

# Meeting Materials for the Court Facilities Advisory Committee

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OPEN PUBLIC MEETING

MARCH 12, 2025



**Judicial Council of California**  
Court Facilities Advisory Committee



Court Facilities Advisory Committee  
Open Public Meeting via Videoconference

March 12, 2025

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3	Monterey - New Fort Ord Courthouse Performance Criteria: ➤ PowerPoint Slides ➤ Performance Criteria
4	Draft Five-Year Plan for 2026–27 and Budget Change Concept: ➤ PowerPoint Slides ➤ Draft Plan (projects table) ➤ Draft Budget Change Concept
5	Court Facilities Advisory Committee Roster





Judicial Council of California  
Court Facilities Advisory Committee

[www.courts.ca.gov/cfac.htm](http://www.courts.ca.gov/cfac.htm)  
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**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:** March 12, 2025  
**Time:** 12:00 p.m. – 1:00 p.m.  
**Public Videocast:** <https://jcc.granicus.com/player/event/4199>

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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 Court Facilities Advisory Committee meeting held on November 5, 2024.

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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 March 11, 2025, 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 1–2)**

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**Item 1**

**Monterey – New Fort Ord Courthouse: Performance Criteria Review (Action Required)**

Milestone review of the project at completion of Performance Criteria.

Presenters: Hon. Pamela L. Butler, Judge, Superior Court of Monterey County

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

Mr. John Zorich, Principal, Dreyfuss + Blackford Architecture

Mr. Kris Barkley, Senior Design Principal, Dreyfuss + Blackford Architecture

**Item 2**

**Draft Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2026–27 and Budget Change Concept (Action Required)**

Review of capital projects proposed in the draft *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2026–27* and a Budget Change Concept (BCC) capturing the proposed capital outlay funding from fiscal years 2026–27 through 2030–31. This plan informs capital project funding requests for upcoming and outlying fiscal years, and the BCC presents the same five-year outlook for the Judicial Council’s Judicial Branch Budget Committee to review the proposal in the context of all judicial branch BCCs under consideration.

Presenters: Mr. Tamer Ahmed, Director, Judicial Council Facilities Services

Mr. Chris Magnusson, Supervisor, Judicial Council Facilities Services

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**IV. ADJOURNMENT**

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**Adjourn**





Judicial Council of California  
Court Facilities Advisory Committee

<https://courts.ca.gov/advisory-body/court-facilities-advisory-committee>  
[cfac@jud.ca.gov](mailto:cfac@jud.ca.gov)

COURT FACILITIES ADVISORY COMMITTEE

MINUTES OF OPEN MEETING

November 5, 2024  
12:00 PM – 1:00 PM  
Public Videocast

**Advisory Body Members Present:** Hon. Brad R. Hill, Chair  
Hon. JoAnn M. Bicego  
Hon. Donald Cole Byrd  
Mr. Anthony P. Capozzi  
Ms. Melissa Fowler-Bradley  
Hon. William F. Highberger  
Hon. Steven E. Jahr (Ret.)  
Hon. Patricia L. Kelly  
Ms. Krista LeVier  
Hon. Elaine Lu  
Ms. Kyria Martinez  
Hon. Gary R. Orozco  
Hon. David Edwin Power (Ret.)  
Mr. Lee Seale  
Hon. Sergio C. Tapia II  
Mr. Thomas J. Warwick, Jr.  
Hon. Eric J. Wersching

**Advisory Body Members Absent:** None

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

Hon. Mary J. Greenwood, Administrative Presiding Justice, Court of Appeal, Sixth Appellate District  
Mr. Baltazar Vazquez, Clerk/Executive Officer, Court of Appeal, Sixth Appellate District  
Ms. Marina Meyere, Managing Attorney, Court of Appeal, Sixth Appellate District  
Mr. Peter Birkholz, Principal, Page & Turnbull

Hon. S. Robert Tice-Raskin, Presiding Judge, Superior Court of Nevada County  
Ms. Laila Waheed, Court Executive Officer, Superior Court of Nevada County  
Mr. Alan Bright, Senior Design Principal, HOK

Mr. Tamer Ahmed, Deputy Director, Judicial Council Facilities Services  
Ms. Kim Bobic, Senior Project Manager, Judicial Council Facilities Services  
Mr. Robert Carlson, Manager, Judicial Council Facilities Services  
Mr. Jack Collins, Manager, Judicial Council Facilities Services  
Ms. Alisha Dutta, Senior Project Manager, Judicial Council Facilities Services  
Mr. Zulqar Helal, Manager, Judicial Council Facilities Services  
Mr. Chris Magnusson, Supervisor, Judicial Council Facilities Services  
Ms. Pella McCormick, Director, Judicial Council Facilities Services  
Mr. Harry O'Hagin, Principal Manager, Judicial Council Facilities Services  
Ms. Akilah Robinson, Associate Analyst, Judicial Council Facilities Services  
Mr. Jagandeep Singh, Principal Manager, Judicial Council Facilities Services  
Ms. Erin Stagg, Attorney II, Judicial Council Legal Services  
Ms. Maggie Stern, Attorney II, Judicial Council Legal Services  
Ms. Peggy Symons, Manager, Judicial Council Facilities Services  
Ms. Sadie Varela, Facilities Analyst, Judicial Council Facilities Services

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**OPEN MEETING**

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**Call to Order and Roll Call**

The chair called the meeting to order at 12:00 p.m., roll was taken, and opening remarks were made. Judge Elaine Lu and Ms. Kyria Martinez were welcomed as new members of the Court Facilities Advisory Committee (CFAC).

**Public Videocast**

A live videocast of the meeting was made available to the public through the advisory body web page on the California Courts website listed above.

**Approval of Minutes**

The advisory committee voted—with abstentions of judges Donald Cole Byrd and William F. Highberger, Ex-Officio non-voting members—to approve the minutes of the CFAC meeting held on August 9, 2024. (*Motion: Warwick; Second: Orozco*)

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**DISCUSSION AND ACTION ITEMS (ITEMS 1–2)**

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**Item 1**

**New Sixth Appellate District Courthouse: Performance Criteria Review including 100 Percent Schematic Design**

**Summary:** The CFAC received a presentation of the capital project’s Performance Criteria including 100 Percent Schematic Design as performance criteria bridging documents, which was a scheduled milestone review.

Administrative Presiding Justice Mary J. Greenwood of the Court of Appeal, Sixth Appellate District provided opening remarks by thanking Judicial Council staff and the project team as well as the CFAC for assisting the court with its space needs given the level of interest shown by technology companies in its current location and the amount of new development and redevelopment—for private commercial and residential space but not for government space—taking place within the court’s immediate neighborhood and within the downtown area. She expressed her gratitude for project reusing an existing state-owned property, eliminating future lease costs, locating the future new courthouse in a place of dignity and graciousness, which is the city of Sunnyvale’s civic center, and being moved forward to this point in the schedule for the CFAC’s review of the performance criteria milestone.

Consistent with the materials (Tabs 3A–B for agenda Item 1), which were posted online for public viewing in advance of the meeting and available at [https://courts.ca.gov/system/files/file/cfac-20241105-materials\\_1.pdf](https://courts.ca.gov/system/files/file/cfac-20241105-materials_1.pdf), Ms. Kim Bobic introduced this item and presented slides 1–10 and 24–26, and Mr. Peter Birkholz presented slides 11–23.

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

1. To approve the project's Performance Criteria including 100% Schematic Design to proceed to the state Department of Finance and State Public Works Board (SPWB) for approval and proceed with the project's Request for Qualifications for Design-Build Entity (DBE) and Request for Proposal for DBE.

*(Motion: Byrd; Second: Tapia)*

## **Item 2**

### **Nevada – New Nevada City Courthouse: Site Selection Review**

**Summary:** The CFAC received a presentation of the capital project's Site Selection, which was a scheduled milestone review and included both the preferred USDA Forestry Service Office and alternate Cement Hill Road sites in Nevada City.

Presiding Judge S. Robert Tice-Raskin of the Superior Court of Nevada County provided opening remarks that the members of the superior court's bench are pleased the plans for the new courthouse are well underway, as the Judicial Council understands the critical need for a new courthouse to provide the Nevada County community with a state-of-the-art justice center given the existing courthouse is well past its prime. He expressed thanks and gratitude to everyone participating in this collaborative public works project, noting the thoughtful feedback received from the scores of Nevada County community members, who sent letters, email, and petitions to the superior court and to the CFAC. He stated that all input will always be welcome as part of this important process. He expressed his gratitude to the community members who have participated in the project's local Project Advisory Group, as they have provided invaluable information to Judicial Council staff and the criteria architect. He thanked Judicial Council staff, the criteria architect, and all professionals involved for the extensive hours to prepare a comprehensive and objective analysis of the various potential options for siting the new courthouse project. He also expressed his gratitude for the project being moved forward to this point in the schedule for the CFAC's review of the site selection milestone and asked that the committee take action today to help advance the project as expeditiously as possible.

Consistent with the materials (Tabs 4A–B for agenda Item 2), which were posted online for public viewing in advance of the meeting and available at [https://courts.ca.gov/system/files/file/cfac-20241105-materials\\_1.pdf](https://courts.ca.gov/system/files/file/cfac-20241105-materials_1.pdf), Ms. Alisha Dutta introduced this item and presented slides 1–8 and 17–18, and Mr. Alan Bright presented slides 9–16.

In addition, the following comments were made:

1. Presiding Judge Tice-Raskin indicated that members of the public have asked why there must be preferred and alternate sites identified for the project instead of single site, and he asked if the Judicial Council's position could be explained for the benefit all listening in on/watching the meeting. In response, Ms Pella McCormick indicated that the California Environmental Quality Act process for capital projects requires the evaluation of two sites—a preferred site and an alternate site—for projects to move forward for review by the SPWB.

2. Offsite, hillside views into the planned secure parking area of the preferred USDA Forestry Service Office site should be studied for consideration of mitigation when the project proceeds into design.

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

1. Approve the project’s site selection of the preferred and alternate sites to proceed to SPWB for approval and the project’s return for future review and approval of site acquisition, conditioned that Judicial Council staff share the public comments received on this item (Tabs 4C–F for agenda Item 2) with SPWB for their benefit of understanding the concerns expressed and need for the preferred site.

*(Motion: Highberger; Second: Wersching)*

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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 1:00 p.m.

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

Superior Court of California, County of Monterey  
New Fort Ord Courthouse  
Seaside, CA

CFAC Performance Criteria Phase Approval

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March 12, 2025



# Introductions

## **Presenters**

Kim Bobic, Senior Project Manager, Judicial Council Facilities Services

John Zorich, Principal, Dreyfuss + Blackford Architecture

Kris Barkley, Senior Design Principal, Dreyfuss + Blackford Architecture

## **In Attendance**

Jagandeep Singh, Principal Manager, Judicial Council Facilities Services

## **Court Representatives; Superior Court of Monterey County**

Honorable Carrie M. Panetta – Presiding Judge

Honorable Pamela L. Butler – Judge

Katy Grant – Court Executive Officer

# Project Overview:

The new courthouse will consolidate most family law and civil operations to one location, vacating three court facilities: Monterey Courthouse, Gabilan Annex, and the Juvenile Delinquency Facility.

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County:	Monterey
Courtrooms:	7
Building Area (BGSF):	82,955 (within approved 83,000)
Site Area:	5-acres; secure parking for judicial officers + 280 public/juror/staff parking spaces
Number of stories:	3
TGMP:	\$118,760,300
Delivery Method:	Design-Build
Criteria Architect:	Dreyfuss + Blackford

# Project Information: CEQA

- Notice of Preparation filed July 18, 2022
- Public Scoping meeting in the City of Seaside: September 7, 2022
- AB 52 Tribal consultation with two culturally affiliated tribes
- Draft EIR Notice of Completion issued April 5, 2023
- Public Meeting for Draft EIR: May 2, 2023
- Final EIR with Responses to Comments circulated August 7, 2023
- EIR certified August 21, 2023
- Notice of Determination filed August 24, 2023
- 30-Day statute of limitations concluded **September 23, 2023**



# Project Schedule

<b>Phase</b>	<b>Completion</b>
Site Acquisition Approval - SPWB	02/14/2025
Performance Criteria (PC)	01/22/2025
PC CFAC Approval	03/12/2025
DBE Selection / Contract	11/20/2025
Pre-GMP Design Phase	01/29/2027
Construction Completion	04/30/2029

# Site Overview



# Criteria Documents

Conceptual Site Plan

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Architectural Program

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Conceptual Floor Plans

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Blocking and Stacking Diagrams

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2023 California Trial Court Facilities Standards (CTCFS)

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Project Specific Restrictions, Additions, Deviations to the CTCFS

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Target Guaranteed Maximum Price / Project Cost Model

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Project Specific Threat and Vulnerability Report + Security Criteria

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California Environmental Quality Act (CEQA); Final Environmental Impact Report with Mitigation Monitoring & Reporting Program

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Division 1 Specifications

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Reference Project Information: Geotechnical Report and Survey

# Space Program

83,000 GSF

DIVISION / FUNCTIONAL AREA		Courtrooms	Total Staff	Total NSF	Total CGSF
1.0	Public Area - Lobby, Security Screening	-	3	3,010	3,612
2.0	Court Sets	7	8	19,380	25,194
3.0	Chambers & Courtroom Support	-	20	5,270	6,588
4.0	Court Operations	-	11	821	1,026
5.0	Clerk's Office	-	31	3,365	4,543
6.0	Family Court Services	-	9	1,770	2,390
7.0	Self Help/ADR Center	-	11	2,189	2,846
8.0	Administration/Information Technology	-	6	2,444	3,061
9.0	Jury Services	-	2	2,414	3,018
10.0	Sheriff	-	1	1,200	1,500
11.0	Central In-Custody Holding	-	4	1,110	1,665
12.0	Building Support	-	2	3,050	3,813
	Subtotal	7	108	46,023	59,254
	Grossing Factor (GSF) - 40%*				23,701
	<b>Total Gross Square Feet (GSF)</b>				<b>82,955</b>

GSF per Courtroom

11,851

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



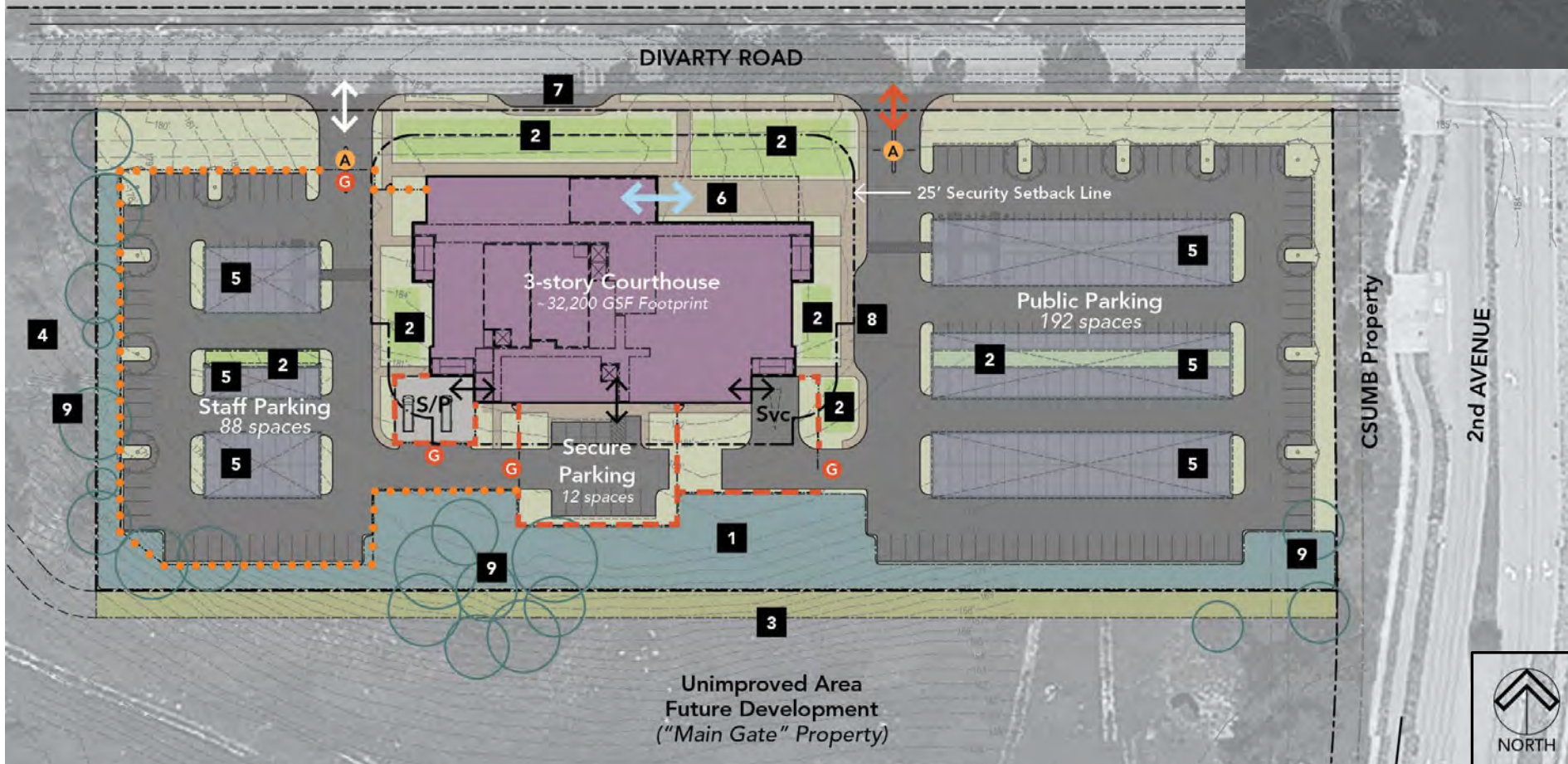
# Site Organization

## KEY

- Main Building Entry
- Building Entry
- Public Parking Entry
- Staff Parking Entry
- Wall/Solid Fence - Security
- Fence - Decorative
- Vehicle Gate
- Control Arms

- 1** Grading + Bioswale Adjustment Zone
- 2** Potential Bioretention
- 3** Future Path - Grading Only
- 4** Future Park Area (NIC)
- 5** PV/Covered Parking
- 6** Entry Court
- 7** MST Requested Bus Stop Location (TBD)
- 8** Drop-off Area
- 9** Existing Trees to Remain if Grading Allows (see tree survey)

Future Residential and Mixed-use Development ("The Dunes" Property)

