.23**		**$ -**		**$ -**
47	**Construction Fees and Services Subtotal**	$ 7,122,352	$ 7,728,294	**$ 169.48**	$ -	**$ -**	$ -	**$ -**
48	**TGMP (GMP) Total**		**$ 58,904,627**	**$ 1,461.25**	**$ -**	**$ -**	**$ -**	**$ -**

Exhibit 1 CONE OF VISION EASEMENT SECTION

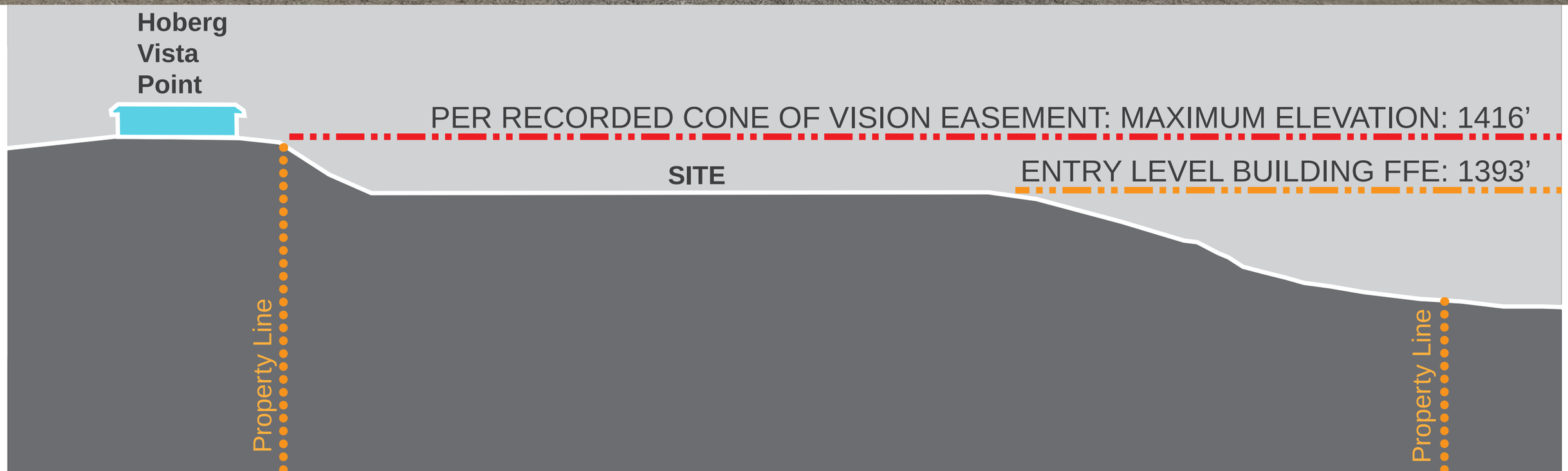
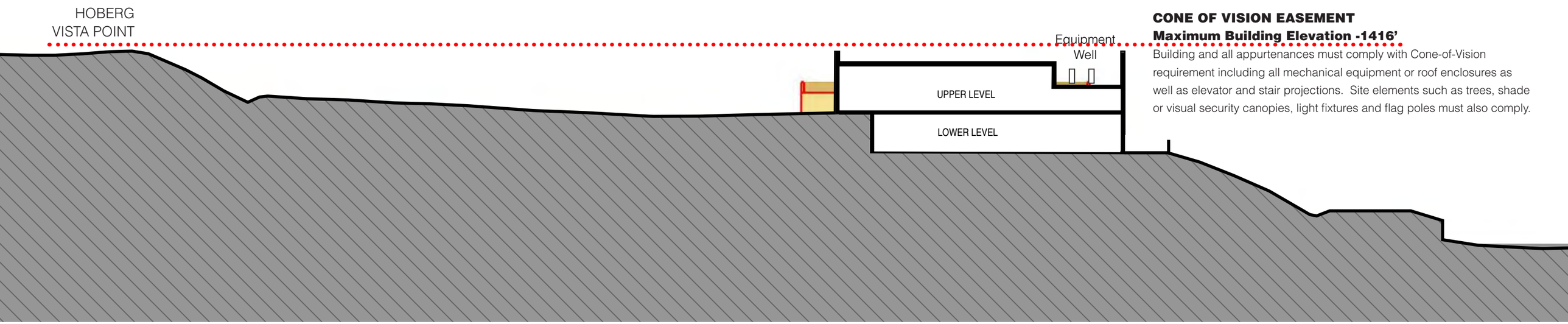


Exhibit 2 SITE SECTIONS - EAST

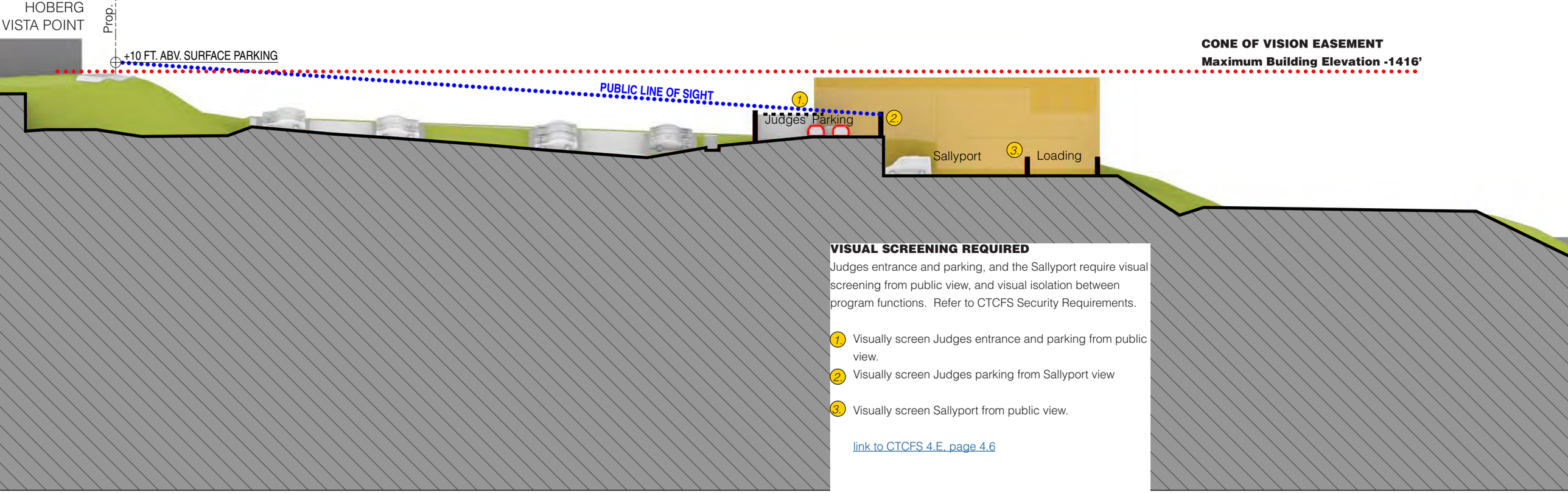
EAST BUILDING - SECTION AT MECHANCAL WELL



CONE OF VISION EASEMENT
Maximum Building Elevation -1416'

Building and all appurtenances must comply with Cone-of-Vision requirement including all mechanical equipment or roof enclosures as well as elevator and stair projections. Site elements such as trees, shade or visual security canopies, light fixtures and flag poles must also comply.

EAST BUILDING - SECTION AT BACK-OF-HOUSE ENTRIES



CONE OF VISION EASEMENT
Maximum Building Elevation -1416'

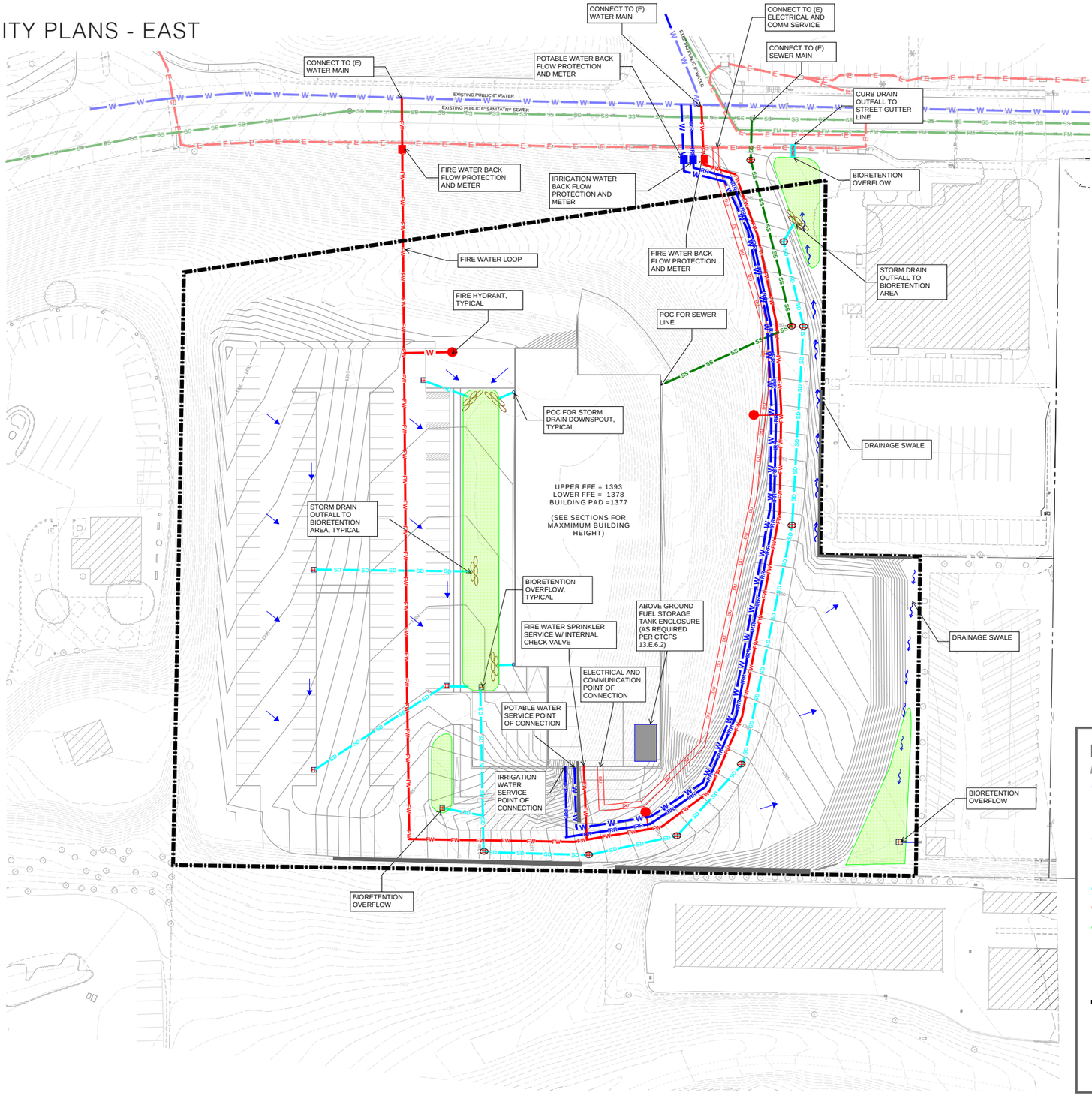
VISUAL SCREENING REQUIRED

Judges entrance and parking, and the Sallyport require visual screening from public view, and visual isolation between program functions. Refer to CTCFS Security Requirements.

1. Visually screen Judges entrance and parking from public view.
2. Visually screen Judges parking from Sallyport view
3. Visually screen Sallyport from public view.

link to CTCFS 4.E, page 4.6

Exhibit 3 UTILITY PLANS - EAST



NOTES

1) LOCATION OF ALL WATER METER AND BFP TO BE COORDINATED WITH CITY TO ENSURE ACCESS TO METER AND BFP.

2) STORM DRAIN SYSTEM SHALL BE DESIGNED AND COMPLY WITH THE LAKE COUNTY HYDROLOGY DESIGN STANDARDS.

3) SITE DESIGN TO MITIGATE FOR THE WATER QUALITY STORM EVENT PER CITY REQUIREMENTS. BEST MANAGEMENT PRACTICES (BMPS), SUCH AS BIORETENTION, SHALL FOLLOW GUIDELINES SET FORTH IN THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK, AND COMPLY WITH CITY ORDINANCE 853.

4) SITE SHALL BE DESIGNED TO CARRY THE 10-YEAR STORM WITHIN THE STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEMS SHOULD BE DESIGNED WITH NO SURCHARGING AT THE DESIGN FLOW. CULVERT INLETS MAY BE SURCHARGED TO EFFICIENTLY USE THE CULVERT. TO REDUCE ROUTINE MAINTENANCE, FACILITIES SHOULD BE DESIGNED WITH A SELF-CLEANSING VELOCITY OF 3 FEET PER SECOND.

5) SITE DESIGN SHALL INCORPORATE BEST PRACTICES TO PREVENT THE INUNDATION OF THE BUILDING AND OTHER IMPROVEMENTS. THESE INCLUDE BUT ARE NOT LIMITED TO GRADING AWAY FROM BUILDING, PROVIDING DRAINAGE OVERLAND RELEASE, AND FOUNDATION DRAINAGE AS NEEDED.

6) EROSIVE VELOCITIES IN UNLINED CHANNELS AND CULVERT OUTLETS SHOULD BE MINIMIZED, OR EROSION RESISTANT LINING PROVIDED.

7) FOUNDATION SUBDRAINAGE WITH VAPOR BARRIER SHALL BE PROVIDED AROUND THE NEW BUILDING EXTERIOR PER GEOTECHNICAL RECOMMENDATIONS TO ENSURE THERE IS NO HYDROSTATIC PRESSURE BUILD UP ALONG THE WALLS OF THE BUILDING AND THE EXTERIOR IS MOISTURE PROOFED.

LEGEND

EXISTING

- (E) POTABLE WATER
- (E) SANITARY SEWER
- (E) SANITARY SEWER FORCE MAIN
- (E) STORMWATER
- (E) ELECTRICAL
- (E) PT & T
- PROPERTY LINE

- (P) POTABLE WATER
- (P) IRRIGATION WATER
- (P) FIRE WATER
- (P) SANITARY SEWER
- (P) STORMWATER
- (P) DRY UTILITIES
- (P) SWALE
- (P) DRAINAGE ARROW
- (P) DOWNSPOUT
- (P) JUNCTION BOX
- (P) CATCH BASIN
- (P) HYDRANT
- (P) BACK FLOW PREVENTER

SHERWOOD DESIGN ENGINEERS
2548 Mission Street
San Francisco, CA 94110
www.sherwoodengineers.com

SITE EAST

LAKEPORT COURTHOUSE
675 LAKEPORT BLVD, LAKEPORT, CA

NORTH 0 15' 30' 60'

January 2022

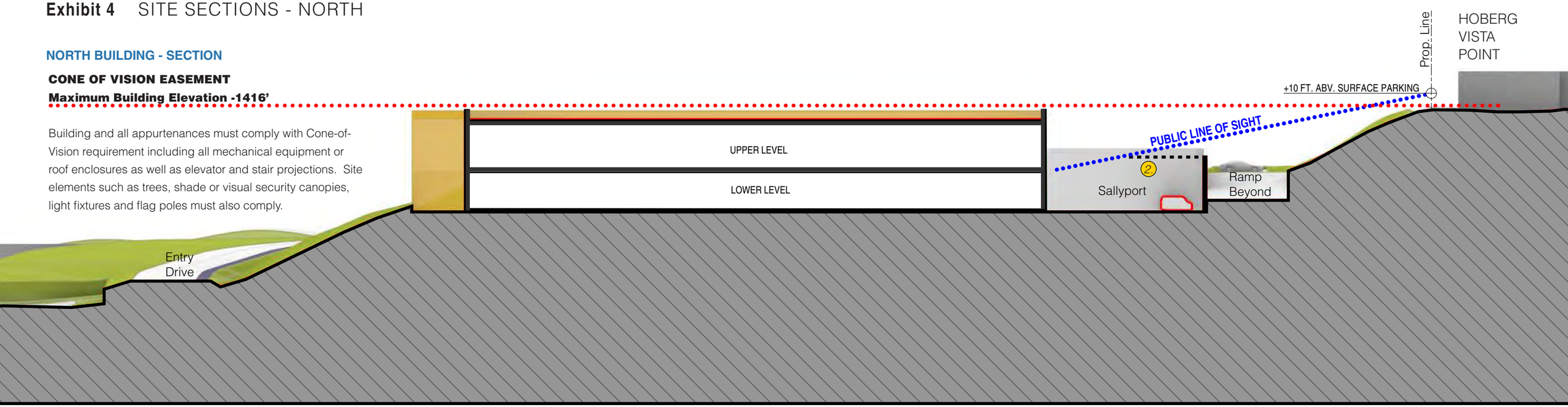
Exhibit 4 SITE SECTIONS - NORTH

NORTH BUILDING - SECTION

CONE OF VISION EASEMENT

Maximum Building Elevation -1416'

