



# **Meeting Binder for the Court Facilities Advisory Committee**

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APRIL 19, 2022



**JUDICIAL COUNCIL  
OF CALIFORNIA**

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ADMINISTRATIVE DIVISION  
FACILITIES SERVICES



Meeting Binder

Court Facilities Advisory  
Committee

April 19, 2022

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# JUDICIAL COUNCIL OF CALIFORNIA

COURT FACILITIES  
ADVISORY COMMITTEE

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

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

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**Date:** April 19, 2022  
**Time:** 12:00 p.m. – 1:00 p.m.  
**Public Videocast:** <https://jcc.granicus.com/player/event/1731>

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

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](mailto:cfac@jud.ca.gov).

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

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

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##### Call to Order and Roll Call

##### Approval of Minutes

Approve the minutes of the February 7, 2022, videoconference.

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

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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](mailto:cfac@jud.ca.gov) or mailed or delivered to 455 Golden Gate Avenue, San Francisco, CA 94102, attention: Chris Magnusson. Only written comments received by 12:00 PM on April 18, 2022, will be provided to advisory body members prior to the start of the meeting.

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

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**Item 1**

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

Updates to include the following:

1. 2022–23 Budget
2. Capital Project Highlights
3. Upcoming Milestones

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

**Item 2**

**Monterey – New Fort Ord Courthouse: Site Selection Review (Action Required)**

Milestone review of the project at Site Selection.

Presenter: Ms. Kim Bobic, Senior Project Manager, Judicial Council Facilities Services

**Item 3**

**San Bernardino – San Bernardino Juvenile Dependency Courthouse Addition and Renovation: 100 Percent Schematic Design Review (Action Required)**

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

Presenters: Mr. Michael Scott, Senior Project Manager, Judicial Council Facilities Services

Ms. Tamara Clarke, Principal, Dewberry

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**IV. ADJOURNMENT**

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**Adjourn**



# JUDICIAL COUNCIL OF CALIFORNIA

COURT FACILITIES  
ADVISORY COMMITTEE

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## COURT FACILITIES ADVISORY COMMITTEE

### MINUTES OF OPEN MEETING

February 7, 2022

10:00 a.m. – 12:00 p.m.

Videoconference

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**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. Keith D. Davis (Ret.)  
Hon. Robert D. Foiles  
Hon. William F. Highberger  
Hon. Steven E. Jahr (Ret.)  
Hon. David Edwin Power (Ret.)  
Ms. Linda Romero Soles  
Mr. Larry Spikes  
Hon. Robert J. Trentacosta  
Mr. Thomas J. Warwick, Jr.

**Advisory Body Members Absent:** Ms. Melissa Fowler-Bradley  
Hon. Gary R. Orozco

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

Hon. J. David Markham, Presiding Judge, Superior Court of Lake County  
Ms. Krista LeVier, Court Executive Officer, Superior Court of Lake County  
Mr. Bob Dolbinski, AIA, Project Manager/Associate Principal, Moore Ruble Yudell | Architects & Planners  
Ms. Jeanne Chen, FAIA, Principal, Moore Ruble Yudell | Architects & Planners  
Mr. Adam Padua, Criteria Coordinator/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  
  
Mr. Sharif Elmallah, Court Executive Officer, Superior Court of Butte County  
Mr. Jarrod Orr, Deputy Court Executive Officer, Superior Court of Butte County  
Ms. Tamara Clarke, Principal, Dewberry  
  
Mr. Brian Andrews, Project Director, Vanir Construction Management, Inc.  
  
Hon. Dalila C. Lyons, Judge/E&P 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. Jack Collins, Manager, Facilities Services  
Mr. Ed Ellestad, Supervisor, Facilities Services  
Mr. Zulqar Helal, Senior Project Manager, Facilities Services  
Ms. Rose Livingston, Senior Analyst, Executive Office  
Mr. Chris Magnusson, Supervisor, Facilities Services  
Ms. Pella McCormick, Director, Facilities Services  
Mr. Bruce Newman, Senior Facilities Analyst, Facilities Services  
Ms. Jamie Nguyen, Project Manager, Facilities Services  
Ms. Deepika Padam, Manager, Facilities Services  
Ms. Akilah Robinson, Associate Analyst, Facilities Services  
Mr. Jagandeep Singh, Principal Manager, Facilities Services  
Ms. Maggie Stern, Attorney II, Legal Services  
Ms. Peggy Symons, Manager, Facilities Services  
Mr. Zlatko Theodorovic, Deputy Director, Budget Services

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**OPEN MEETING**

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**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—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 November 9, 2021.

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**DISCUSSION AND ACTION ITEMS (ITEMS 1–3)**

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**Item 1**

**Director’s Report (No Action – Information Only)**

**Summary:** The Court Facilities Advisory Committee (CFAC) received an update on the status of courthouse projects in the Governor’s Budget/2022–23 *California Five-Year Infrastructure Plan*.

Ms. Pella McCormick indicated the 2022–23 Governor’s Budget’s included funding for eight capital projects—three that are in-progress and for the Butte, Mendocino, and San Bernardino superior courts, and five that are new and for the Fresno, Los Angeles, Plumas, San Luis Obispo, and Solano superior courts. She stated that legislative budget committees (of both the state senate and assembly) will review the funding proposals for each project over the next five months and that a substantial budget surplus is currently projected in the budget. She indicated that with the signing of the budget bill in June, appropriations for the projects would become effective on July 1, 2022, which would allow the five new projects to commence this summer. She provided a description of the five new projects consistent with the budget proposals submitted to the Department of Finance (DOF) and available at the DOF website under the heading of 2022–23 *BCPs 0250 - Judicial Branch* at <https://esd.dof.ca.gov/dofpublic/viewBcp.html#alphaList0250>.

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

**Item 2**

**Lake – New Lakeport Courthouse: Performance Criteria Review**

**Summary:** The CFAC received a presentation of the capital project’s completed Performance Criteria, which was a scheduled milestone review.

Consistent with the materials for Item 2 of the agenda/Tab 3B that were posted online for public viewing of in advance of the meeting and available at [www.courts.ca.gov/documents/cfac-20220207-materials.pdf](http://www.courts.ca.gov/documents/cfac-20220207-materials.pdf), Mr. Jagan Singh restated the Design-Build delivery method process outlined in slide 2, Mr. Zulqar Helal presented slides 3–4 and 25–27, and Mr. Bob Dolbinski presented slides 5–24.

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

1. Recommend the project’s completed Performance Criteria move forward to the Department of Finance/State Public Works Board for approval.

**Item 3**

**Butte County Juvenile Hall Addition and Renovation: 100 Percent Schematic Design Review**

**Summary:** The CFAC received a presentation of the capital project’s completed 100 Percent Schematic Design, which was a scheduled milestone review.

Consistent with the materials for Item 3 of the agenda/Tab 4B that were posted online for public viewing of in advance of the meeting and available at [www.courts.ca.gov/documents/cfac-20220207-materials.pdf](http://www.courts.ca.gov/documents/cfac-20220207-materials.pdf), Ms. Jamie Nguyen presented slides 1–3 and 19–23, and Ms. Tamara Clarke presented slides 4–18. Ms. Nguyen clarified that no judicial chambers is included in the project because the judge, who oversees the juvenile calendar, does not reside at this location but in chambers a short distance away within the main courthouse in Oroville. Mr. Sharif Elmallah confirmed that the juvenile calendar is currently held one day per week. Ms. Nguyen also indicated that to access the courtroom to conduct court proceedings, the judge enters through a secure entry point in the juvenile hall, which is also how the juveniles enter when escorted into the courtroom.

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

1. Recommend approval of the project’s completed 100 Percent Schematic Design and to proceed with Design Development.

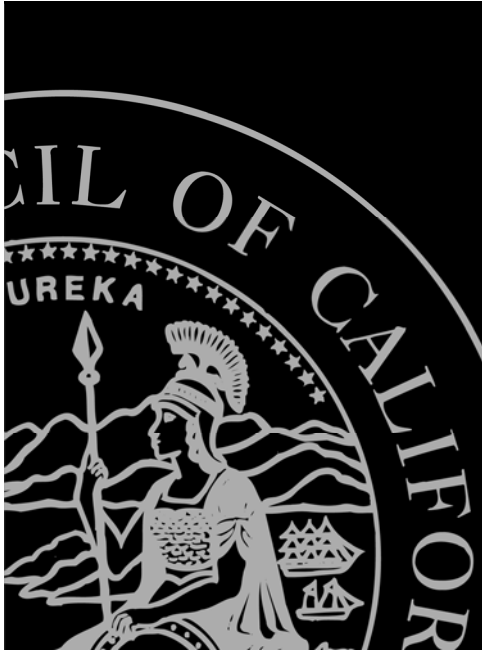
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**A D J O U R N M E N T**

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There being no further business, the meeting was adjourned at 12:00 p.m.

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



# Court Facilities Advisory Committee Capital Project Site Selection Report

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NEW FORT ORD COURTHOUSE  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF MONTEREY

April 12, 2022

**JUDICIAL COUNCIL OF CALIFORNIA**  
ADMINISTRATIVE DIVISION  
FACILITIES SERVICES – CAPITAL PROGRAM

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SENIOR PROJECT MANAGER  
KIM BOBIC

455 Golden Gate Avenue | San Francisco, CA 94102  
kim.bobic-T@jud.ca.gov



## **1. Executive Summary of Project Status**

The project has concluded the site selection portion of the Site Acquisition phase to support approvals for acquisition of the recommended property for the project.

- 1.1 Scope – through the conceptual test fits performed by the project Criteria Architect, it was determined that the site size of 3.4-acres would not be sufficient to accommodate the building and site features. A 5-acre site is being recommended. See Site Summary Section 5.
- 1.2 Budget – the project is within budget, as described below.
- 1.3 Schedule – the project schedule is behind from that authorized in the FY 2022-23 Capital Outlay Budget Change Proposal (COBCP). Facilities is working with Budgets and the Department of Finance to receive approval to proceed with Performance Criteria (PC) phase activities concurrent with the Site Acquisition (SA) phase to align with the authorized project schedule.
- 1.4 Status – the project is requesting site selection approval to proceed with the acquisition of the preferred property.

## **2. Project Description**

The project includes the design and construction of a new seven-courtroom courthouse of approximately 83,000 building gross square feet (BGSF) in the Fort Ord Reuse Area of Monterey County using a design-build delivery method. The project includes approximately 280 surface parking spaces, including secured parking for judicial officers. The project will require site acquisition of property. This project will allow the court to consolidate most family law and civil operations into one location, replacing three existing facilities: the Monterey Courthouse, the Gabilan Annex, and the Juvenile Delinquency Facility.

## **3. Space Program**

During site selection, the planning and space programming for this project were reviewed and a preliminary program was developed based on documentation and input received from the Superior Court of Monterey County.

The proposed 83,000 BGSF has been validated by the project team to support site selection. Final architectural programming will be performed during the subsequent phase.

## **4. Site Criteria and Selection**

Through the investigation of property availability within the Monterey County peninsula, there was few properties of sufficient size and meeting the site characteristics required for this project. The Fort Ord area within the Base Reuse Plan had four sites that were identified as possibilities for this project.

- TAMC Site, City of Marina
- The Dunes Site, City of Marina
- Main Gate Site, City of Seaside
- Gen. Jim Moore Blvd Site, City of Seaside

The Project Advisory Group (PAG), which included members of the bench, court administration, Judicial Council staff, county administration, and Monterey County Bar Association was formed under rule 10.184(d) of the California Rules of Court to guide the project development. In compliance with the site selection policy, the PAG developed objective site selection criteria. The PAG ranked the four sites, recommending selection of a 5-acre parcel within the larger 57-acre City of Seaside Main Gate property. The Main Gate property was selected for the following reasons:

- Site has a water allocation.
- Site is close to Highway 1, with on and off ramps, providing convenient access for court users.
- Public transportation is nearby on Second Avenue and a regional transit hub is planned nearby.
- Site is clear of large building and major installation, reducing demolition costs.
- Site is near infrastructure to support the courthouse.
- Site provides a civic presence.
- City of Seaside supports the developing of the courthouse.

The PAG will continue to work with the Judicial Council during the Site Acquisition phase to make a final selection of the preferred 5-acre parcel area within the larger Main Gate property from the two currently identified: Option A and Option B.