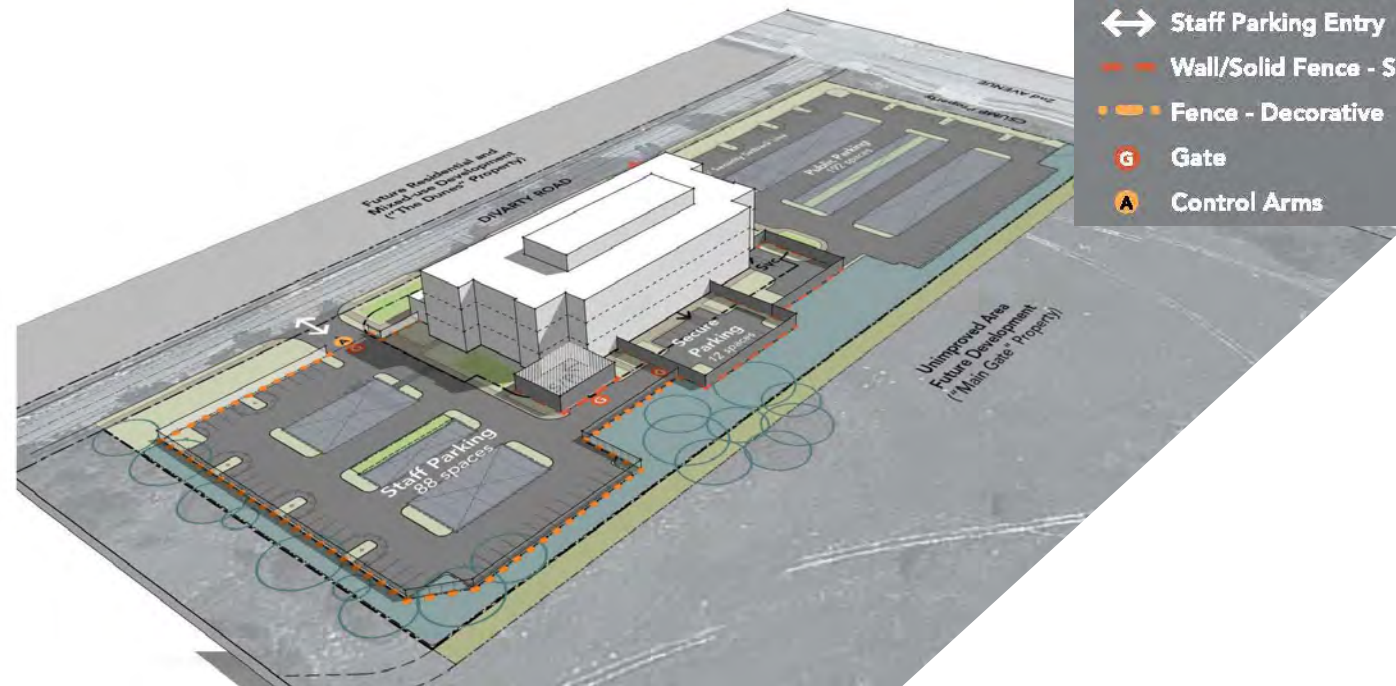




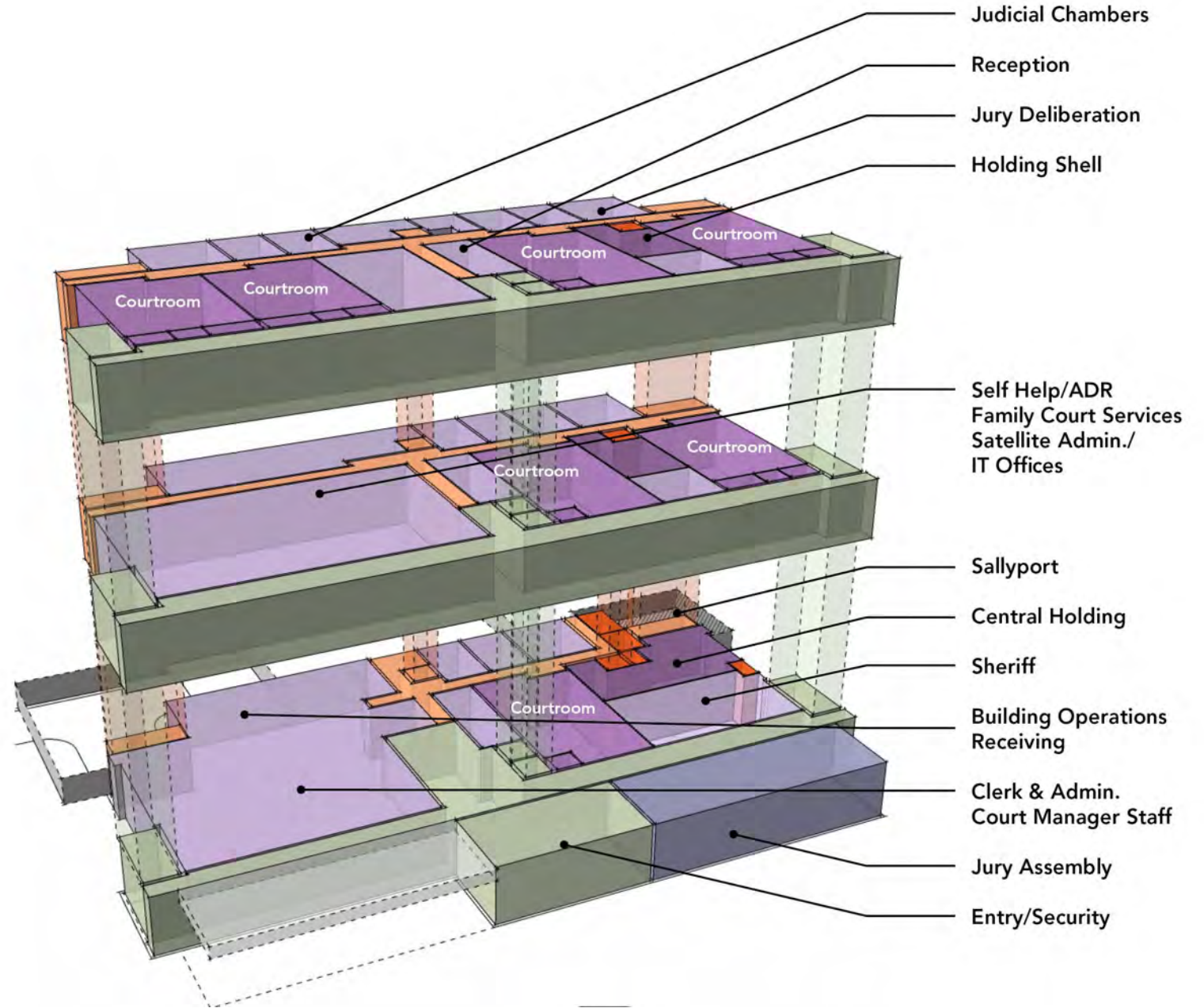
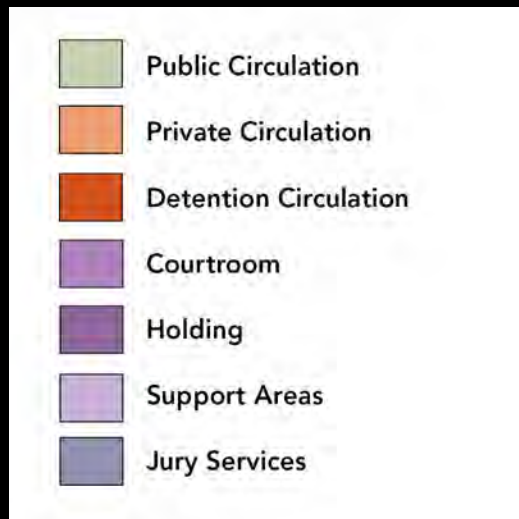
# Site Organization



- KEY**
- ↔ Main Building Entry
  - ↔ Building Entry
  - ↔ Public Parking Entry
  - ↔ Staff Parking Entry
  - - - Wall/Solid Fence - Security
  - - - Fence - Decorative
  - G Gate
  - A Control Arms

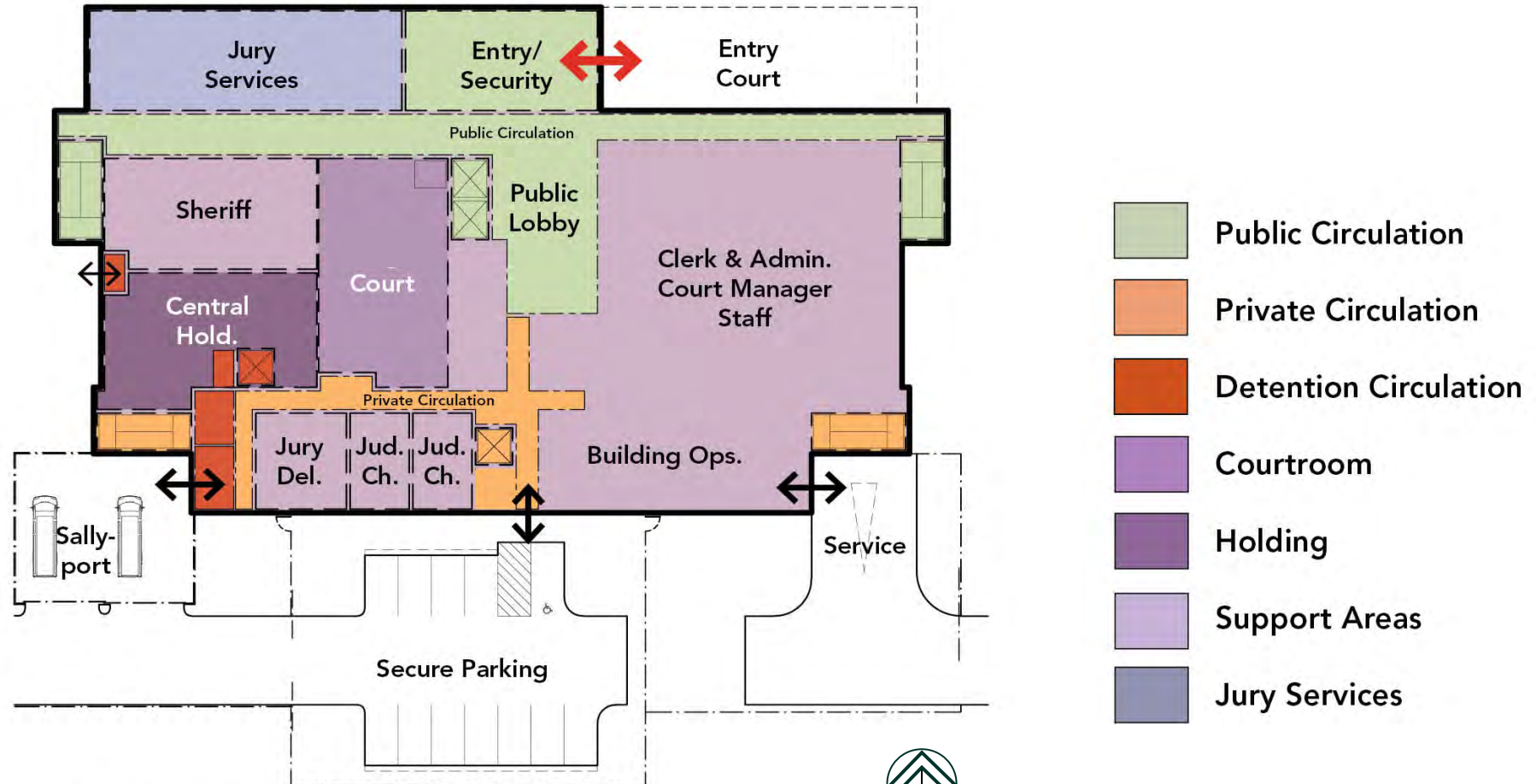


# Blocking and Stacking





# Ground Floor Plan Diagram

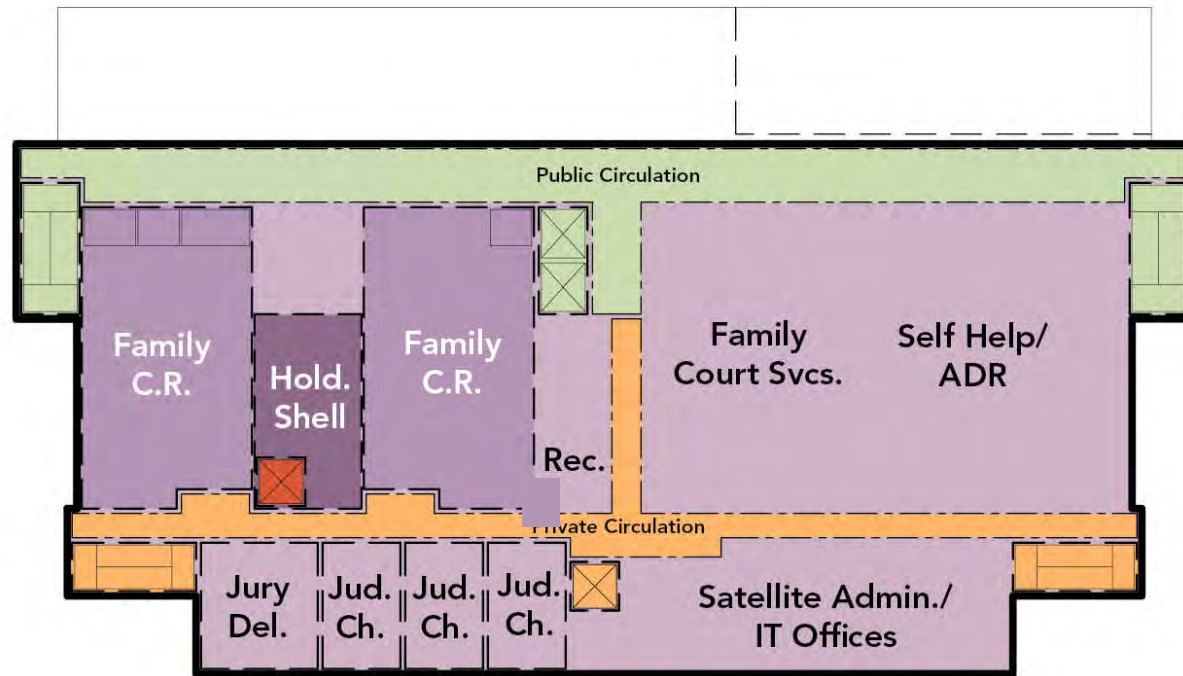


Ground Floor  
~32,200 GSF





# Second Floor Plan Diagram

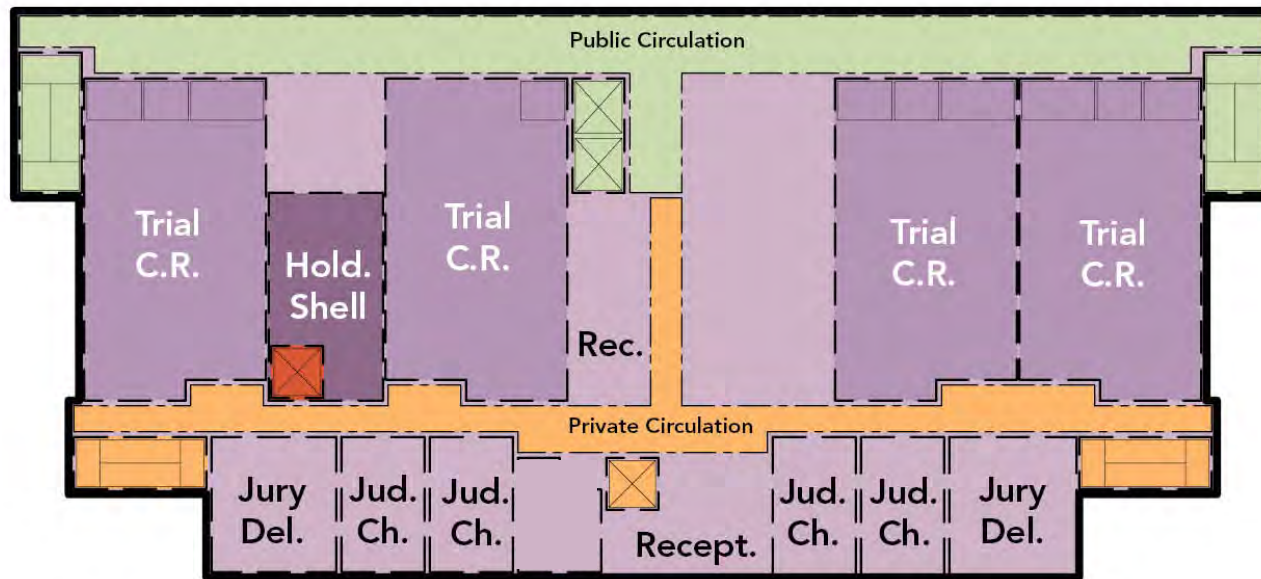


**Second Floor**  
~25,500 GSF

- Public Circulation
- Private Circulation
- Detention Circulation
- Courtroom
- Holding
- Support Areas
- Jury Services



# Third Floor Plan Diagram



**Third Floor**  
~25,500 GSF



- Public Circulation
- Private Circulation
- Detention Circulation
- Courtroom
- Holding
- Support Areas
- Jury Services

# California Trial Court Facility Standards

(CTCFS)



JUDICIAL COUNCIL  
OF CALIFORNIA

## CALIFORNIA TRIAL COURT FACILITIES STANDARDS

2023 Edition

- Basis of Design
- Required Codes and Standards
- DBE Guide for Design and Construction

# Restrictions / Additions / Deviations

## Restrictions (123)

- Articulate CEQA-related requirements specific to the project.
  - All Electric Building with Battery Energy Storage System
- Comply with property purchase agreements with City of Seaside and local Fire Department access requirements.
- Address court specific operational and functional needs.
- Clarify criteria and/or specify options defined by the 2023 CTCFS.
- Provide enclosed roof penthouse for rooftop mechanical equipment for protection from marine environmental conditions.
- Develop Supplemental Performance Criteria to ensure design intent is communicated to the Design Builder.

# Restrictions / Additions / Deviations, *continued*

## Additions (11)

- Glass barrier at juror check-in counter to create a barrier between staff and the public.
- Convenience outlets and phone charging at public seating with charging banks among groups of seats.
- A/V combiner unit to allow use of Jury Assembly and Training Room to be used together.
- Vehicle gate barrier arms at public parking, to restrict non-court user access, and at staff parking, to restrict public access and use.
- Building envelope criteria to ensure integrity of systems due to localized environmental conditions.

# Restrictions / Additions / Deviations, *continued*

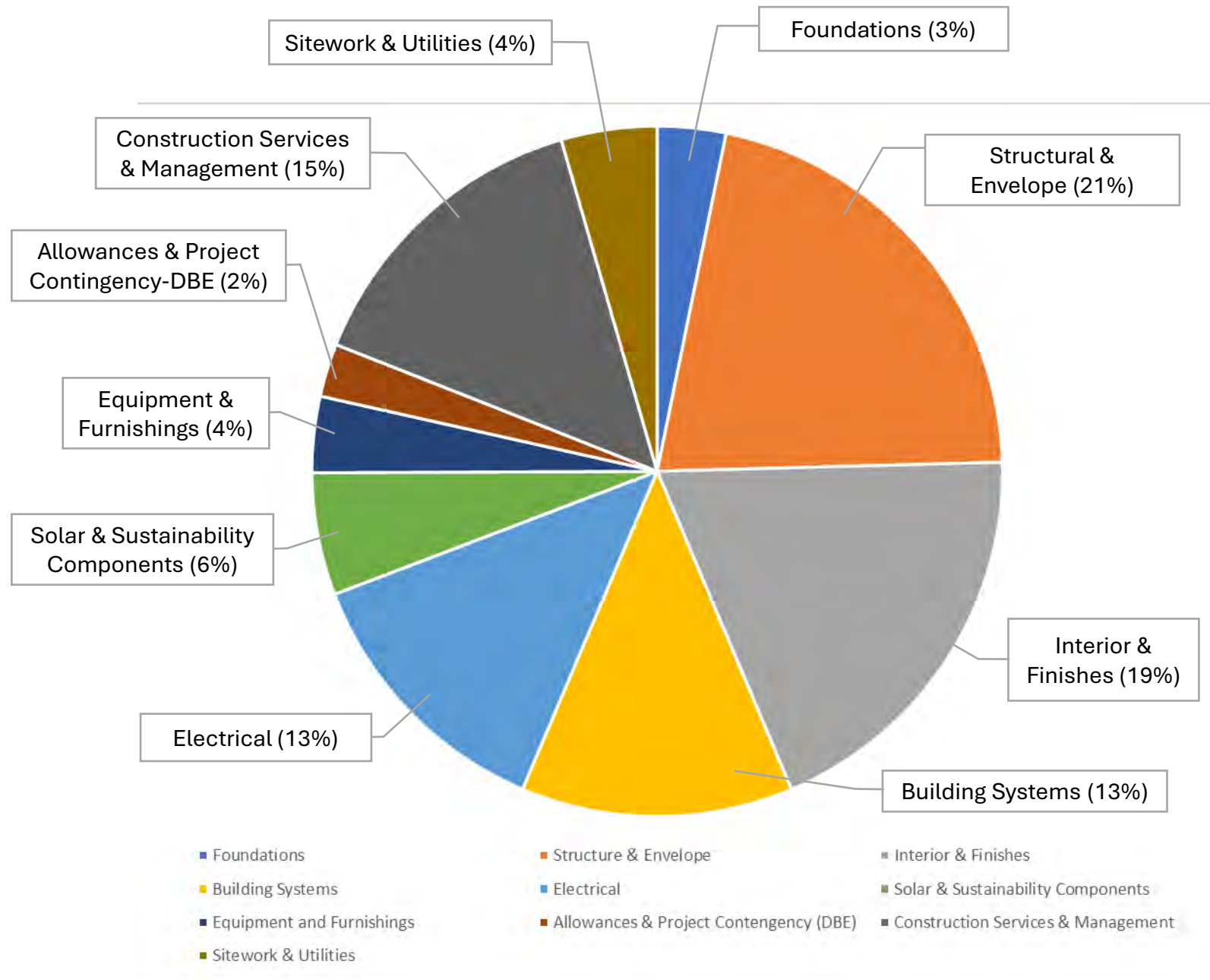
## Deviations (1)

- Holding Core between courtrooms remains at 496 NSF per the 2020 CTCFS and not required to increase to 672 NSF per the 2023 CTCFS.
  - 2023 CTCFS was to increase the holding cell sizes per BSCC comments for privacy and accessibility.
  - Project will not build out courtroom-floor holding cells, since it is a civil and family law courthouse.
  - At request of the Court and Sheriff, all in-custody holding will occur on the ground floor in a central holding area for efficient management and staffing.



**Target  
Guaranteed  
Maximum  
Price  
(TGMP):  
\$118,760,300**

**Cost Model:  
\$118,750,617**



# Next Steps

The Project Team request the following approvals:

- Approval of Performance Criteria
- Approval for Submittal to Department of Finance (DOF)
  - State Public Works Board (SPWB) Meeting
- Request for Qualifications (RFQ) for Design Build Entity (DBE)
- Request for Proposal (RFP) for Design Build Entity (DBE)
- Questions





Judicial Council of California

# NEW FORT ORD COURTHOUSE

100% PERFORMANCE  
CRITERIA DOCUMENT  
ATTACHMENT 9

January 22, 2025

**Dreyfus+**  
**Blackford**  
architecture





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## **APPENDIX**

- A.1 2023 Edition of California Trial Court Facilities Standards (2023 CTCFS)
- A.2 JCC, Water Conservancy Policy, June 2015
- A.3 JCC, Risk Assessment for New Fort Ord Courthouse, Monterey County\*
- A.4 JCC, Security Systems Design Criteria Guide (SSDCG)\*
- A.5 Division 01 Specifications
- A.6 New Fort Ord Courthouse Final EIR, DEIR, MMRP
- A.7 Owner Controlled Insurance Program (OCIP) Manual and OCIP Safety Requirements Manual
- A.8 DB C02 Furniture, Fixtures, and Equipment Matrix
- A.9 JCC Tree Resource Assessment Forest Management Plan, Ono Consulting (March 23, 2023)
- A.10 Special Status Plant Survey Report, AECOM (September 15, 2023)
- A.11 Special Status Plant Mitigation Plan, AECOM

\* Denotes documents that are sensitive in nature and Confidential. Judicial Council will make available upon request



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# 1.0 INTRODUCTION





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1.0 INTRODUCTION**

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## 1.1 Executive Summary

### 1.1.1 Project Description

The Judicial Council of California (Judicial Council) has identified the need for a new courthouse in Seaside, California. The New Fort Ord Courthouse Project (Project) will allow the court to consolidate family law, probate and civil operations in one centrally located facility and vacate three court facilities – the Monterey Courthouse, the Gabilan Annex, and the Juvenile Justice facility – that have significant safety, security, and overcrowding issues.