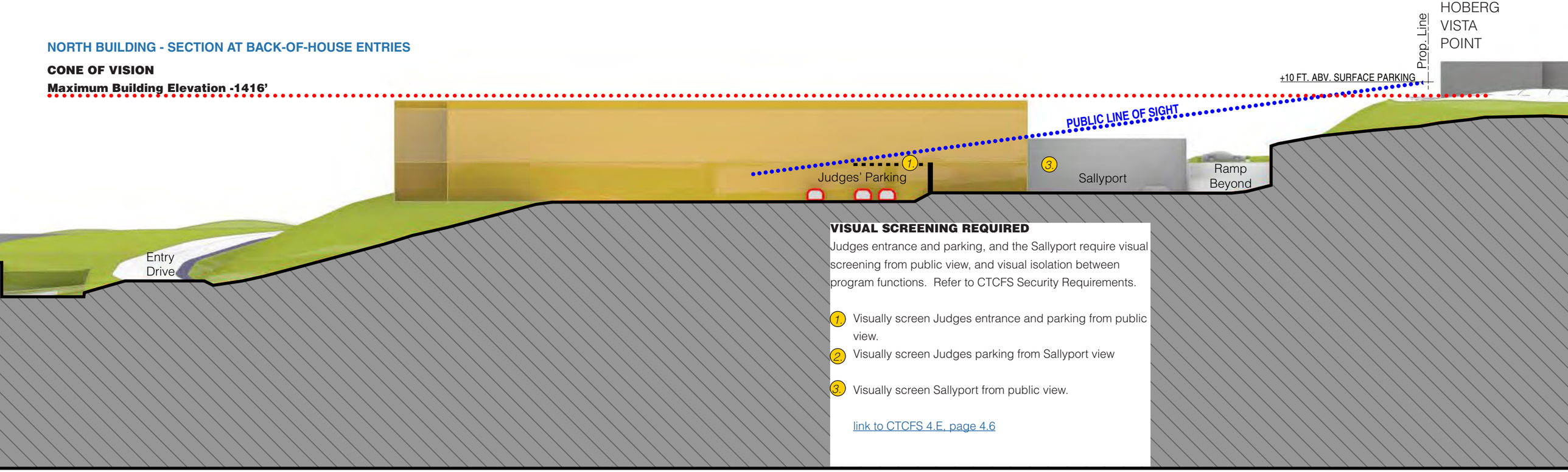
Building and all appurtenances must comply with Cone-of-Vision requirement including all mechanical equipment or roof enclosures as well as elevator and stair projections. Site elements such as trees, shade or visual security canopies, light fixtures and flag poles must also comply.



NORTH BUILDING - SECTION AT BACK-OF-HOUSE ENTRIES

CONE OF VISION

Maximum Building Elevation -1416'



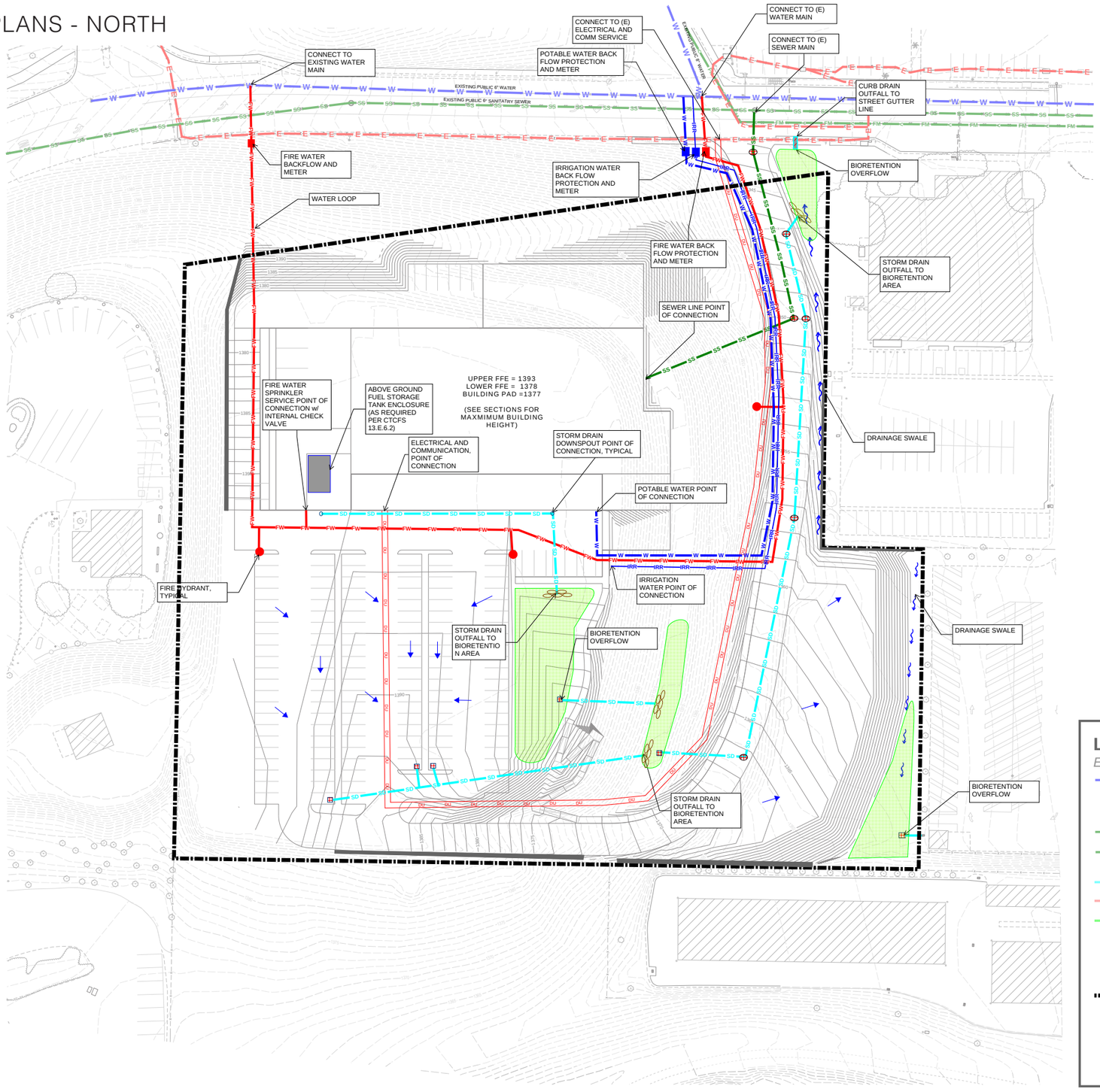
VISUAL SCREENING REQUIRED

Judges entrance and parking, and the Sallyport require visual screening from public view, and visual isolation between program functions. Refer to CTCFS Security Requirements.

1. Visually screen Judges entrance and parking from public view.
2. Visually screen Judges parking from Sallyport view
3. Visually screen Sallyport from public view.

link to CTCFS 4.E, page 4.6

Exhibit 5 UTILITY PLANS - NORTH



NOTES

1) LOCATION OF ALL WATER METER AND BFP TO BE COORDINATED WITH CITY TO ENSURE ACCESS TO METER AND BFP.

2) STORM DRAIN SYSTEM SHALL BE DESIGNED AND COMPLY WITH THE LAKE COUNTY HYDROLOGY DESIGN STANDARDS.

3) SITE DESIGN TO MITIGATE FOR THE WATER QUALITY STORM EVENT PER CITY REQUIREMENTS. BEST MANAGEMENT PRACTICES (BMPS), SUCH AS BIORETENTION, SHALL FOLLOW GUIDELINES SET FORTH IN THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK, AND COMPLY WITH CITY ORDINANCE 853.

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LEGEND

EXISTING

- (E) POTABLE WATER
- (E) SANITARY SEWER
- (E) SANITARY SEWER FORCE MAIN
- (E) STORMWATER
- (E) ELECTRICAL
- (E) PT & T
- PROPERTY LINE

- (P) POTABLE WATER
- (P) IRRIGATION WATER
- (P) FIRE WATER
- (P) SANITARY SEWER
- (P) STORMWATER
- (P) DRY UTILITIES
- (P) SWALE
- (P) DRAINAGE ARROW
- (P) DOWNSPOUT
- (P) JUNCTION BOX
- (P) CATCH BASIN
- (P) HYDRANT
- (P) BACK FLOW PREVENTER

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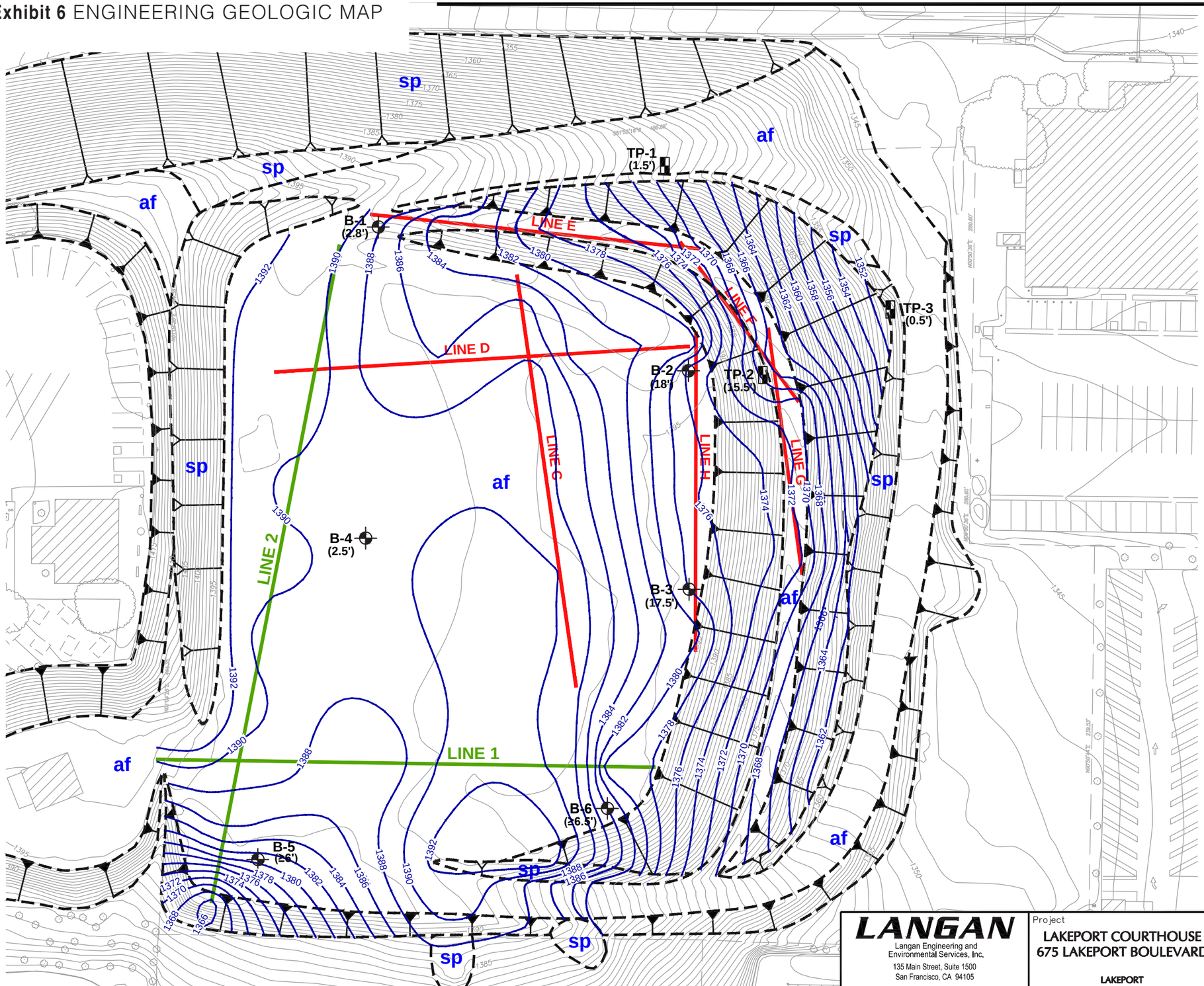
SITE NORTH

LAKEPORT COURTHOUSE
675 LAKEPORT BLVD, LAKEPORT, CA

NORTH 0 15' 30' 60'

January 2022

Exhibit 6 ENGINEERING GEOLOGIC MAP



EXPLANATION

- B-1 — Approximate location of boring by Treadwell & Rollo, November 2011
- TP-1 — Approximate location of test pit by Treadwell & Rollo, November 2011
- Seismic refraction line by Langan Treadwell Rollo, January 2015
- Seismic refraction line by Langan, December 2021
- af — Artificial fill
- sp — Serpentinite bedrock
- Geologic contact, dashed where approximate
- Fill slope
- Cut slope
- 1390 — Top of bedrock elevation contour (feet, NGVD 29 datum)
- 1350 — Ground surface elevation contour (NGVD 29 datum)
- (2.5) — Depth to bedrock (feet)

Reference: Base map from a drawing titled "Architectural Site Plan, Lakeport Courthouse, Lakeport, CA," by Mark Cavagnero Associates, 100% Schematic Design, dated 19 December 2011. Elevations reference National Geodetic Vertical Datum of 1929 (NGVD 29).

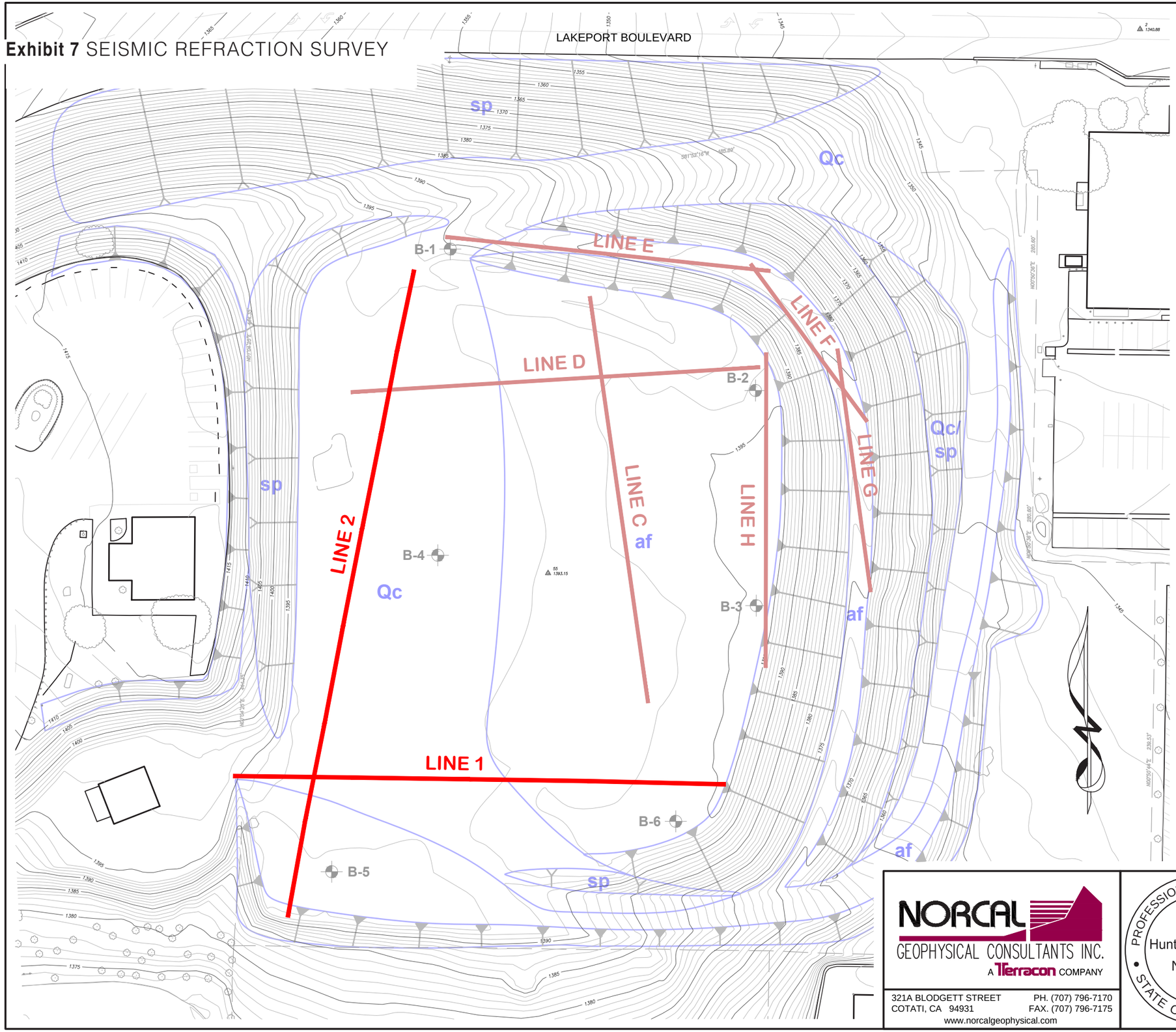
0 60 Feet

Approximate scale

LANGAN Langan Engineering and Environmental Services, Inc. 135 Main Street, Suite 1500 San Francisco, CA 94105 T: 415.955.5200 F: 415.955.5201 www.langan.com	Project LAKEPORT COURTHOUSE 675 LAKEPORT BOULEVARD LAKEPORT LAKE COUNTY CALIFORNIA	Figure Title ENGINEERING GEOLOGIC MAP AND TOP OF BEDROCK ELEVATION CONTOURS	Project No. 731563903 Date 01/07/2022 Drawn By AG Checked By EA	Figure No. 2