## 5. Site Summary

In order to accommodate the approved project scope of an 83,000 BGSF, 7-courtroom courthouse with approximately 280 surface parking spaces and secure parking for judicial officers, it was determined that a 3.4-acre site would not be sufficient. Through conceptual site test fits in multiple configurations, a 5-acre site parcel was determined to be necessary. The primary reasons driving the increase acreage is as follows:

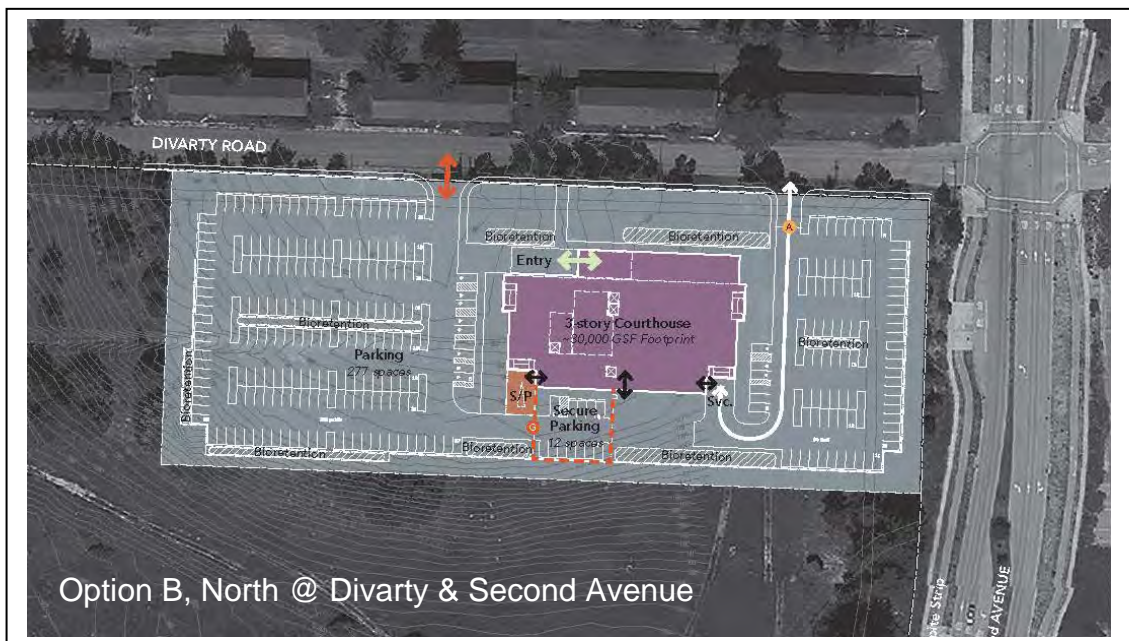
1. Site size did not include area for on-site stormwater retention.
  - In the County of Monterey peninsula, a complete capture and disposal of storm water runoff utilizing a 100-year storm event is required to be accommodated on site. This requires use of on-site retention areas to contain storm runoff to allow percolation back into the site soil.
2. Vehicle parking and vehicle/pedestrian circulation were under estimated.
  - Utilizing best practices and parking standards, it was found that the site area layout for approximately 280 surface parking spaces in combination with vehicle and pedestrian circulation additional area was needed.
3. Landscaping and Setback increases.
  - To comply with the Trial Court Facilities Standards security setbacks and necessary landscaping requirements, the originally assumed area was insufficient.

Combining the noted site area increases in comparison to the initial planning assumptions, a site area shortage of 1.54 acres was identified, justifying the site acreage increase from 3.4-acres to 5-acres.

## 6. Site Planning

- 6.1 The Criteria Architect has been working with the Judicial Council and the Monterey Court on site test fits for the two site options within the City of Seaside, Main Gate property. Both options meet the selection criteria and promote access to justice, ability to meet programming needs, and economic benefit to the state and community.

Following approval to proceed with site acquisition, the Judicial Council will continue to work with the PAG and the property owner to finalize the selection of the 5-acre parcel area within the larger 57-acre Main Gate property.



**7. Schedule**

The FY 2022-23 authorized project schedule was established to require Site Acquisition (SA) and Performance Criteria (PC) phases to occur concurrently; however, this has yet to be implemented for the project.

Phase	Authorized Schedule FY 21-22		Current Forecast Schedule (Option 2)		
	Start Date	Finish Date	Start Date	Finish Date	% Complete
Site Selection	7/1/2021	-	7/1/2021	5/31/2022	90%
Site Acquisition	7/1/2021	6/30/2022	7/1/2021	11/5/2023	32%
Performance Criteria - Development	7/1/2021	11/30/2021	3/21/2023	10/30/2023	0%
Performance Criteria - DBE Procurement & Award	2/28/2022	6/30/2022	9/10/2023	1/29/2024	0%
Design Build - Pre-GMP - Schematic	7/1/2022	11/11/2022	1/30/2024	7/12/2024	0%
Design Build - Pre-GMP - Design Development	11/14/2022	5/12/2023	7/13/2024	1/31/2025	0%
Design Build - Pre-GMP - GMP Establishment	5/15/2023	9/15/2023	11/3/2024	6/19/2025	0%
Design Build - Post GMP - Working Drawings	9/18/2023	4/19/2024	6/20/2025	5/27/2026	0%
Design Build - GMP - Construction	7/17/2023	12/31/2025	5/11/2025	3/17/2028	0%
Design Build - Occupancy	1/5/2026	3/31/2026	2/19/2028	4/15/2028	0%

Facilities is discussing the concurrent release of SA and PC funding with Budgets and the Department of Finance with the hope to receive approval so as not to further impact the schedule.

**8. Budget**

There is no change to the FY 2022-23 COBCP authorized project budget of \$154,256,000.

- Acquisition Phase: \$35,619,000
- Performance Criteria Phase: \$3,101,000
- Design-Build Phase: \$115,536,000

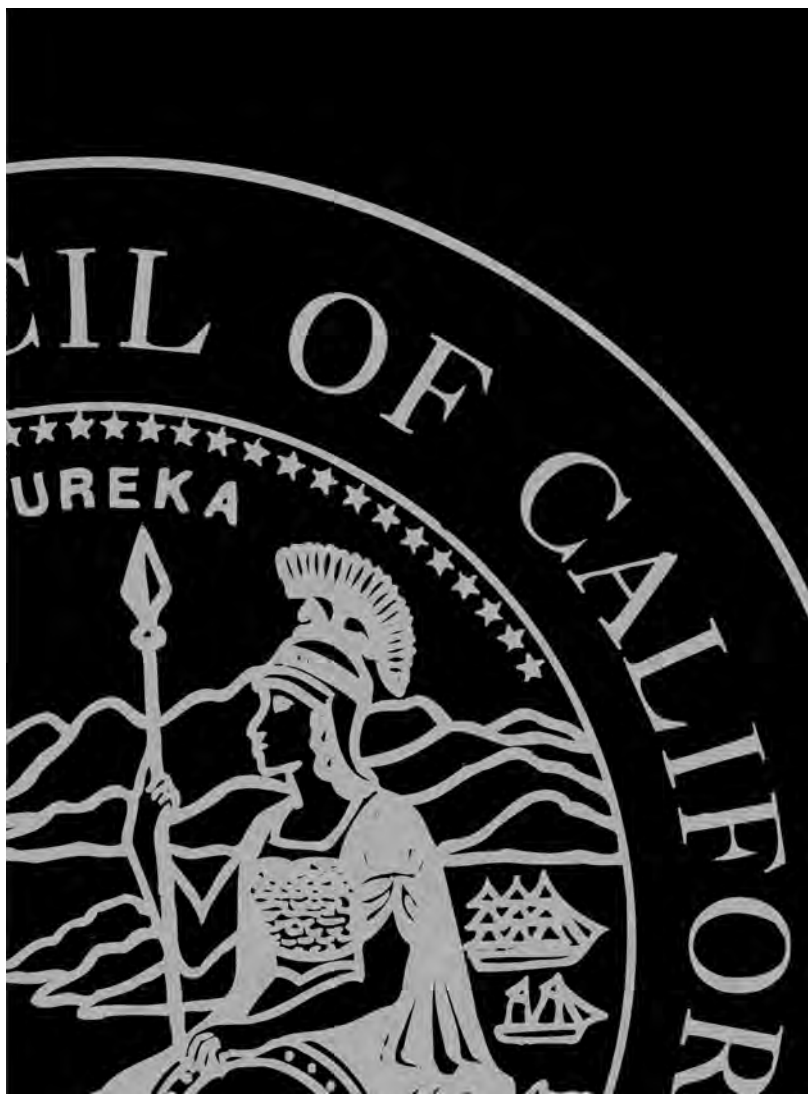
Attachment: PAG Site Selection Matrix, executed