The Project shall be delivered using the Judicial Council’s Design Build delivery method. Based on the 2023 Edition of California Trial Court Facilities Standards (2023 CTCFS) definitions the New Fort Ord Courthouse shall be identified as a medium sized facility. The Project includes the construction of a new three story approximately 83,000 SF courthouse with a mechanical penthouse on the roof, secured parking for judicial officers, and approximately 280 surface parking spaces. This new facility will include seven courtrooms - a combination of large and multi-purpose courtrooms, chambers and an administrative support area. Major program functions include central holding, jury assembly, alternative dispute resolution, family law, self-help, building support services and will be staffed by approximately 100 full-time employees daily.

The proposed Project will implement sustainable elements throughout its design, construction, operation, and maintenance. Pursuant to the 2023 CTCFS, the proposed Project would be designed for sustainability and, at a minimum, to the standards of a Leadership in Energy and Environmental Design (LEED) Silver certified rating.

A Photovoltaic panel array system mounted on support canopies will generate power and provide shade above 150 parking stalls.

Security and function are closely intertwined between site and building, and the Design-Build Entity (DBE) is required to address the following:

- a. Site security and circulation, perimeter access control, sally-port and secure parking
- b. Building entry sequences

- c. Facility Blocking and stacking to meet strict functional and security requirements.
- d. Detailed departmental adjacencies and space needs.
- e. Separate and secure building and site circulation for three populations: Public, Private, and Detention.

### 1.1.2 Criteria Document Process

The New Fort Ord Courthouse Performance Criteria Documents were developed over an approximately 30-week period beginning in July 2023 and completing in February 2024. The document was developed with a team that consisted of the Judicial Council, Monterey County Superior Court (Court), Monterey County Sheriff, Probation, and the Criteria Document Team.

### 1.1.3 Project Goals

The Project will relieve the current space shortfall and improve security, accessibility and safety while allowing the court to collocate functions for operational efficiency.

While the 2023 CTCFS is the ultimate benchmark to which the New Fort Ord Courthouse will be designed and constructed, the following goals and objectives have been identified to guide the overall development of this Project.

- a. It must support timely and effective access to justice.
- b. It must be designed and built for maximum flexibility and the ability to last 50-75 years.
- c. Effectively manage increased remote operations and possess technological infrastructure able to accommodate robust remote services and future technological implementations, while not sacrificing provision of in-person services.
- d. The region where this courthouse will be constructed has a particular vernacular aesthetic. The courthouse image should reflect this aesthetic through a modern architectural design.



- e. The building should be sited to minimize costs while maximizing safety and security, considering orientation and potential views.

#### 1.1.4 Project Site

The Project would be located on the northeast corner of the City of Seaside Parcel #031-151-013. The Project would be developed on a 5-acre lot bounded by Divarty Street to the north, California State University Monterey Bay (CSUMB) land and 2<sup>nd</sup> Avenue to the east, and 1<sup>st</sup> Avenue off to the west. The site has an existing CSUMB Property Strip between the Project limits and 2<sup>nd</sup> Avenue on the east side of the parcel. Any proposed improvements within CSUMB property strip would require University approval and may be restricted.

The new courthouse has opportunities to establish a civic presence and foster community within the region and will have pedestrian proximity to public transportation.

#### 1.1.5 Site Criteria

The Project site has special considerations including screening from nearby Highway 1, installation of retaining walls due to steep side slopes, and providing onsite stormwater infiltration basins because of onsite stormwater discharge restrictions. Since the existing parcel is undeveloped, utility infrastructure is not available to the property. Under the Judicial Council's property purchase agreement with the City of Seaside, the City will be bringing the utility infrastructure to the property. Being a courthouse, the Project requires secured fencing at non-public circulations and pathways.

The Project will also require the integrated design and rough grading of a 16-foot bike path adjacent to the south side of the property to allow others to complete and extend the bike path beyond Project limits.

Site planning and analysis will be important in leveraging opportunities and addressing security and operational needs for the Project. Site Planning should balance the objectives of daylighting to occupied workspaces as well as security requirements.

Additional site requirements and mitigation measures can be found in the Environmental

Impact Report (EIR) and MMRP (Refer to Chapter 8 and Appendix). While all considerations of these documents were taken during the development of this Criteria, the DBE shall be responsible for final compliance and verification.

#### 1.1.6 Program, Blocking & Stacking Criteria

An initial detailed Space program was provided by the Judicial Council to the Criteria Document Team. This document was validated throughout a series of user group meetings and Judicial Council meetings. The initial program was refined and adjusted as required based on user input and specific use requirements of the Court. The Program, included in Chapter 4, establishes the use and size of the required components. These requirements are reinforced by the 2023 CTCFS. The functional adjacencies are described throughout this document along with the stacking requirements. These requirements were carefully considered by all parties and shall be adhered to.

#### 1.1.7 Building Aesthetic

The Project is intended to serve as a modern, efficient, and secure addition to the Court system and should draw inspiration from the vernacular aesthetic of Monterey Revival Style. The design could incorporate Monterey Revival Style characteristics outlined in Chapter 5 and develop these themes into a modern and timeless architectural solution. The courthouse design and material choices shall account for principles of functional usefulness, physical durability in a coastal marine environment, maintainability, accessibility, sustainability, and energy efficiency outlined in the 2023 CTCFS.

#### 1.1.8 2023 Edition of California Trial Court Facilities Standards

The 2023 CTCFS defines the minimum space and functional, technical and security requirements for the design of new court facilities throughout the State of California (State) and are an integral part of this criteria package. The 2023 CTCFS defines the numerous components and minimum planning requirements and expectations of modern courthouse design. Basic building systems and quality standards are provided in this document, while the 2023 CTCFS and applicable building





codes establish the minimum criteria for this Project. Additions, Restrictions, and Deviations to the 2023 CTCFS specific for the New Fort Ord Courthouse are defined in Chapters 3, 4, and 5. In addition to the 2023 CTCFS, there are several other documents that make up the Basis of Design and Performance Criteria Document for this Project.

**1.1.9 Target Guaranteed Maximum Price**

The Target GMP for the Project is \$118,760,300. A guaranteed Maximum Price (GMP) will be finalized at the completion of the Design Development Phase with the DBE contracted to design and build the Project.

**1.1.10 Court Facility Advisory Committee (CFAC) Presentations**

A presentation is required in person to the CFAC, at the conclusion of Schematic Design (100%). The DBE is required to provide suitable presentation materials as determined by the Judicial Council and include at a minimum: 3D renderings, rendered site plans, site access and relevant information to support the committee and the public’s understanding and review of the Project for compliance with Judicial Council and Criteria Document requirements.

**1.1.11 Project Schedule**

The estimated Project schedule is summarized as follows:

PHASE	COMPLETION
Site Acquisition Approval	02/14/2025
Performance Criteria (PC)	01/22/2025
PC CFAC Approval	03/12/2025
DBE Selection / Contract	11/20/2025
Pre-GMP Design Phase	01/29/2027
Construction Completion	04/30/2029

**1.1.12 Participants and Performance Criteria Documents Consultant Team**

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 Kim Bobic, Senior Project Manager  
 Deepika Padam, Manager, Quality Compliance  
 Chris Magnusson, Facilities Supervisor

**Superior Court of Monterey County**

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 The Honorable Vanessa Vallarta  
 The Honorable Mark Hood  
 The Honorable Elisabeth Mineta  
 Chris Ruhl, Court Executive Officer  
 Felipe Navarro, Chief Administrative Officer  
 Katy Grant, Chief Operations Officer  
 Paras Gupta, Chief Information Officer  
 Colin Simpson, Chief Financial Officer

**Monterey County Sheriff**

Commander Rebecca Smith  
 Sargeant Jasper Defranco

**Monterey County Probation**

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## **2.0 BASIS OF DESIGN REQUIREMENTS**





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2.0 BASIS OF DESIGN REQUIREMENTS**

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## 2.1 Basis of Design

The 2023 CTCFS are the primary Basis of Design Standards for Judicial Council projects except as clarified in these Criteria Documents for the Project.

### 2.1.1 Appendices

Additional Basis of Design Standards and Documents are listed in Section 2.2 and are provided herein as Appendices.

### 2.1.2 Confidential Documents

Sensitive Basis of Design Standards and Documents that are confidential are noted in Section 2.2.1. Due to the confidential nature of the document(s), they will be provided separately by the Judicial Council under separate cover.

### 2.1.3 Architectural Program

Project Specific Program requirements are provided in Chapter 4.

### 2.1.4 CTCFS Project Clarification Matrix

Project specific Additions, Restrictions, and Deviations to the 2023 CTCFS have been provided in these Criteria Documents. They have been organized in CTCFS Addition/Restriction/Deviation matrices by CTCFS section. Refer to the Table of Contents for CTCFS project clarification matrix subject and location.

Items in the matrices are categorized as follows:

**Addition:** These are items that are specific to this Project and not necessarily identified or required in the 2023 CTCFS.

**Restriction:** These are items that the 2023 CTCFS provide an option or flexibility in the design, however due to specific Project requirements, a restriction has been identified.

**Deviation:** These are items that cannot be provided per the 2023 CTCFS due to a Project specific constraint.

If a section is not specifically listed in the matrix, the associated work shall be provided per the 2023 CTCFS.

Items in the CTCFS Additions/Restrictions/Deviations matrices have been reviewed and accepted by the Judicial Council, any modifications required beyond those listed in the matrices will require approval.

## 2.2 List of Performance Criteria Documents - Appendices

The following Basis of Design documents are provided by the Judicial Council.

**A.1** 2023 Edition of California Trial Court Facilities Standards [Refer to Appendix A.1 in the document]

**A.2** JCC, Water Conservation Policy, June 2015 [Refer to Appendix A.2 in the document]

**A.3** JCC, Risk Assessment for New Fort Ord Courthouse, Monterey County [Refer to Section 2.2.1 and Chapter 9]

**A.4** JCC, Security Systems Design Criteria Guide (SSDCG) [Refer to Section 2.2.1]

**A.5** Division 01 Specifications [Refer to Chapter 10 and Appendix A.5 in the document]

**A.6** New Fort Ord Courthouse Final EIR, DEIR and MMRP [Refer to Chapter 8 and Appendix A.6 in the document]

**A.7** Owner Controlled Insurance Program (OCIP) Manual and OCIP Safety Requirements Manual [Refer to Appendix A.7 in the document]

**A.8** DB C-02 Furniture, Fixtures and Equipment Matrix [Refer to Chapter 11]

**A.9** JCC Tree Resource Assessment Forest Management Plan, Ono Consulting (March 23, 2023) [Refer to Chapter 7 and Appendix A.9 in the document]

**A.10** Special Status Plant Survey Report, AECOM (September 15, 2023) [Refer to Chapter 8 and Appendix A.10 in the document]

**A.11** Special Status Plant Mitigation Plan, AECOM [Refer to Chapter 8 and Appendix A.11]



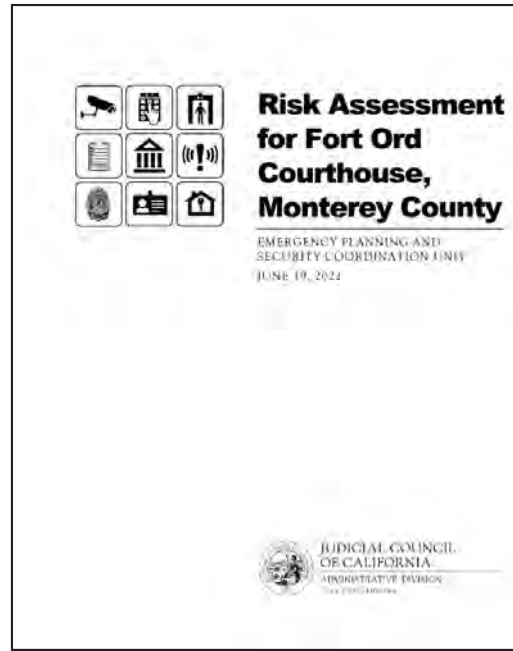
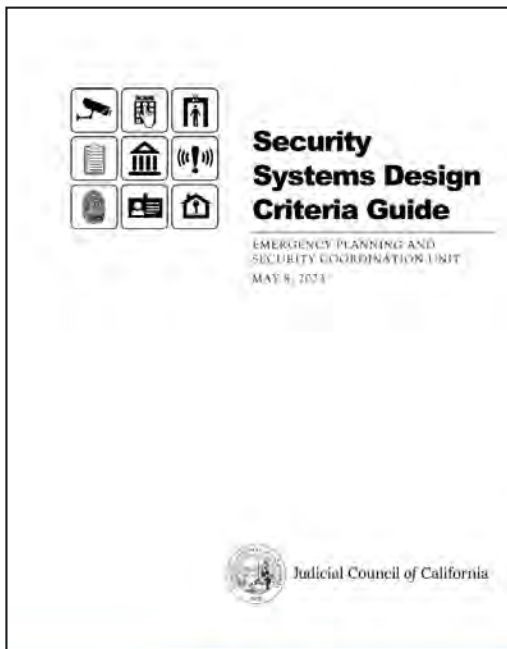
### 2.2.1 Security Systems Design

The Judicial Council’s Security Systems Design Criteria Guide (SSDCG) and the Risk Assessment for Fort Ord Courthouse, Monterey County are considered *Confidential Documents*, containing confidential and restricted material for the sole use of the intended recipient(s). Any review, use, distribution, or disclosure by others is strictly prohibited.

JCC, Security Systems Design Criteria Guide (SSDCG) [Provided by the Judicial Council, confidentially, under separate cover]

For any conflicts between this SSDCG and the 2023 CTCFS the CTCFS shall govern.

JCC, Risk Assessment for Fort Ord Courthouse, Monterey County [Provided by the Judicial Council, confidentially, under separate cover]







### **3.0 SITE PLANNING CONSIDERATIONS**



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3.0 SITE PLANNING CONSIDERATIONS**

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### 3.1 Site Design

The site for Project is located near Highway 1 and Monterey Bay, at the northeast corner of a City of Seaside property that was once part of the historic Fort Ord military base. Though a portion of the larger block of land was once used as a gateway to the base, this portion of the site is primarily a greenfield with significant topography and several large Monterey cypress and pine trees that are randomly spaced. The southern and western portions of the site are slated for future development but are not yet planned with any detail. Other adjacent properties include a portion of the CSUMB campus to the east and a housing and mixed-use development to the north.

The site is five acres in size and is bound within a rectangular shape for efficiency. As the site is located close to the highway and on moderately steep slope, it requires special considerations including screening from highway and retaining walls due to steep slopes in addition to the onsite stormwater infiltration basin to restrict stormwater discharge from site. Existing conditions and design requirements are as described below.

### 3.2 Existing Conditions

#### 3.2.1 Site Overview and Key Features

A topographic survey provided by Monterey Bay Engineers provides the topographic information of the entire 49-acres of the property. A 5-acre portion of the site has been identified for the Project and is located within the limits of and north-east side of the topographic survey of the 49-acres property. The Project site is a virtually undeveloped parcel with Divarty Street to the north, 2nd Avenue to the east, Lightfighter Drive on the south and 1st avenue to the west. The Project site is within the City of Seaside, but the north boundary and Divarty Street are within the City of Marina. The CSUMB property boundary is immediately east of the property as a strip of land and includes 2nd Avenue, including the Divarty Street intersection.

Based on the topographic survey, the high point of Divarty Street is at approximately the 187-foot elevation point, located at the approximate center of the Site. The second high point of Divarty Street is at approximately the 184-foot elevation point, at the intersection of Divarty Street and 2<sup>nd</sup> Avenue.

Based on the preliminary street improvements plans prepared by Whitson Engineers and provided by Shea homes/Marina Community Partners, LLC (MCP), the 187-foot-high point on Divarty would be adjusted and Divarty street would continuously slope down from 2nd Avenue to 1st Avenue. Design-Builder will need to utilize final street improvement plans as prepared by MCP and approved by the City of Marina in aligning grades of the site at the north Project site property edge. Refer to RFP, Attachment 8, Section B for MCP's Preliminary Divarty Street Improvement Plans.

2<sup>nd</sup> Avenue also has two high points, one at the intersection with Divarty Street at approximately 184 feet and one at the intersection with Lightfighter Drive at approximately 197 feet which is away from the Project site. The low point is about 1/3 of the way from Lightfighter Drive to Divarty Street at approximately 177 feet.

The site is on moderately steep terrain, generally sloping southwest, towards 1st avenue. Refer to topographical plans listed in Chapter 7 and included in RFP, Attachment 8, Section B for more information.

MCP is the master developer of The Dunes on Monterey Bay (University Villages Specific Plan; Refer to RFP Attachment 8 for Amended Tentative Map-Phase 3 for information) a mixed-use development with planned Office-Research business park on the north side of Divarty Street. Divarty Street will be widened to a 'Neighborhood street with Bike Lanes' as part of the amended tentative map approval. Refer to Exhibit 3-1 and 3-2 for more information.

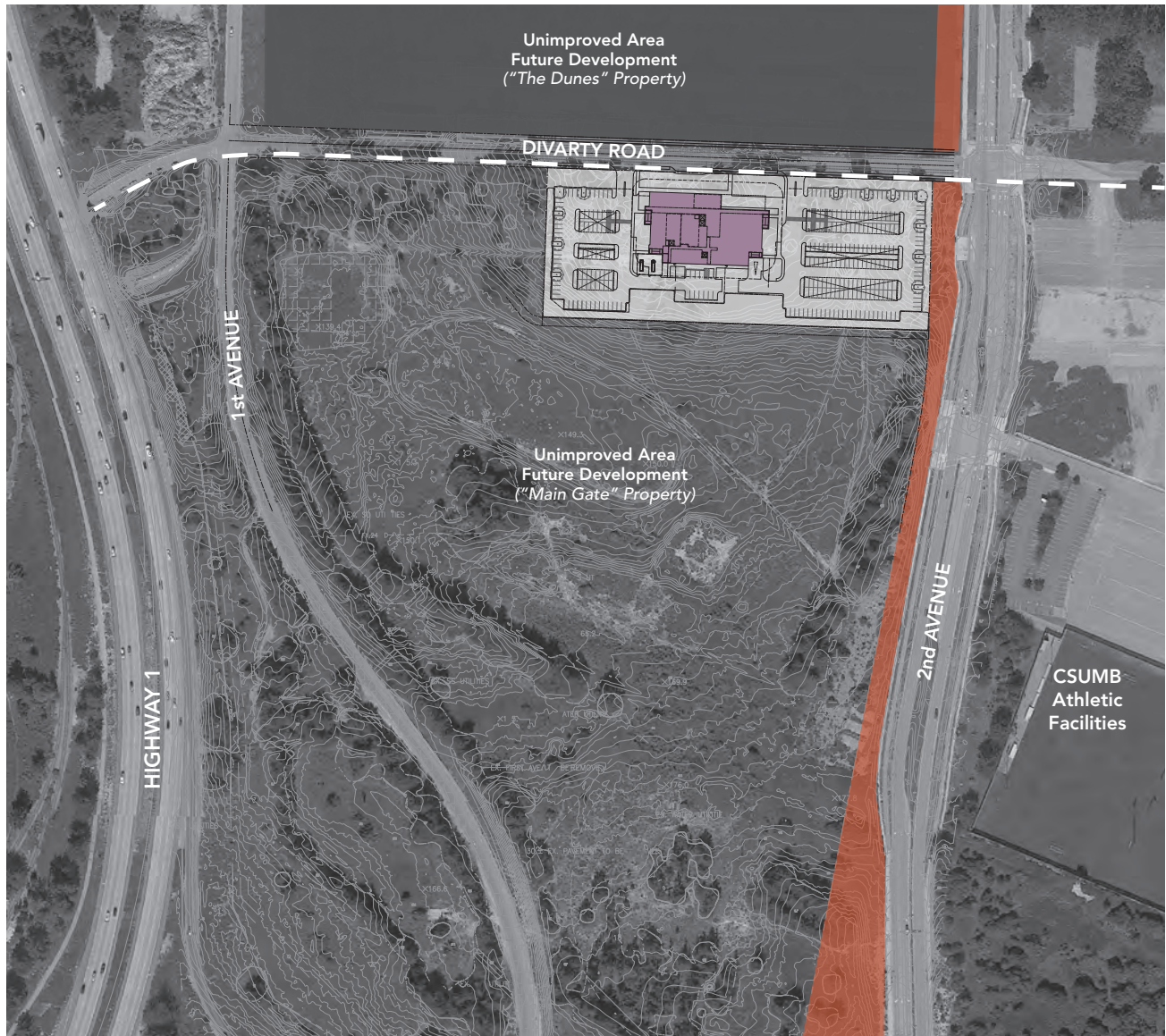
#### Site Access

Project site would be accessed from two locations along Divarty Street. The first access point would be the westernmost access driveway and would be controlled for use by court staff only. Staff parking lot to be secured/fenced with decorative fencing and gate use controlled by access card. The second access would be the easternmost access driveway and would be used for public/jury parking. Public parking lot to have vehicle-controlled access to preclude and deter transients and non-court user vehicles (e.g. CSUMB students and visitors) from accessing and using the parking lot. Means of controlled access to be defined with Court during



Exhibit 3-1: Enlarged overall site





**Exhibit 3-2:** Site with anticipated layout

Schematic Design phase development. Mitigation Measure (MM) 4.9-3 to be considered for visibility.