Filename: C:\bms\langan-pw-01\d0118550\FG01-731563903-B-SP0101.dwg Date: 1/13/2022 Time: 08:58 User: agekas Style Table: Apple LaserWriter 8500.ctb Layout: GEO MAP

Exhibit 7 SEISMIC REFRACTION SURVEY



VICINITY MAP

SCALE
0 60 120
(1 inch = 60 feet)

LEGEND

	SEISMIC REFRACTION LINE (PHASE 2 - 2022)
	SEISMIC REFRACTION LINE (PHASE 1 - 2015)
	LANGAN TREADWELL ROLLO BORING (2011)
af	ARTIFICIAL FILL
Qc	COLLUVIUM/TOPSOIL
sp	SERPENTINITE BEDROCK

NOTE: BASE MAP PROVIDED BY LANGAN (2015)

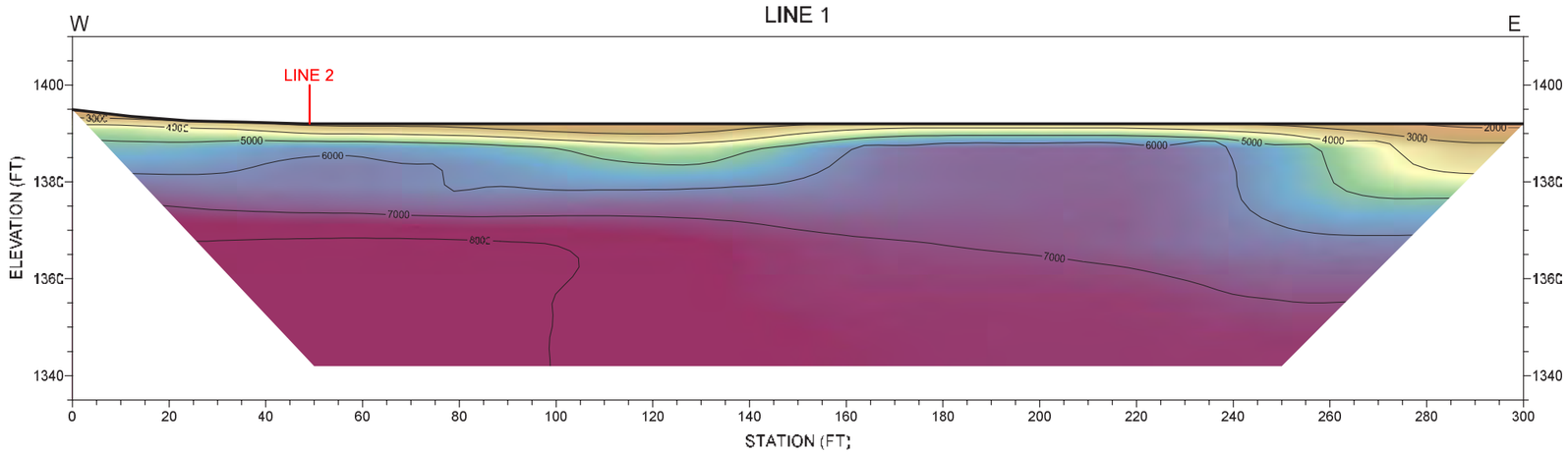
NORCAL GEOPHYSICAL CONSULTANTS INC.
A Terracon COMPANY
321A BLODGETT STREET
COTATI, CA 94931
PH. (707) 796-7170
FAX. (707) 796-7175
www.norcalgeophysical.com

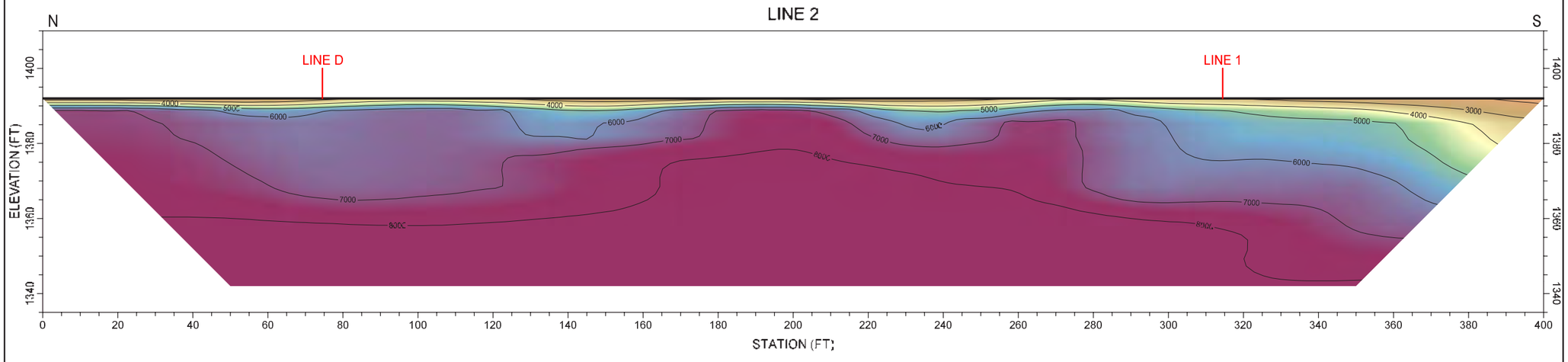
PROFESSIONAL GEOPHYSICIST
Hunter S. Philson
No. 1094
STATE OF CALIFORNIA

SITE LOCATION MAP
SEISMIC REFRACTION SURVEY - PHASE 2
LAKEPORT COURTHOUSE

LOCATION: 675 LAKEPORT BOULEVARD, LAKEPORT, CALIFORNIA		
CLIENT: LANGAN		
JOB #. NS215147	DATE: JANUARY 2022	PLATE 1
DRAWN BY: H.PHILSON	APPROVED BY: HSP	

Hunter Philson 1/6/2022





SEISMIC P-WAVE VELOCITY (FT/SEC)

2000 3000 4000 5000 6000 7000

SCALE

0 10 20 40

(1 inch = 20 feet)

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PROFESSIONAL GEOPHYSICIST
Hunter S. Philson
No. 1094
STATE OF CALIFORNIA

SEISMIC REFRACTION PROFILES - PHASE 2
LINES 1 & 2
LAKEPORT COURTHOUSE

LOCATION: 675 LAKEPORT BOULEVARD, LAKEPORT, CALIFORNIA
CLIENT: LANGAN
JOB #: NS215147 | DATE: JANUARY 2022 | PLATE 2
DRAWN BY: H.PHILSON | APPROVED BY: HSP
1/6/2022

Superior Court of California, County of Lake

New Lakeport Courthouse

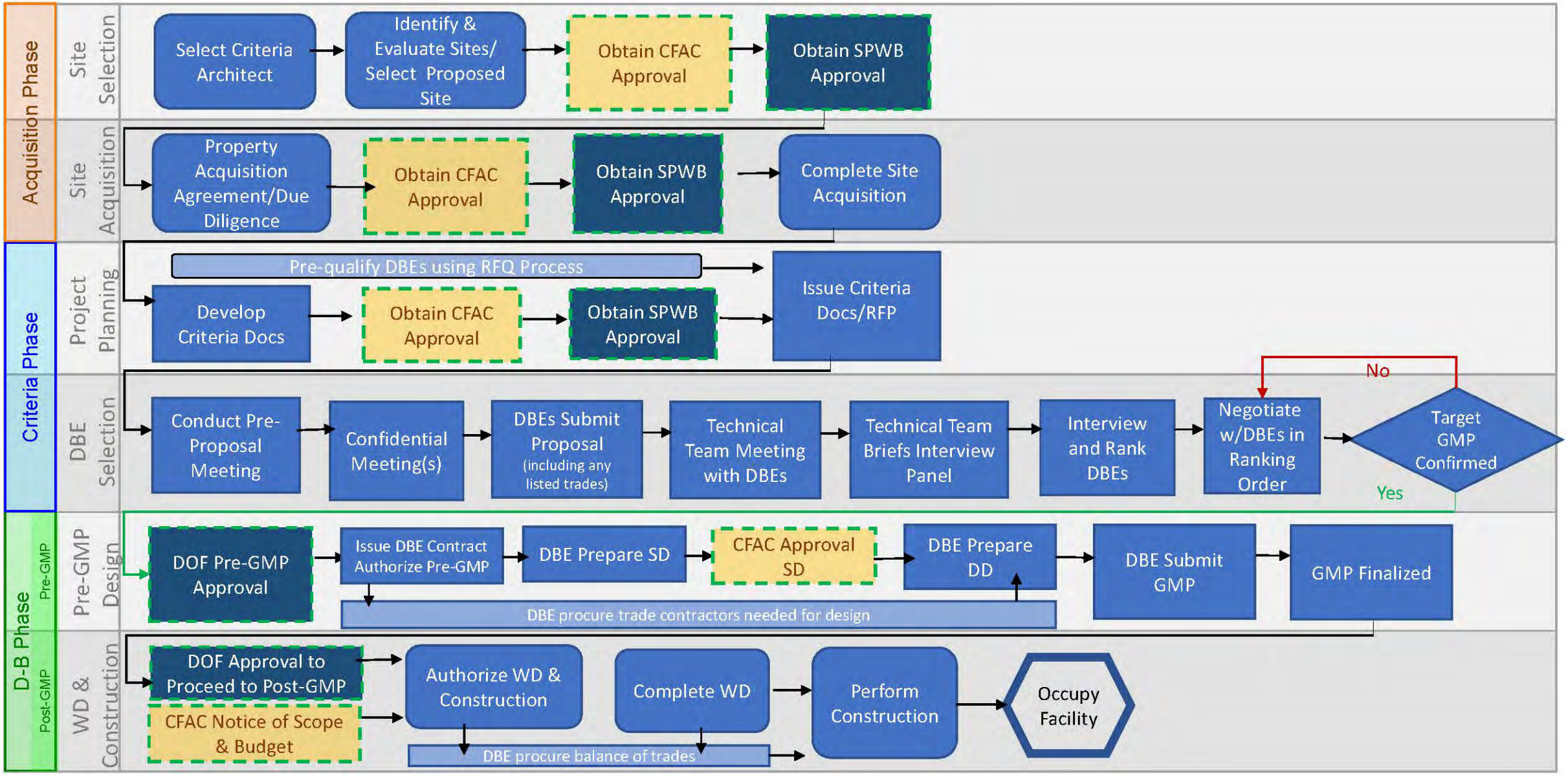
CFAC Project Review

Performance Criteria Phase
Performance Criteria Review
February 7, 2022

JUDICIAL COUNCIL OF CALIFORNIA
ADMINISTRATIVE DIVISION
FACILITIES SERVICES

JCC D-B Process Outline

November 02, 2021



Project Overview

Meets Scope, Schedule & Budget

County:	Lake
Courtrooms:	4
Area:	46,000 sf
Project Cost:	$73.1 M
Criteria Architect:	Moore Ruble Yudell
CMA:	TBD
DBE:	TBD
Delivery Method:	Design-Build
Est. DBE Start:	6/2/2022
Est. Completion:	9/14/2025

Criteria Documents

- Site
- Architectural Program
- Conceptual Site Layout
- Blocking and Stacking Diagram
- California Trial Court Facilities Standards (CTCFS)
- Project Specific Restrictions, Additions, Deviations to the CTCFS
- Threat and Vulnerability Report
- Geotechnical Report Updates (for reference)
- California Environmental Quality Act Report / Mitigated Negative Declaration Updates
- Division 1 Specifications
- Project Cost Model / Target Guaranteed Maximum Price

Program

- Updated per CA Trial Courts Standards
- Confirmed Program Areas / Quantities with the Court

Superior Court of California, County of Lake
New Lakeport Courthouse

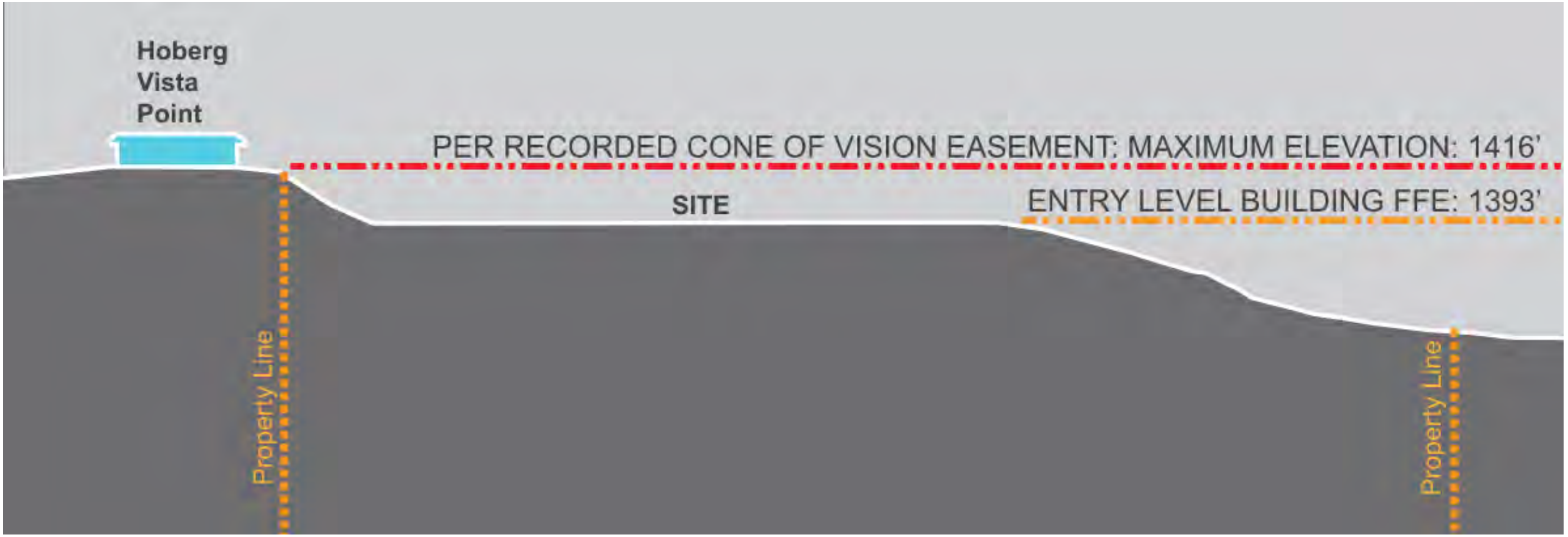
#	Description		Final Staff	Final Ctrms	Final DGSF
1.0	Public Area: Entry Lobby & Security Screening		1		1,680
2.0	Court Sets		4	4	13,685
3.0	Judicial Chambers		11		3,406
4.0	Clerk		29		4,540
5.0	Self Help & Mediation		5		1,548
6.0	Administration		6		1,656
7.0	Jury Services		-		2,160
8.0	Central Holding		-		1,452
9.0	Building Support		-		2,445
Subtotal			**56**	**4**	**32,571**
Gross Area Factor 40%*				40%	13,029
TOTAL PROJECTED GROSS SQUARE FEET					**45,600**

Notes: * Gross Building Area to be calculated per 2.C in the CTCFS.