**SITE SELECTION CRITERIA FOR  
County of Monterey, New Fort Ord Courthouse**

3/11/2022

SITE SELECTION CRITERIA		DEFINITIONS				Site 1 MainGate	Site 2 Gen. Jim Moore	Site 3 TAMC	Site 4 The Dunes	Weight (X 1-5)	Site 1 MainGate	Site 2 Gen. Jim Moore	Site 3 TAMC	Site 4 The Dunes
SITE FEATURES		Preferred (High Points: 5)	Acceptable or Neutral (Medium Points: 3)	Not Preferred (Low Points: 1)	Points	Points	Points	Points		Points	Points	Points	Points	
<b>SC1</b>	<b>Required Site Area/Site Coverage</b>													
SC1.1	Program Site Area is: 3.4 acres min.	More than 3.4 acres	3.4 acres	Less than 3.4 acres	5	5	5	3	1	5	5	5	3	
SC1.2	Site Development Potential for Parking [280 + secure parking min.]	Site has expansion potential	Site has limited expansion potential	Site does not have expansion potential	1	1	1	1	3	3	3	3	3	
	<b>Site Coverage</b>													
SC1.3	Floor Area Ratio	FAR is compatible with project	FAR requires site and building program changes	FAR is incompatible with project requirements	5	5	3	3	1	5	5	3	3	
SC1.4	Maximum number of floors (basement and above ground)	Site allows 3-story development	Site only allows 2-story development	Site only allows 1 story development	5	5	3	3	5	25	25	15	15	
<b>SC2</b>	<b>Location Preferences</b>													
	Adjacencies to:													
SC2.1	• District Attorney	Just adjacent to site	Within 6 miles (= 6 mi) of site	Beyond 6 mile of site	1	3	1	1	4	4	12	4	4	
SC2.2	• Public Defender	Just adjacent to site	Within 6 miles (= 6 mi) of site	Beyond 6 mile of site	1	1	1	1	4	4	4	4	4	
SC2.3	• Probation (juvenile)	Just adjacent to site	Within 6 miles (= 6 mi) of site	Beyond 6 mile of site	1	3	1	1	5	5	15	5	5	
SC2.4	• Social Services	Just adjacent to site	Within 6 miles (= 6 mi) of site	Beyond 6 mile of site	1	1	1	1	1	1	1	1	1	
SC2.5	• Public Open Space (POS)	Site adjacent to POS	Within 1 - 3 blocks walking distance (<1/8 mi) of POS	Site beyond 1/8 mile of POS	5	5	5	5	1	5	5	5	5	
SC2.6	Access to Sheriff substation and response time	Within 6 blocks (<1/8 mi) to site	Within 6 miles (= 6 mi) of site	Beyond 6 mile of site	1	3	1	1	2	2	6	2	2	
<b>SC3</b>	<b>Security Requirements</b>													
SC3.1	Ability to provide a 25' setback; unscreened vehicles threat + building	Site provides for more than required 25' setback	Site provides for required 25' setback	Site provides for less than required 25' setback	5	5	3	5	5	25	25	15	25	
SC3.2	Adjacent off site structures are less than 35 feet above ground	There are no adjacent structures to impose a threat	Adjacent off site structures are at 35 feet	Adjacent structures are taller than the court building	5	5	5	5	2	10	10	10	10	
SC3.3	Public Utility Easements	No on-site easements	On-site easement(s) do not impact use of site	On-site easement(s) impact use of site	3	5	1	3	1	3	5	1	3	
SC3.4	Private Easements	No on-site easements	On-site easement(s) do not impact use of site	On-site easement(s) impact use of site	3	5	3	3	1	3	5	3	3	
<b>SC4</b>	<b>Sustainability/LEED Credits</b>													
SC4.1	Site elevation	Site elevation outside of the 0.2% 100-yr flood (FEMA)	Site elevation is 0.2% or <1-ft of 100-yr flood (FEMA)	Site elevation is 1% or >1-foot of 100-yr flood (FEMA)	3	5	5	5	5	15	25	25	25	
SC4.2	Solar orientation	Site/surrounds enhance natural daylight to project	Site/surrounds partially support natural daylight to project	Site/surrounds prevent natural daylight to project	5	5	3	5	4	20	20	12	20	
<b>SC5</b>	<b>Neighborhood Character/Immediate Surroundings</b>													
SC5.1	Neighborhood Compatibility Parameters:	Courthouse on this site fits surrounding use	Courthouse on this site may fit surrounding use	Courthouse on this site does not fit surrounding use	5	3	5	5	3	15	9	15	15	
SC5.2	Residential (Single Family)	Beyond 3 blocks (1/8 mile) of site	Within 1 - 3 blocks walking distance (< 1/8 mi) of site	Just adjacent to site	3	3	3	1	5	15	15	15	5	
SC5.3	Local Retail Area	Within 1 - 3 blocks walking distance (< 1/4 mi) of site	Within 6 blocks walking distance (1/2 mi) of site	Beyond 1/2 mile of site	3	1	5	1	1	3	1	5	1	
SC5.4	Educational Buildings (K-12 and Higher Ed)	Beyond 2 miles of site	Within 1 - 2 miles of site	Within 1 mile of site	1	1	1	1	1	1	1	1	1	
SC5.5	Governmental Buildings/Center	Within 6 blocks walking distance (1/4 mi) of site	Within 1/4 - 1 mile of site	Greater than 1 mile from site	1	1	1	1	3	3	3	3	3	
SC5.6	Neighborhood concerns to adjacent courthouse	No neighborhood concerns	Some neighborhood concerns	Extensive neighborhood concerns	5	1	3	1	5	25	5	15	5	
<b>SC6</b>	<b>Immediate Surroundings</b>													
SC6.1	Neighborhood Condition - Economic vitality	Area has strong economic potential for redevelopment	Area has moderate economic potential for redevelopment	Area has no or low economic potential for redevelopment	5	3	5	5	3	15	9	15	15	
SC6.2	Office space potential for Legal Community to lease/build	Just adjacent to site	Within 6 miles (= 6 mi) of site	Beyond 6 mile of site	5	1	5	5	4	20	4	20	20	
<b>SC7</b>	<b>Traffic and Transportation</b>													
SC7.1	Accessibility to <b>public bus service</b> (LEED: 1/4 mi of stops for 2 lines)	Bus stops within 1 - 3 blocks (< 1/8 mile) of site	Bus stops within 6 blocks (< 1/4 mile) of site	One bus line and/or not walking distance to site	5	5	3	5	3	15	15	9	15	
SC7.2	Accessibility to (E)/Future regional bus/rail service (LEED:1/2 mile station)	Stations within 1/2 mile of site	Stations within 1/2 - 5 miles of site	No access to or far from regional bus or rail service	5	3	5	5	3	15	9	15	15	
SC7.3	Accessibility to Highway 1	Site within 1 mile of a highway exit/entrance	Site 1 - 3 miles from highway exit/entrance	Site not near to highway exit/entrance (>3 miles)	5	5	3	5	4	20	20	12	20	
SC7.4	Accessibility to public parking (current or planned)	Site within 1 - 3 (<1/8 mi) blocks of public parking	Site within 6 blocks (<1/4 mile) of public parking	Site not walking distance to public parking (>1/4 mile)	3	1	5	5	1	3	1	5	5	
SC7.5	Accessibility to <b>bike</b> path/route (current or planned)	Site within 1/2 mile of bike path/route	Site 1/2 - 2 miles of bike path/route	Site not near to bike path/route (>2 miles)	5	5	5	5	3	15	15	15	15	
<b>SC8</b>	<b>Image and Visibility</b>													
SC8.1	Visibility of Site to Public	Site is visible and easy to find	Site has moderate visibility	Site is remote and difficult to find	5	5	5	5	4	20	20	20	20	
<b>SC9</b>	<b>Local Planning Requirements/Initiatives</b>													
SC9.1	Compliance with local comprehensive land use plan	Project at site would fully comply with land use plan	Project at site would partially comply with land use plan	Project at site does not comply with land use plan	5	1	5	1	5	25	5	25	5	
	<b>Site Features Subtotal</b>									345	303	303	291	
<b>PROJECT REQUIREMENTS - Technical &amp; Physical Features</b>														
<b>SC10</b>	<b>Environmental</b>													
SC10.1	Environmental mitigation measures required	Mitigated CEQA Negative Declaration	CEQA Focus EIR	CEQA Full EIR	3	1	1	3	5	15	5	5	15	
SC10.2	If existing structures are to be demolished, is abatement necessary?	No hazardous materials or abatement necessary	Some hazardous materials and abatement necessary	Extensive hazardous materials and abatement necessary	5	5	3	1	5	25	25	15	5	
SC10.3	Previous environmental concerns, e.g. industrial, farming, wetlands, etc.	No previous environmental concerns	Some previous environmental concerns	Extensive previous environmental concerns	3	5	3	3	5	15	25	15	15	
SC10.4	Archeological/cultural area	Site has no archeological or cultural issues	Some Archeological or cultural issues	Conflicting archeological or cultural issues	3	3	3	3	5	15	15	15	15	
<b>SC11</b>	<b>Physical Elements</b>													
SC11.1	Topographic and hydrologic characteristics of the site	Site is generally leveled with proper drainage	Moderate earth movement required to level and drain site	Extensive earth movement required for construction	3	1	5	5	5	15	5	25	25	
SC11.2	Unique Features or Landmarks, if on site	Courthouse compliments unique features or landmarks	Courthouse does not conflict with existing landmarks	Courthouse conflicts with unique features or landmarks	3	1	3	3	1	3	1	3	3	
SC11.3	Existing improvements and buildings	Minimum demolition and removal	Moderate demolition and removal	Extensive demolition and removal	5	5	1	1	3	15	15	3	3	
SC11.4	Existing vegetation and landscape	Minimum demolition and removal	Moderate demolition and removal	Extensive demolition and removal	1	3	5	3	1	1	3	5	3	





# Court Facilities Advisory Committee Site Selection Report

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**New Fort Ord Courthouse  
Superior Court of California  
Court of Monterey**



# Agenda

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- Project Summary
- Properties Considered
- Site Selection Criteria
- Site Test Fits
- Project Schedule
- Project Budget



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# Project Summary

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- New civil and family law courthouse, no criminal case load
- Authorized Building Area: 83,000 BGSF
- 3-Stories, no basement
- 7 Courtrooms
- Consolidate operations and replace three existing facilities.
- Approved site area: 3.4-acres.
  - 5-acre site is required to support project scope.
- PAG site selection approval recommending site acquisition of a 5-acre parcel of the City of Seaside, Main Gate property.



# Four Properties Considered

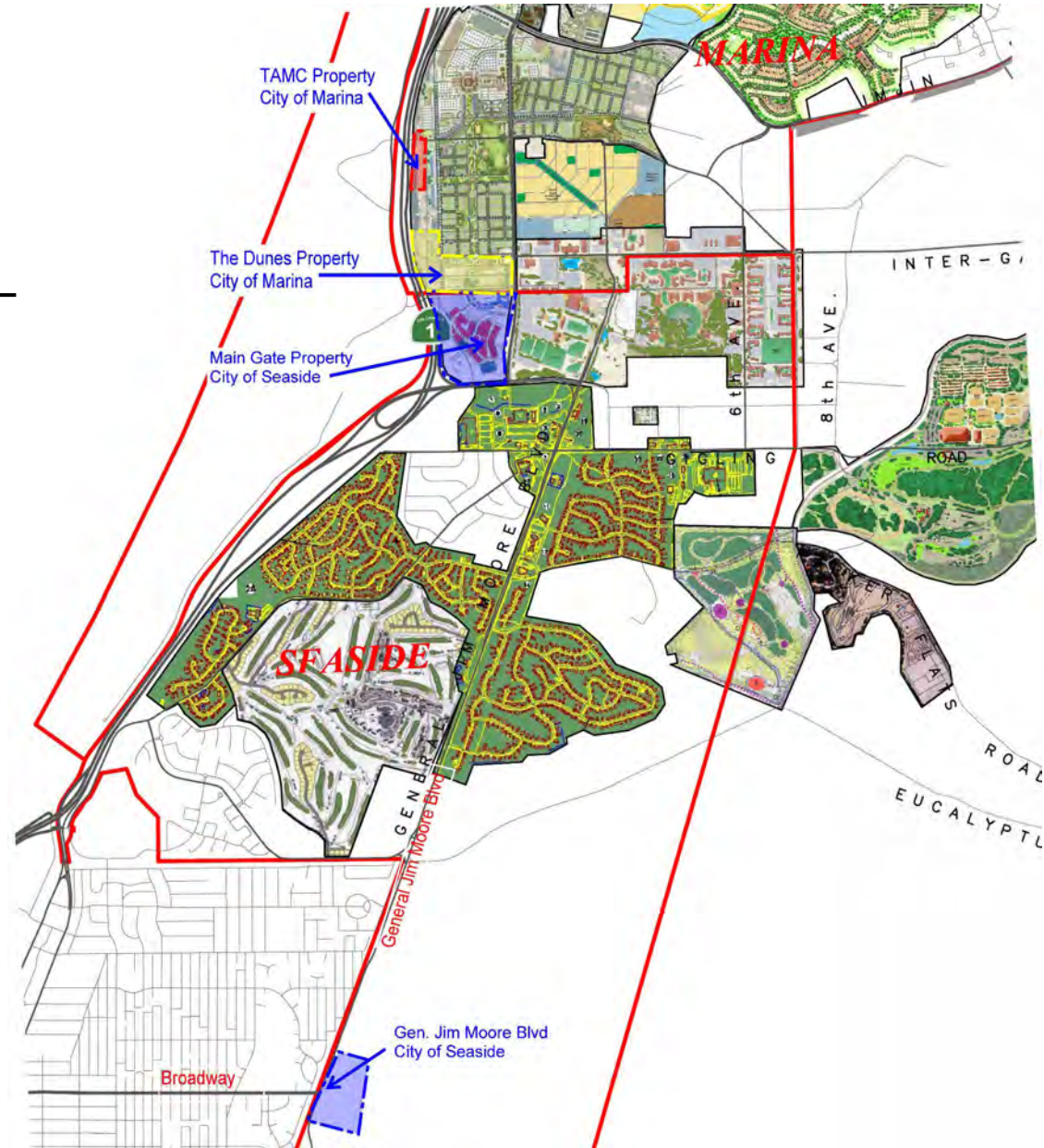
All properties within the Fort Ord Redevelopment Area (FORA)

## City of Marina

- TAMC Property
- The Dunes Property

## City of Seaside

- Main Gate Property
- Gen. Jim Moore Blvd



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# Site Selection Criteria

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## Site Features:

- Required Site Area/Site Coverage
- Location Preferences/Adjacencies
- Security Concerns
- Sustainability
- Neighborhood Character/Immediate Surroundings
- Traffic and Transportation
- Image and Visibility
- Local Planning Requirements/Incentives
- Budget
- Schedule

## Project Requirements:

- Site Context
- Physical Elements
- Public Streets and Alleys
- Subsurface/Geotechnical Conditions
- Seismic Conditions
- Utility Infrastructure/Local System Capacity/Condition
- Existing Use, Ownership and Control

## Financial Factors



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# Site Selection Criteria

## PAG Site Ranking & Weighting

- Use of standardized, objective site criteria for selection of sites
- Use of point-assignment system (5,3,1)
- Use of Multiplier-based weighting

SITE SELECTION CRITERIA		DEFINITIONS			Site 1 MainGate	Site 2 Gen. Jim Moore	Site 3 Dunes	Site 4 TAMC	Weight	Site 1 MainGate	Site 2 Gen. Jim Moore	Site 3 Dunes	Site 4 TAMC
SITE FEATURES		Preferred (High Points: 5)	Acceptable (Med Points: 3)	Not Preferred (Low Points: 1)	Points	Points	Points	Points		Points	Points	Points	Points
SC1	Required Site Area/Site Coverage												
SC1.1	'Criteria Description'	'text'	'text'	'text'	3	3	1	1	1	3	3	1	1
SC1.2	'Criteria Description'	'text'	'text'	'text'	5	3	1	3	5	25	15	5	15
SC1.3	'Criteria Description'	'text'	'text'	'text'	3	3	5	3	1	3	3	5	3
SC1.4	'Criteria Description'	'text'	'text'	'text'	3	3	3	3	3	9	9	9	9
										40	30	20	28
										1	2	4	3



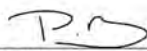
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SITE SELECTION CRITERIA FOR  
County of Monterey, New Fort Ord Courthouse