A secured parking area for judicial officers (max. 12 parking spaces) would be fenced using an 8-foot-high no-climb fence with visual screening, with gate use controlled by access card. Service deliveries and a limited number of in-custody detainees being transported to and from court hearings would access the rear of the building from the parking area(s).

Per a Monterey Salinas Transit (MST) request, a bus stop is desired at the Divarty Street frontage of the courthouse. The Judicial Council and Court supports this request and is not averse to a bus stop, including provisions of a bus turn-out at the courthouse frontage; however, the City of Marina has authority over the Right-of-Way and their approval and removal of street parking, etc. would be required. Initial discussions have been initiated with the City of Marina regarding the inclusion of a bus stop in June 2023; however, no agreement has been reached. The inclusion of bus stop at the courthouse frontage to be studied by the DBE in



coordination with MST, City of Marina and Judicial Council.

### **Site Utilities**

In the development of the Project, attention should be given to utilities, ensuring compliance with the relevant authority having jurisdiction (AHJ). The DBE holds responsibility for designing proposed utility systems, conducting necessary calculations, and securing City permits. Additionally, the DBE is responsible for the survey of existing utilities, connections to infrastructure, and verification of underground utility details.

The Marina Coast Water District (MCWD) is a service utility agency for water and sewer distribution systems, and the City of Seaside will be extending the water and sewer infrastructure to the Project site for connection by DBE. Per preliminary street improvement plans prepared by Whitson Engineers and provided by MCP, a new 12" water main would be extended in Divarty Street and two 2" water stubs would be provided for this project for domestic water and irrigation water. Additionally, two 8" fire water stubs would be provided for connections to form an on-site fire loop. In addition to water, a new 8" sanitary sewer main extension would be installed in Divarty Street with an 8" sewer connection provided at the site frontage. Exact invert elevations to be determined and coordinated with the City and MCP at the time of improvements. In addition to water and sewer, the City of Seaside will also underground the existing overhead power lines prior to the start of DBE construction; existing poles may be left for DBE's subsequent removal and disposal. New Divarty street improvement plans provide some information about new joint trench within 10' public utility easement running from existing overhead power lines close to 2nd Avenue down to 1st Avenue. The Judicial Council will provide the DBE with updated infrastructure plans as they become available. Depending upon the timeline for construction of the aforementioned utility infrastructure, DBE input and review of the City's utility plans for capacity, size and POC location may be available. The DBE will be responsible for coordination with MCWD and the City's utility infrastructure improvements and the Project schedule for connection to and extension of utilities for the Project's use. If needed, the Judicial Council can initiate service application, to help DBE streamline the coordination.

Moreover, adherence to the Judicial Council's Water Conservation Policy (June 2015, refer to Appendix A.2) is required throughout the design and construction phases. The DBE is obligated to coordinate with both Judicial Council and the City to formulate an infrastructure plan that aligns with the Project's utility needs and conservation policies. This comprehensive approach ensures compliance with regulations, efficient utility management, and a commitment to water conservation.

### **Domestic Water**

As described above, per preliminary Divarty street improvement plans provided by MCP, the existing 12" water main in 2nd Avenue would be extended in Divarty Street and 2" water stub would be provided at the project frontage for connection for water supply for the Project site. As described above City of Seaside will extend the domestic water infrastructure to the Project site for connection by DBE. The DBE is responsible for coordinating with the City of Seaside for extension of water lines to the site and point of connection to the site.

### **Fire Water**

As described above, per preliminary Divarty street improvement plans provided by MCP, the existing 12" water main in 2nd Avenue would be extended in Divarty Street and two 8" water stubs would be provided at the project frontage for connection for fire water supply for the Project site. Considering the location of the mains in MCWD's Pressure Zone B, it's noted that available fire flows in this zone range from 800 to 1,200 gallons per minute (GPM). This information is crucial for assessing the water supply capabilities in case of fire emergencies, contributing to the overall planning design and safety considerations for the Project. The DBE should coordinate with local water district and fire department for required design flow, including requesting a current fire flow test.

### **Recycled Water**

MCWD has outlined its plan for providing recycled water to the site, indicating that a proposed residential subdivision project north of Divarty Street will extend the recycled water main. Subsequently, this subdivision project is required to further extend the recycled water main to connect to the Project's on-site irrigation



system. This collaborative approach underscores the interconnected nature of utility planning, as neighboring projects work together to extend the availability of recycled water for sustainable landscape practices.

Recognizing that recycled water is not currently available, but is planned, the Project located within MCWD area, is mandated to establish a distinct irrigation system. This system must have its own connection to the public main to meet water needs for landscaping.

Anticipating future connections and the utilization of recycled water for landscaping purposes, adherence to MCWD recycled water specifications is required. This ensures that the project aligns with the MCWD's standards, facilitating seamless future connections to the recycled water main when it becomes available, without necessitating subsequent modifications.

### **Sanitary Sewer System**

Per the new Divarty Street improvement plans provided by Shea homes, a new 8" sanitary sewer stub would be provided at the project frontage. This new 8" sewer line would go along Divarty street and connect with the existing 30" sewer line in 1<sup>st</sup> Avenue.

MCWD holds jurisdiction over the off-site sanitary sewer system in the area encompassing the City of Seaside and the City of Marina. The larger 49-acre City of Seaside property has two sanitary sewer mains running parallel along the west side within a 30-foot wide sewer easement.

The eastern main is a 15-inch sewer main originating from Lightfighter Drive, gradually increasing in size to 18-inches near a manhole just southwest of the site. It operates as a conventional sloped gravity main with an average slope of 0.5%. Conversely, the western main, a 12-inch sewer main, is associated with a force main system and features varying slopes ranging from 0.0% to 0.4%. Both existing lines along with a new 8" sewer line in the Divarty street per preliminary street improvement plans provided by MCP would connect at new sewer manhole close to 1st Avenue and a new 30" collector line from this manhole would connect to the existing 30" sanitary sewer line in 1st Avenue.

In addition to the new sewer line there is an existing 4-inch sewer line is situated midway along Divarty Street, north of the site, connecting to a street manhole. This 4-inch line combines with another 4-inch sewer line running west from a separate manhole to the east, ultimately flowing northward.

MCWD has noted that certain manholes associated with these mains are in poor condition. Accordingly, they anticipate the need for the redevelopment to address these issues, potentially involving the reconstruction of these manholes. There are also long-term plans to replace both sewer mains and consolidate them into a larger main. However, MCWD does not currently expect this project to bear the responsibility for implementing these improvements, as they are part of a broader, future initiative.

### **Storm Drainage System**

An offsite storm drainage system is owned and maintained by the City of Seaside – Public Works Department. There is one 15-inch storm drain (SD) line that crosses the Project site running north to south from an inlet on the Dunes property to the drain inlet connecting to larger 24-inch storm drain line to the southeast of the Project site. The City of Marina ordinance requires that all on-site storm water runoff must be retained on-site. Also, per City of Seaside, all existing storms drain lines from the larger 49-acre property have been disconnected from discharge to the ocean and have now resulted in percolation ponds on the east side of Highway 1. So, the existing abandoned/inactive 15" SD line on the property must be removed as part of the construction in coordination with the City of Seaside and provide on-site bioretention basins to capture and infiltrate on-site stormwater runoff.

For the design of on-site stormwater management, it is recommended to follow the guidelines specified in documents such as the "Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast (Central Coast RWQCB 2013)" and the "Stormwater Technical Guide for Low Impact Development (City of Seaside 2020)." Adherence to these guidelines ensures that the stormwater management system is designed to be effective and environmentally friendly.





Moreover, compliance with mitigation measure 4.7-4 of the Environmental Impact Report dated August 2023 is required. The DBE must prepare a hydrology study, which will be shared with the City of Marina for review and comments. This step is crucial to ensure that the proposed stormwater management measures align with the environmental impact considerations and meet the standards set by the local regulatory authorities.

### **Electrical Distribution System**

PG&E is the electric service provider in this area. There are numerous power poles with overhead electrical lines along the south side of Divarty Street and run across the Project site. As stated above, the preliminary Divarty Street improvement plans provided by MCP show that these overhead lines would be undergrounded and placed in a joint trench within 10' public utility easement at the back of the sidewalk on the south side of Divarty street. The City of Seaside will underground all overhead electrical lines. The DBE will be responsible for coordinating with the City of Seaside to obtain the required point of connection to the Project site and for removal of the existing poles and related foundations, cables, etc.

### **Soil Management**

Refer to the Soil Environmental Characterization Sampling and Results Report (Attachment 8, Section B) for existing soils assessment for use in facilitating disposal of excavated soils. The report concluded that waste soils as represented by the analyzed soil samples would be profiled as non-hazardous material for disposal purposes should the material sampled be taken off site but notes that additional sampling may be required based on impacted soils discovered during excavation. The DBE is required to prepare a site-specific Health and Safety Plan (HASP) in accordance with EIR mitigation measure 4.6-2 (Appendix A.6).

The City of Seaside has requested that excess soils resulting from development be first offered to them for use on the adjacent property. Details of this request can be found in the Project Description and Property Purchase Agreement with the City (Attachment 8, Section B).

The site has generally poorly graded sandy soils formed on old, stabilized dunes, which have

become degraded from coastal conditions, a lack of maintenance and water. The Geotechnical Report (Attachment 8, Section B) indicated in-situ soil percolation rates of 2.5 to 10 minutes per inch in two borings dug to about 6-feet. This indicates that a fair amount of localized variation in soil texture and composition may be encountered within the Project site. Refer to the geotechnical report for further details.

The drainage characteristics of the soils are such that additional under drainage for trees is unlikely to be required. These soils are usually mildly acidic and can support a wide range of vegetation if improved in texture and fertility. The Project should carry out soil fertility tests after completion of rough grading to determine the appropriate amendments required for the proposed planting types. Since imported topsoil, if required for plantings, may be different from any stockpiled site soils in their physical characteristics and fertility, a strategy should be prepared to blend the soils together to form a homogenous planting matrix.

### **Biological Resources**

The Draft EIR Section 4.3 (Refer to Chapter 8 and Appendix A.6) discusses and lists biological resources documented on the Project site and those that could potentially occur before construction starts or during construction on the Project site based on their known occurrence within the boundaries of the larger Fort Ord Area and the presence of suitable habitat conditions. Refer to the Draft EIR for more information.

Judicial Council has completed the MM 4.3-1b Focused Special Status Plant Survey (Appendix A.10) and although there are two (2) special status species documented on the Project site: Monterey Spineflower (*Chorizanthe pungens* var. *pungens*) and Michael's Rein Orchid (*Piperia michaelii*). The Judicial Council coordinated with California Department of Fish and Wildlife (CDFW) and US Fish & Wildlife Service (USFWS) for preparation of a Special-status Plant Mitigation Plan and no further mitigation of special status species is required. Refer to Chapter 8 and Appendix A.11.

The Judicial Council's construction manager (CMA) will retain the necessary qualified and/or designated biologists to perform training and surveys in advance of and during construction. DBE



will be required to perform the site construction work in accordance with the Project EIR's mitigation measures (Chapter 8 and Appendix A.6) 4.3-1a through 4.3-1f including worker environmental awareness training, environmental monitoring, and coordinating with the Judicial Council and their CMA to ensure timely completion of surveys, etc. so as not to impact construction.

### **Existing Vegetation Management**

Refer to the Tree Resource Assessment and Forest Management Plan (Appendix A.9) the recommendations of which should be followed by the DBE in relation to best management practices, tree protection standards and tree pruning guidelines for compliance with the Project mitigation measure(s). Existing trees consist of Monterey Pine and Monterey Cypress and a few scattered Coast Live Oaks. Trees assessed as showing mortality and disease or impacted by the final site layout and design are to be considered for removal and replacement by the DBE.

The Project is required to preserve healthy and mature trees along the west property edge to support compliance with the visual screening objectives stipulated for the Project in the EIR (Appendix A.6). This includes trees in the future park west of the property whose root systems may overlap the property edge and need to be considered during grading design and operations. Additionally, through the design of the retaining walls, path development, and grading at the south property edge the Project should attempt to save, to the extent reasonable, healthy and mature trees that can provide visual scale to the building. Along the east property edge, selective tree removal may be considered to enhance the visibility and presence of the courthouse as seen from 2<sup>nd</sup> Avenue. Similarly, along the north property edge, selective tree removal may be considered to provide site access, street improvements and vehicle sight lines.

Younger, healthy trees that have likely grown from seed dispersal may be considered for transplanting or removed and replaced depending on the cost comparison between the two strategies. The existing groundcovers in general are primarily non-native and those can be considered to have little ecological value except for the identified biological resources discussed above.

### **Planting**

The single biggest constraint on successful establishment of new plantings in the Fort Ord area is the near constant wind from the ocean. To the south, the hills of Monterey influence the local wind patterns there to provide warmer pockets and sunnier weather which influences plant selections. This same localized weather pattern occurs at the north end of Monterey Bay due to the hills around Santa Cruz. In between these two areas the chilly wind, often accompanied by fog, blows in from the cold waters of Monterey Bay into and along the much warmer Salinas River Valley for most months of the year. Fort Ord is situated directly within this wind funnel.

Plants with low wind tolerance should be grown in the wind shadow of the building or vertical landscape screens. Plantings of lower, bushier plants tend to retain their form longer over time, while taller and leggier shrubs become sparse and bent away from the predominant direction of the wind. The influence of salt spray from the ocean is less of a consideration given the distance of the site from the ocean and the presence of sheltering dunes along the beach.

Trees selected should be of wind tolerant varieties, and preferably those known to grow in coastal areas in cool Mediterranean type climates. Trees with large leaves tend to get desiccated by the wind. Young trees should be planted with wind protection screens and adequate support.

All planting areas shall include California native and climate appropriate, drought-tolerant plants and trees, if feasible, and plant selection and irrigation design must comply with the JCC Water Conservation Policy (Appendix A.2). Plants listed on the California Invasive Plant Council (Cal-IPC) Invasive Plant Checklist should not be selected.

### **3.3 Site Design Considerations**

In the planning and design of the new courthouse facility, a comprehensive approach should be undertaken to ensure not only the functionality and efficiency of the space but also the integration of key elements that contribute to the well-being of the users and the surrounding environment. This narrative outlines crucial aspects of the

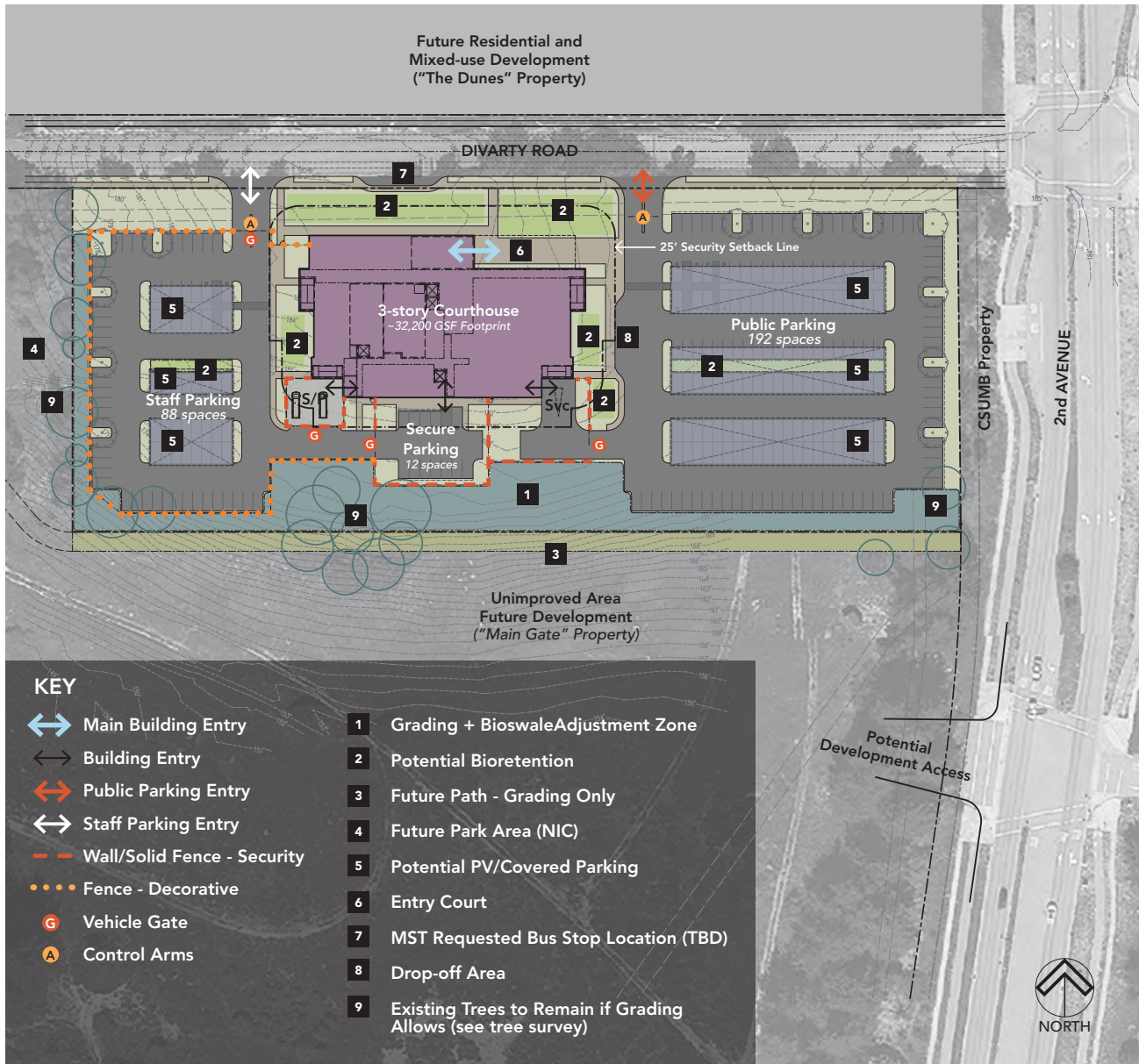


Exhibit 3-3: Conceptual Site Plan

site planning and design process, addressing factors such as prevailing weather conditions, site organization, parking, visibility, and collaboration with local entities. The DBE will have to consider all these aspects in designing and finalizing the site plan. Some of the conditions and considerations in the conceptual site plan (Exhibit 3-3) are described below.

The zoning for the site is designated as CRG (Regional Commercial) zone in the City of Seaside zoning ordinance. The site's geographical location

is subjected to specific weather patterns, with prevailing wind and rain directions shaping the design decisions. Entry points vulnerable to rain infiltration and exposure must be identified and targeted for protective measures. In addition, the site has the potential for wind-driven sand, so the DBE will need to carefully select the exterior materials and finishes to withstand such conditions effectively.

The Divarty/2nd Avenue corner holds importance in the site layout. Positioned strategically, it serves





as a focal point for visibility and wayfinding to the courthouse. Its design and landscaping will contribute to the facility's identity and ease of access, creating a landmark for both visitors and the community.

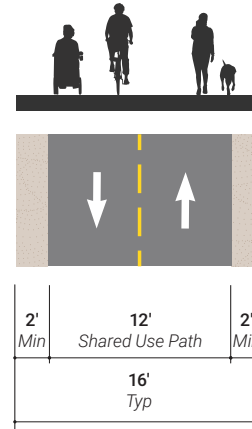
The site is required to be strategically organized to cater to various functions, including public, staff, judiciary, in-custody, and service areas. This zoning ensures efficient workflow, security, and clear delineation of spaces to enhance overall functionality. A separation of general visitor/public parking from staff parking should be considered during the design in a similar way to the conceptual site plan. These facilities are at opposite ends of the building, each with its own entrance and fencing. This intentional separation not only streamlines traffic flow but also enhances security and user experience. This also helps achieve proper vehicle control for the site and smooth traffic flow in and around the courthouse facility, contributing to the site's safety and accessibility.