45,600 Gross Area

Site Overview

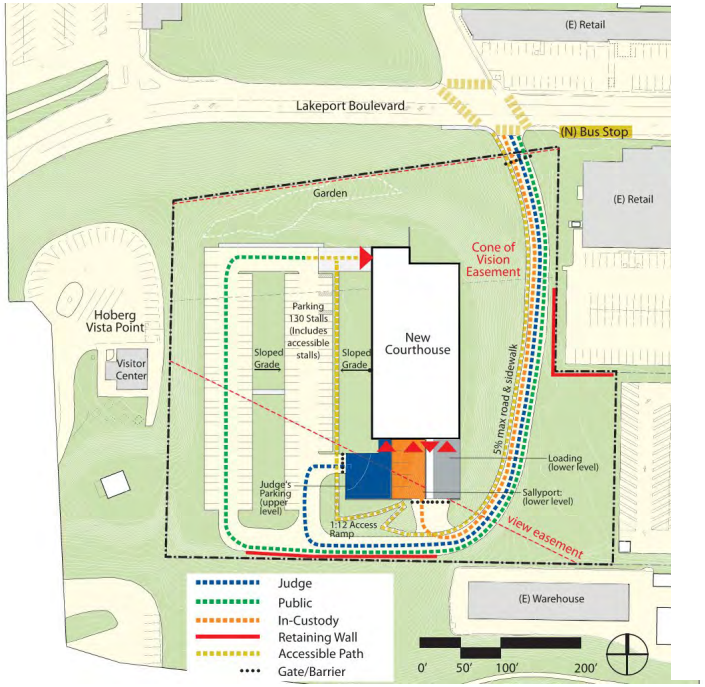
- Sloping Site / With “Flat” Pad
- Cone of Vision Easement



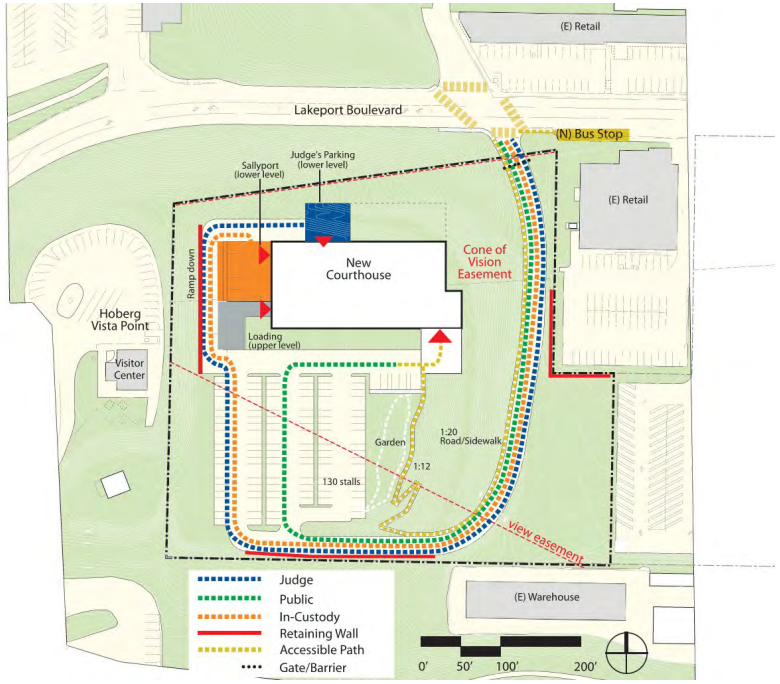
View Easement

View from Hoberg Vista Point

Site Options



East Option



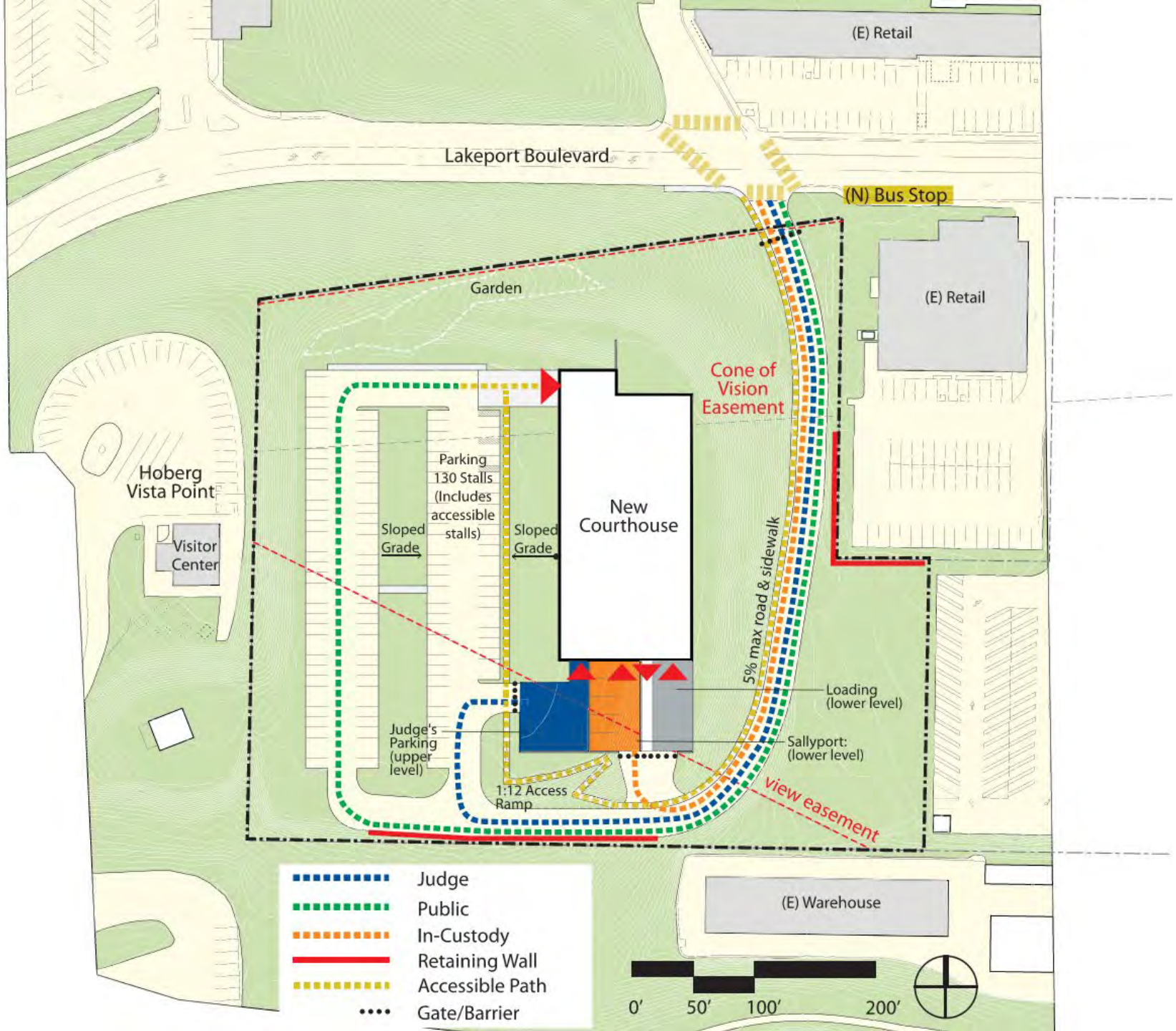
North Option

- Cone of Vision Easement
- Site Accessibility
- Grading / Storm Water
- Public, Judicial and In-Custody Circulation

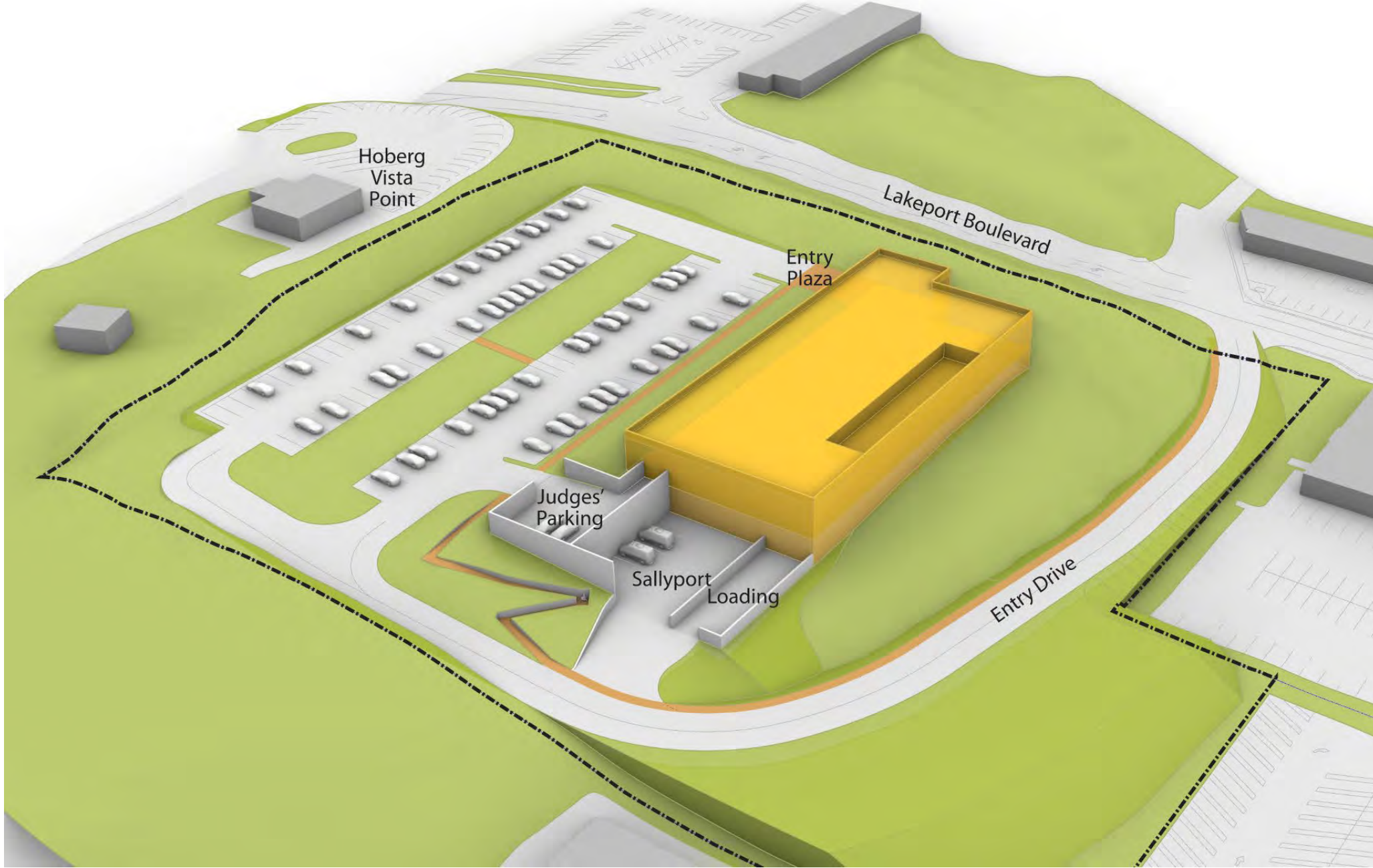
10.0 New Lakeport Courthouse Site Requirements				
#	Description		Number	NSF
A	Public Parking		130	
B	Judicial Parking		6	
C	Secured Van Stall Waiting/Parking		3	
D	Vehicular Sallyport Loading Staging Area		4	
E	Loading/Receiving Landing Area			To be determined
F	Staff Outdoor Break Area			400 to 500