3/11/2022

SITE SELECTION CRITERIA		DEFINITIONS							Weight (X 1-5)	Site 1 MainGate	Site 2 Gen. Jim Moore	Site 3 TAMC	Site 4 The Dunes
		Preferred (High Points: 5)	Acceptable or Neutral (Medium Points: 3)	Not Preferred (Low Points: 1)	Points	Points	Points	Points					
<b>SC1</b>	<b>Required Site Area/Site Coverage</b>												
SC1.1	Program Site Area is: 3.4 acres min	More than 3.4 acres	3.4 acres	Less than 3.4 acres	5	5	5	3	1	5	5	5	3
SC1.2	Site Development Potential for Parking [260 + secure parking min.] Site Coverage	Site has expansion potential	Site has limited expansion potential	Site does not have expansion potential	1	1	1	1	3	3	3	3	3
SC1.3	Floor Area Ratio	FAR is compatible with project	FAR requires site and building program changes	FAR is incompatible with project requirements	5	5	3	3	1	5	5	3	3
SC1.4	Maximum number of floors (basement and above ground)	Site allows 3-story development	Site only allows 2-story development	Site only allows 1 story development	5	5	3	3	5	25	25	15	15
<b>SC2</b>	<b>Location Preferences</b>												
	Adjacencies to:												
SC2.1	- District Attorney	Just adjacent to site	Within 6 miles (= 6 mi) of site	Beyond 6 mile of site	1	3	1	1	4	4	12	4	4
SC2.2	- Public Defender	Just adjacent to site	Within 6 miles (= 6 mi) of site	Beyond 6 mile of site	1	1	1	1	4	4	4	4	4
SC2.3	- Probation (juvenile)	Just adjacent to site	Within 6 miles (= 6 mi) of site	Beyond 6 mile of site	1	3	1	1	5	5	15	5	5
SC2.4	- Social Services	Just adjacent to site	Within 6 miles (= 6 mi) of site	Beyond 6 mile of site	1	1	1	1	1	1	1	1	1
SC2.5	- Public Open Space (POS)	Site adjacent to POS	Within 1 - 3 blocks walking distance (<1/8 mi) of POS	Site beyond 1/8 mile of POS	5	5	5	5	1	5	5	5	5
SC2.6	Access to Sheriff substation and response time	Within 6 blocks (<1/8 mi) to site	Within 5 miles (= 6 mi) of site	Beyond 6 mile of site	1	3	1	1	2	2	6	2	2
<b>SC3</b>	<b>Security Requirements</b>												
SC3.1	Ability to provide a 25' setback; unscreened vehicles threat + building	Site provides for more than required 25' setback	Site provides for required 25' setback	Site provides for less than required 25' setback	5	5	3	5	5	25	25	15	25
SC3.2	Adjacent off site structures are less than 35 feet above ground	There are no adjacent structures to impose a threat	Adjacent off site structures are at 35 feet	Adjacent structures are taller than the court building	5	5	5	5	2	10	10	10	10
SC3.3	Public Utility Easements	No on-site easements	On-site easement(s) do not impact use of site	On-site easement(s) impact use of site	3	5	1	3	1	3	5	1	3
SC3.4	Private Easements	No on-site easements	On-site easement(s) do not impact use of site	On-site easement(s) impact use of site	3	5	3	3	1	3	5	3	3
<b>SC4</b>	<b>Sustainability/LEED Credits</b>												
SC4.1	Site elevation	Site elevation outside of the 0.2% 100-yr flood (FEMA)	Site elevation is 0.2% or <1-ft of 100-yr flood (FEMA)	Site elevation is 1% or >1-foot of 100-yr flood (FEMA)	3	5	5	5	5	15	25	25	25
SC4.2	Solar orientation	Site/surrounds enhance natural daylight to project	Site/surrounds partially support natural daylight to project	Site/surrounds prevent natural daylight to project	5	5	3	5	4	20	20	12	20
<b>SC5</b>	<b>Neighborhood Character/Immediate Surroundings</b>												
SC5.1	Neighborhood Compatibility Parameters:	Courthouse on this site fits surrounding use	Courthouse on this site may fit surrounding use	Courthouse on this site does not fit surrounding use	5	3	5	5	3	15	9	15	15
SC5.2	Residential (Single Family)	Beyond 3 blocks (1/8 mile) of site	Within 1 - 3 blocks walking distance (< 1/8 mi) of site	Just adjacent to site	3	3	3	1	5	15	15	15	5
SC5.3	Local Retail Area	Within 1 - 3 blocks walking distance (< 1/4 mi) of site	Within 8 blocks walking distance (1/2 mi) of site	Beyond 1/2 mile of site	3	1	5	1	1	3	1	5	1
SC5.4	Educational Buildings (K-12 and Higher Ed)	Beyond 2 miles of site	Within 1 - 2 miles of site	Within 1 mile of site	1	1	1	1	1	1	1	1	1
SC5.5	Governmental Buildings/Center	Within 6 blocks walking distance (1/4 mi) of site	Within 1/4 - 1 mile of site	Greater than 1 mile from site	1	1	1	1	3	3	3	3	3
SC5.6	Neighborhood concerns to adjacent courthouse	No neighborhood concerns	Some neighborhood concerns	Extensive neighborhood concerns	5	1	3	1	5	25	5	15	5
<b>SC6</b>	<b>Immediate Surroundings</b>												
SC6.1	Neighborhood Condition - Economic vitality	Area has strong economic potential for redevelopment	Area has moderate economic potential for redevelopment	Area has no or low economic potential for redevelopment	5	3	5	5	3	15	9	15	15
SC6.2	Office space potential for Legal Community to lease/build	Just adjacent to site	Within 6 miles (= 6 mi) of site	Beyond 6 mile of site	5	1	5	5	4	20	4	20	20
<b>SC7</b>	<b>Traffic and Transportation</b>												
SC7.1	Accessibility to public bus service (LEED: 1/4 mi of stops for 2 lines)	Bus stops within 1 - 3 blocks (< 1/8 mile) of site	Bus stops within 6 blocks (< 1/4 mile) of site	One bus line and/or not walking distance to site	5	5	3	5	3	15	15	9	15
SC7.2	Accessibility to (E)/Future regional bus/rail service (LEED:1/2 mile station)	Stations within 1/2 mile of site	Stations within 1/2 - 5 miles of site	No access to or far from regional bus or rail service	5	3	5	5	3	15	9	15	15
SC7.3	Accessibility to Highway 1	Site within 1 mile of a highway exit/entrance	Site 1 - 3 miles from highway exit/entrance	Site not near to highway exit/entrance (>3 miles)	5	5	3	5	4	20	20	12	20
SC7.4	Accessibility to public parking (current or planned)	Site within 1 - 3 (<1/8 mi) blocks of public parking	Site within 6 blocks (<1/4 mile) of public parking	Site not walking distance to public parking (>1/4 mile)	3	1	5	5	1	3	1	5	5
SC7.5	Accessibility to bike path/route (current or planned)	Site within 1/2 mile of bike path/route	Site 1/2 - 2 miles of bike path/route	Site not near to bike path/route (>2 miles)	5	5	5	5	3	15	15	15	15
<b>SC8</b>	<b>Image and Visibility</b>												
SC8.1	Visibility of Site to Public	Site is visible and easy to find	Site has moderate visibility	Site is remote and difficult to find	5	5	5	5	4	20	20	20	20
<b>SC9</b>	<b>Local Planning Requirements/Initiatives</b>												
SC9.1	Compliance with local comprehensive land use plan	Project at site would fully comply with land use plan	Project at site would partially comply with land use plan	Project at site does not comply with land use plan	5	1	5	1	5	25	5	25	5
	<b>Site Features Subtotal</b>									345	303	303	281
<b>PROJECT REQUIREMENTS - Technical &amp; Physical Features</b>													
<b>SC10</b>	<b>Environmental</b>												
SC10.1	Environmental mitigation measures required	Mitigated CEQA Negative Declaration	CEQA Focus EIR	CEQA Full EIR	3	1	1	3	5	15	5	5	15
SC10.2	If existing structures are to be demolished, is abatement necessary?	No hazardous materials or abatement necessary	Some hazardous materials and abatement necessary	Extensive hazardous materials and abatement necessary	5	5	3	1	5	25	25	15	5
SC10.3	Previous environm'l concerns, e.g. industrial, farming, wetlands, etc.	No previous environmental concerns	Some previous environmental concerns	Extensive previous environmental concerns	3	5	3	3	5	15	25	15	15
SC10.4	Archeological/cultural area	Site has no archeological or cultural issues	Some Archeological or cultural issues	Conflicting archeological or cultural issues	3	3	3	3	5	15	15	15	15
<b>SC11</b>	<b>Physical Elements</b>												
SC11.1	Topographic and hydrologic characteristics of the site	Site is generally leveled with proper drainage	Moderate earth movement required to level and drain sit	Extensive earth movement required for construction	3	1	5	5	5	15	5	25	25
SC11.2	Unique Features or Landmarks, if on site	Courthouse does not conflict with existing landmarks	Courthouse conflicts with existing landmarks	Courthouse conflicts with unique features or landmarks	3	1	3	3	1	3	1	3	3
SC11.3	Existing improvements and buildings	Minimum demolition and removal	Moderate demolition and removal	Extensive demolition and removal	5	5	1	1	3	15	15	3	3
SC11.4	Existing vegetation and landscape	Minimum demolition and removal	Moderate demolition and removal	Extensive demolition and removal	1	3	5	3	1	1	3	5	3

SITE SELECTION CRITERIA		DEFINITIONS				Site 1 MainGate	Site 2 Gen. Jim Moore	Site 3 TAMC	Site 4 The Dunes	Weight (X 1-5)	Site 1 MainGate	Site 2 Gen. Jim Moore	Site 3 TAMC	Site 4 The Dunes
<b>SC12</b>	<b>Public Streets and Alleys</b>													
SC12.1	Adjacent right of way improvements required	Fits in existing grid without additional requirements	Moderate re-work of existing grid is required	Extensive road and street work is required	3	1	5	5	5	15	5	25	25	
SC12.2	Traffic control devices/improvements required	No additional traffic control improvements required	Moderate traffic control improvements required	Extensive traffic control improvements required	1	3	5	5	4	4	12	20	20	
<b>SC13</b>	<b>Subsurface/Geotechnical Conditions</b>													
SC13.1	Determine local geotechnical, subsurface and soils conditions	Soil conditions are favorable and ready for construction	Soil conditions may require moderate preparation	Soil conditions are uncertain or of potential high risk	3	3	3	3	5	15	15	15	15	
SC13.2	Availability of Geotechnical reports	Preliminary geotechnical reports are available	Soil conditions may require moderate preparation	Soil conditions are uncertain or of potential high risk	3	3	3	3	1	3	3	3	3	
<b>SC14</b>	<b>Seismic Conditions/Requirements</b>													
SC14.1	Determine state & local seismic reqmts, parameters and zones	Standard seismic considerations	Moderate seismic considerations	High risk of seismic activity	3	3	3	3	5	15	15	15	15	
SC14.2	Liquifaction potential	Low risk for soil liquifaction	Moderate risk for soil liquifaction	High risk of soil liquifaction	3	3	3	3	5	15	15	15	15	
<b>SC15</b>	<b>Utility Infrastructure/Local Systems' Capacity/Condition</b>													
SC15.1	Water availability to property	Water entitlement available	Water entitlement not available	Water entitlement not available (Automatic Fail)	5	FAIL	F	5	5	25	FAIL	F	25	
SC15.2	Electrical service capacity and availability	Sufficient power and transmission lines at site	Sufficient power available near the site	Sufficient power not available. New extensive distribution	3	1	5	3	5	15	5	25	15	
SC15.3	Local sanitary sewer capacity and conditions	Sewer capacity and conditions are adequate	Sanitary sewer may require upgrades for project	Sanitary sewer is inadequate for project	3	3	5	3	5	15	15	25	15	
SC15.4	Local storm water regulations and capacity	Site accommodates storm water regulations	Moderate upgrades required for storm water capacity	Limited storm water capacity, major upgrades required	5	5	5	3	5	25	25	25	15	
SC15.5	Local natural gas capacity	Natural gas available in good condition to site	Natural gas near the site; moderate extension	Natural gas not available or may require extensive work	3	1	5	5	5	15	5	25	25	
SC15.6	On-Site Utilities	No active on-site utilities	One active on-site utility to be relocated	Many active on-site utilities to be relocated	1	5	3	3	5	5	25	15	15	
<b>SC16</b>	<b>Existing Use, Ownership and Control</b>													
SC16.1	Current use of site	Currently vacant	Partially vacant and able to relocate	Occupied, not able to relocate	5	5	5	5	5	25	25	25	25	
SC16.2	Current ownership	Public/Private ownership, single entity; one parcel	Public/Private ownership, limited entities; 2-3 parcels	Private ownership, multiple entities; 4 or more parcels	5	5	5	5	3	15	15	15	15	
SC16.3	Control	Available for negotiation or sale	Offered for sale	Not offered for sale (Automatic Fail)	5	5	3	FAIL	5	25	25	15	FAIL	
<b>SC17</b>	<b>Schedule</b>													
SC17.1	Parcel assembly/ownership control at time of offer	All parcels assembled/controlled at time of offer	Short time delay to assemble/control site	Long lead time for parcel assembly/controlled	5	5	5	5	5	25	25	25	25	
SC17.2	Timeliness of infrastructure availability to parcel	Infrastructure available to parcel at time of transfer	Infrastructure available prior to construction start	Infrastructure available during construction	3	1	3	3	5	15	5	15	15	
<b>Project Requirements Subtotal</b>										376	329	389	367	
<b>SC18</b>	<b>FINANCIAL FACTORS</b>													
SC18.1	Site Acquisition Costs	Donated site	Under-market value	Market Value	5	5	1	1	5	25	25	5	5	
SC18.2	Infrastructure/improvements (Part of Acquisition)	All utilities provided to the site	Moderate infrastructure/improvements are required	Extensive infrastructure/improvements required	3	1	3	5	5	15	5	15	25	
SC18.3	Funding and Budget conformance	Acquisition cost is under budgeted amount	Acquisition cost is in accordance with budget	Acquisition costs are above approved budget	5	5	3	3	5	25	25	15	15	
<b>Financial Factors Subtotal</b>										65	55	35	45	
<b>FINAL SITE SCORE</b>										786	687	727	703	
											FAIL	FAIL	FAIL	