The site plan suggests space for a bus stop at the courthouse frontage along Divarty Street between two driveways which has been requested by The Monterey-Salinas Transit (MST). The inclusion of the bus stop is contingent on coordination with the City of Marina, MST, and the Design-Builder. Compliance with MST Designing for Transit (2020) specifications would be required, emphasizing the need for collaborative decision-making.

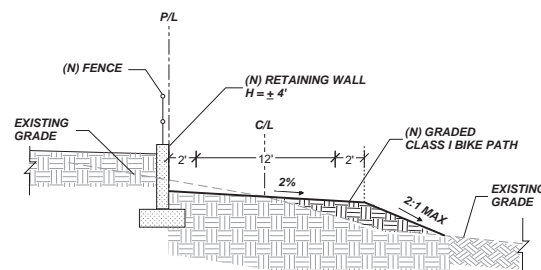
The site has a steep slope on the south side which requires retaining walls to be integrated on the south side and a portion of the west and east sides of the site with the inclusion of stormwater basins mostly on the south side along the slope. A conceptual grading concept provided in Exhibit 3-6, emphasizes the requirement of retaining wall in the design. The conceptual grading supports site development and preserving existing trees for screening. Agreements with the City of Seaside require collaborative efforts in reaching an agreed design for the retaining walls on the south property edge and 16-foot-wide bike path. The integrated 16-foot wide bike trail along the south side must adhere to FORTAG Trail Standards. Refer to Exhibit 3-4 for more information. Collaboration with the City of Seaside concerning retaining wall, trail design presentations, and the temporary construction access granted by the City, is required.

Conceptual bike path sections are included in Exhibit 3-5.

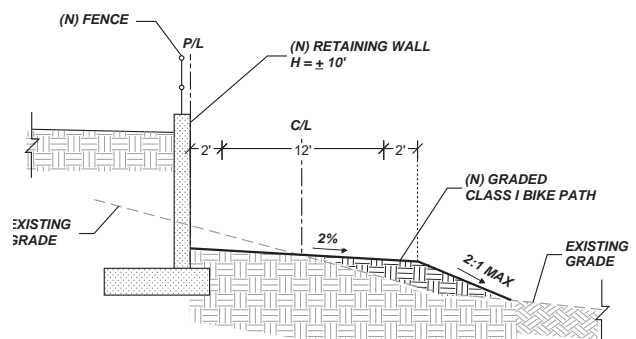
As mentioned above, the City of Marina ordinance mandates that all on-site stormwater runoff must be retained on-site, bioretention basins are suggested in the conceptual design to collect, treat and infiltrate on-site stormwater. For the design of on-



**Exhibit 3-4:** Schematic Design Section of Bike Path per FORTAG Trail Standards



**Bike Path Conceptual Section - Low**



**Bike Path Conceptual Section - SW Corner**

**Exhibit 3-5:** Conceptual sections for the bike path

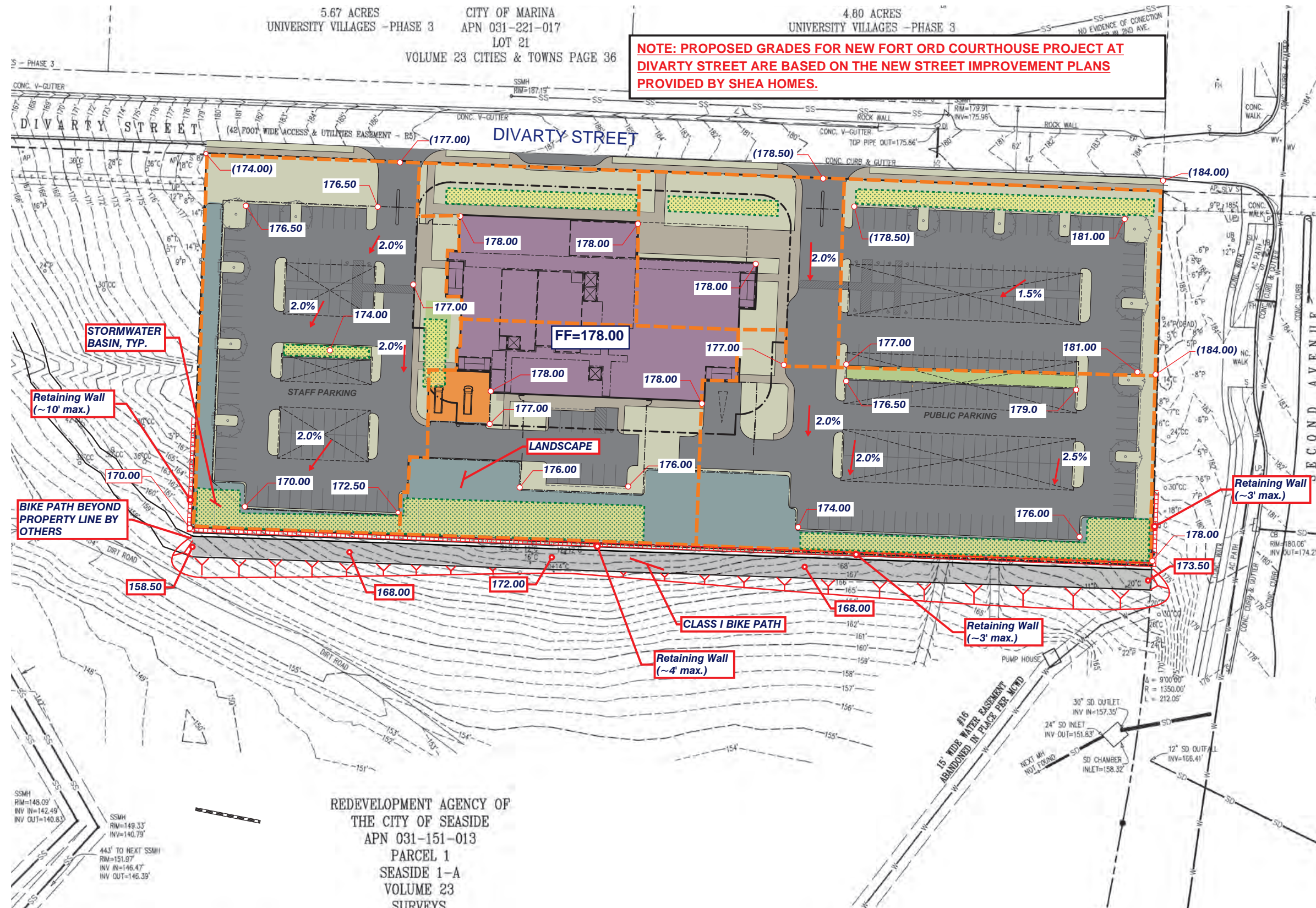


Exhibit 3-6: Fort Ord Courthouse Grading Concept with Bike Path on the South Side





site stormwater management, it is recommended to follow the guidelines specified in documents such as the "Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast (Central Coast RWQCB 2013)" and the "Stormwater Technical Guide for Low Impact Development (City of Seaside 2020)." Collaborating with the City of Marina through the review and comment process would help to ensure that the Project aligns with local requirements and environmental sustainability goals.

### 3.4 Civil Criteria

Information in the matrix below describes instances where the New Fort Ord Courthouse Criteria requires an addition to, deviation from, or restriction to the 2023 CTCFS. Please refer to the color legend below for more information.

#### 3.4.1 CTCFS Additions/Restrictions/Deviations Matrix - Civil

<b>Color Legend</b>		Addition to CTCFS
		Deviation to CTCFS
		Restriction to CTCFS

ITEM	CTCFS SECTION	REQUIREMENT	ADDITION / RESTRICTION / DEVIATION TO CTCFS
None			
None			
3.4.1.1	3.D.7.k	Recycled water Connection	Project to comply with Marina Coast Water District (MCWD) requirement and construct separate irrigation system for use of recycled water per MCWD's recycled water specifications to be available when recycled water service is available to the site.  Landscape irrigation to follow MCWD's Procedures Guidelines and Design Requirements July 2015
3.4.1.2	3.D.7.l	100% Stormwater infiltration	As required by the Project's EIR and Mitigation Monitoring and Reporting Program (MMRP) MM 4.7-4, provide a Hydrology Study to inform the engineering, design and construction of bioretention system(s) to retain 100% stormwater on-site in accordance with City of Marina and City of Seaside and State requirements.
3.4.1.3	Not in CTCFS	Bus Stop/Public Transit	MST, though CEQA process, requested a bus stop be located on Divarty Street at the courthouse frontage. Inclusion of a Bus Stop to be studied and coordinated with MST, City of Marina, and the Judicial Council to determine if it will be provided as part of the Project.
3.4.1.4	Not in CTCFS	Bike Trail on south side of the property	Provide an integrated design of the Project's south property edge and retaining wall(s) to create a 16-foot wide bike path (12' path with two 2-foot shoulder buffers on either side) on the immediately adjacent City of Seaside property. Bike path grades to meet FORTAG requirements for an ADA compliant class I bike path and allow connection to extensions to the east and west property grades. Rough grading of bike path to be constructed as part of the Project. Design-BUILDER to provide preliminary design to the Judicial Council and City and work collaboratively to reach an agreeable design solution.



3.4.1.5	Not in CTCFS	Fire Access	Provide Knox box or keypad entry access to comply with local fire department requirement on the security gates or turnarounds required for fire department access to the secured area.
3.4.1.6	Not in CTCFS	Solar canopies	Provide carports over a minimum of 150 parking spaces to support photo-voltaic panels described by the Electrical criteria. Carport design to comply with 2023 CTCFS 4.E.5.d in concept noted for trees and will not impede lighting or security cameras throughout the site.  Solar canopy and parking spaces under canopies shall be designed per State of California requirements.
3.4.1.7	4.E.4.C	Screened Views to Sallyport	Provide vertical and horizontal screening elements integral to no-climb fencing to block views in and out of the Sallyport.
3.4.1.8	4.E.4.C	Screened Views to Secure Parking	Provide vertical elements integral to a 8-foot high no-climb fence with visual screening that block views in and out of Secure Parking.
3.4.1.9	Not in CTCFS	Temporary Construction Access	The City of Seaside will be granting the Judicial Council and its contractors temporary construction access over, on, under and through the City of Seaside-owned property adjacent to and nearby the Project site for construction performance, staging, and completion of the Project related to retaining walls, path grading, tree removal. Temporary access and use will be noticed to the Judicial Council and City in advance with a written description of work and schedule for City agreement.
3.4.1.10	Not in CTCFS	Excess Site Soil	Excess soil, otherwise planned for off-site export, may be alternatively disposed of on the City of Seaside's adjacent Main Gate parcel. The Judicial Council will confirm the City's desire to receive excess soil (export). Details related to location and means for placement upon acknowledgment of excess soil amount will be coordinated between the Judicial Council and City.
3.4.1.11	Not in CTCFS	Health and Safety Plan (HASP)	Prepare a HASP as required and described by the Project's EIR and Mitigation Monitoring and Reporting Program (MMRP) MM 4.6-2.
3.4.1.12	Not in CTCFS	Courthouse Project Sign	DBE to construct and install a project sign at the Project site early in the design phase of the Project indicating construction and completion of the Project. Information for sign to be provided by the Judicial Council. Final layout and graphics to be approved by the Judicial Council and City prior to fabrication and installation.

**Table 3-1:** Additions/Restrictions/Deviations Matrix - Civil



### 3.5 Landscape Criteria

Information in the matrix below describes instances where the New Fort Ord Courthouse Criteria requires an addition to, deviation from, or restriction to the 2023 CTCFS. Please refer to the color legend below for more information.

#### 3.5.1 CTCFS Additions/Restrictions/Deviations Matrix - Landscape

<b>Color Legend</b>		Addition to CTCFS
		Deviation to CTCFS
		Restriction to CTCFS

ITEM	CTCFS SECTION	REQUIREMENT	RESTRICTION / DEVIATION / ADDITION TO CTCFS
None			
None			
3.5.1.1	Not in CTCFS	Materials	Select materials and finishes for landscape lighting, fences, and furniture that are resistant to corrosion in a marine environment
3.5.1.2	3.D.7.a	CPTED	Surround the secure parking area and in-custody sallyport with a no-climb fence / screen and gate. Refer to other sections of the 2023 CTCFS for gate security.
3.5.1.3	Not in CTCFS	Tree – Removal, Replanting, Relocation	Refer to Appendix A.9 “JCC Tree Resource Assessment Forest Management Plan, Seaside CA March 2023” for an assessment of existing trees, preconstruction treatments required for trees to be preserved, and identification of trees suggested for removal to be verified by the DBE based on development of the site plan
3.5.1.4	Not in CTCFS	Tree – Removal	Existing trees on either side of vehicular entrances on Divarty St. should not interfere with stopping sight distances along the road. Refer to Project EIR mitigation measure 4.9.3.
3.5.1.5	Not in CTCFS	Tree planting – Divarty Street	Refer to Recommended Tree List, City of Marina Design Guidelines and Standards for Landscape, January 2002 to ensure consistency of plant materials on Divarty St.
3.5.1.6	Not in CTCFS	Planting – Divarty Street	Shrubs and trees planted on either side of vehicular entrances on Divarty St. should not interfere with stopping sight distances along the road. Refer to Project EIR mitigation measure 4.9.3.
3.5.1.7	Not in CTCFS	Street Parking – Divarty Street	Meet with the Judicial Council and City of Marina staff to coordinate the street parking on either side of site vehicular entrances to ensure that they do not interfere with stopping sight distances along the road.
3.5.1.8	Not in CTCFS	Tree – Removal, Replanting – CSUMB property	For consistency with the Project Final EIR and responses to CSUMB, the design of the western property abutting CSUMB should result in contiguous landscaping and streetscape between properties. The final landscape design on the western edge of the Project site must be coordinated with the Judicial Council and CSUMB and any temporary entry onto CSUMB property for tree removal, construction access, etc. will require the DBE to obtain a temporary permit from CSUMB Campus Planning & Development office. Refer to the Project Final EIR, CSUMB letter response.

**Table 3-2:** Additions/Restrictions/Deviations Matrix - Landscape



Judicial Council of California  
New Fort Ord Courthouse  
RFP-FS-2023-21-MB

**ATTACHMENT 9 - PERFORMANCE CRITERIA  
3.0 SITE PLANNING CONSIDERATIONS**

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## **4.0 ARCHITECTURAL PROGRAM**





Judicial Council of California  
New Fort Ord Courthouse  
RFP-FS-2023-21-MB

**ATTACHMENT 9 - PERFORMANCE CRITERIA  
4.0 ARCHITECTURAL PROGRAM**

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## 4.1 Architectural Program

### 4.1.1 Introduction

The architectural program described in this Chapter presents requirements unique to the Project. It is intended to supplement the standards and guidelines found in the 2023 CTCFS. Any restrictions on the CTCFS are shown in a table in Chapter 4.4.1.

The planning process that led to this program entailed a highly interactive set of workshops conducted remotely with project management, facility planning, and security representatives of the Judicial Council, the local Monterey Superior Court's judiciary and management, and input from the Monterey County Sheriff and Probation Departments.

The workshops were divided into three main topic areas:

- a. Operational requirements
- b. Space and relationship requirements
- c. Technical requirements

This Chapter is organized into three main parts:

**4.1 Architectural Program** gives an overview of the Project while the tabular space program provides a complete listing of every space in the building together with its size and the number of each.

**4.2 Functional Area Requirements** describes Project-specific operational and space relationship requirements for each functional area of the building. A matrix describing programmatic additions to, restrictions on, and deviations from the 2023 CTCFS for the Project is also provided.

**4.3 Courthouse Organization** applies to the building as a whole and includes blocking and stacking diagrams.

This Chapter uses specific terminology to describe requirements. The terms "will", "shall" and "must" all indicate that a requirement is mandatory – the quality or feature must be provided. By contrast, the term "should" indicate a desirable quality or feature.

### 4.1.2 Summary of Requirements

#### Overview of Operations and Facilities

In addition to the general overview of the Project included in Chapter 1.0, the following describes aspects of operations of the Monterey Superior Court for the New Fort Ord Courthouse.

Operations and staff at the existing Monterey Courthouse will relocate to the new courthouse together with juvenile dependency case load from the Salinas Courthouse and child support case load from the Marina Courthouse.

Major functional areas within this courthouse include the civil, family, and child support courtrooms, family mediation, self-help, alternative dispute resolution (ADR), clerk's services, jury services, a small administrative area, adult and juvenile in-custody holding, and associated support areas for these functions.

There are four entrances to the facility: a main entrance with security screening to be used by the public and most staff; a separate keycard-controlled entry for judges and some executive staff direct from a dedicated and secure parking area; a third separate entrance for in-custody defendants from the external vehicular sallyport; and a loading/receiving area for deliveries and maintenance.

A single point of entry for visitors and staff will be provided. Visitors will be required to pass through security screening, including a magnetometer, and belongings must be passed through a parcel x-ray. Staff will have a separate key-card operated turnstile lane. Public services should be conveniently accessible from the front entrance, and signage should clearly direct individuals to their required services. The clerk's service windows and jury assembly will be immediately accessible from the public lobby, and vertical circulation will be convenient and encourage the use of stairs between the first and second floors. Approximately 20 seats will be available in the lobby for the convenience of visitors utilizing clerk service windows or waiting for other services or their appearances in court.

Higher-volume functions will be located on the ground floor while the lower-volume functions (civil trial courtrooms) will be on the third floor. Three



separate circulation systems must be incorporated into the courthouse – for public, private, and detention circulation.

Courtrooms will be provided on each floor. A large child support and dependency courtroom will be located on the ground floor; two family law courtrooms on the second floor; and four civil courtrooms on the third floor. Judges' chambers should be directly across the private staff corridor from each courtroom. The balance of court support functions will be located along the private staff corridor behind each courtroom. Courtrooms will be stacked, and an in-custody interview room will be available to five of the seven courtrooms per the stacking plan.

While this is not a criminal courthouse, it is expected that there will be a small number of in-custody defendants required to participate in court proceedings and remands to custody are not uncommon within civil and especially family court. A central in-custody holding area will be located on the ground floor, with direct elevator access to the courtroom holding cores on the second and third floors. The courtroom holding cores will have their non-contact interview rooms built out, while the cell areas themselves will not be initially constructed, but should be provided with mechanical, electrical and plumbing capacity and connection points for future build-out. Both adult and juvenile holding facilities will be included in Central Holding and complete sight and sound separation will be provided between them.

The Jury Services suite includes a jury assembly area sized for approximately 120 jurors, check-in, and staff work areas. The jury assembly room will double as an extension of the staff training room for use when jury assembly is not taking place.

Clerk's services will be located immediately off the public lobby for ease of access by court clients and to limit the volume of visitors moving vertically within the courthouse. A public file viewing area will be adjacent to the clerk service windows, with two additional windows and file viewing carrels. The number of Administration Court Manager staff is quite small at this courthouse (court managers will be predominantly located in the Salinas Courthouse), assigned court manager staff workstations are to be co-located on the ground floor within the Clerk's area to create an efficient

approach to court operations with managers located with their staff. Court Manager satellite and hoteling offices may be located on the second level adjacent to the Information Technology (IT) staff and work/storage areas. IT staff will have their own work and storage rooms elsewhere in the building.

The Self-Help Center (SHC) will be located near the family courts and family court services as there is considerable overlap in the client base for these functions. ADR will be located next to the SHC and will share conference/training space with it. Probate functions will be housed within the family court services suite.

#### 4.1.3 Space Program

The total space required (and provided) will not exceed 83,000 building gross square feet (BGSF).

Three categories of space designations are referred to in this architectural program:

**"Net Square Feet" (NSF)** represents the clear floor space required for, or assigned to, a specific employee classification or function and excludes interior walls or internal circulation is the net area, expressed in net square feet. For example, the net area of an office is based on its dimensions measured from the inside face of its walls. Program space estimates for each function begin with its required net area.

**"Component Gross Square Feet" (CGSF)** includes the amount of area required by a department or component to function within a court facility is the component area, expressed in component gross square feet. The CGSF is calculated by multiplying a department or component's total NSF by a factor, to approximate the area needed for circulation, interior walls and partitions, structural members and columns within the space. Circulation factors vary, depending on the type and size of the spaces in a Division or Component.

**"Building Gross Square Feet" (BGSF)** A modern courthouse requires a relatively high grossing factor because of multiple circulation systems, assembly spaces, and public waiting areas. As a result, the Building Gross Square Feet (BGSF) is calculated at 1.4 times the CGSF to account for circulation between departments, elevators, stairwells, staff and public restrooms, janitor closets, electrical

**ATTACHMENT 9 - PERFORMANCE CRITERIA  
4.0 ARCHITECTURAL PROGRAM**



closets, mechanical shafts, the thickness of exterior walls and any other spaces to specifically called out or accounted for in the NSF or CGSF. The gross area of California court buildings shall be measured in accordance with Building Owners and Managers Association's BOMA 2018 Gross Areas: Standard Methods of Measurement.

It is very important to note, as outlined above, that this estimate is derived by applying factors for departmental and gross requirements that may differ from what is achievable depending on design considerations, unanticipated site conditions, and other factors. What is essential is that the net programmed areas be provided. It is possible that a plan can be developed by the DBE that is more efficient than the estimated total gross area shown in the space program. Refer to the space program provided on page 30 for more information.