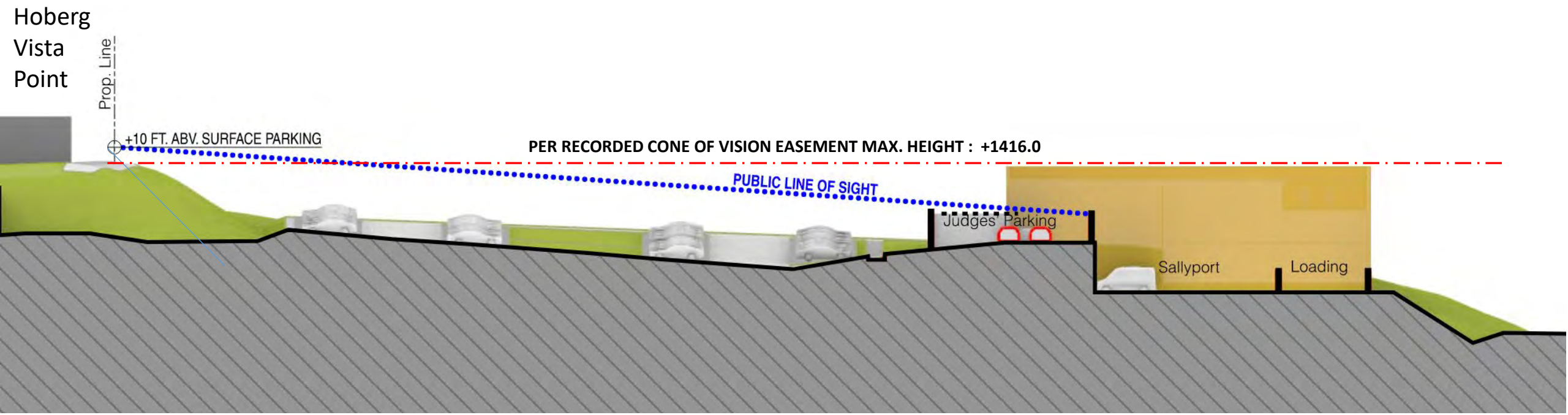
East Option

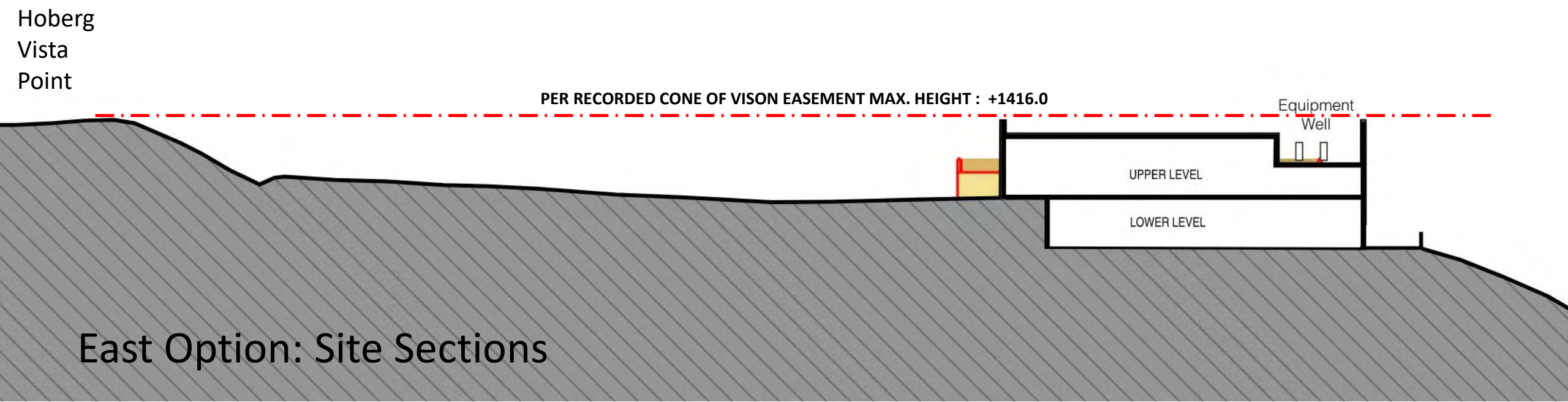
Site Plan



East Option
Looking North



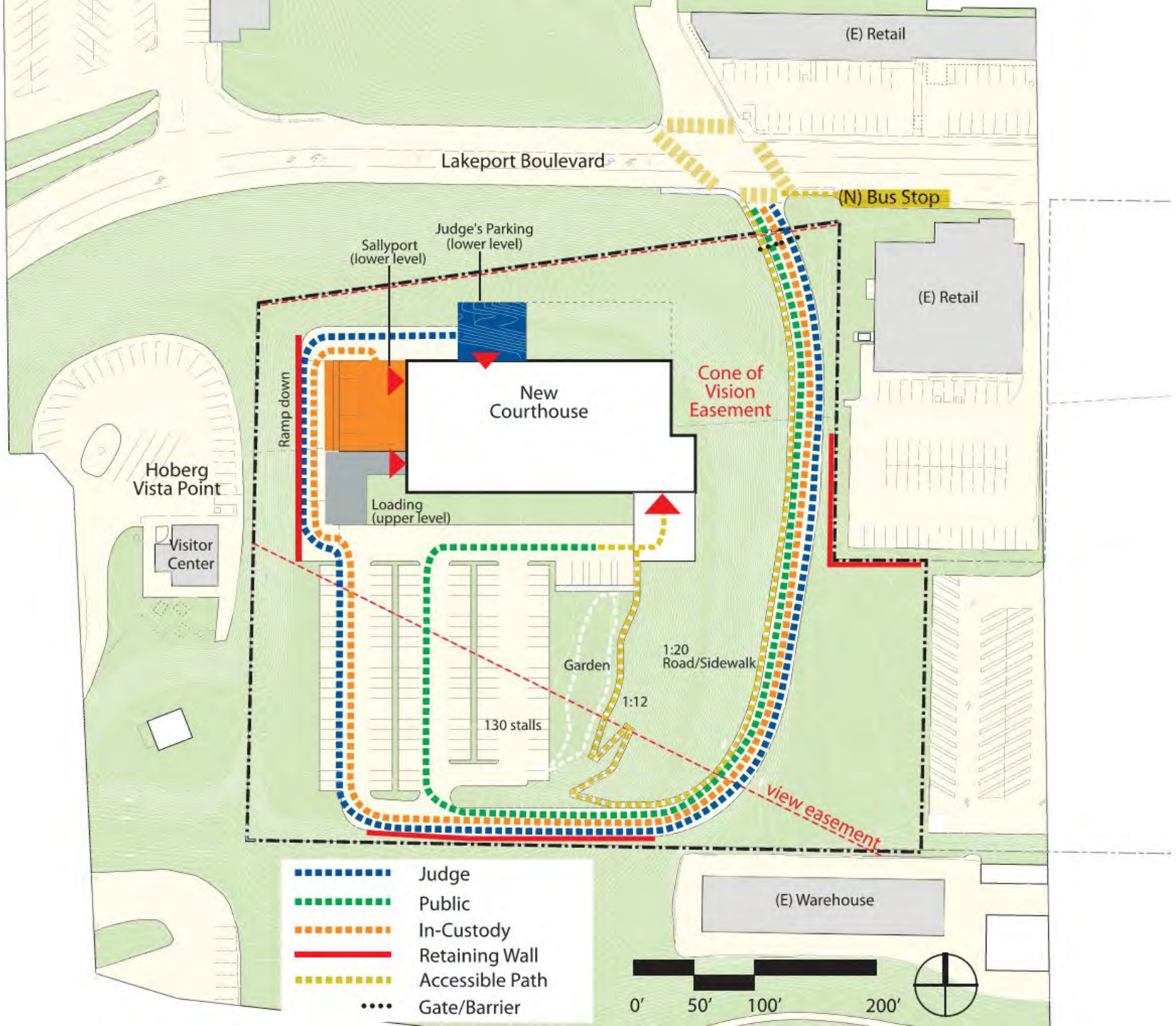




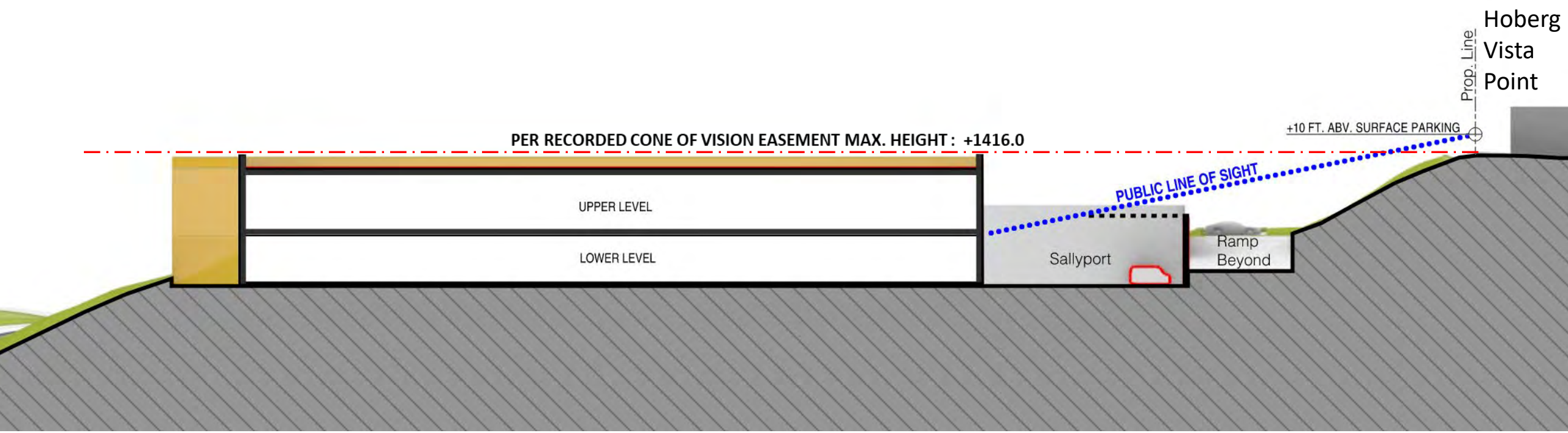
East Option: Site Sections

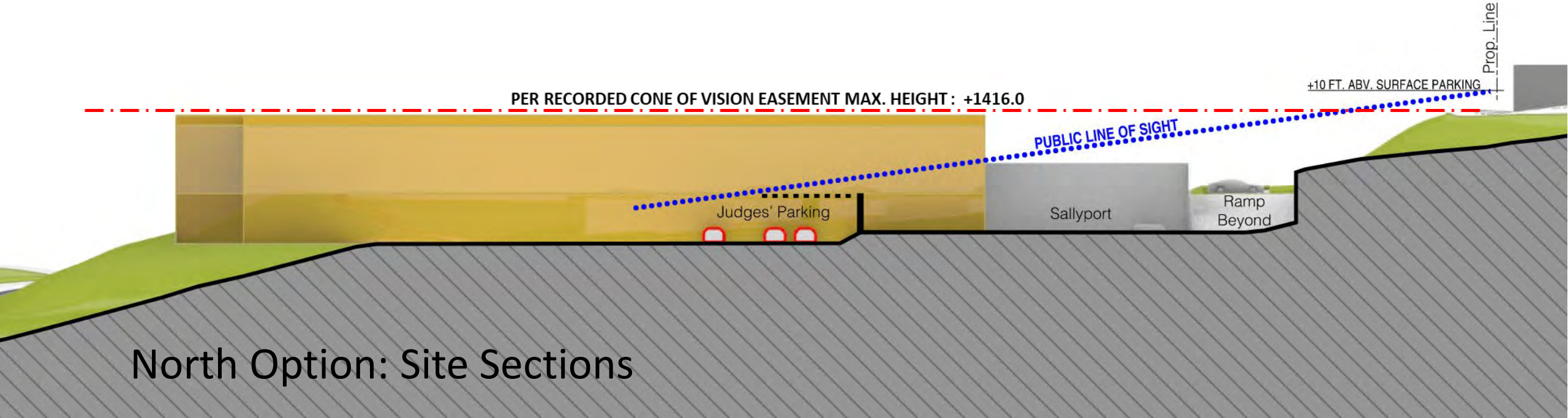
North Option

Site Plan



North Option
Looking North

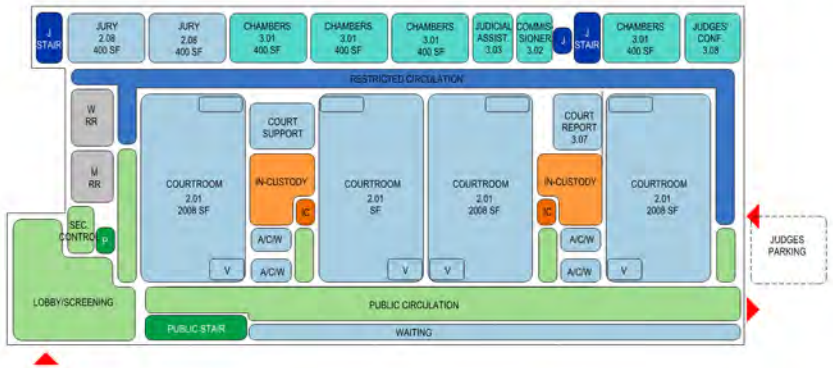


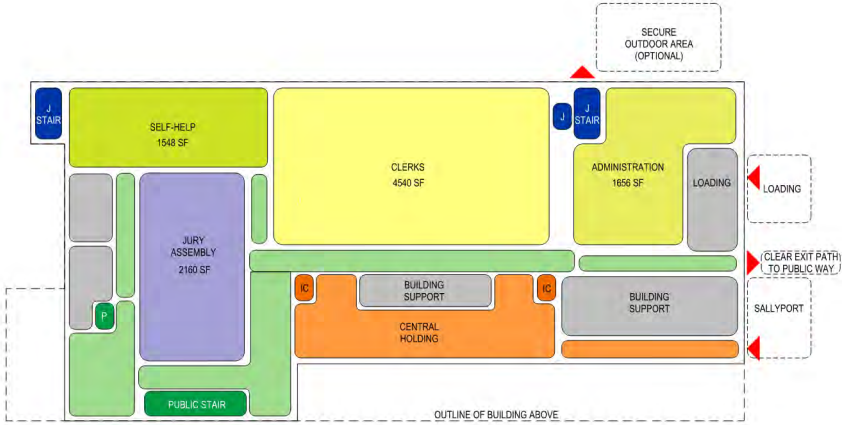


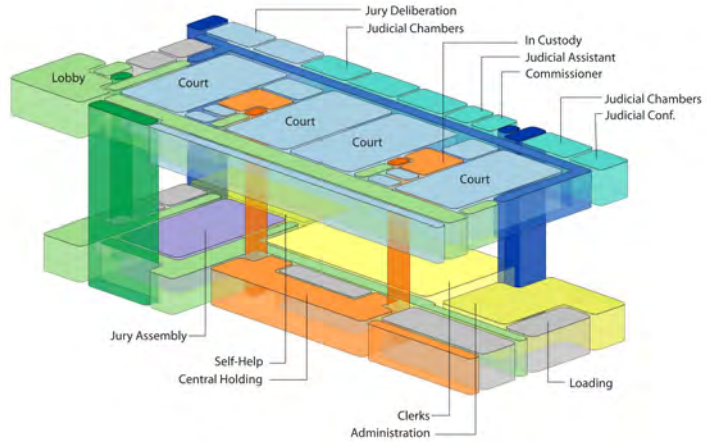
North Option: Site Sections

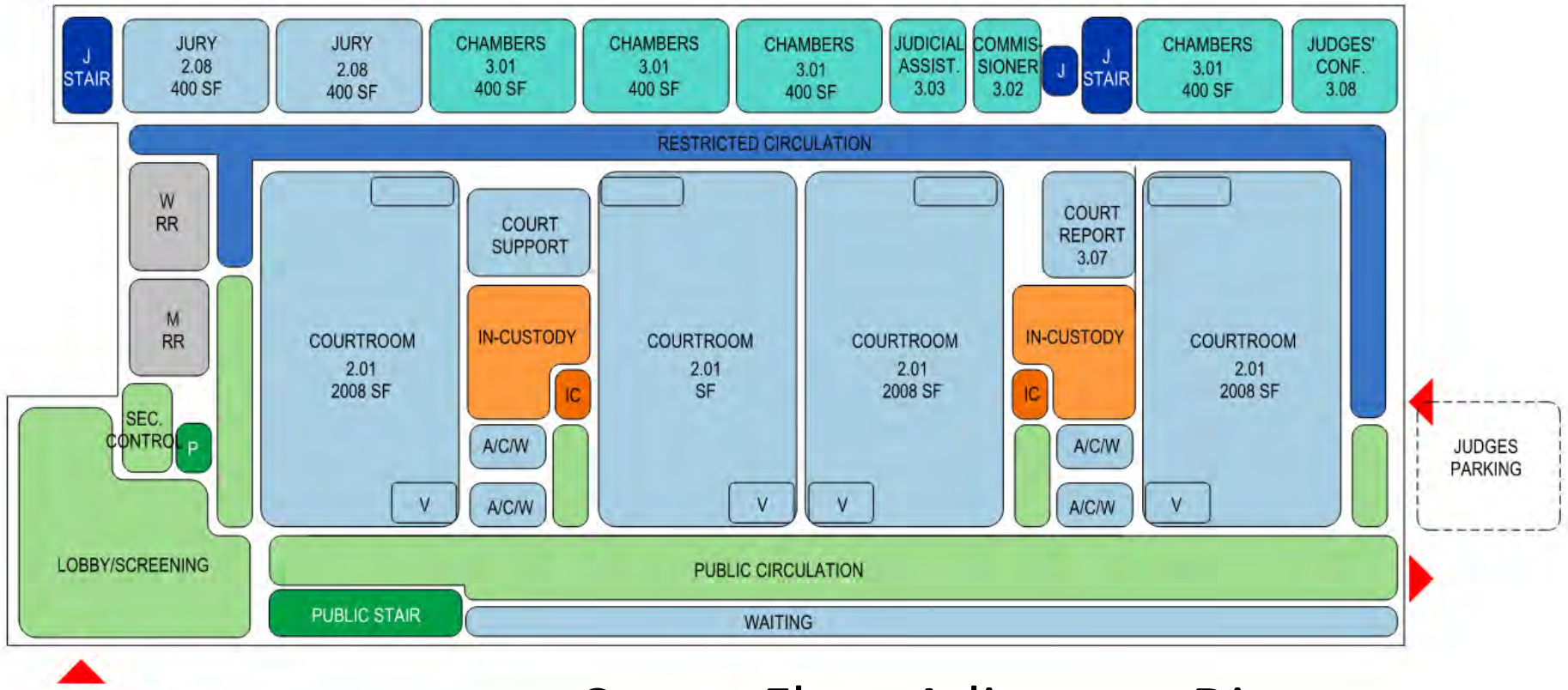
Blocking and Stacking

- Efficient 4 Courts /Chambers per Floor
- Tested Areas, Stacking and Adjacencies
- Public, Judicial and In-Custody Circulation





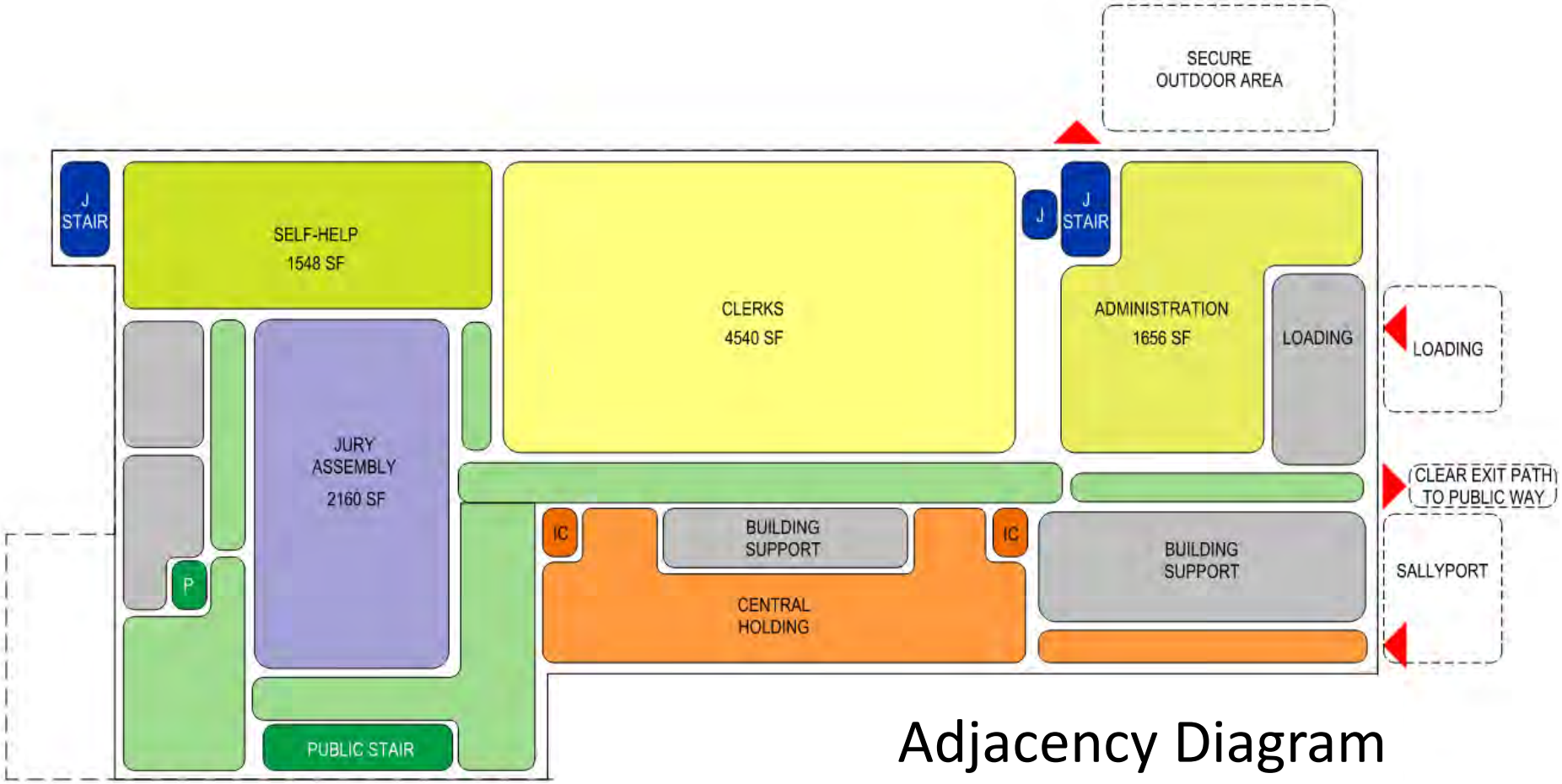




Courts Floor Adjacency Diagram

Main Entry Floor

- PUBLIC CIRCULATION
- PUBLIC VERTICAL CIRCULATION
- RESTRICTED CIRCULATION
- RESTRICTED VERTICAL CIRCULATION
- SECURE VERTICAL CIRCULATION
- COURT
- JUDICIAL CHAMBERS
- CLERKS
- SELF HELP/MEDIATION
- ADMINISTRATION
- JURY SERVICES
- CENTRAL HOLDING
- BUILDING SUPPORT