Approvals:  
  
 Hon. Pamela Butler  
 Monterey County Superior Court  
 Date: March 14, 2022

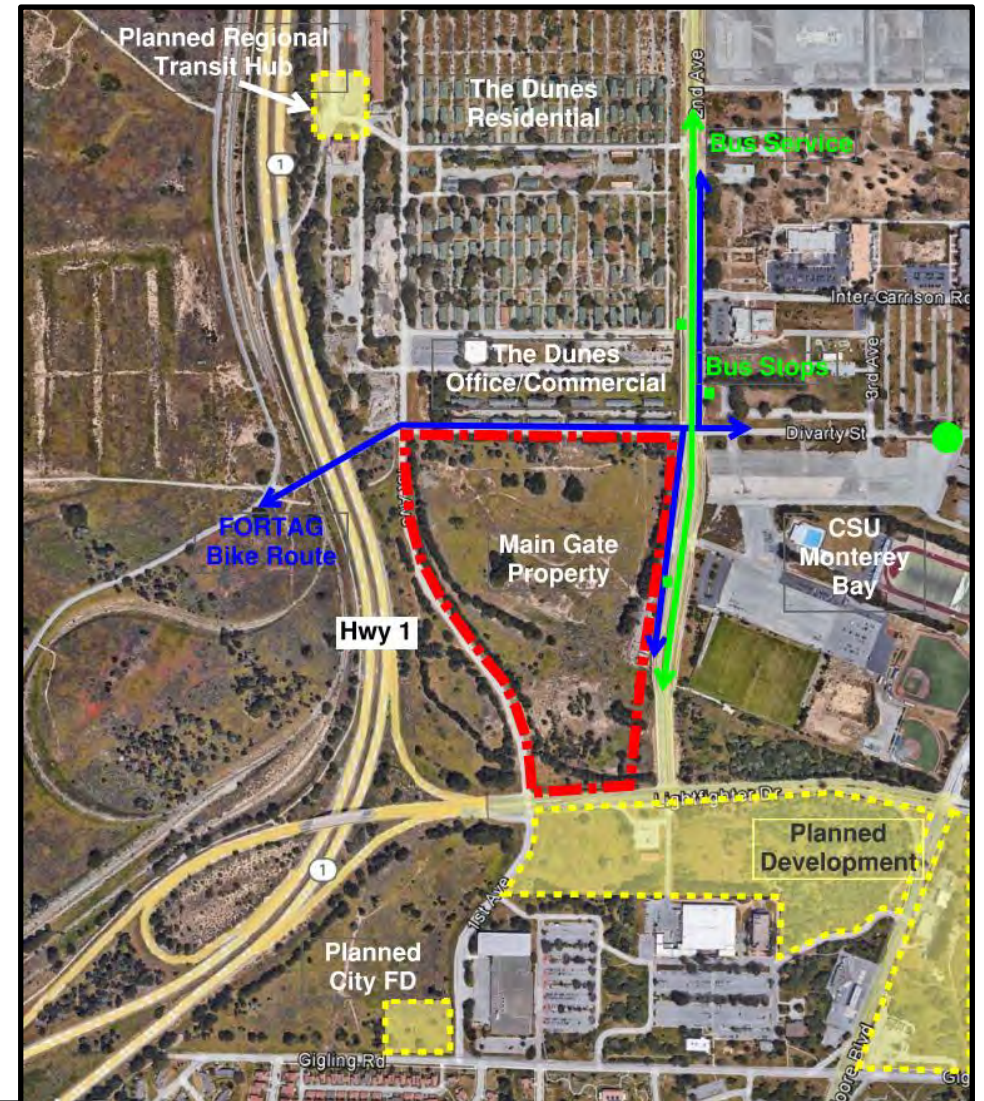
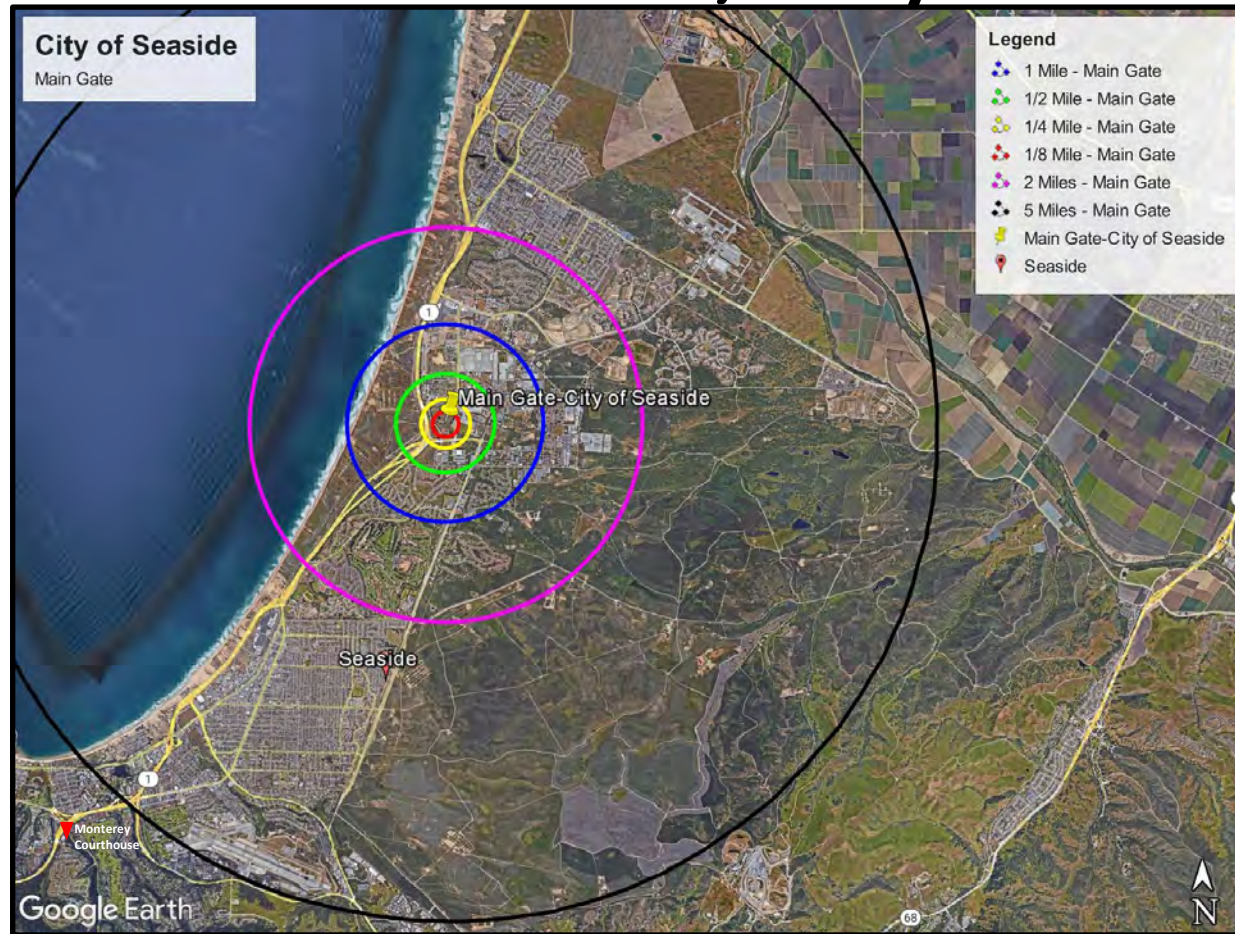
  
 Pella McCormick  
 Director, Facilities Services  
 Date: \_\_\_\_\_

  
 Martin Hoshino  
 Administrative Director  
 Date: April 5, 2022

Site 1 MainGate	Site 2 Gen. Jim Moore	Site 3 TAMC	Site 4 The Dunes
Points	Points	Points	Points
786	687	727	703
	FAIL	FAIL	FAIL

- Site 1 – Main Gate = Highest Ranking
- Site 2 – Gen. Jim Moore; Failed – Environmental Concern, ‘Landwatch’
- Site 3 – TAMC; Failed – No Water Entitlement
- Site 4 – The Dunes; Failed – Property Owner offering retracted

# Main Gate Site, City of Seaside



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# Main Gate Site City of Seaside

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- 57-acre property, Single Owner
- 5-acre parcel required for Project Scope

## Site Investigations Completed

- Geotechnical Investigation
- Utility Investigation
- Environmental Survey
  - Biology
  - Cultural
  - Remediation

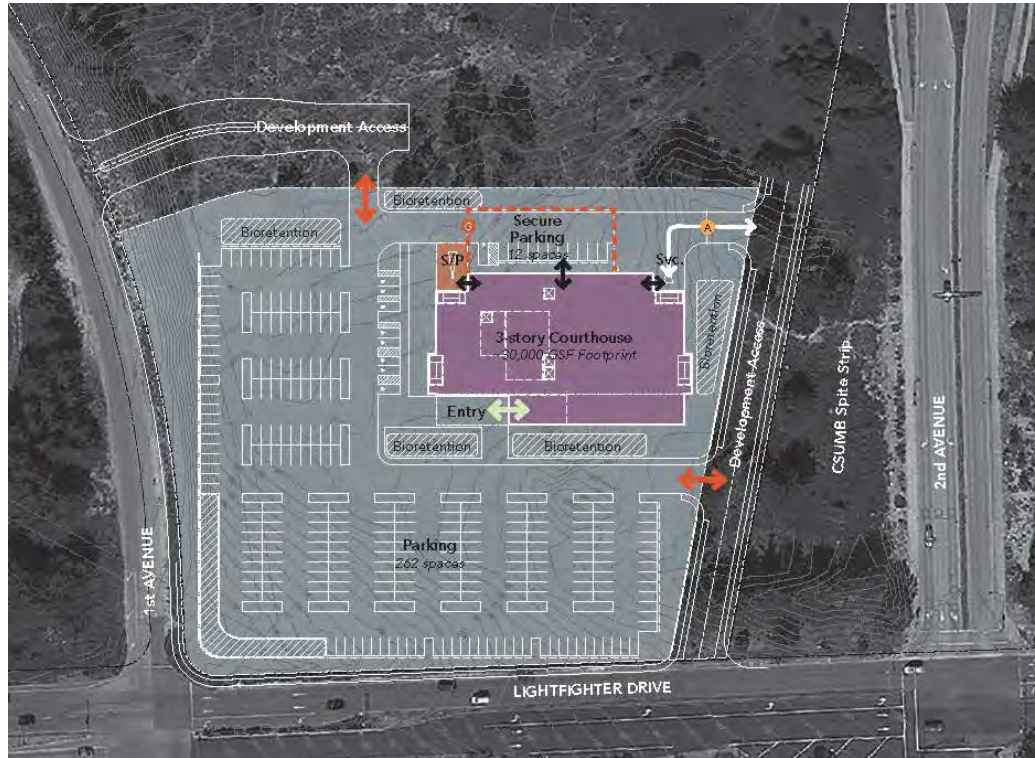


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# Main Gate Site, City of Seaside

Option A, South @ Light Fighter Drive



Option B, North @ Divarty & Second Ave.



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**Parcel Selection to be made during Site Acquisition**

# Project Budget

Budget remains as approved.

- Total Authorized Budget: \$154,256,000
  - Acquisition: \$35,619,000
  - Performance Criteria: \$3,101,000
  - Design-Build: \$115,536,000

# Project Schedule

Project is behind Schedule as approved.