SPACE PROGRAM SUMMARY		CURRENT NEED			
		Courtrooms	Total Staff	Total NSF <sup>2</sup>	Total CGSF <sup>3</sup>
1.0	Public Area - Lobby, Security Screening	-	3	3,010	3,612
2.0	Court Sets	7	8	19,380	25,194
3.0	Chambers & Courtroom Support	-	20	5,270	6,588
4.0	Court Operations	-	11	821	1,026
5.0	Clerk's Office	-	31	3,365	4,543
6.0	Family Court Services	-	9	1,770	2,390
7.0	Self Help/ADR Center	-	11	2,189	2,846
8.0	Administration/Information Technology	-	6	2,444	3,061
9.0	Jury Services	-	2	2,414	3,018
10.0	Sheriff	-	1	1,200	1,500
11.0	Central In-Custody Holding	-	4	1,110	1,665
12.0	Building Support	-	2	3,050	3,813
	<b>Subtotal</b>	<b>7</b>	<b>108</b>	<b>46,023</b>	<b>59,254</b>
	<b>Grossing Factor<sup>1</sup></b>				<b>1.40</b>
	<b>Total Gross Square Feet (GSF)</b>				<b>82,955</b>
	<b>GSF per Courtroom</b>				<b>11,851</b>

**Table Footnotes:**

1. The Grossing Factor includes space for staff and public restrooms, janitor's closets, electrical rooms, mechanical shafts, circulation, etc.
2. NSF = Net Square Feet.
3. CGSF = Component Gross Square Feet.



SPACE PROGRAM SUMMARY		CURRENT NEED				GROUND	2 <sup>nd</sup> FLOOR	3 <sup>rd</sup> FLOOR	TOTAL
		Courtrooms	Staff	Total NSF <sup>2</sup>	Total CGSF <sup>3</sup>				
1.0	Public Area - Lobby, Security Screening	-	3	3,010	3,612	3,612			3,612
2.0	Court Sets	7	8	19,380	25,194	3,749	7,363	14,082	25,194
3.0	Chambers & Courtroom Support	-	20	5,270	6,588	1,220	2,823	2,545	6,588
4.0	Court Operations	-	11	821	1,026	0	300	726	1,026
5.0	Clerk's Office	-	31	3,365	4,543	4,543			4,543
6.0	Family Court Services	-	9	1,770	2,390		2,390		2,390
7.0	Self Help/ADR Center	-	11	2,189	2,846		2,846		2,846
8.0	Administration/Information Technology	-	6	2,444	3,061	1,081	1,655	325	3,061
9.0	Jury Services	-	2	2,414	3,018	3,018			3,018
10.0	Sheriff	-	1	1,200	1,500	1,500			1,500
11.0	Central In-Custody Holding	-	4	1,110	1,665	1,665			1,665
12.0	Building Support	-	2	3,050	3,813	3,313	375	125	3,813
	<b>Subtotal</b>	<b>7</b>	<b>108</b>	<b>46,023</b>	<b>59,254</b>	<b>23,700</b>	<b>17,751</b>	<b>17,803</b>	<b>59,254</b>
	<b>Grossing Factor<sup>1</sup></b>				<b>1.40</b>				
	<b>Total Gross Square Feet (GSF)</b>				<b>82,955</b>	<b>33,180</b>	<b>24,851</b>	<b>24,924</b>	<b>82,955</b>
	<b>GSF per Courtroom</b>				<b>11,851</b>				

**Table Footnotes:**

1. The Grossing Factor includes space for staff and public restrooms, janitor's closets, electrical rooms, mechanical shafts, circulation, etc.
2. NSF = Net Square Feet.
3. CGSF = Component Gross Square Feet.



SPACE/COMPONENT	UNIT/AREA STD.	NO. OF STAFF	NO. OF SPACES	NSF	COMMENTS
<b>1.0 Public Area - Entrance, Security Screening, and Lobby</b>					
1.0.1 Entry Vestibule	250	-	1	250	Sized for 25 persons at 10 NSF per person.
<b>Security Screening</b>					
1.0.2 Security Screening Queuing	14	-	25	350	Sized for 25 persons at 14 NSF per person.
1.0.3 Weapons Screening Station	270	2	2	540	2 Private Security Staff per shift.
1.0.4 staging/line	35				Included in 1.0.3.
1.0.5 x-ray machines	70				Included in 1.0.3.
1.0.6 metal detectors	70				Included in 1.0.3.
1.0.7 retrieval	35				Included in 1.0.3.
1.0.8 secondary screening/recovery area	60				Included in 1.0.3.
1.0.9 Staff Card Reader Lane	80		1	80	Including queue for 4 & reader/turnstile.
1.0.10 Exit Lane	-	-	-	-	For both staff and visitors (part of circulation; no space allocated) To be physically separated from entry lanes with its own pair of double doors for egress.
1.0.11 Building Security Office (SOC)	160	1	1	160	Window for viewing of screening area. Two workstations with shared printer. One workstation with monitoring/ recording of security cameras, all alarms, and control of sallyport gate and doors. Includes five security staff lockers.
1.0.12 Security Staff Storage	20	-	1	20	Shelving for storage of security equipment, including hand wands, jackets, evacuation equip., etc. Locate adjacent or off of Bldg Security Office.
<b>Secure Public Lobby</b>					
1.0.13 Secure Public Lobby	1,200	-	1	1,200	
1.0.14 Information/Check-In Kiosks	48	-	-	-	Four kiosks. Part of lobby NSF.
1.0.15 Public Seating	14	-	20	280	Locate close to Clerk service windows.
<b>Public Area Support</b>					
1.0.16 Vending Area	80	-	1	80	Three vending machines - hot drinks, cold drinks, and snacks
1.0.17 Public Lactation Room	50	-	1	50	Required by AB 1576; access controled by court manager. Locate off the main public corridor near women's restroom.
1.0.18 Women's Restroom	-	-	1	-	No space allocated - part of grossing factor
1.0.19 Men's Restroom	-	-	1	-	No space allocated - part of grossing factor
<b>Total Staff and NSF</b>		<b>3</b>		<b>3,010</b>	
<b>Grossing Factor</b>	<b>20%</b>			<b>602</b>	
<b>Total CGSF</b>				<b>3,612</b>	



SPACE/COMPONENT		UNIT/ AREA STD.	NO. OF STAFF	NO. OF SPACES	NSF	COMMENTS						
<b>2.0 Court Sets</b>							<b>Ground Floor</b>	<b>2<sup>nd</sup> Floor</b>	<b>3<sup>rd</sup> Floor</b>	<b>Total</b>		
2.0.1	Courtroom, Large (for Civil, Family and Child Support)	2,050	-	3	6,150	2023 CTCFS Figure T2.2 template. Refer to narrative for juror box restriction.	2,050	2,050	2,050	6,150		
2.0.2	Courtroom, Trial (Group 1 - Typical Center Bench A)	1,850	-	4	7,400	2023 CTCFS Figure T2.1 template. Refer to narrative for juror box restrictions		1,850	5,550	7,400		
2.0.4	Bailiff (CSO) Workstation	-	8	-	-	Located in courtrooms. One bailiff per Judicial Officer						
2.0.5	Exhibit/Evidence Storage	50	-	7	350	One per courtroom.	50	100	200	350		
2.0.6	Courtroom A/V Server Closet	30	-	-	-	A/V to be included in IDF rooms.						
2.0.7	Courtroom Holding/Attorney Interview	496	-	2	992	Typical Holding Core C @ 2nd and 3rd floors. Holding cells not to be constructed, only non-contact interview rooms. Building to be provisioned to allow future build out of holding cells per 2020 CTCFS. Refer to Exhibit 4-16		496	496	992		
2.0.8	Attorney Conference Room	100	-	9	900	1 on first floor, 2 on second floor, and 6 on third floor.	100	200	600	900		
2.0.9	Entry Vestibule	64	-	7	448	1 per courtroom.	64	128	256	448		
2.0.10	Jury Deliberation Room	400	-	4	1,600	1 on first floor, 1 on second floor, 2 on third floor.	400	400	800	1,600		
2.0.11	Courtroom Waiting	220	-	7	1,540		220	440	880	1,540		
										0		
	<b>Total Staff and NSF</b>		<b>8</b>		<b>19,380</b>		<b>2,884</b>	<b>5,664</b>	<b>10,832</b>	<b>19,380</b>		
	<b>Grossing Factor</b>	<b>30%</b>			<b>5,814</b>		<b>865</b>	<b>1,699</b>	<b>3,250</b>	<b>5,814</b>		
	<b>Total CGSF</b>				<b>25,194</b>		<b>3,749</b>	<b>7,363</b>	<b>14,082</b>	<b>25,194</b>		
<b>3.0 Chambers &amp; Courtroom Support</b>							<b>Ground</b>	<b>2<sup>nd</sup> Floor</b>	<b>3<sup>rd</sup> Floor</b>	<b>Total</b>		
3.0.1	Judicial Chambers (Includes restroom, closet)	400	9	9	3,600	6 Judges/2 Commissioners + 1 additional based on future assessed judicial need.	800	1,200	1,600	3,600		
3.0.2	Presiding Judge Satellite Office	250	-	1	250	Includes private restroom. Does not need to be full chambers.		250		250		
3.0.3	Judicial Secretary Workstation	64	2	2	128			64	64	128		
3.0.4	Courtroom Clerk Workstation	48	9	9	432	1 near each chambers (two WSs may be paired between a pair of chambers). 8 + 1 floater	96	144	192	432		
3.0.5	Courtroom Clerk Copy/Supply/Workroom	80	-	3	240	1 per floor with two copiers within each.	80	80	80	240		
3.0.6	Chambers Waiting/Reception	100	-	2	200			100	100	200		
3.0.7	Judicial Conference Room	420	-	1	420	Seats 16; Locate on a court floor		420		420		
3.0.8	Staff Toilet Room	60	-	6	-	2 per floor; accessed from secure staff corridor. Part of grossing factor						
	<b>Total Staff and NSF</b>		<b>20</b>		<b>5,270</b>		<b>976</b>	<b>2,258</b>	<b>2,036</b>	<b>5,270</b>		
	<b>Grossing Factor</b>	<b>25%</b>			<b>1,318</b>		<b>244</b>	<b>565</b>	<b>509</b>	<b>1,318</b>		
	<b>Total CGSF</b>				<b>6,588</b>		<b>1,220</b>	<b>2,823</b>	<b>2,545</b>	<b>6,588</b>		



SPACE/COMPONENT	UNIT/AREA STD.	NO. OF STAFF	NO. OF SPACES	NSF	COMMENTS				
						Ground	2 <sup>nd</sup> Floor	3 <sup>rd</sup> Floor	Total
<b>4.0 Court Operations</b>									
<b>Court Reporters</b>									
4.0.1 Court Reporter Workstation	48	2	2	96	Locate on floor with civil courtrooms.			96	96
<b>Interpreters</b>									
4.0.2 Interpreters - Shared Office	125	4	1	125	Four (4) counter workstations/carrels.			125	125
Locker Alcove	15				Bank of four small lockers for personal belongings. Included in 4.0.2				
<b>Research Attorney</b>									
4.0.3 Attorney Office	120	5	5	600	3-Civil, 1-Probate, 1-Family		240	360	600
<b>Total Staff and NSF</b>		<b>11</b>		<b>821</b>		-	<b>240</b>	<b>581</b>	<b>821</b>
<b>Grossing Factor</b>	<b>25%</b>			<b>205</b>		-	<b>60</b>	<b>145</b>	<b>205</b>
<b>Total CGSF</b>				<b>1,026</b>		-	<b>300</b>	<b>726</b>	<b>1,026</b>



**ATTACHMENT 9 - PERFORMANCE CRITERIA  
4.0 ARCHITECTURAL PROGRAM**



SPACE/COMPONENT		UNIT/AREA STD.	NO. OF STAFF	NO. OF SPACES	NSF	COMMENTS
<b>5.0 Clerk's Office</b>						
<b>Service Counter - Public</b>						
5.0.1	Public Queuing Area	14	-	6	84	For individuals who have been notified by text that they may be seen at service window.
5.0.2	Public Seating	14	-	5	70	20 seats moved to public lobby (close to clerk's area) with remaining 5 inside clerk's area for people who have begun to receive service and are waiting for further assistance.
5.0.3	Public Records File Viewing Room	200	-	1	200	Securable; monitored/viewable from adjacent staff counter workstations. Include a bank of 3 computer stations for visitors to look up their own records + 1 desk of sufficient size to review oversized hard copy records.
5.0.3a	File Viewing Counter Workstations	48	3	3	144	Staffed by dedicated clerks.
<b>Service Counter - Staff</b>						
5.0.4	Counter Workstation - Unassigned	48	-	5	240	Provide acoustic separation.
5.0.5	Work Counter/Forms Storage	80	-	1	80	
5.0.6	Network Printer/Fax/Copier	15	-	1	15	
<b>Staff</b>						
5.0.7	Manager Office	120	2	2	240	Civil, probate, family law, juvenile.
5.0.8	Supervisor Office	100	3	3	300	Enclosed office required for confidential meetings with staff.
5.0.9	Clerk Workstation	48	23	23	1,104	
<b>Shared Functions</b>						
5.0.10	Active Files; High Density	240	-	1	240	For all case types +/- 800 LF of shelving at 3.5 NSF/LF per space planning standards. Locate in same space with Records Management's Inactive Files - high density (spare 8.0.11). Combination will total 360 NSF.
5.0.11	File Scanning Station	48	-	1	48	
5.0.12	File Staging Area	100	-	1	100	
5.0.13	Copy/Work Room	200	-	1	200	Includes Network Printers/Fax/Copiers.
5.0.14	Cash Safe	100	-	1	100	Located in locked room with table for counting money and two chairs.
5.0.15	Exhibits Storage	200	-	1	200	
5.0.16	Staff Toilet Room	60	-	2	-	Part of building grossing factor.
<b>Total Staff and NSF</b>			<b>31</b>		<b>3,365</b>	
<b>Grossing Factor</b>					<b>1,178</b>	
<b>Total CGSF</b>					<b>4,543</b>	



SPACE/COMPONENT		UNIT/AREA STD.	NO. OF STAFF	NO. OF SPACES	NSF	COMMENTS
<b>6.0 Family Court Services (FCS)</b>		<b>Key card access required. Separate egress for staff and visitors.</b>				
<b>Staff - Family Court Services</b>		Locate FCS with the Self Help/ADR Center				
6.0.1	Director of Family Court Services	150	1	1	150	
6.0.2	Probate Investigator	120	1	1	120	3 guest chairs.
6.0.2A	Probate Examiner	120	1	1	120	
6.0.3	Family Mediator/Child Custody Evaluator	150	3	3	450	3-5 guest chairs.
6.0.3A	Family Court Liaison	120	1	1	120	
6.0.4	FCS Clerk Workstation	48	2	2	96	
6.0.5	Children's Observation Room	100		1	100	One-way window for Child Custody Evaluator observation. This room should be observed from either a staff-only common area or a storage area.
<b>Service Counter/Support - Family Court Services</b>						
6.0.6	Queuing Area	14	-	5	70	
6.0.7	Reception Counter/Sign-in Area	48	-	1	48	Not a permanent workstation; staff rotates to counter.
6.0.8	Waiting Areas	100	-	2	200	2 separate waiting areas per CTCFS page 7.5.
6.0.9	FCS/Juvenile Dependency Mediation Room	150	-	1	150	Seats 5; shared by FCS and Juvenile Court.
6.0.10	Photocopiers/Printers (Staff Support)	50	-	1	50	
6.0.11	Active Files; 42" x 7 shelf unit	12	-	8	96	FCS files and records. Lockable room.
<b>Total Staff and NSF</b>			<b>9</b>		<b>1,770</b>	
<b>Grossing Factor</b>		<b>35%</b>			<b>620</b>	
<b>Total CGSF</b>					<b>2,390</b>	



SPACE/COMPONENT	UNIT/AREA STD.	NO. OF STAFF	NO. OF SPACES	NSF	COMMENTS
<b>7.0 Self Help (SHC)/ADR Center</b>					
<b>Self-Help Public Area</b>					Has direct access to Civil Case Conference Room.
7.0.1 Staff Attorney (Self Help)	120	3	3	360	3-5 guest chairs.
7.0.2 Paralegal	120	4	4	480	
7.0.3 Court Services Technician	48	3	3	144	Glazed counter workstations with some separation between each.
7.0.4 Reception/Waiting/Triage Areas	14	-	20	280	Intensely used by 20-25 individuals.
7.0.5 Computer Workstation	20	-	3	60	Public use carrels; includes printers..
7.0.6 Work Table	40	-	2	80	Public use.
<b>Self-Help Staff Support</b>					
7.0.7 Bulk Form Storage	25	-	1	25	
7.0.8 Copy/Printer/Supply (Staff Support)	100	-	1	100	
7.0.9 Self Help Interview/Conference Room	140	-	1	140	4-6 seats; confidential conversation with staff and public.
<b>ADR Center</b>					Separate suite with direct public access
7.0.10 ADR Staff Office	120	1	1	120	2 guest chairs.
7.0.11 ADR Caucus Room	100	-	1	100	
7.0.12 Civil Case Settlement Conference/Mediation/Arbitration Room	300	-	1	300	Seats 12 for ADR; shared with SHC for training.
<b>Total Staff and NSF</b>		<b>11</b>		<b>2,189</b>	
<b>Grossing Factor</b>	<b>30%</b>			<b>657</b>	
<b>Total CGSF</b>				<b>2,846</b>	



SPACE/COMPONENT		UNIT/ AREA STD.	NO. OF STAFF	NO. OF SPACES	NSF	COMMENTS					
<b>8.0 Administration</b>		<b>Note: Some areas of Clerk &amp; Admin. to be co-located on 2nd Fl.</b>					<b>Ground</b>	<b>2<sup>nd</sup> Floor</b>	<b>3<sup>rd</sup> Floor</b>	<b>Total</b>	
<b>Court Manager Office</b>											
8.0.1	Court Operations Manager	180	2	2	360	Desk and conference table for 4 people.	360			360	
8.0.2	CEO Satellite Office	180		1	180	Locate among Administrative staff workstations.		180		180	
8.0.3	COO Satellite Office	100		1	100	Locate among Clerk staff workstations.		100		100	
8.0.4	Calendar Coordinator	100	1	1	100	Enclosed office.	100			100	
8.0.5	Bookkeeper	100	1	1	100	Locate away from other staff workstations.	100			100	
8.0.6	Hoteling Offices	120		3	360	For visiting court managers and supervisors.		360		360	
8.0.7	CLETS Terminal Room	80		1	80	Locked room with terminal, small desk, printer, shredder, chair and storage of request sheets for DOJ audits. Can be located anywhere in the building; controlled, key-card access.			80	80	
<b>Support</b>											
8.0.8	Small Conference Room	140	-	1	140	Seats 4.		140		140	
<b>Subtotal Staff and NSF</b>			<b>4</b>		<b>1,420</b>		<b>560</b>	<b>780</b>	<b>80</b>	<b>1,420</b>	
<b>Grossing Factor</b>		<b>25%</b>			<b>355</b>		<b>140</b>	<b>195</b>	<b>20</b>	<b>355</b>	
<b>Subtotal CGSF</b>					<b>1,775</b>		<b>700</b>	<b>975</b>	<b>100</b>	<b>1,775</b>	
<b>Records Management - Records Area</b>											
8.0.9	Inactive Files Storage	120	-	1	120	For wills, index books, and other items that must be kept long-term. +/-400 LF of shelving at 3.5 SF/LF (reduced from 200 SF) [In same space with Clerk's Active Files - high density]	120			120	
<b>Subtotal Staff and NSF</b>			<b>-</b>		<b>120</b>		<b>120</b>	<b>-</b>	<b>-</b>	<b>120</b>	
<b>Grossing Factor</b>		<b>30%</b>			<b>36</b>		<b>36</b>	<b>-</b>	<b>-</b>	<b>36</b>	
<b>Subtotal CGSF</b>					<b>156</b>		<b>156</b>	<b>-</b>	<b>-</b>	<b>156</b>	
<b>Information Technology</b>											
8.0.10	Supervisor Office	100	1	1	100			100		100	
8.0.11	IT Technician Workstation	64	1	1	64			64		64	
8.0.12	IT Work Room/Storage	200	-	1	200			200		200	
8.0.13	IDF Rooms	180	-	3	540	1 per floor. Each room to include (1) AV Cabinet per Courtroom. Number of AV cabinets per IDF to vary by floor due to number of courtrooms per floor.	180	180	180	540	
<b>Subtotal Staff and NSF</b>			<b>2</b>		<b>904</b>		<b>180</b>	<b>544</b>	<b>180</b>	<b>904</b>	
<b>Grossing Factor</b>		<b>25%</b>			<b>226</b>		<b>45</b>	<b>136</b>	<b>45</b>	<b>226</b>	
<b>Subtotal CGSF</b>					<b>1,130</b>		<b>225</b>	<b>680</b>	<b>225</b>	<b>1,130</b>	
<b>Total Staff and NSF</b>			<b>6</b>		<b>2,444</b>					<b>-</b>	
<b>Total CGSF</b>					<b>3,061</b>		<b>1,081</b>	<b>1,655</b>	<b>325</b>	<b>3,061</b>	