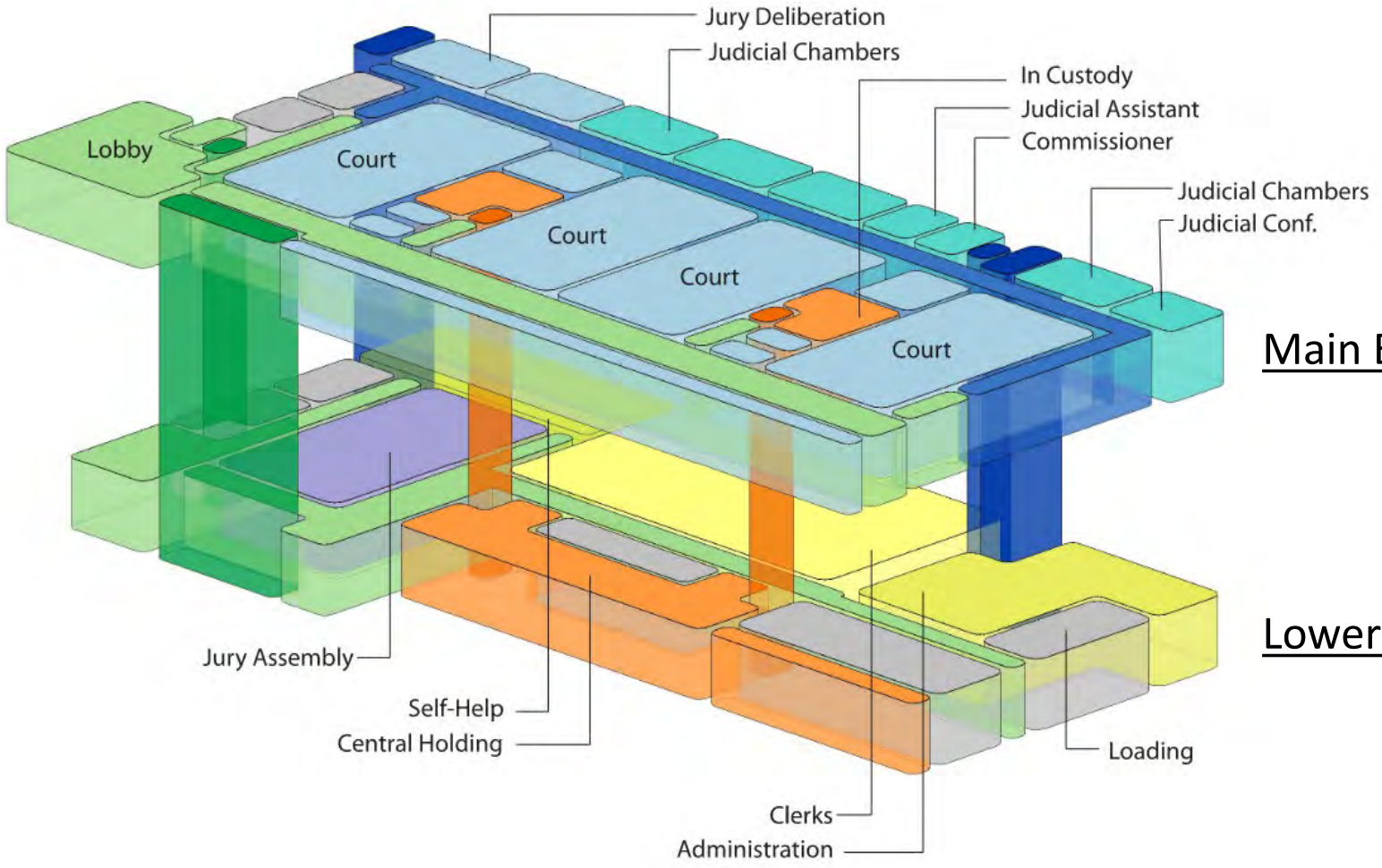


Adjacency Diagram

PUBLIC CIRCULATION
PUBLIC VERTICAL CIRCULATION
RESTRICTED CIRCULATION
RESTRICTED VERTICAL CIRCULATION
SECURE VERTICAL CIRCULATION
COURT
JUDICIAL CHAMBERS
CLERKS
SELF HELP/MEDIATION
ADMINISTRATION
JURY SERVICES
CENTRAL HOLDING
BUILDING SUPPORT

Lower Floor

Stacking Diagram



Main Entry Floor

Lower Floor

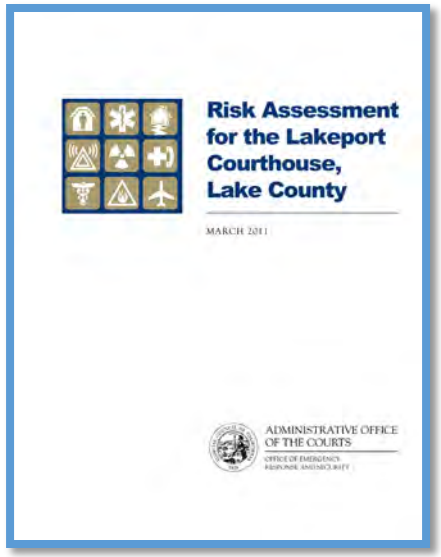
California Trial Court Facilities Standards

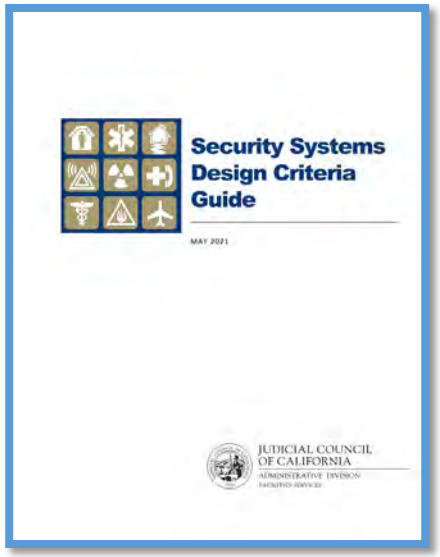
- Basis of Design
- Current Codes / Standards
- Restrictions / Additions / Deviations

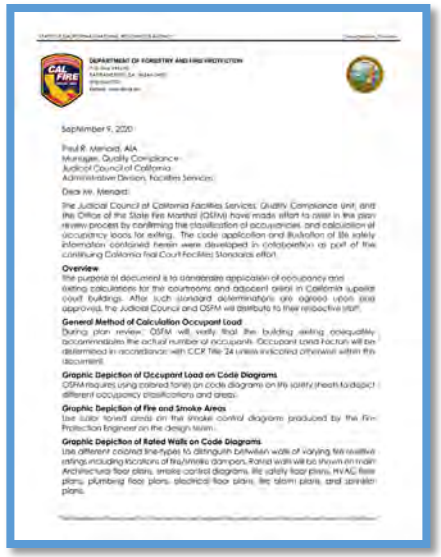
Restrictions / Additions / Deviations to CA Trial Courts Facilities Standards

- **Restrictions (62)**
  - UL Testing Requirements for All Rated Assemblies: *Exterior / Interior*
  - Assigned Testing Standards Related to Criteria: *Roof / Wall / Drainage*
  - Acoustic construction terms defined
- **Additions (11)**
  - Wider stair widths and corridor ratings to address State Fire Marshal Code interpretations and limit time and number of reviews
  - Roles and responsibilities for ATT and IT Network contractor.
  - CEQA Mitigation Measures: Air, Water & Soil Quality, Noise, Bus Stop, Crosswalk, Accessible Sidewalks, Native Planting and Cultural Resources
- **Deviations (0)**
  - None proposed

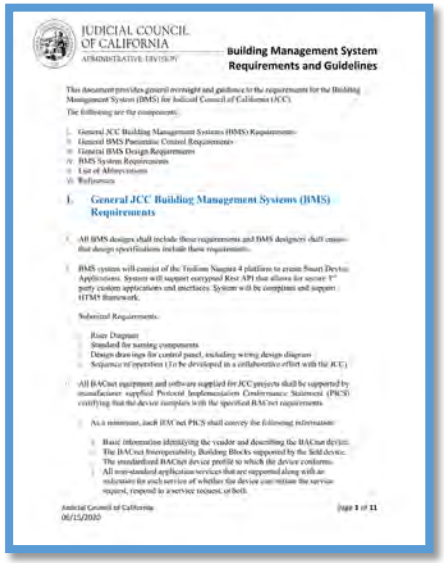
Additional Design Criteria

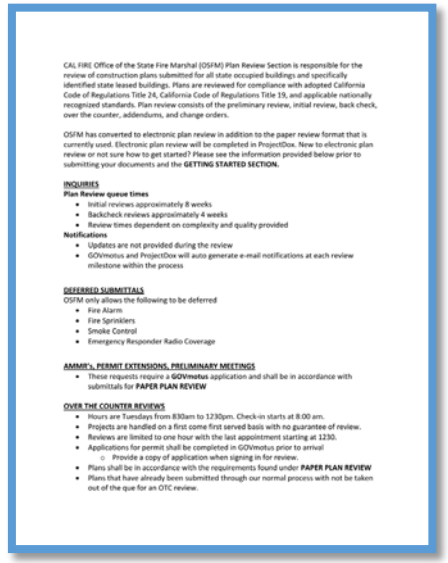






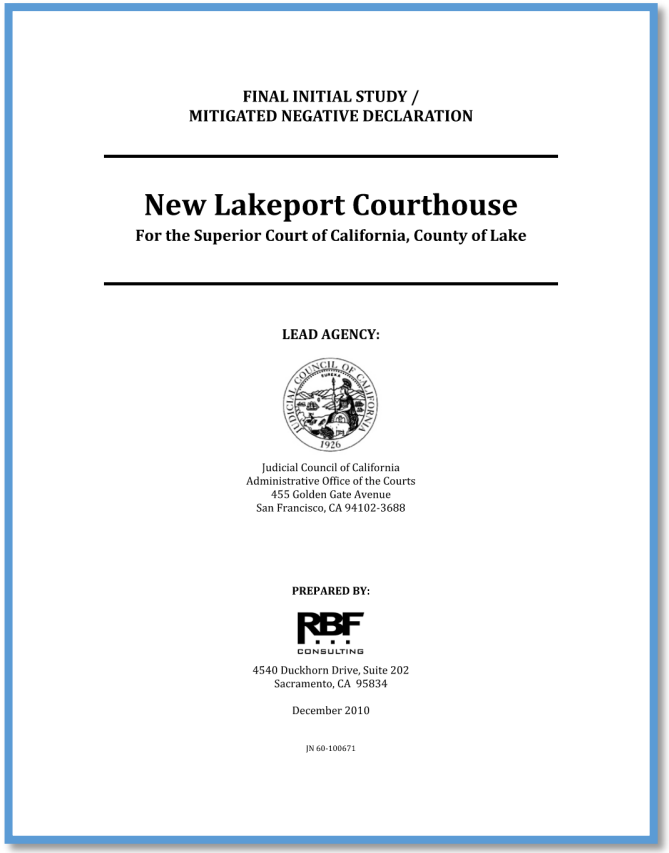
- Security
- Risk Assessment
- Supplemental (Structural) Provisions
- Building Management System
- Office of State Fire Marshal Plan Review
- Occupant Load Calculation per OSFM
- Board of State Community Corrections





Mitigated Negative Declaration

- Bus Stop / Crosswalk / Site Accessibility
- Monitoring Matrix:
- General, Water ,Soil Quality & Air Quality, Noise / Vibration / Off Site Improvements
- Biological Study in Spring ‘22
- Tribal Cultural Resources Plan



FINAL INITIAL STUDY /
MITIGATED NEGATIVE DECLARATION

New Lakeport Courthouse
For the Superior Court of California, County of Lake

LEAD AGENCY:

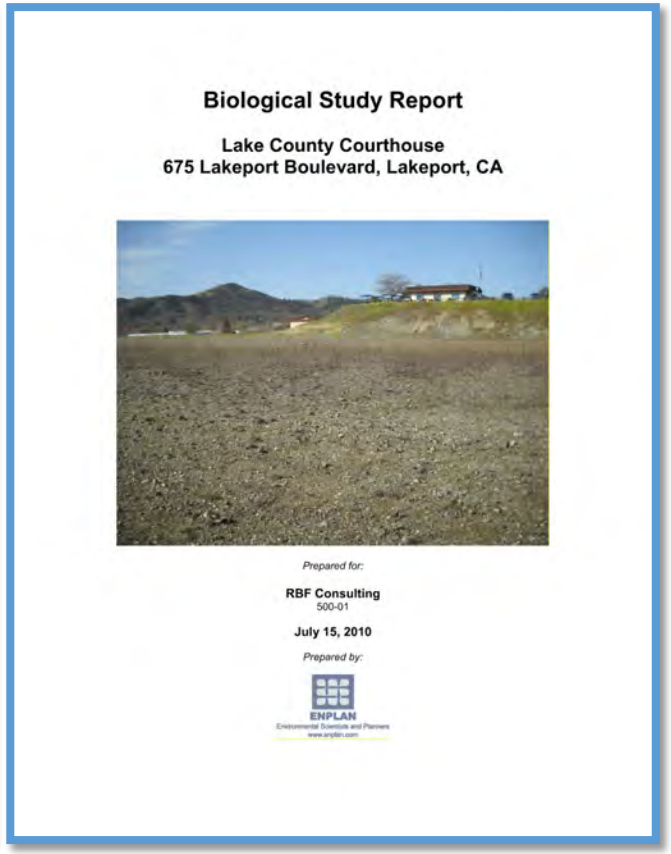
Judicial Council of California
Administrative Office of the Courts
455 Golden Gate Avenue
San Francisco, CA 94102-3688

PREPARED BY:

RBF CONSULTING
4540 Duckhorn Drive, Suite 202
Sacramento, CA 95834

December 2010

JN 60-100671



Biological Study Report

Lake County Courthouse
675 Lakeport Boulevard, Lakeport, CA

Prepared for:

RBF Consulting
500-01

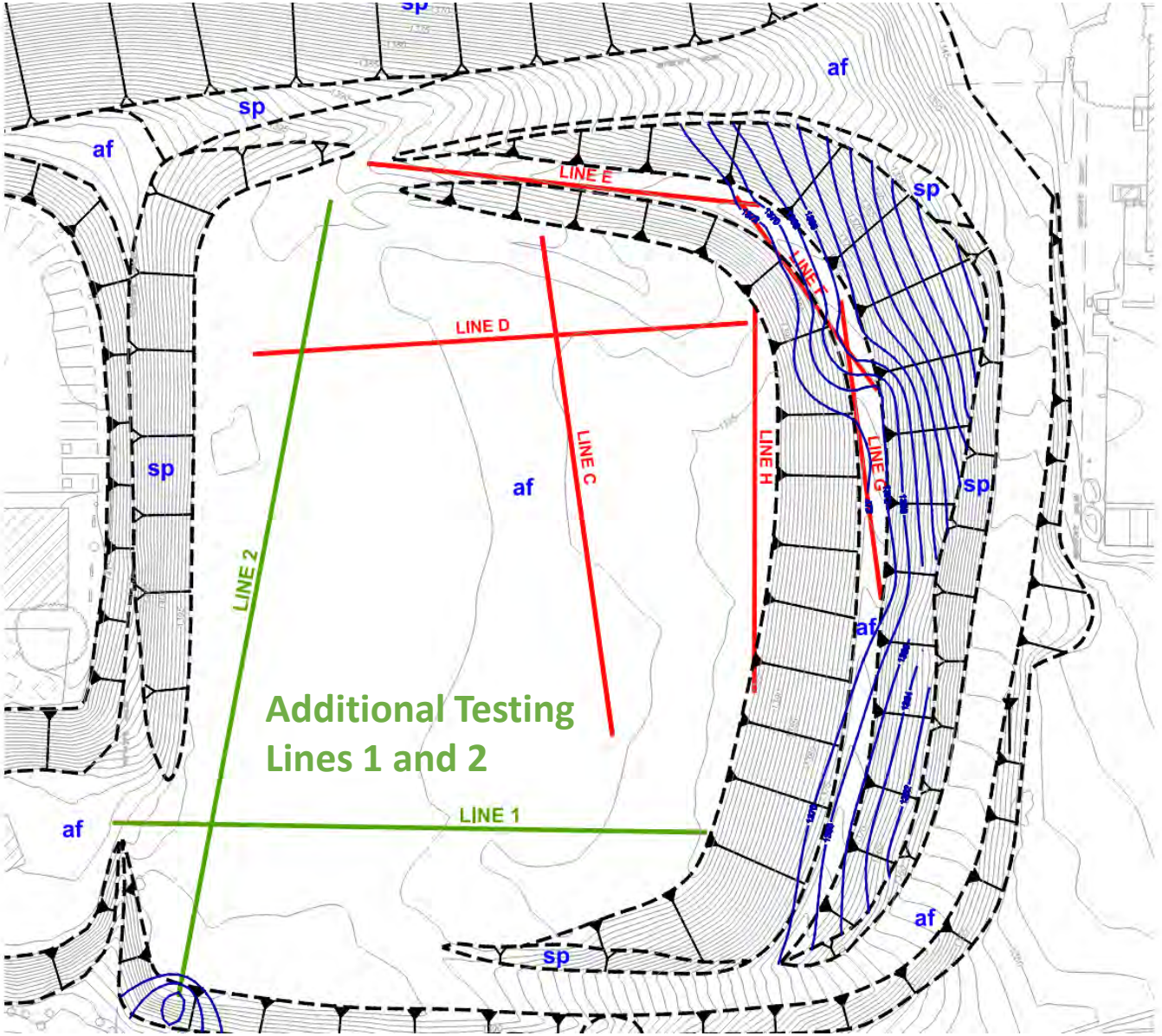
July 15, 2010

Prepared by:

ENPLAN

Geotechnical Updates

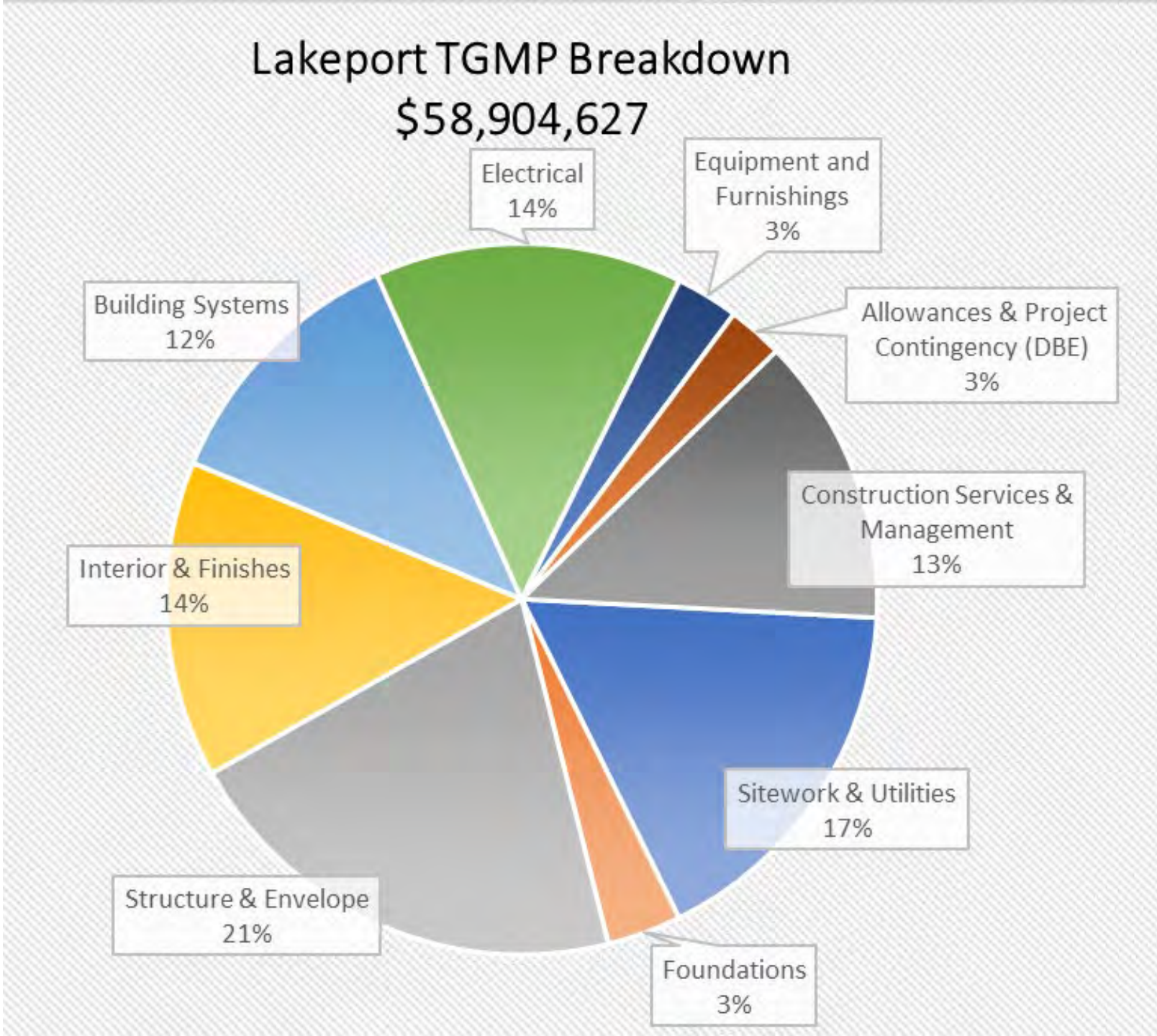
- On-Site Testing / Analysis at West and South
- Depths of Soil Types



Division 1 Specifications

Table of Contents

Target Guaranteed Maximum Price: $58,904,627



Request for CFAC Approval for
Submittal to Department of Finance *February 25, 2022*

State Public Works Board (SPWB) Meeting *April 15, 2022*

DBE RFQ

Courts Facilities Advisory Committee (*after April 15,2022*) for DBE Selection

Questions

PROGRESS REPORT

Butte County Juvenile Hall Addition & Renovation

Number of Courtrooms: 1
Gross Bldg Sqft: 600
Current Authorized Amount: $3,385,000

County: Butte
Delivery Method: Design-Bid-Build
Reporting Month: 01/2022

Owner
Judicial Council of California

Program Manager
Vanir Construction Management, Inc.

Judicial Council Project Manager
Jamie Nguyen

Architect
Dewberry Architects

CMA
Not Applicable

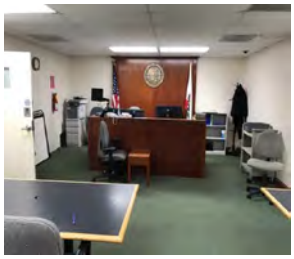
General Contractor
To Be Determined

PROJECT DESCRIPTION

The Butte County Juvenile Courthouse and Renovation project will accomplish the following immediately needed improvements to the Superior Court and enhance its ability to serve the public. The Butte County Juvenile Hall Addition and Renovation consists of an addition of 600 square feet to the existing lobby area for security screening and public waiting area for court visitors; correct non-accessible restrooms and path of travel; provide an adequate administration space for court functions; corrects non-compliant building fire, life safety code deficiencies; improve infrastructure reliability and reduce seismic risk. The improvements will reconfigure 1,300 square feet to add two 70 square feet accessible compliance restroom, build a new 80 square feet office and improve approximately 835 square feet courtroom.

PHASE SUMMARY

This project is in the Preliminary Plan Phase, which was approved by the Department of Finance July 1, 2021. The Request for Proposals for architectural services was awarded to Dewberry Architects in September 2021. The contract was executed in October 2021 and work began. The project is currently in the Schematic Design phase.



PROGRESS REPORT

Butte County Juvenile Hall Addition & Renovation

Number of Courtrooms: 1
Gross Bldg Sqft: 600
Current Authorized Amount: $3,385,000

County: Butte
Delivery Method: Design-Bid-Build
Reporting Month: 01/2022

SCHEDULE

The project is currently behind schedule as the start up process took longer than anticipated. The overall project will complete within the original time frame.

a	b	c	d	e	f	g=d-b	h=e-c	
	Approved		Actual / Forecast			Variance		Status
Phase	**Start Date**	**Finish Date**	**Start Date**	**Finish Date**	**% Comp**	**Start Date**	**Finish Date**	
Preliminary Plan	7/1/21	12/31/21	7/1/21	6/8/22	63%	0	159	✗
Working Drawings	1/3/22	12/31/22	5/19/22	12/31/22	0%	136	0	✓
Bid and Award	1/2/23	3/31/23	1/1/23	3/31/23	0%	0	0	✓
Construction	4/3/23	11/30/24	3/31/23	11/30/24	0%	(2)	0	✓
Occupancy	12/1/24	1/30/25	10/31/24	1/30/25	0%	(30)	0	✓

PRELIMINARY PLAN MILESTONES

Title	Milestone Date
Funding Authorized - Begin Schematic Design (SD)	7/1/21
100% Schematic Design Complete & Approved	2/7/22
100% Design Development Complete & Approved	4/15/22
SPWB (CCRS) approved Preliminary Plans (PP)	5/14/22

PROGRESS REPORT

Butte County Juvenile Hall Addition & Renovation

Number of Courtrooms: 1
Gross Bldg Sqft: 600
Current Authorized Amount: $3,385,000

County: Butte
Delivery Method: Design-Bid-Build
Reporting Month: 01/2022

SCOPE

The project consists of adding approximately 600 square feet (SF) for the security screening area and renovation approximately 1,300 square feet of court exclusive space. Renovation includes two 70 square feet non-accessible restrooms, a new 80 square feet office and approximately 835 square feet of courtroom space; correct existing accessibility and Fire/Life/Safety deficiencies.

No. of Courtrooms: 1 **BGSF/Courtroom:** 600

	Approved Gross (A)	Current Gross (B)	Gross KPI	Current Net (E)
Preliminary Plan - Design Development	600	600	✓	600
Working Drawings	600	600	✓	600
Construction	600	600	✓	600

BUDGET

Department of Finance approval to proceed with preliminary plan phase was approved July 2021 at $276,000. The project is currently in budget.

a	b	c	d	e=c-d	f	
Phase	Original Authorized Amount	Current Authorized Amount	Current Estimate	Variance	Expended	Status
Preliminary Plan	$275,608	$275,608	$275,608	**$0**	**$0**	✓
Working Drawings	$328,508	$328,508	$328,508	**$0**	**$0**	✓
Construction	$2,780,783	$2,780,783	$2,780,783	**$0**	**$0**	✓
Total	**$3,384,899**	**$3,384,899**	**$3,384,899**	**$0**	**$0**	✓
Total (Rounded)	**$3,385,000**	**$3,385,000**	**$3,385,000**	**$0**	**$0**	

Superior Court of California, County of Butte

Butte Juvenile Hall Addition and Renovation

CFAC Project Review

Preliminary Plan Phase
100% Schematic Design Review
February 7, 2022

JUDICIAL COUNCIL OF CALIFORNIA

Overview

1. Project Summary
2. Space Program Compliance
3. Site and Building Design
4. Building Systems
5. Cost Estimate
6. Next Steps

Project Summary

Summary Report

Addition and Renovation of the 1 story Juvenile Hall

- 25,783 sf County Juvenile Hall building
- 1,292 sf Court exclusive space, 6.24% Judicial Council equity
  - 1 courtroom, waiting area, 1 conference room, 2 restrooms
- Work to occur in Court exclusive space only

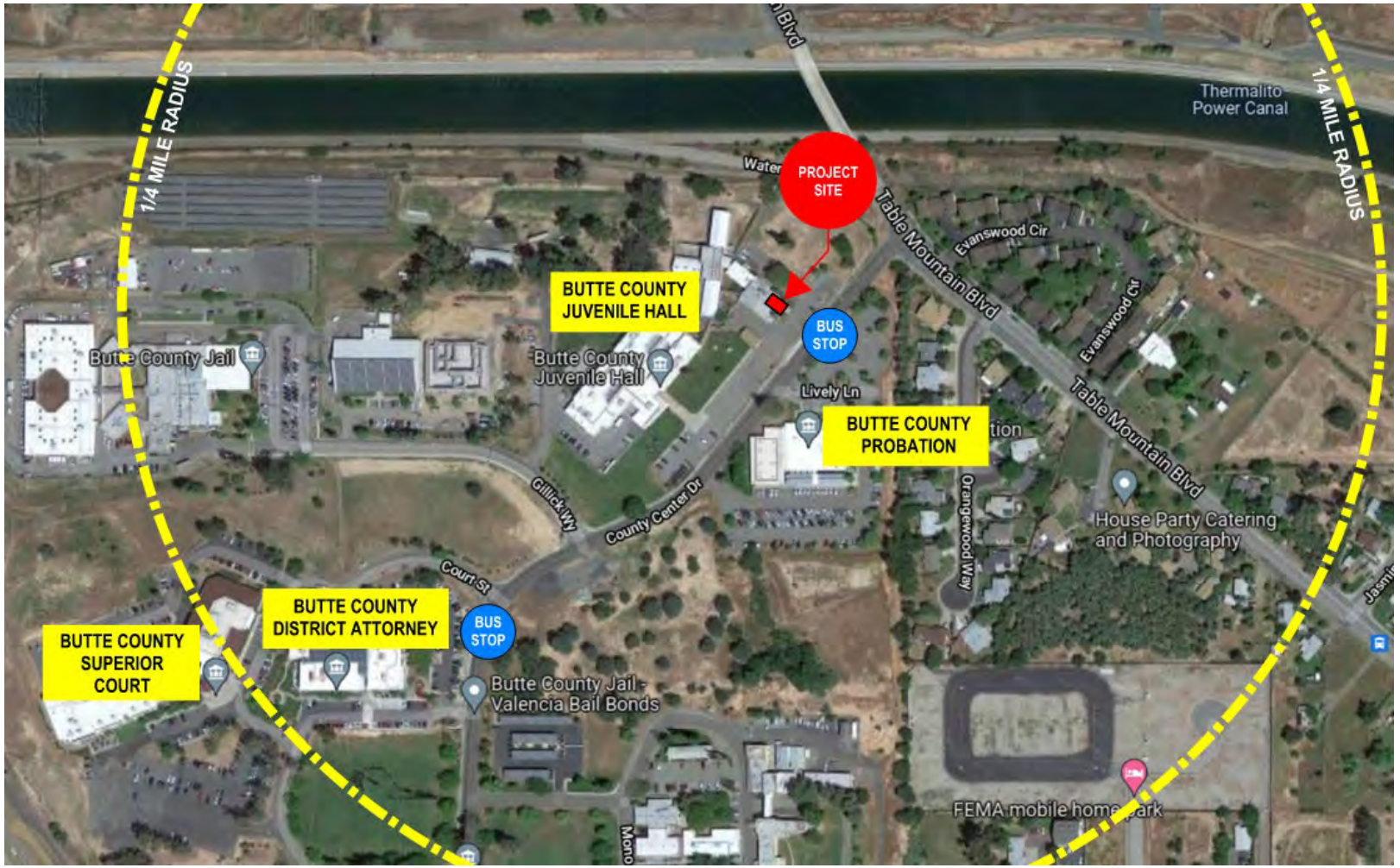
Improve security and overall conditions of court space

- Add 600 square feet to entry for security screening and waiting area
- Expand existing courtroom to meet accessibility and code requirements
- Build 1 new accessible and code compliant conference room
- Build 2 new accessible and code compliant restrooms

Space Program Compliance

Program Function	Existing Court Exclusive Area	100% SD Court Exclusive Area
01 Lobby and Waiting Area	450 sf	600 sf
02 Courtroom	470 sf	865 sf
03 Attorney/Client Conference	110 sf	80 sf
04 Restrooms	120 sf	150 sf
05 Storage	35 sf	50 sf
06 Technology/Audio-Visual	0 sf	60 sf
07 Circulation	70 sf	60 sf
Total	**1,255 sf**	**1,865 sf**
Delta		**+ 610 sf**