# Recommendation

- This is the first step in a two-step approval process.
  - Site Selection – *select a property to move into acquisition.*
  - Site Acquisition – *approve the property acquisition.*
- Staff requests Site Selection approval for submission to State Public Works Board and to return with future presentation for Site Acquisition approval.



# Questions?



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# MONTHLY PROGRESS REPORT

## San Bernardino Juvenile Dependency Courthouse Addition & Renovation

Number of Courtrooms: 4  
Gross Bldg Sqft: 5,000  
Current Authorized Amount: \$8,982,000

County: San Bernardino  
Delivery Method: Design-Bid-Build  
Reporting Month: 03/2022

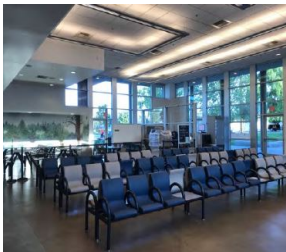
<b>Owner</b> Judicial Council of California
<b>Program Manager</b> Vanir Construction Management, Inc.
<b>Judicial Council Project Manager</b> Michael Scott
<b>Architect</b> Dewberry Architects
<b>CMA</b> To Be Determined
<b>General Contractor</b> To Be Determined

### PROJECT DESCRIPTION

This project provides for an approximately 5,000 SF addition of two courtrooms, associated clerical space and a lobby expansion to an existing 32,052 SF one-story, four courtroom Juvenile Courthouse. The County owned and Judicial Council managed facility will require revisions to the Joint Occupancy Agreement (JOA) to construct the addition onto the existing Courthouse. A Design-Bid-Build delivery method will be utilized for construction.

### PHASE SUMMARY

The project is authorized for the Site Acquisition and Preliminary Plan phases for fiscal year 2021-2022 and it is currently in the Site Acquisition phase. Kick-off meetings have been conducted with the Judicial Council, San Bernardino Court, and the County. Selection of the architect occurred in mid-November 2021. Preliminary discussions between the Judicial Council and the County over the necessary modifications to the existing Agreements have also occurred, however details cannot be completed until existing site constraints are analyzed and the design is finalized.





# MONTHLY PROGRESS REPORT

## San Bernardino Juvenile Dependency Courthouse Addition & Renovation

Number of Courtrooms: 4  
 Gross Bldg Sqft: 5,000  
 Current Authorized Amount: \$8,982,000

County: San Bernardino  
 Delivery Method: Design-Bid-Build  
 Reporting Month: 03/2022

### SCHEDULE

Activities for FY 2021-22 include Site Acquisition and Preliminary Design phases. FY 2022-23 delivers Working Drawings and FY 2023-25 brings Construction. Initially, the Preliminary Plans which will only involve Schematic Design are planned to begin in January 2022 with completion anticipated in early April 2022. However, potential County modifications are extending both the design and acquisition durations.

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	
Site Acquisition	7/1/21	1/3/22	7/1/21	3/26/23	44%	0	447	✘
Preliminary Plan - Programming	7/1/21	6/30/22	1/3/22	6/18/22	59%	186	(11)	✔
Working Drawings	7/1/22	3/30/23	6/23/22	4/30/23	0%	(7)	31	✘
Bid and Award	4/1/23	6/30/23	5/1/23	7/10/23	0%	30	10	✘
Construction	7/1/24	6/30/25	7/10/23	1/30/25	0%	(356)	(150)	✔
Occupancy	7/1/25	8/30/25	12/2/24	3/29/25	0%	(210)	(153)	✔

### SITE ACQUISITION MILESTONES

Title	Milestone Date
Authorizing Legislation for Acquisition Phase	7/1/21
Site Acquisition Resolution	3/26/23
Site Specific Engineering Studies & CEQA Complete	10/29/22



# MONTHLY PROGRESS REPORT

## San Bernardino Juvenile Dependency Courthouse Addition & Renovation

Number of Courtrooms: 4  
 Gross Bldg Sqft: 5,000  
 Current Authorized Amount: \$8,982,000

County: San Bernardino  
 Delivery Method: Design-Bid-Build  
 Reporting Month: 03/2022

### SCOPE

The project Scope has been finalized with the addition of two Courtrooms as well as an enhanced Entrance Lobby and Clerk's area expansion. Current design has an overage of 121 square feet or 2.4%.

No. of Courtrooms: 4 BGSE/Courtroom: 1,250				
	Approved Gross (A)	Current Gross (B)	Gross KPI	Current Net (E)
Site Acquisition	5,000	5,121	✗	5,000

### BUDGET

Department of Finance budget for the Acquisition phase has been established at \$422,000 and Preliminary Plans at \$479,000.

a	b	c	d	e=c-d	f	
Phase	Original Authorized Amount	Current Authorized Amount	Current Estimate	Variance	Expended	Status
Site Acquisition	\$422,000	\$422,000	\$422,000	\$0	\$17,496	✓
Preliminary Plan	\$478,900	\$478,900	\$478,900	\$0	\$0	✓
Working Drawings	\$748,610	\$748,610	\$748,610	\$0	\$0	✓
Construction	\$7,332,400	\$7,332,400	\$7,332,400	\$0	\$0	✓
<b>Total</b>	<b>\$8,981,910</b>	<b>\$8,981,910</b>	<b>\$8,981,910</b>	<b>\$0</b>	<b>\$17,496</b>	✗
<b>Total (Rounded)</b>	<b>\$8,982,000</b>	<b>\$8,982,000</b>	<b>\$8,982,000</b>	<b>\$0</b>	<b>\$17,000</b>	



Superior Court of California, County of San Bernardino

# **San Bernardino Juvenile Dependency Courthouse Addition and Renovation**

## **CFAC Project Review**

**Preliminary Plan Phase  
100% Schematic Design Review**



# Overview

Project Summary

Space Program Compliance

Site and Building Design

Building Systems

Cost Estimate

Next Steps



# Project Summary



# Summary Report

## Existing Building Information

The Juvenile Courthouse is County owned and managed by the Judicial Council of California

- Existing Courthouse is 35,052 SF
  - Facility includes 4 Courtrooms, Support Space, Clerical Spaces, and County Operations
- Facility currently has 10,712 SF Court exclusive space

## Project Scope

- Adding 2 new Courtrooms, expanding clerical space, and improving security screening in the lobby
- Project will provide 5,319 SF of area which includes 5,121 SF of addition space and 198 SF of interior renovations
- Work will only occur in Court exclusive space



# Space Program Compliance



JUDICIAL COUNCIL  
OF CALIFORNIA

## Program Summary

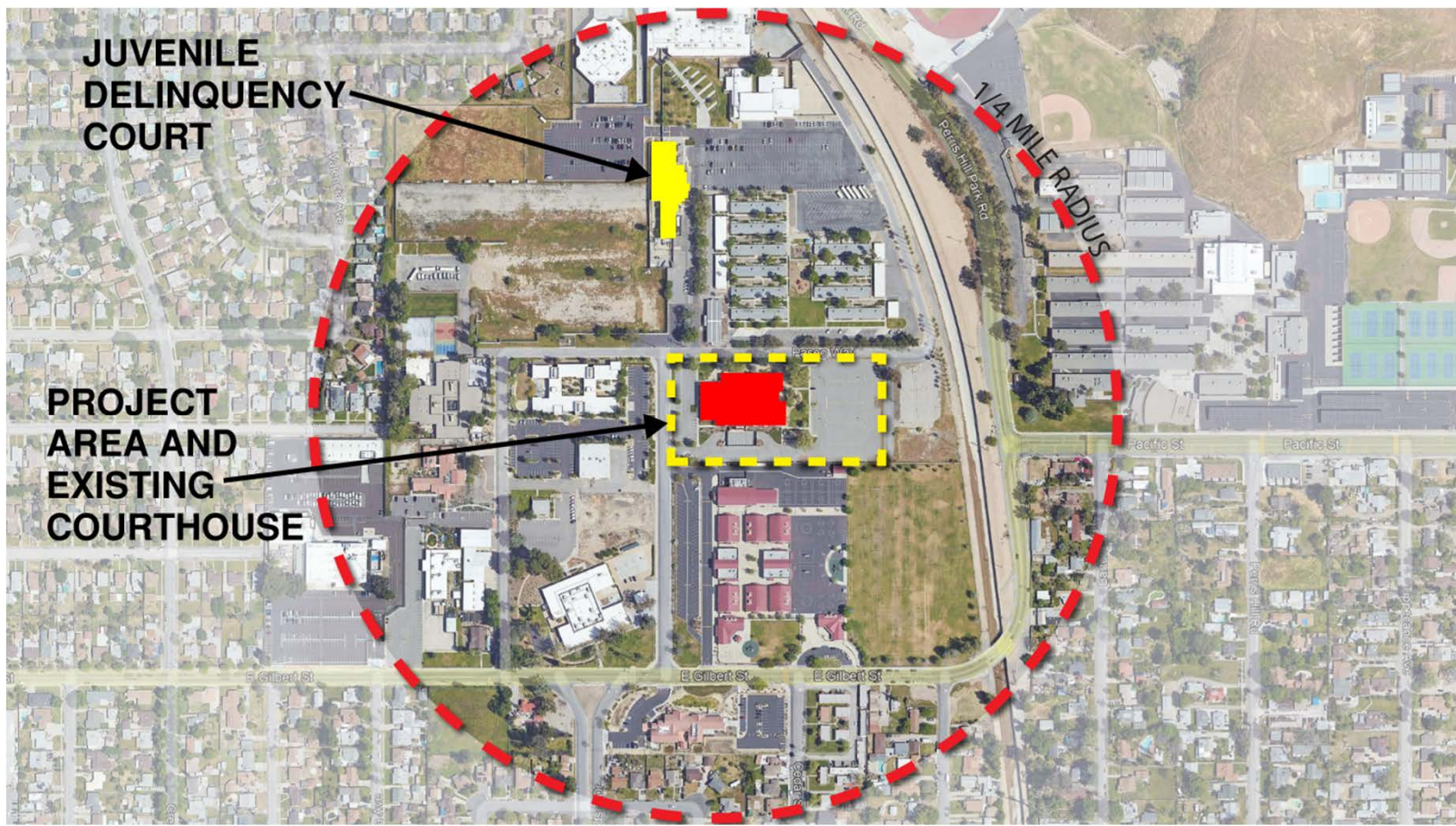
	Program Area	Schematic Design Area
Entry Vestibule	250 SF	210 SF
CFS Office	-	71 SF
Clerk Counter Window	96 SF	148 SF
Supply/Mail/Copy/Workroom/Files/Exhibits	200 SF	198 SF
Breakroom	150 SF	146 SF
Courtrooms	2,340 SF	2,226 SF
Judicial Chambers	640 SF	642 SF
Courtroom Support Office	2 @ 80 SF	1 @ 72 SF
Interpreters Office	100 SF	71 SF
Court Reporter Office	100 SF	85 SF
Attorney/Client Conference Room	200 SF	190 SF
Public Corridor Extension	290 SF	281 SF
Private Corridor Extension	290 SF	738 SF
IT/AV Electronics Room	-	94 SF
Staff Toilet Room	2 @ 60 SF	1 @ 50 SF
Staff Lactation Room	50 SF	47 SF
Public Lactation Room	50 SF	50 SF
<b>Total</b>	<b>5,000 SF</b>	<b>5,319 SF</b>
<b>Delta</b>		+ 121 SF ADDITION + 198 SF RENOVATION