SPACE/COMPONENT	UNIT/AREA STD.	NO. OF STAFF	NO. OF SPACES	NSF	COMMENTS
<b>9.0 Jury Services</b>					
<b>Jury Administration</b>					
9.0.1 Jury Coordinator	100	1	1	100	
9.0.2 Jury Services Staff	48	1	1	48	
<b>Jury Processing</b>					
9.0.3 Check-in Counter Station	48	-	2	96	1 station can address hardships. Glass partition between staff and visitor.
9.0.4 Queuing Area	10	-	30	300	25% of jury call
9.0.5 Forms Counter	-	-	-	-	10% of jury call
9.0.6 Copy/Printer/Supply Room	100	-	1	100	
<b>Jury Assembly/Waiting</b>					Total Jury Call: up to 120. Locate adjacent to Video Conf./Training Room (12.0.1) with movable partition with high acoustic performance between the two rooms.
9.0.7 General Seating	12	-	110	1,320	Row seating. Charging capability.
9.0.8 Table Seating	25	-	10	250	Carrels with seating; for laptop users.
<b>Juror Support</b>					
9.0.9 Storage Room	200	-	1	200	For chairs, tables, equipment.
<b>Total Staff and NSF</b>		<b>2</b>		<b>2,414</b>	
<b>Grossing Factor</b>	<b>25%</b>			<b>604</b>	
<b>Total CGSF</b>				<b>3,018</b>	



SPACE/COMPONENT		UNIT/ AREA STD.	NO. OF STAFF	NO. OF SPACES	NSF	COMMENTS	
<b>10.0 Sheriff</b>							
<b>Staff</b>							
10.0.1	Management Office (Lieut., Sergeant)	100	1	1	100	Locate adjacent to Ready Room.	
10.0.2	Deputy Work Area	25	-	3	75	Locate within Ready Room.	
10.0.3	Copy/Work/Supply Alcove	80	-	1	80	Locate adjacent to Ready Room. Provide counter with multiple power outlets for charging of radio batteries, etc.	
<b>Remand</b>							
10.0.4	Remand Holding Cell	70		1	70	Total rated capacity: 4	
10.0.4A	Remand Area	60		1	60	Processing area for Remand property, etc. Provide power, data and appropriate lighting for photography.	
<b>Support</b>							
						No Control Room due to limited holding. See below for Sheriff Officer podium. All Holding Cell Doors to be manual.	
10.0.5	Security Equipment Closet	100	-	1	100	Shelving for storage of safety equipment such as fire extinguishers, self-contained breathing apparatus, wire and bar cutters, and emergency locks.	
10.0.6	Weapons Storage Locker	40	-	1	40		
10.0.7	Men's Locker/Shower/Toilet Room	200	-	1	200		
10.0.8	Women's Locker/Shower/Toilet Room	250	-	1	250		Womens has toilet stalls.
10.0.9	Ready Room	225	-	1	225		Briefings, break.
<b>Total Staff and NSF</b>			<b>1</b>		<b>1,200</b>		
<b>Grossing Factor</b>			<b>25%</b>		<b>300</b>		
<b>Total CGSF</b>					<b>1,500</b>		



11.0 Central In-Custody Holding						
11.0.1	Vehicular Sallyport/Patrol Vehicle Parking		-	-	-	Sallyport located outside of the building, not including in GSF. Space for two (2) Transit Vans, Class B Loading/Unloading. Two (2) additional parking spaces to be provided in the sallyport to keep the Loading/Unloading area clear when not in use.
11.0.2	Pedestrian Sallyport	80	-	1	80	
11.0.3	Detainee Staging	100	-	1	100	
<b>Central Holding, ADULT</b>		Total Cells		3		Total Rated Capacity ADULTS: 8
11.0.4	Small Holding Cell	70	-	1	70	Total rated capacity: 4
11.0.5	Individual Holding	55	-	2	110	Total rated capacity: 2 per cell, 4 total
11.0.6	Sheriff Officer WS/Podium	55	2	1	55	
<b>Central Holding, JUVENILE</b>		Total Cells		4		Total Rated Capacity JUVENILES: 12
11.0.7	Small Holding Cell	70	-	2	140	Total rated capacity: 4; Rqd for gender separation
11.0.8	Individual Holding	55	-	2	110	Total rated capacity: 2; Rqd for separation
11.0.9	Probation Officer WS/Podium	55	2	1	55	1 officer with juvenile in Courtroom and 1 officer supervising holding
<b>Attorney Visitation Areas</b>						Shared by adult and juvenile holding with separate access
11.0.10	Attorney Vestibule/Waiting	70	-	1	70	Controlled access from public corridor/lobby. Shared and utilized by attorney for both juvenile and adult.
11.0.11	Attorney-Client Interview Room	70	-	2	140	One for Juvenile and one for Adult. Both connect and interface with Attorney Vestibule.
<b>Holding Support - SHARED BY ADULT &amp; JUVENILE</b>						Shared by Adult (Sheriff) and Juvenile (Probation) staff
11.0.12	Food Storage - In-custodies	20	-	1	20	Refrigerator for lunches
11.0.13	Storage Room	60	-	1	60	
11.0.14	Staff Restroom	60	-	1	60	
11.0.15	Janitor Closet	40	-	1	40	
<b>Total Staff and NSF</b>			<b>4</b>		<b>1,110</b>	
<b>Grossing Factor</b>		<b>50%</b>			<b>555</b>	
<b>Total CGSF</b>					<b>1,665</b>	

**Footnotes:**

1. Net square feet (NSF) and rated capacity is based on the Judicial Council's metric-based calculation for holding capacity and cells, modified to address this facility's specific Hold-separates in-custody population.
2. Total number of holding cells and rated capacity is based on an Average Daily Transport (ADT) determined from in-custody transport data from the court.
3. Four persons is the rated capacity for Small Cells and eight persons is the rated capacity for Large Cells as defined by the Judicial Council's metric. The cell sizes are determined by the California Code of Regulations Titles 15 and 24 for temporary holding facilities, which requires 40 NSF for a single occupant and 10 NSF for each additional occupant.



SPACE/COMPONENT		UNIT/ AREA STD.	NO. OF STAFF	NO. OF SPACES	NSF	COMMENTS				
							Ground	2 <sup>nd</sup> Floor	3 <sup>rd</sup> Floor	Total
<b>12.0</b>	<b>Building Support</b>									
	<b>Staff Support</b>									
12.0.1	Video Conference/Training Room	20	-	15	300	15 persons at 20nsf per person.	300			300
12.0.2	Staff Break Room - Large	300	-	1	300	Counter with sink; space for microwave and refrigeration. Locate near Clerk's Office.	300			300
12.0.3	Staff Break Room - Small	100	-	2	200	Located on 2nd & 3rd floors.		100	100	200
12.0.4	Staff Lactation Room	50	-	1	50	Locate away from high-volume staff areas and circulation.		50		50
12.0.5	Staff Shower/Restroom	80	-	2	160		160			160
										-
	<b>Related Justice Agency Space</b>									-
12.0.6	Multipurpose Room	150	-	1	150	With 3 hoteling workstations for use by justice partners.		150		150
	<b>Building Operations</b>									
12.0.7	Fire Control Room	100	-	1	100	CTCFS 10.H requires. Min. dimension of 8-feet, location to be approved by AHJ.	100			100
12.0.8	Loading/Receiving Area	60	-	1	60		60			60
12.0.9	Trash/Recycling Collection Area	80	-	1	80		80			80
12.0.10	Mailroom	80	-	1	80	Locate adjacent Clerk's Office with proximity to the Public Lobby with buzzer at public side to notify clerk of delivery. Will include a large countertop machine: 4'-5'L x 3'W x 2'H.	80			80
12.0.11	General Services Technician	100	1	1	100	Enclosed office for tools, equip., etc. Locate proximate to loading/receiving and maintenance storage.	100			100
12.0.12	General Building Storage	300	-	1	300	For courthouse furniture, equipment, etc.	300			300
12.0.13	UPS Room	100	-	1	100	Per CTCFS, page 17.4. UPS Room should not adjoin MDF Room.	100			100
12.0.14	Main Electrical Room1	150	-	1	150		150			150
12.0.15	Main Telecommunications/MDF Room	200	-	1	200	Locate on the first floor near loading dock; room size per CTCFS Table 17.1.	200			200
12.0.16	Custodian Staff Area	100	-	1	100		100			100
12.0.17	Housekeeping Storage	100	-	1	100		100			100
12.0.18	Judicial Council Facilities/Service Provider Office	100	1	1	100	Locate adjacent General Service Technician (12.0.11)	100			100
12.0.19	Building Maintenance Storage	100	-	1	100	Equipment, materials.	100			100
12.0.20	Elevator Equipment Room	80	-	4	320	CTCFS 2.C.1 requires as NSF (Pg. 2.6). Qty: 4 assumes 1-Detention, 1-Private/Staff, 2-Public	320			320
	<b>Secured Parking<sup>2</sup></b>									
12.0.20	Secured Judges Parking	300	-	10	-	Provide secure parking at grade (not in NSF).				
12.0.21	Secured Court Management Staff Parking	300	-	2	-	Provide secure parking at grade (not in NSF).				
	<b>Total Staff and NSF</b>		<b>2</b>		<b>3,050</b>		<b>2,650</b>	<b>300</b>	<b>100</b>	<b>3,050</b>
	<b>Grossing Factor</b>	<b>25%</b>			<b>763</b>		<b>663</b>	<b>75</b>	<b>25</b>	<b>763</b>
	<b>Total CGSF</b>				<b>3,813</b>		<b>3,313</b>	<b>375</b>	<b>125</b>	<b>3,813</b>

**Footnotes:**

- Grossing Factor includes space for Electrical Closets (one per floor) and Janitor Closets (one per floor).
- The exact number of secure onsite parking stalls (not in NSF calculation) is to be determined based on site conditions.





## 4.2 Functional Area Requirements

Requirements of the following functional areas are described in the sections listed below. A matrix showing additions, restrictions and deviations from the 2023 CTCFS is included in section 4.4.1. It documents specific instances in which the program requirements for the Project vary from the 2023 CTCFS.

- 4.2.1 Security Screening and Lobby
- 4.2.2 Court Sets
- 4.2.3 Chambers and Courtroom Support
- 4.2.4 Court Operations
- 4.2.5 Clerk's Office and Administration/IT
- 4.2.6 Family Court Services
- 4.2.7 Self-Help/ADR Center
- 4.2.8 Administration/Information Technology
- 4.2.9 Jury Services
- 4.2.10 Sheriff
- 4.2.11 Central In-Custody Holding
- 4.2.12 Building Support
- 4.2.13 CTCFS Additions/Restrictions/Deviations Matrix

For each functional area, the following two general topics may be described. In each case, only those requirements that are specific to the Project and expand on or otherwise vary from the 2023 CTCFS are described within.

- **Operational Requirements** including the users, staffing, and activities are described.
- **Space and Relationship Requirements** Diagrams are shown if they vary from, adapt, or add information to the CTCFS.

### 4.2.1 Public Area – Security Screening and Lobby

The entrance, security screening, and lobby are the first areas experienced by visitors to the courthouse. Security screening controls both visitor and staff access into and out of the building, and the lobby is a primary circulation zone and means of access to both publicly accessible and secure staff areas.

#### Operational Requirements

##### SECURITY SCREENING

- a. The courthouse receives an average of approximately 100-300 visitors per day, with a maximum per day of 500.
- b. A private contractor manages security screening and security of the courthouse interior and site perimeter. All building and site cameras including those within central in-custody holding and the in-custody elevator, and all duress, building and door alarms and reporting are monitored by private security from within the Building Security Office (SOC).
- c. Two to three security staff are typically assigned to the security screening area. When three staff are on shift, one acts as a rover within the courthouse.
- d. The vehicle sallyport gate and pedestrian sallyport door(s) are controlled from the SOC workstation with intercom connectivity and camera monitoring at each entry point (gate and doors).

##### LOBBY

- a. The Court utilizes an electronic queuing system (Visitor check-in kiosks) which notifies customers by text when they can come to a window; there is no queuing at the Clerk's or Self-Help service windows. There are typically approximately 20-25 people waiting for their turn to proceed to these areas to receive services.



## Space and Relationship Requirements

### SECURITY SCREENING

- a. The SOC must have a window to allow observation of the security screening.
- b. The Security Staff Storage shall be adjacent the SOC and can be accessed either from within the SOC or from the security screening area.

### LOBBY

- a. Four visitor check-in kiosks are utilized for all court services and should be located within the main public lobby immediately after security screening and not in front of the clerk area. Kiosks require floor mounted power and data connectivity.
- b. Vending Area should be located in an alcove convenient from, but out of the way of other functions. No other food services will be provided at this facility.
- c. Public Lactation Room. Controlled access (key card) to be managed by the Court and made available upon request to the court manager; appropriate door placard to be provided with text to be confirmed by the Court. Locate this room off the main corridor adjacent to or across from the public women’s restroom.
- d. Ground floor public restrooms. These restrooms will also be used by potential jurors at the Jury Assembly Room, so they shall be sized accordingly and conveniently located for access from both the lobby and jury services. Additional public restrooms should be located on the second and third floors.

## 4.2.2 Court Sets

### Operational Requirements

As a civil and family courthouse which includes juvenile dependency, operations cover a wide variety of types of proceedings. Despite the broad range of proceeding types, a maximum amount of flexibility is desired such that courtrooms could be capable of accommodating any of the case types.

CIVIL (4 courtrooms; 1-Large and 3-Standard – Third Floor)

- a. Some proceedings are complex and may involve multiple defendants as well as large numbers of attorneys.
- b. Trials may be decided by the bench or by a panel of jurors.

FAMILY (2 courtrooms; 1-Large and 1-Standard – Second Floor)

- a. Dockets can cover many cases in a session, with large numbers of spectators or participants in various cases sitting in the gallery.

CHILD SUPPORT & JUVENILE DEPENDENCY (1 Large courtroom – Ground Floor)

- a. “Square Horseshoe-shaped configuration” capability within the well (though this should not impede the goal of operational flexibility).
- b. Cases often have many participants who should be accommodated in the well. These include:
  - attorneys for both parental parties and potentially the juvenile
  - prosecuting attorney
  - representative of the Juvenile Probation Department
  - representative(s) of social service agencies



Other operational requirements include the following:

**REMOTE COURT PARTICIPANTS:**

- a. All courtrooms must have the appropriate infrastructure to support remote witness and/or remote defendant(s) participation in all court proceedings. Remote witnesses and defendants must be visible and audible by all court participants, jurors, and spectators.
- b. Remote proceedings will only be done from courtrooms, not judge's chambers.

**IN-CUSTODY PARTICIPANTS**

- a. Each courtroom type must be capable of accommodating in-custody defendants. The court will schedule in-custody civil proceedings into courtrooms with access to the courtroom holding core.
- b. Since this is not a criminal courthouse, limited holding will be provided. In-custody holding will only occur at the ground floor central holding area of this courthouse. A courtroom holding core "C" (2023 CTCFS Figure T2.22) of 496 NSF will be provided at the second and third floors for vertical detention circulation and will only build-out the courtroom sound lock vestibule, holding vestibule, and non-contact interview rooms. Holding cells will not be constructed within the second or third floor holding core, but building infrastructure (mechanical, plumbing, electrical, AV, and structural) to support future construction of the two holding cells must be designed and constructed as part of the Project.

**Space and Relationship Requirements**

**COURTROOM STACKING**

- a. One Large courtroom will be provided on each floor for civil, family law, and child support/dependency dockets and should be stacked vertically and aligned in the building.

b. Courtroom size/type distribution by floor:

- Ground Floor: one (1) Large courtroom for Child Support and Dependency
- Second Floor: two (2) Family Law courtrooms: one (1) Large stacked above the ground floor courtroom and one Standard size courtroom flanking the courtroom holding core.
- Third Floor: one (1) Large Civil courtroom stacked above the second floor Large Family Law courtroom and three (3) Standard Civil courtrooms, one of which will flank the courtroom holding core.

c. Attorney Conference Rooms flank the vestibule of Standard courtrooms to align with the length of a Large courtroom.

d. The stacking plan shall provide that five of the seven courtrooms have direct, secure access to the courtroom holding core and detention vertical circulation to the ground floor central holding.

Refer to Exhibit 4-1, 4-2 and 4-3 for more information.

**JURY BOXES**

- a. No jury box is required in the Large ground floor courtroom or the Standard family law courtroom on the second floor.
- b. The remaining five courtrooms will have jury boxes with the following capacities:
  - At the third floor, both the Large civil courtroom and the Standard civil courtroom that flanks the courtroom holding core will have 16 seat jury boxes.
  - The remaining two (2) Standard civil courtrooms on the third floor and the Large family law courtroom at the second floor will have 14 seat jury boxes per 2023 CTCFS.

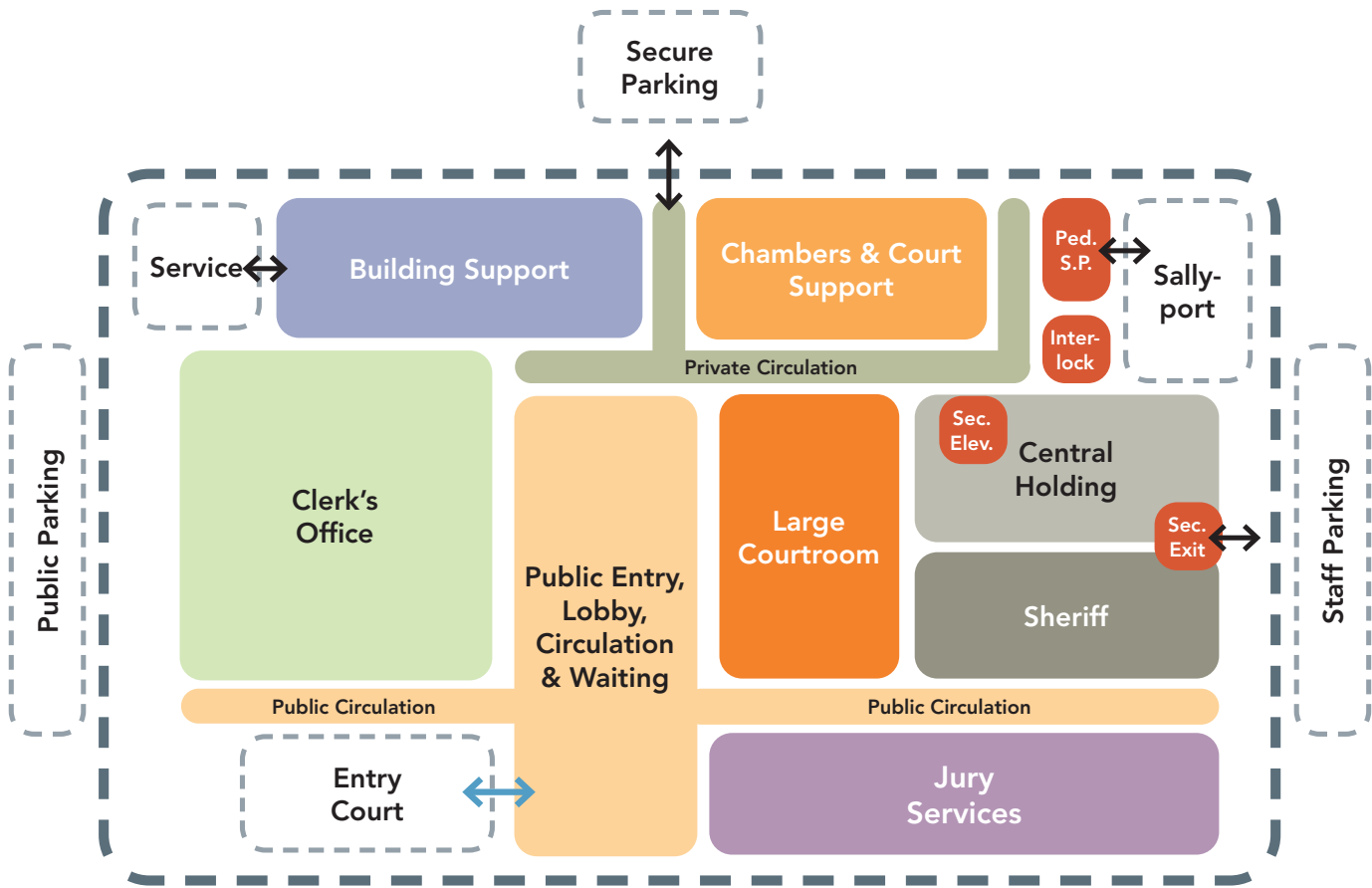


ATTORNEY CONFERENCE ROOMS

- a. Attorney conference rooms will be distributed as follows: one (1) on the first floor, two (2) on the second floor, and six (6) on the third floor.