Site and Building Design



North

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Vicinity Map

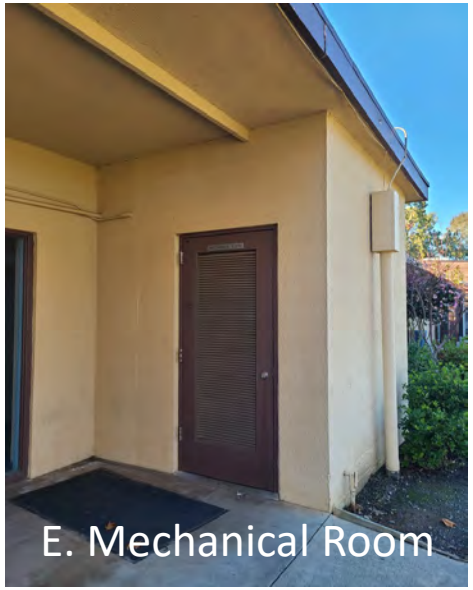
North

JUDICIAL COUNCIL OF CALIFORNIA

Project Site

JUDICIAL COUNCIL OF CALIFORNIA

D. Existing Rooftop Mechanical Equipment



E. Mechanical Room

North

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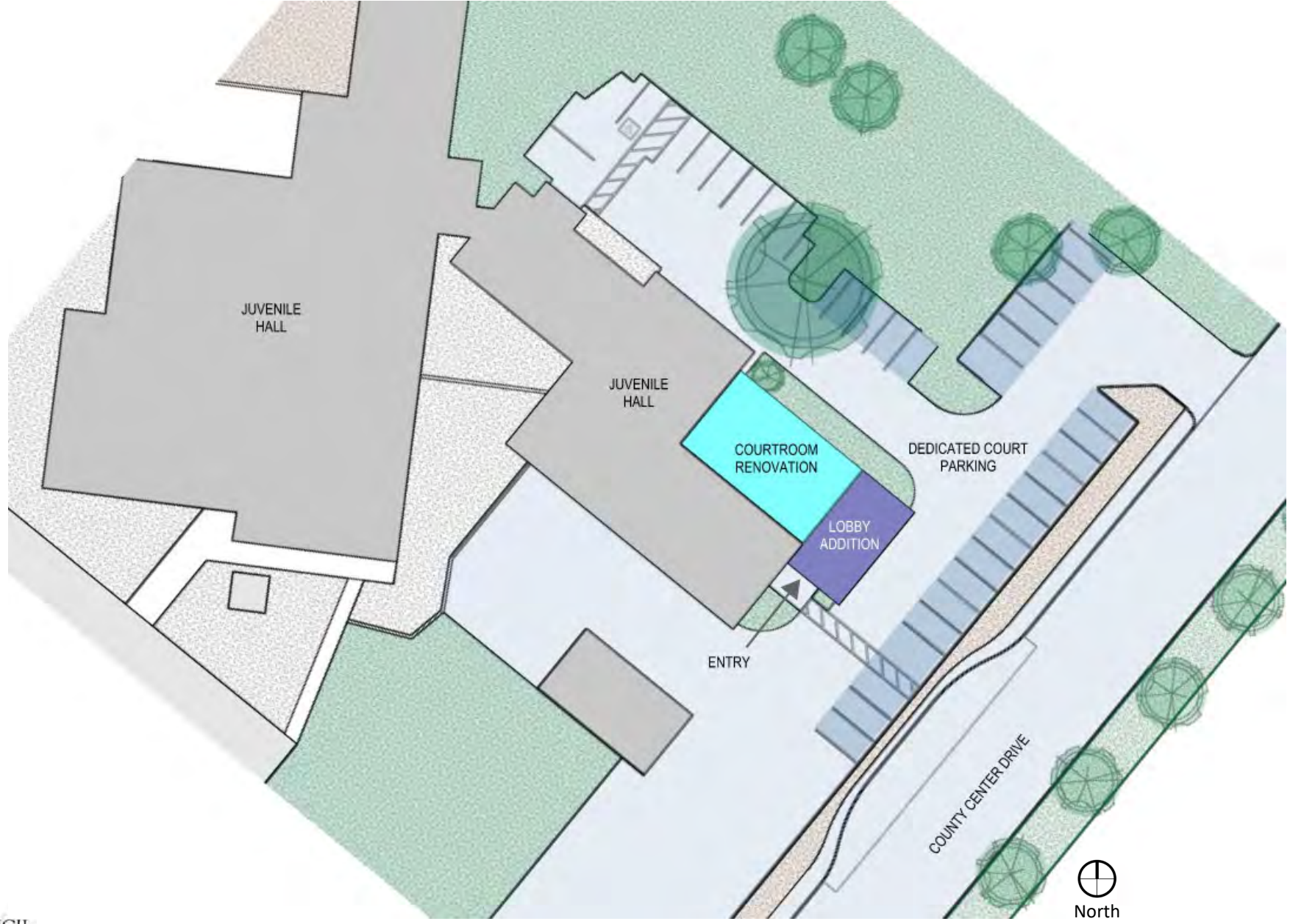

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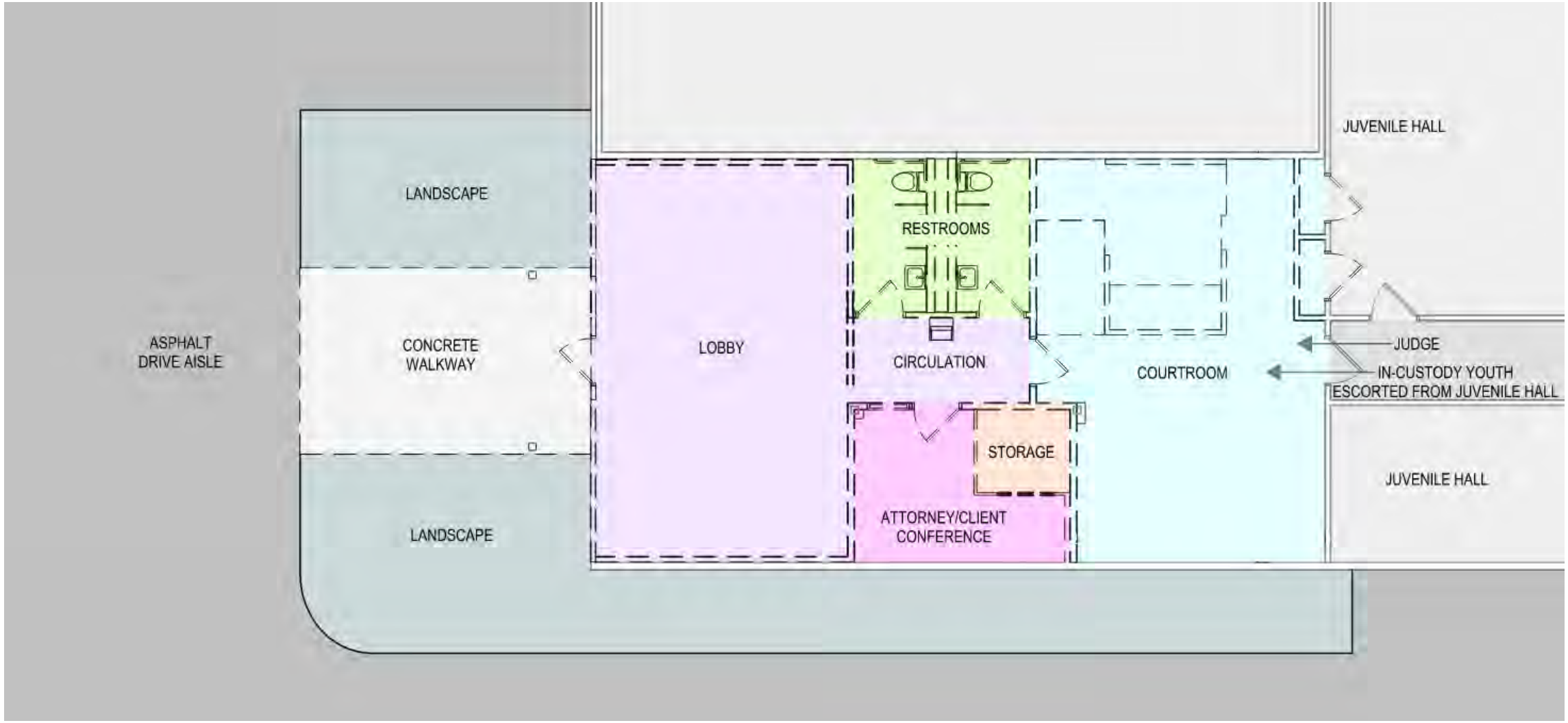
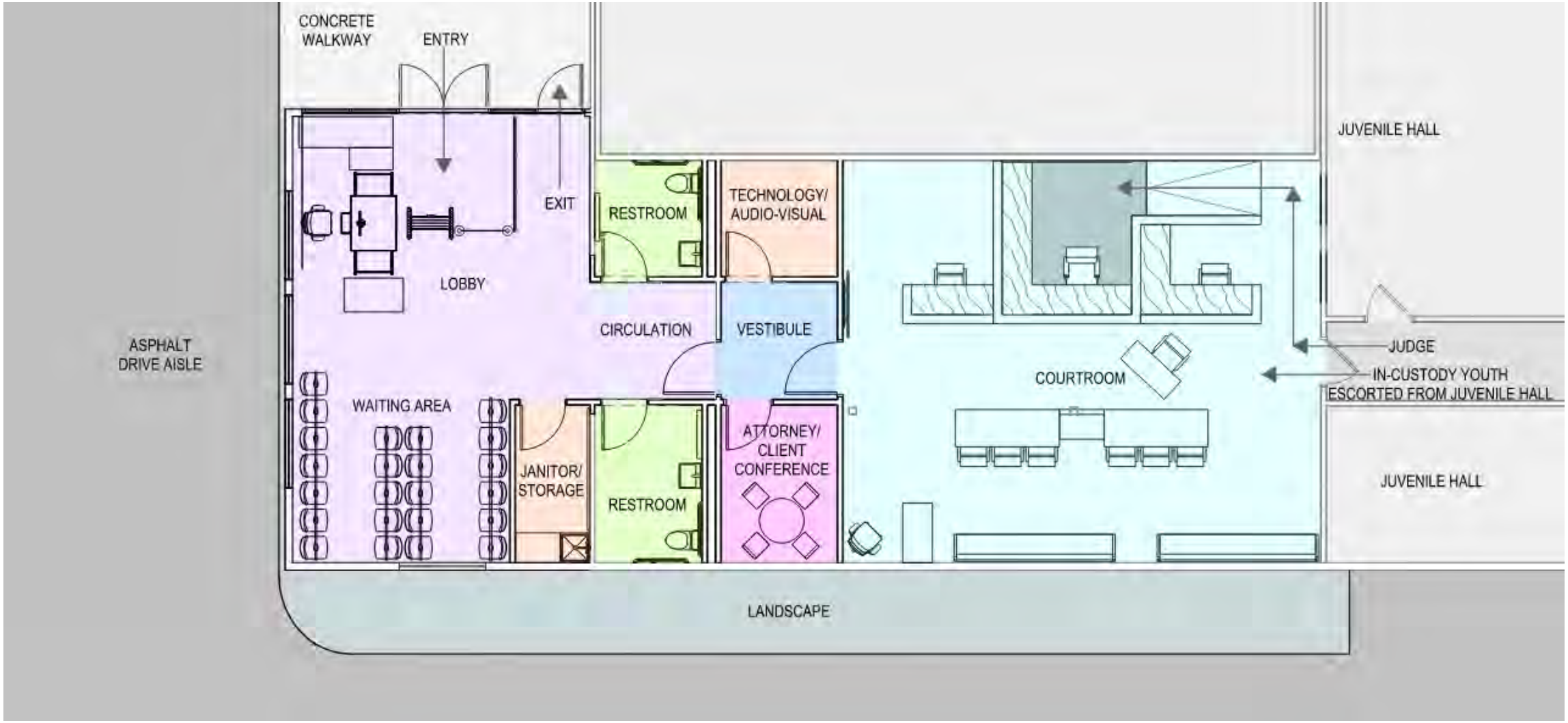
Site Plan



North

Demolition Plan



North

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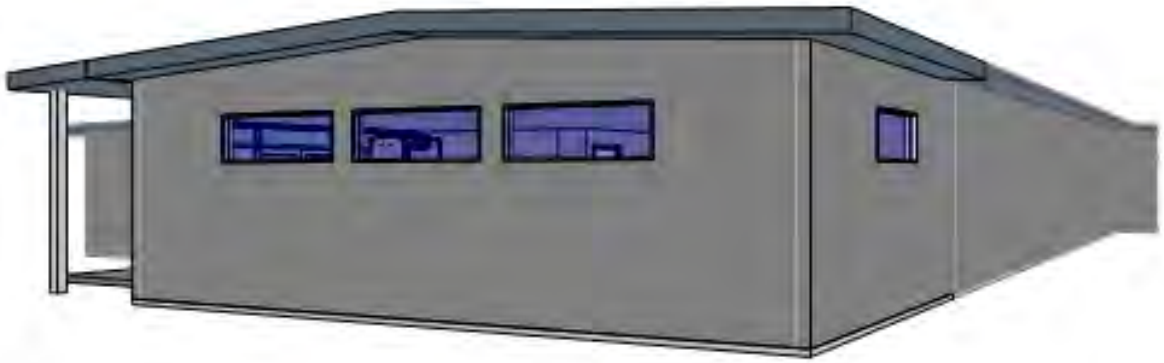
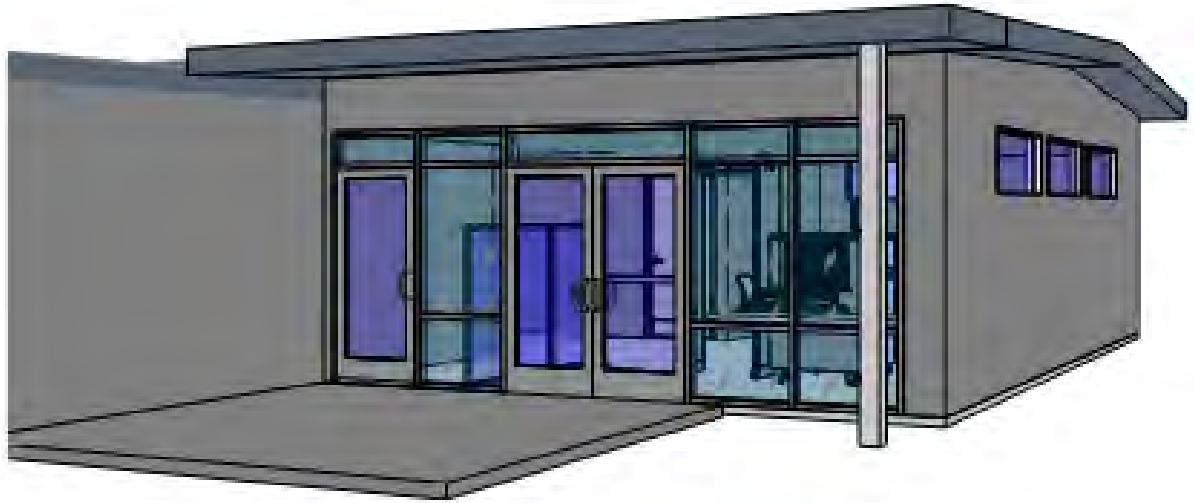
New Floor Plan



View from Rear



View of Main Entry

Building Systems

Structural

- One-story building
- Concrete walls and floor
- Metal framed roof

Mechanical

- Lobby and Waiting Area – New mechanical package unit
- Courtroom – Existing mechanical package unit with new ductwork
- Restrooms – Existing mechanical package unit with new exhaust fans
- Technology/Audio-Visual – New dedicated split system cooling unit

Plumbing

- New high-efficiency plumbing fixtures

Electrical

- New LED lights with automatic lighting controls and dimming
- New electrical outlets
- New fire alarm system with smoke detectors and horn/strobes

Low Voltage

- New telecommunications equipment
- New audio-visual equipment

Security

- New door controls
- New intercom system
- New security cameras

Interior Materials

	FLOOR			WALLS		CEILING	
	Vinyl Composite Tile	Carpet	Ceramic Tile	Painted	Ceramic Tile	Acoustic Ceiling Tiles	Painted Hard Surface
Lobby / Waiting Area	●			●		●	
Courtroom		●		●		●	
Conference Room		●		●		●	
Vestibule		●		●		●	
Restrooms			●		●		●

Exterior Materials

- Match existing building

Cost Estimate

Project Cost Estimate

	Authorized Budget	100% SD Estimate
Current FY 21/22 Hard Construction Costs	$1,640,900	$1,640,900

- Construction costs include:
  - Demolition
  - Hazardous material abatement
  - Security upgrades

Next Steps

Approval

Staff requests approval of 100% Schematic Design and authorization to move into Design Development

Upcoming Milestones

		CFAC Action
Start Design Development	February 2022	Yes
50% Design Development	March 2022	No
100% Design Development	April 2022	Yes

Questions?

Court Facilities Advisory Committee

As of January 14, 2022

Hon. Brad R. Hill, Chair
Administrative Presiding Justice of the
Court of Appeal, Fifth Appellate District

Hon. Patricia M. Lucas, Vice-Chair
Judge of the Superior Court of California,
County of Santa Clara

Hon. JoAnn M. Bicego
Assistant Presiding Judge of the
Superior Court of California,
County of Siskiyou

Hon. Donald Cole Byrd
Presiding Judge of the
Superior Court of California,
County of Glenn

Mr. Anthony P. Capozzi
Attorney at Law

Mr. Stephan Castellanos, FAIA
Principal Architect
Derivi Castellanos Architects
Former State Architect of California

Hon. Keith D. Davis (Ret.)
Judge of the Superior Court of California,
County of San Bernardino

Hon. Robert D. Foiles
Judge of the Superior Court of California,
County of San Mateo

Ms. Melissa Fowler-Bradley
Court Executive Officer
Superior Court of California,
County of Shasta

Hon. William F. Highberger
Judge of the Superior Court of California,
County of Los Angeles

Hon. Steven E. Jahr (Ret.)
Judge of the Superior Court of California,
County of Shasta

Hon. Gary R. Orozco
Judge of the Superior Court of California,
County of Fresno

Hon. David Edwin Power (Ret.)
Judge of the Superior Court of California,
County of Solano

Ms. Linda Romero Soles
Former Court Executive Officer
Superior Court of California,
County of Merced

Mr. Larry Spikes
Former County Administrative Officer,
County of Kings

Hon. Robert J. Trentacosta
Judge of the Superior Court of California,
County of San Diego

Mr. Thomas J. Warwick, Jr.
Attorney at Law

Court Facilities Advisory Committee

As of January 14, 2022

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Courthouse Cost Reduction Subcommittee

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Hon. Donald Cole Byrd
Mr. Stephan Castellanos, FAIA
Hon. Keith D. Davis (Ret.)
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Gary R. Orozco
Mr. Thomas J. Warwick, Jr.

Independent Outside Oversight Consultant (IOOC) Procurement Subcommittee

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

Subcommittee on Courthouse Names

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