# Site and Building Design



# Vicinity Map

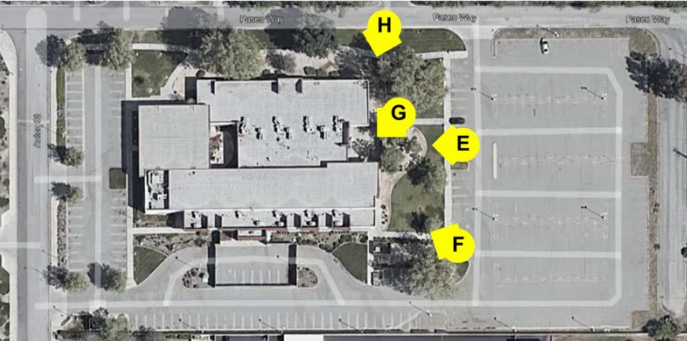




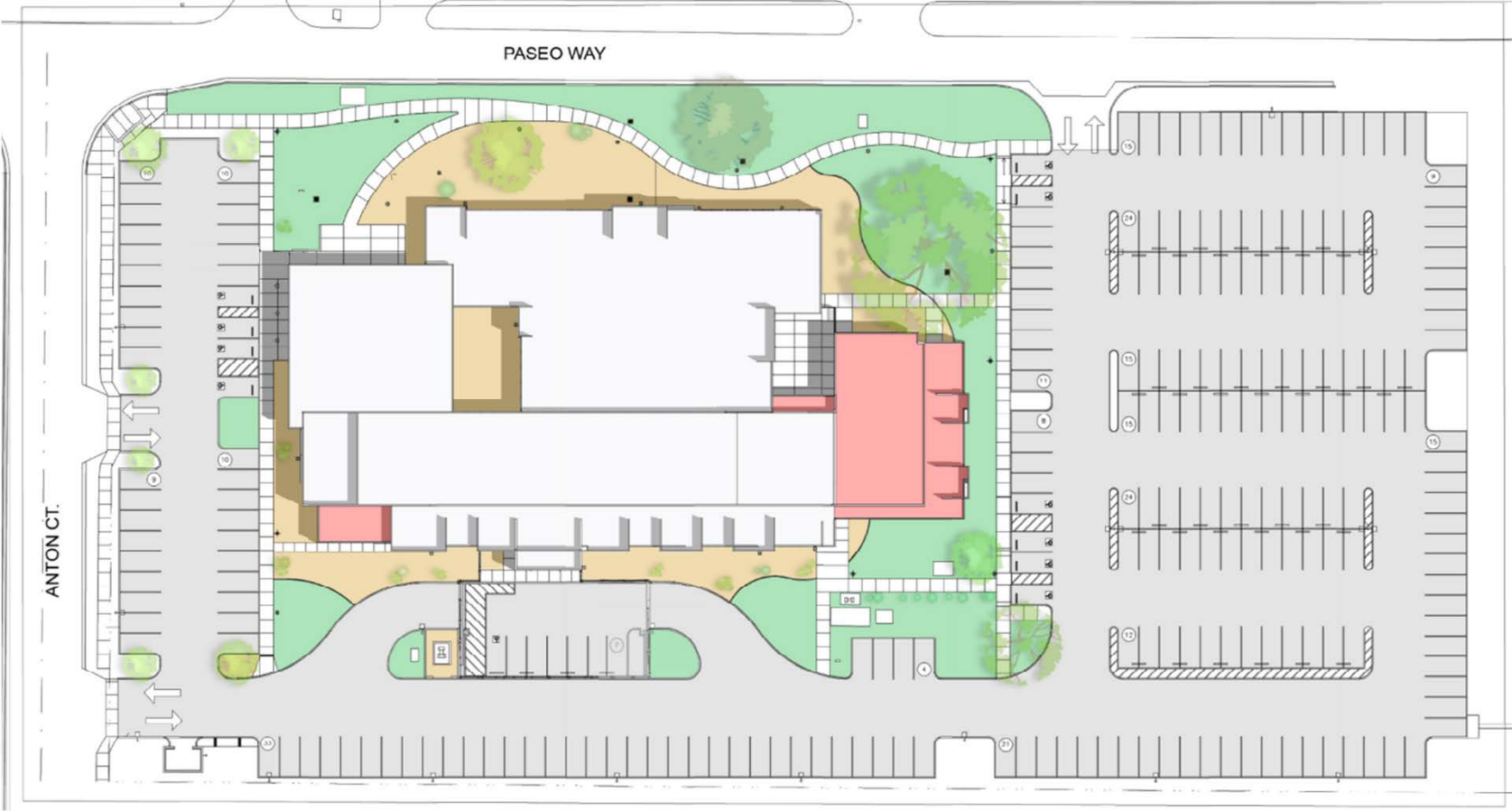
# Existing Site Photos



# Existing Site Photos

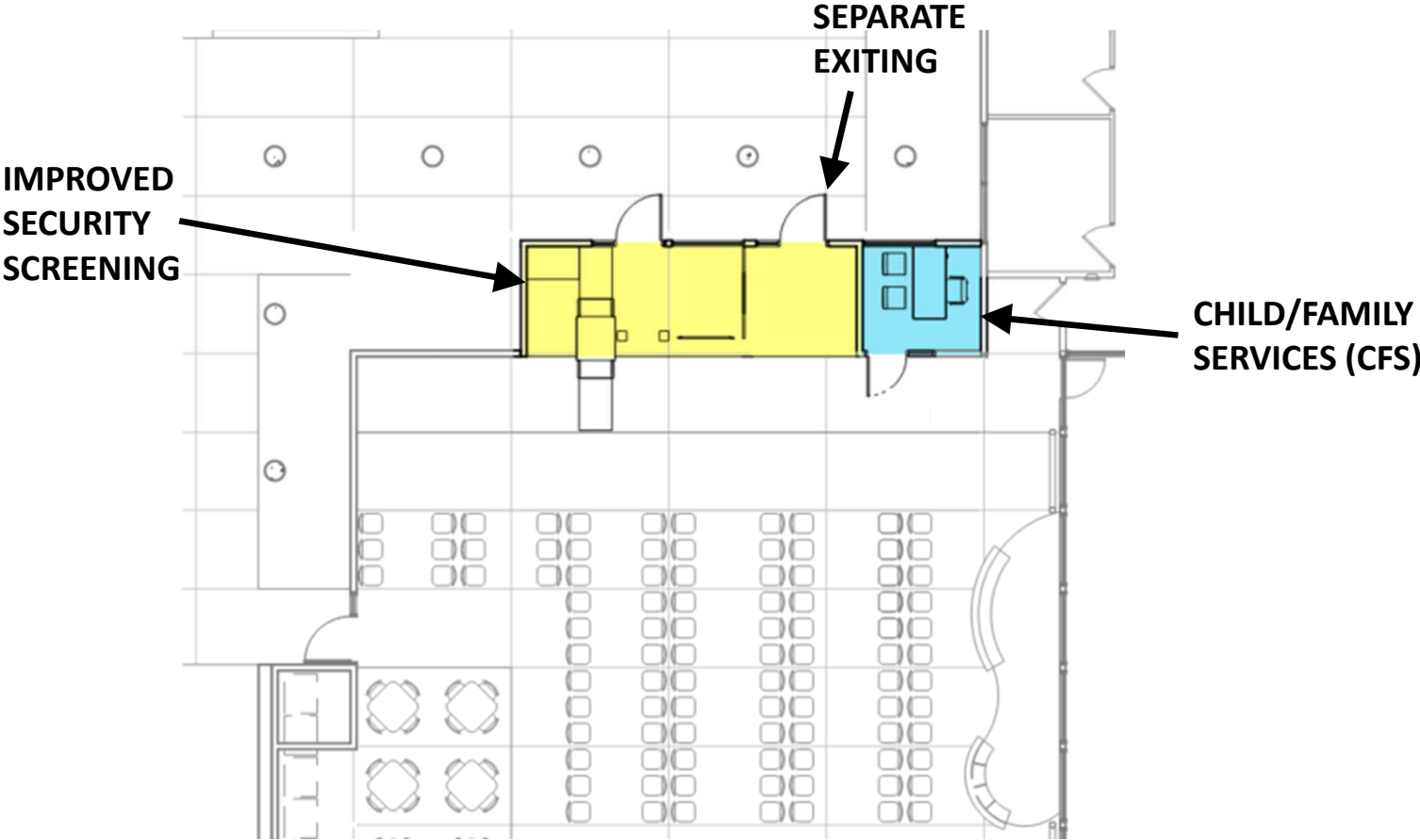


# Proposed Site Plan

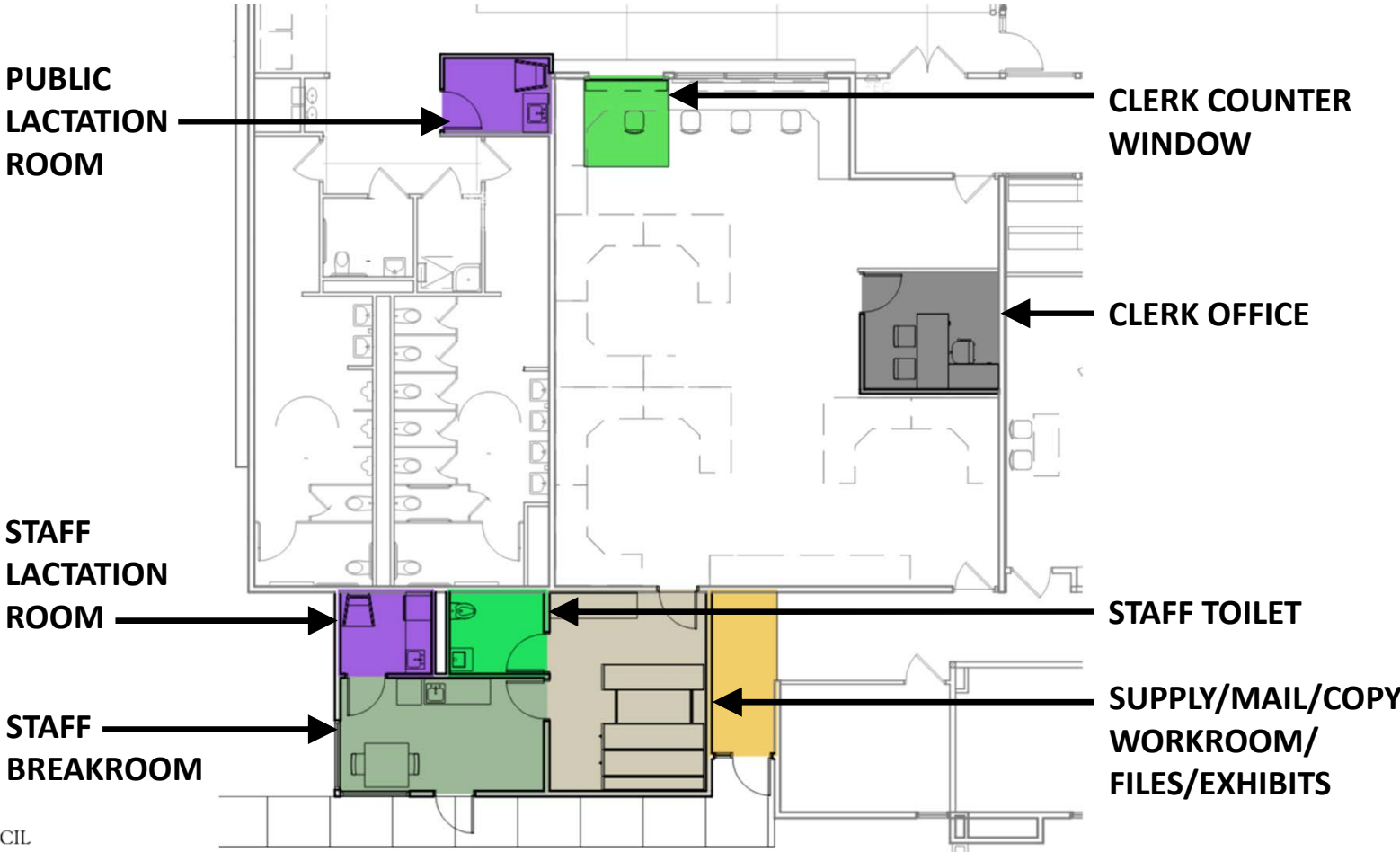




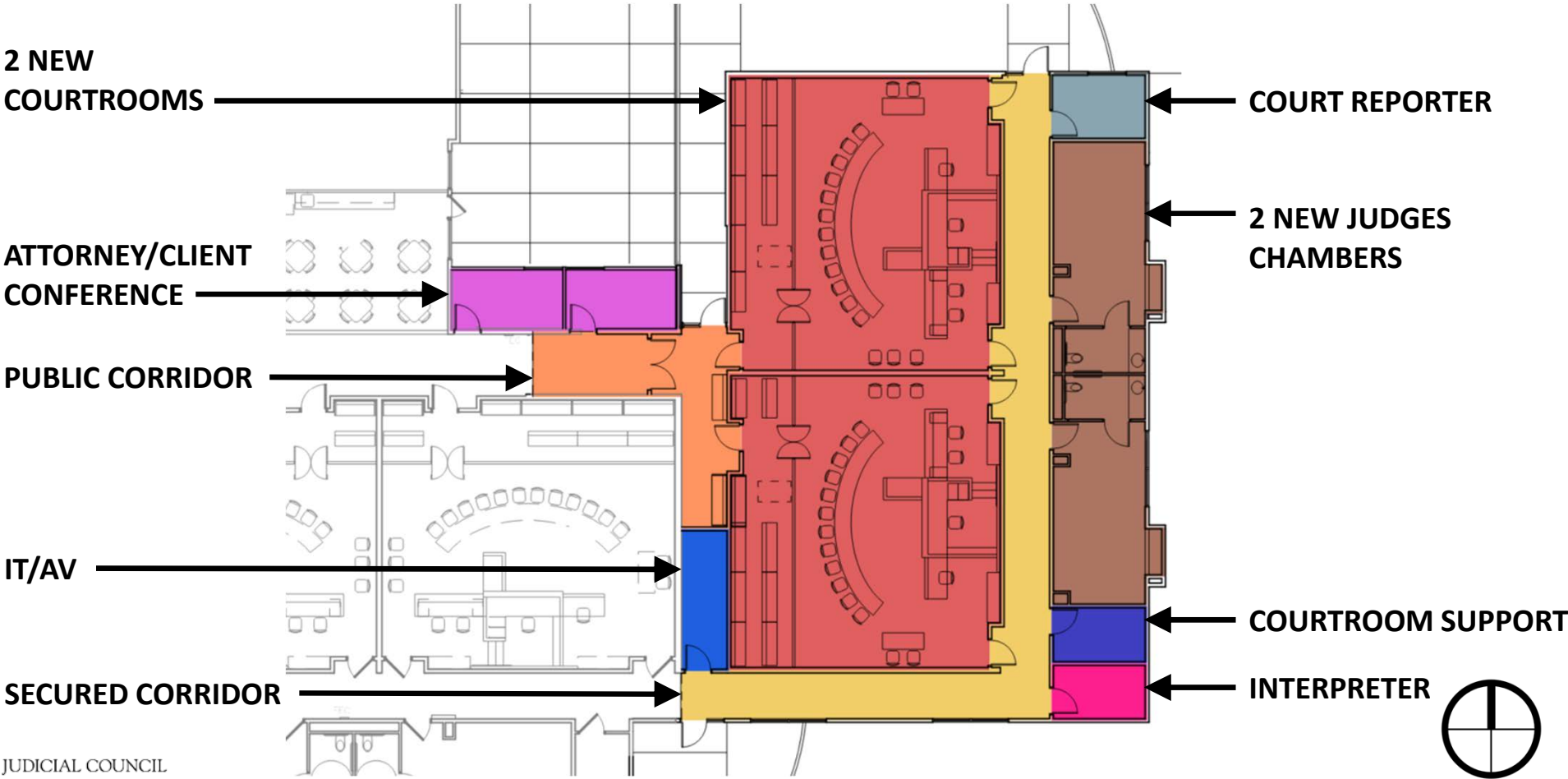
# Enhanced Lobby Space



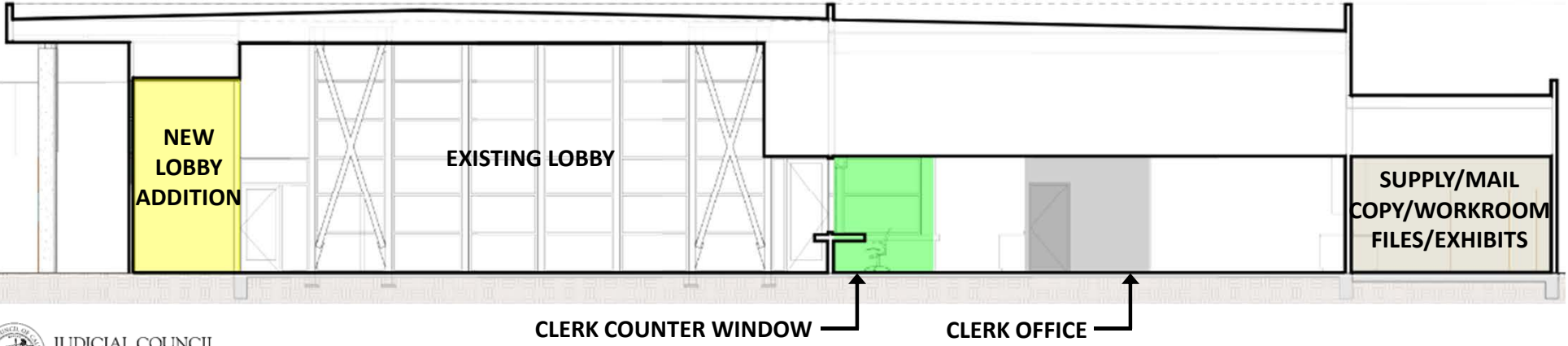
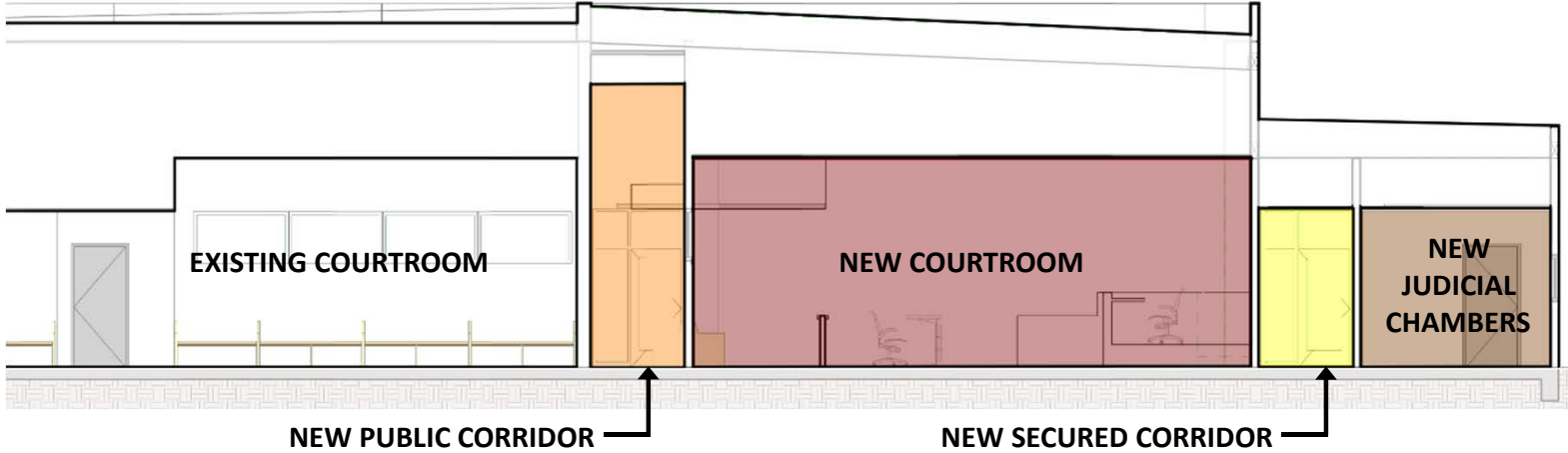
# Enhanced Services & Administrative/Clerks Spaces



# New Courtrooms, Judicial Chambers & Support Spaces

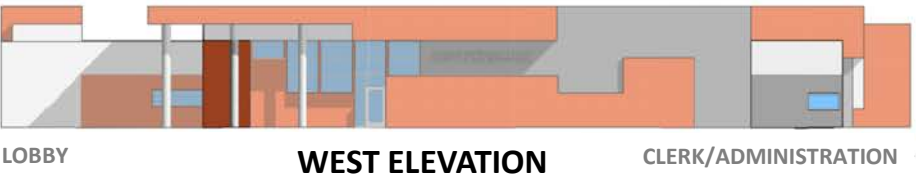
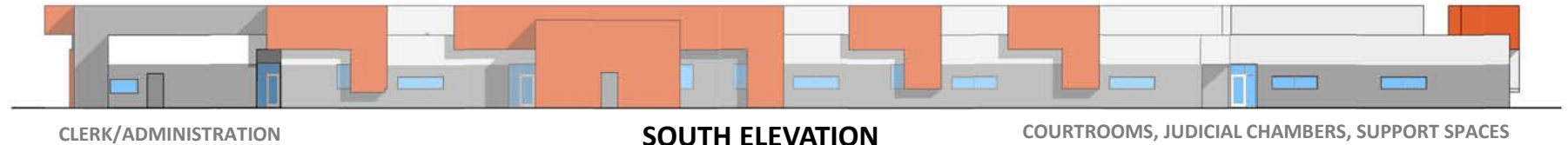
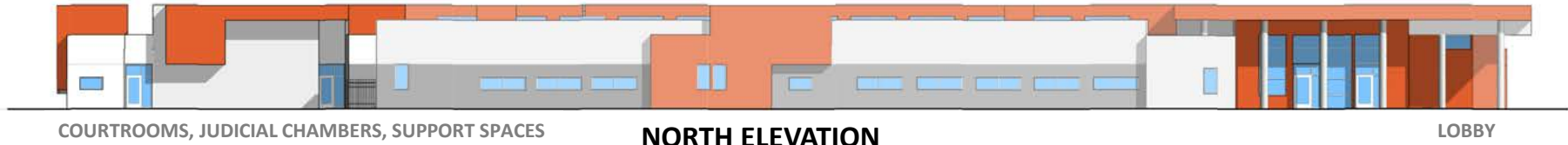


# Building Sections

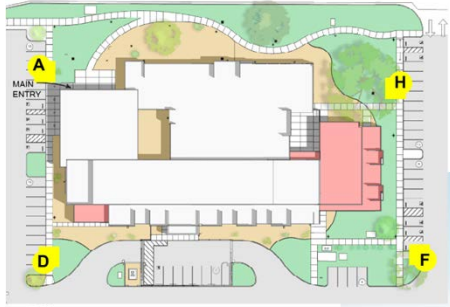




# Building Elevations



# 3D Views



**A**



**H**



**D**



**F**

# Building Systems



## **Structural**

- One-story building
- Wood stud walls
- Slab-on-grade concrete floor
- Wood framed roof with glu-laminated and steel beams

## **Mechanical**

- Lobby and Waiting Area – Extend existing mechanical unit
- Clerk Supply/Storage/Breakroom – New package rooftop unit
- Courtrooms – New package rooftop units for each courtroom
- Judges Chambers – New package rooftop unit
- Acoustical duct lining near mechanical fans

## **Plumbing**

- New high-efficiency plumbing fixtures with sensors

## **Fire Protection**

- Extend existing automatic fire sprinkler system



## **Electrical**

- Lobby and Waiting Area – Extend lighting and electrical outlets
- Clerk Supply/Storage/Breakroom – New LED lights with automatic controls
- Courtrooms – New LED lights with automatic controls and dimming
- Judges Chambers – New LED lights with automatic controls and dimming
- New electrical outlets

## **Low Voltage**

- New telecommunications equipment for additions
- New audio-visual equipment for additions

## **Security**

- Extend intercom and duress systems
- Extend door controls and security cameras

## **Fire Alarm**

- Extend fire alarm system with smoke detectors and horn/strobes



## Interior Materials

	FLOOR			WALLS		CEILING	
	Stained Concrete	Vinyl Composite Tile	Carpet	Painted	Ceramic Tile	Acoustic Ceiling Tiles	Painted Hard Surface
Entry Vestibule / Waiting Area	●			●		●	
Clerk's Counter Window			●	●		●	
Supply / Mail / Copy / Workroom / File / Exhibits		●		●		●	
Staff Break Room		●		●		●	
Courtroom			●	●		●	
Judicial Chambers			●	●		●	
Offices			●	●		●	
Attorney / Client Conference Room			●	●		●	
Courtroom Waiting Area			●	●			●
Public Corridor			●	●			●
Private Corridor			●	●			●
Staff Toilet		●			●		●
Staff Lactation Room		●		●			●
Public Lactation Room		●		●			●

## Exterior Materials

- Match existing building: integral colored stucco, aluminum window system

# Cost Estimate



# Project Cost Estimate

	<b>Authorized Budget</b>	<b>Schematic Design Estimate</b>
Current FY 21/22 Hard Construction Costs	\$5,353,000	\$5,979,000
Delta		+ \$626,000



# Next Steps



# CFAC Approval

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



# 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

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County of Los Angeles

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Judge of the Superior Court of California,  
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Judge of the Superior Court of California,  
County of Shasta

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Assistant Presiding Judge of the  
Superior Court of California,  
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**Hon. Gary R. Orozco**

Judge of the Superior Court of California,  
County of Fresno

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

**Mr. Anthony P. Capozzi**

Attorney at Law

**Ms. Linda Romero Soles**

Former Court Executive Officer  
Superior Court of California,  
County of Merced

**Mr. Stephan Castellanos, FAIA**

Principal Architect  
Derivi Castellanos Architects  
Former State Architect of California

**Mr. Larry Spikes**

Former County Administrative Officer,  
County of Kings

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County of San Bernardino

**Hon. Robert J. Trentacosta**

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

**Hon. Robert D. Foiles**

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

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

Attorney at Law

**Ms. Melissa Fowler-Bradley**

Court Executive Officer  
Superior Court of California,  
County of Shasta

# **Court Facilities Advisory Committee**

As of January 14, 2022

## **SUBCOMMITTEES**

### **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**

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