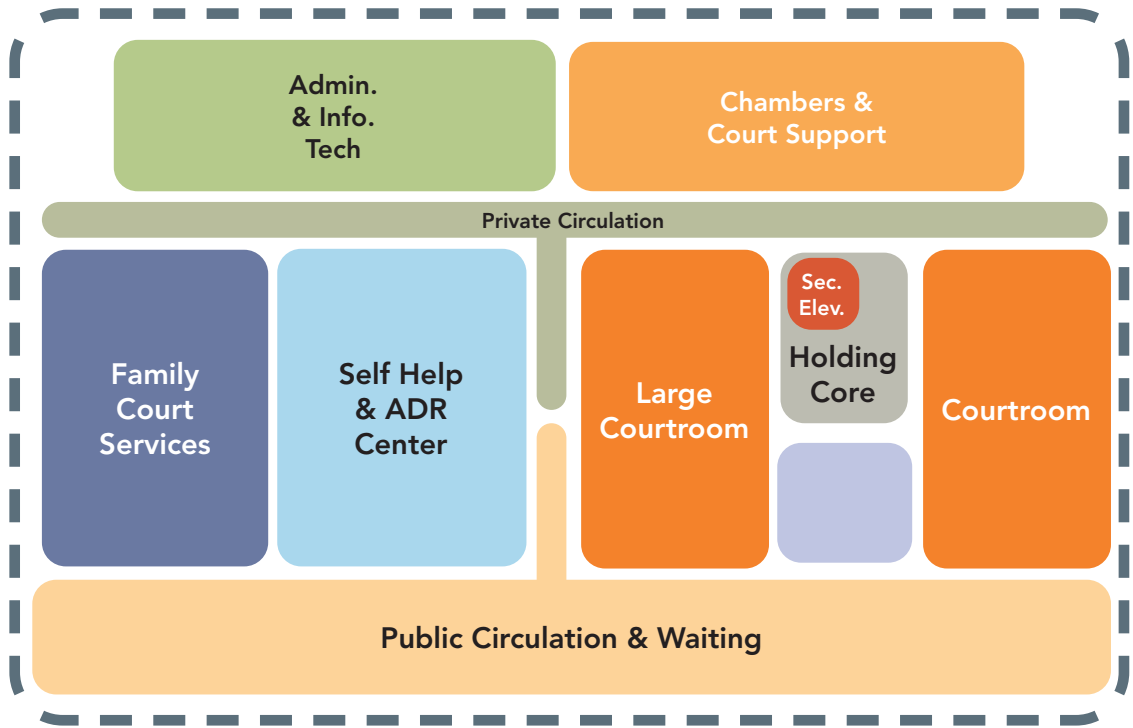
JURY DELIBERATION ROOMS

- a. Jury Deliberation Rooms shall be allocated as follows: one (1) on the first floor (will double as ground floor staff conference room), one (1) on the second floor, and two (2) on the third floor.
- b. Jury Deliberation Rooms must be accessed only from the private corridor and are not to be located between Judge’s Chambers.



<span style="display:inline-block; width:15px; height:15px; background-color:#f9c78d; border:1px solid black;"></span> 1.0 Public Lobby, Security Screen	<span style="display:inline-block; width:15px; height:15px; background-color:#8bc34a; border:1px solid black;"></span> 7.0 Self Help/ADR Center	●●●●●●●● Primary Adjacency
<span style="display:inline-block; width:15px; height:15px; background-color:#ff9800; border:1px solid black;"></span> 2.0 Court Sets	<span style="display:inline-block; width:15px; height:15px; background-color:#9ccc65; border:1px solid black;"></span> 8.0 Admin./Info Tech	●●●●●●●● Secondary Adjacency
<span style="display:inline-block; width:15px; height:15px; background-color:#ff5722; border:1px solid black;"></span> 3.0 Chambers & Courtroom Support	<span style="display:inline-block; width:15px; height:15px; background-color:#9575cd; border:1px solid black;"></span> 9.0 Jury Services	▨▨▨▨▨▨▨▨ Protected Security Perimeter (PSP)
<span style="display:inline-block; width:15px; height:15px; background-color:#fff176; border:1px solid black;"></span> 4.0 Court Operations	<span style="display:inline-block; width:15px; height:15px; background-color:#689f38; border:1px solid black;"></span> 10.0 Sheriff	
<span style="display:inline-block; width:15px; height:15px; background-color:#c8e6c9; border:1px solid black;"></span> 5.0 Clerk's Office	<span style="display:inline-block; width:15px; height:15px; background-color:#bdbdbd; border:1px solid black;"></span> 11.0 Central (& Courtroom) Holding	
<span style="display:inline-block; width:15px; height:15px; background-color:#3f51b5; border:1px solid black;"></span> 6.0 Family Court Services	<span style="display:inline-block; width:15px; height:15px; background-color:#9575cd; border:1px solid black;"></span> 12.0 Building Support	

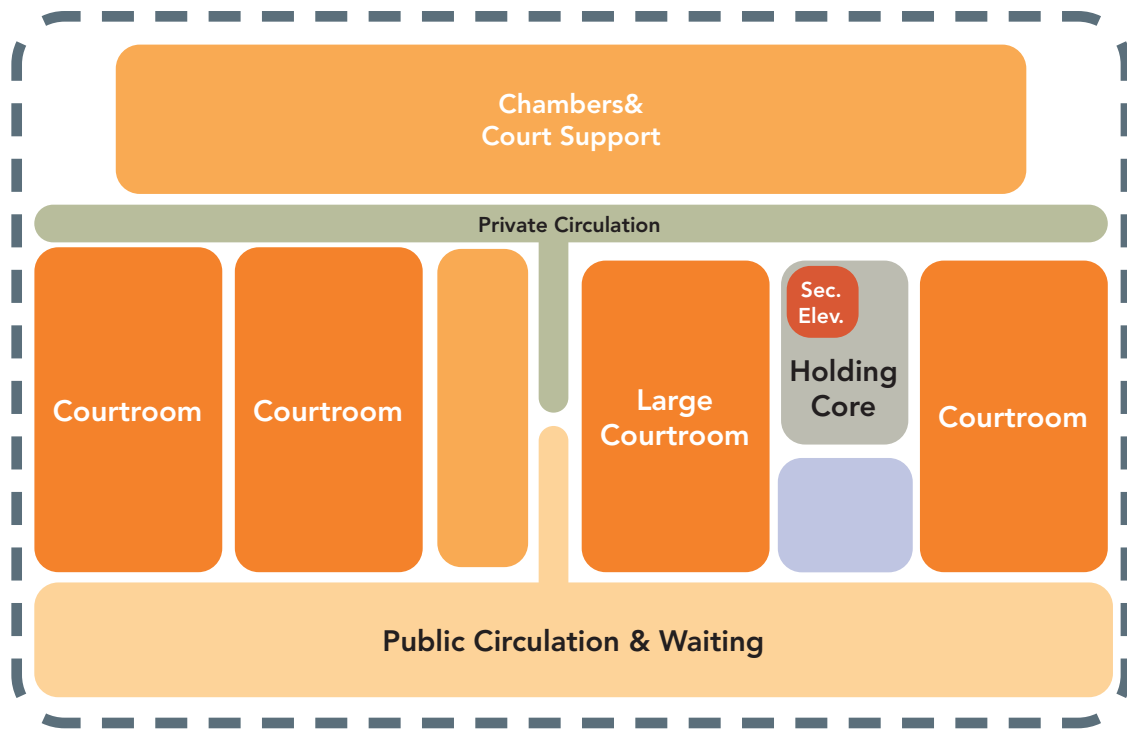
Exhibit 4-1: First Floor relationships



- |                                   |                                    |                                    |
|-----------------------------------|------------------------------------|------------------------------------|
| 1.0 Public Lobby, Security Screen | 7.0 Self Help/ADR Center           | Primary Adjacency                  |
| 2.0 Court Sets                    | 8.0 Admin./Info Tech               | Secondary Adjacency                |
| 3.0 Chambers & Courtroom Support  | 9.0 Jury Services                  | Protected Security Perimeter (PSP) |
| 4.0 Court Operations              | 10.0 Sheriff                       |                                    |
| 5.0 Clerk's Office                | 11.0 Central (& Courtroom) Holding |                                    |
| 6.0 Family Court Services         | 12.0 Building Support              |                                    |

Exhibit 4-2: Second Floor relationships





- |                                   |                                    |                                    |
|-----------------------------------|------------------------------------|------------------------------------|
| 1.0 Public Lobby, Security Screen | 7.0 Self Help/ADR Center           | Primary Adjacency                  |
| 2.0 Court Sets                    | 8.0 Admin./Info Tech               | Secondary Adjacency                |
| 3.0 Chambers & Courtroom Support  | 9.0 Jury Services                  | Protected Security Perimeter (PSP) |
| 4.0 Court Operations              | 10.0 Sheriff                       |                                    |
| 5.0 Clerk's Office                | 11.0 Central (& Courtroom) Holding |                                    |
| 6.0 Family Court Services         | 12.0 Building Support              |                                    |

Exhibit 4-3: Third Floor relationships



### 4.2.3 Chambers & Courtroom Support

#### Operational Requirements

- a. Courtroom clerks will conduct their work at both the courtroom and a workstation located off the staff corridor near their assigned judge's chambers.

#### Space and Relationship Requirements

- a. Allocate two (2) judicial chambers on the ground floor, three (3) on the second floor, and four (4) on the third floor.
- b. A full chamber for the PJ is not required at this location. The Presiding Judge's chambers will remain at its existing location at the Salinas Courthouse, but the PJ will visit the New Fort Ord Courthouse frequently and requires a satellite office.

### 4.2.4 Court Operations

#### Operational Requirements

##### INTERPRETERS

- a. Interpreters interact with their clients inside and near the courtroom.
- b. The Court utilizes both staff interpreters (to represent Spanish speakers) and contracted interpreters (for clients who speak a language other than Spanish). Only staff interpreters have workspace in the courthouse.

#### Space and Relationship Requirements

##### COURT REPORTERS

- a. Court reporters are used mostly by civil dockets and workstations are preferred close to the courtrooms.

##### INTERPRETERS

- a. Interpreters are used mostly by Family Court Services daily.

#### RESEARCH ATTORNEYS

- a. Research Attorney offices can be located anywhere in the courthouse, preferably within the private corridor and ideally distributed as three (3) offices for civil on the third floor and the remaining two (2) offices on the second floor.

### 4.2.5 Clerk's Office

#### Operational Requirements

##### CLERK'S OFFICE

- a. There will be five (5) public counter service windows.
  - These windows are unassigned and are in addition to the assigned workstations provided for clerical staff.
  - Forms will be requested and provided at the service window. Documents are pre-printed and stored for convenient access by the clerks.
  - When customers come to the counter to file in person, the clerk scans the paper filing, the paper goes to quality assurance for checking, following which the paper is shredded.
- b. Public file viewing
  - There will be an additional three (3) counter service workstations for two clerical staff and one researcher who are assigned to the windows and do not have additional workstations.
  - Payments (for printing forms or copies) are made at each computer.

#### Space and Relationship Requirements

##### CLERK'S OFFICE

- a. The desired configuration is to locate public counter service windows close to the main entry and lobby, with counters and a pool of workstations behind. Visual and sound separation is required between the staff side



counter service windows and the assigned clerk workstation.

b. Seating

- Limited public seating (for about five visitors) is needed in this area for those that are awaiting further assistance. Most seating for those waiting for service (about 20 visitors) will be located in the main lobby.

c. Public file viewing

- Staff workstations at these counter windows are assigned. The clerks have direct visual observation of the File Viewing Room.
- Visitors enter the room and sit at one of three computer carrels to conduct personal research with or without first interacting with clerks.
- A printer/copier is located on the staff side of the counter service windows and is controlled by Clerk staff for retrieval of printing by visitors at the computers.

d. Active and Inactive file storage (high-density shelving)

- Records include a substantial number of historical index books from the time California was granted statehood in 1850 that the court is required to keep. There are approximately 100 books; each is about 3' wide x 2' long x 5" thick and weighs approximately 50 pounds. The high density storage shelves must allow for these books to stand upright for ergonomic retrieval and movement by staff. The public viewing station for these books should consist of a table or open carrel of sufficient size so the books can lay flat when in the open position.
- Storage of paper copies of wills and other original documents.

Refer to Exhibit 4-4 for more information.

## 4.2.6 Family Court Services

### Operational Requirements

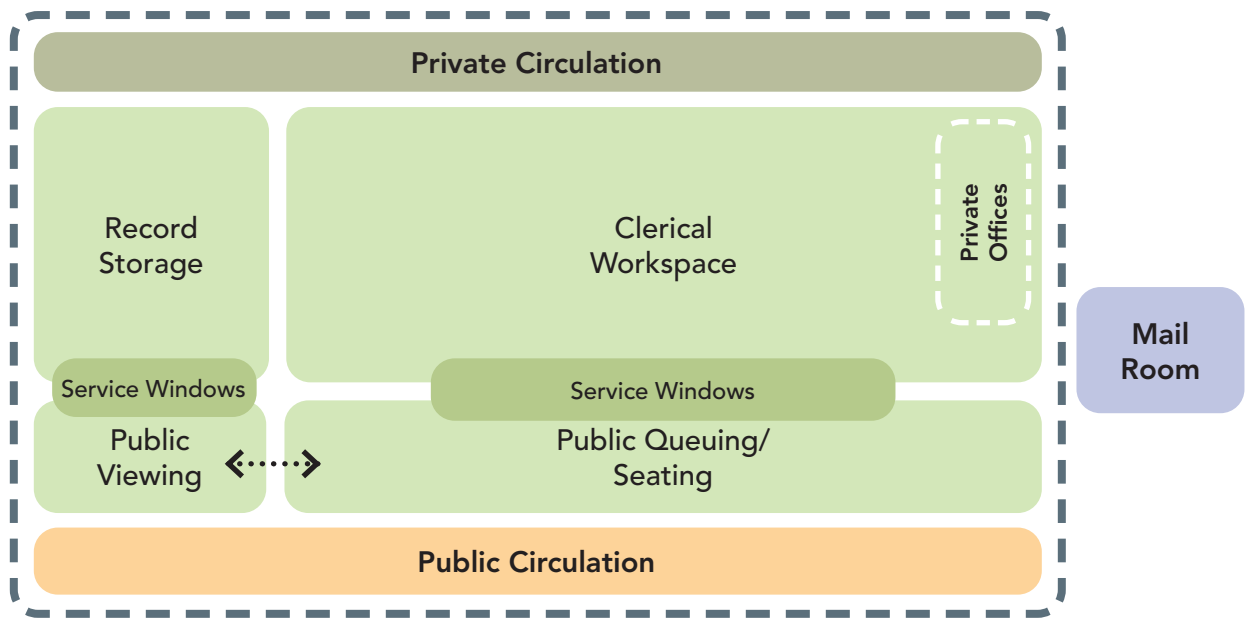
#### MEDIATION

- a. Mediation participants check in at the Family Court Services reception area.
- b. Each party must be present and, depending on type of case, there may be several parties (e.g. in a Domestic Violence mediation there may be a support person).
- c. Mediators' offices are used for conducting mediations. Mediators keep their files in locked file drawers.

### Space and Relationship Requirements

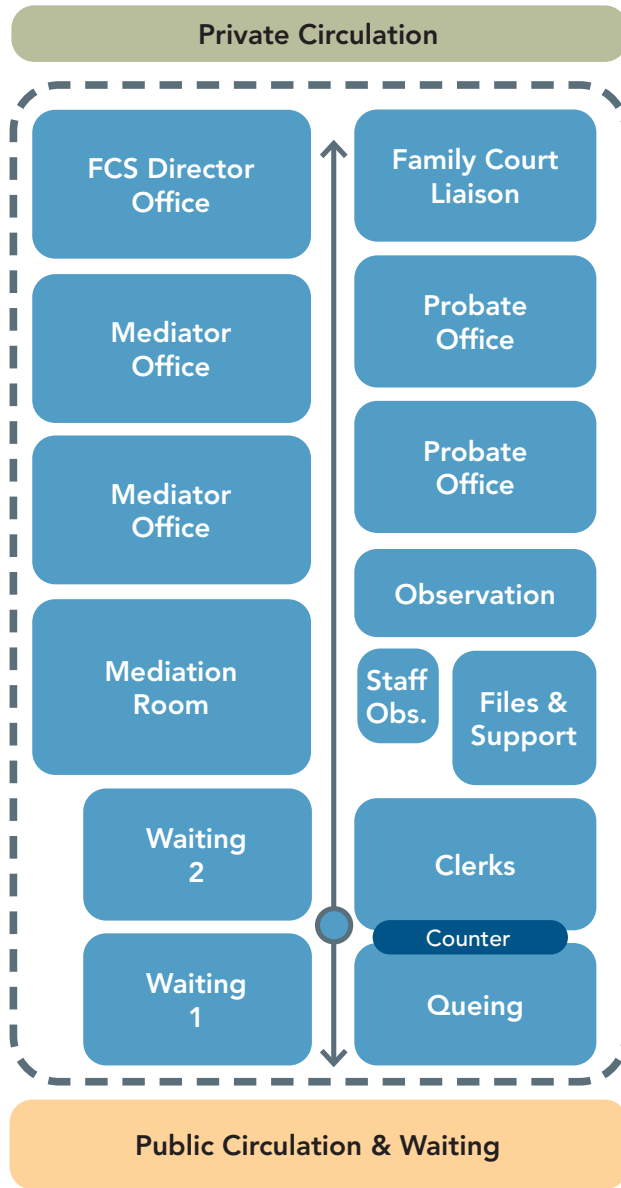
- a. Immediate and easy egress out the mediator's office door to the private corridor is essential when situations become threatening.
- b. A children's observation room shall be provided for child custody evaluation services. This should be a dedicated room with a one-way mirror and adjacent to a staff-only observation area with a desk for note taking (staff-only observation area must have the capability of being made completely dark). This observation room may also be used as a private waiting area for children during a domestic violence case.

Refer to exhibit 4-5 for more information.



- |  |   |  |
|--|---|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:#f9c79f; border:1px solid black;"></span> 1.0 Public Lobby, Security Screen | <span style="display:inline-block; width:15px; height:15px; background-color:#99d9ea; border:1px solid black;"></span> 7.0 Self Help/ADR Center           | <span style="display:inline-block; width:15px; height:15px; border-top:1px dotted black;"></span> Primary Adjacency  |
| <span style="display:inline-block; width:15px; height:15px; background-color:#f4a460; border:1px solid black;"></span> 2.0 Court Sets                    | <span style="display:inline-block; width:15px; height:15px; background-color:#99d999; border:1px solid black;"></span> 8.0 Admin./Info Tech               | <span style="display:inline-block; width:15px; height:15px; border-top:1px dashed black;"></span> Secondary Adjacency  |
| <span style="display:inline-block; width:15px; height:15px; background-color:#f4a460; border:1px solid black;"></span> 3.0 Chambers & Courtroom Support  | <span style="display:inline-block; width:15px; height:15px; background-color:#c0a0c0; border:1px solid black;"></span> 9.0 Jury Services                  | <span style="display:inline-block; width:15px; height:15px; border-top:1px dashed black; border-bottom:1px dashed black;"></span> Protected Security Perimeter (PSP) |
| <span style="display:inline-block; width:15px; height:15px; background-color:#ffff99; border:1px solid black;"></span> 4.0 Court Operations              | <span style="display:inline-block; width:15px; height:15px; background-color:#666666; border:1px solid black;"></span> 10.0 Sheriff                       |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:#99d999; border:1px solid black;"></span> 5.0 Clerk's Office                | <span style="display:inline-block; width:15px; height:15px; background-color:#999999; border:1px solid black;"></span> 11.0 Central (& Courtroom) Holding |  |
| <span style="display:inline-block; width:15px; height:15px; background-color:#336699; border:1px solid black;"></span> 6.0 Family Court Services         | <span style="display:inline-block; width:15px; height:15px; background-color:#99c0ff; border:1px solid black;"></span> 12.0 Building Support              |  |

**Exhibit 4-4:** Adjacency diagram for Clerk's Office - Records



- |  |   |   |
|--|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f9c79f; border: 1px solid black; margin-right: 5px;"></span> 1.0 Public Lobby, Security Screen | <span style="display: inline-block; width: 15px; height: 15px; background-color: #99d9ea; border: 1px solid black; margin-right: 5px;"></span> 7.0 Self Help/ADR Center           | <span style="display: inline-block; width: 15px; height: 15px; border-top: 1px dotted black; border-bottom: 1px dotted black; margin-right: 5px;"></span> Primary Adjacency   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> 2.0 Court Sets                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #c7e9c0; border: 1px solid black; margin-right: 5px;"></span> 8.0 Admin./Info Tech               | <span style="display: inline-block; width: 15px; height: 15px; border-top: 1px dashed black; border-bottom: 1px dashed black; margin-right: 5px;"></span> Secondary Adjacency   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> 3.0 Chambers & Courtroom Support  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9c0e9; border: 1px solid black; margin-right: 5px;"></span> 9.0 Jury Services                  | <span style="display: inline-block; width: 15px; height: 15px; border-top: 1px solid black; border-bottom: 1px solid black; border-left: 1px solid black; border-right: 1px solid black; margin-right: 5px;"></span> Protected Security Perimeter (PSP) |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> 4.0 Court Operations              | <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> 10.0 Sheriff                       |   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #c7e9c0; border: 1px solid black; margin-right: 5px;"></span> 5.0 Clerk's Office                | <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9c0c7; border: 1px solid black; margin-right: 5px;"></span> 11.0 Central (& Courtroom) Holding |   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4a6999; border: 1px solid black; margin-right: 5px;"></span> 6.0 Family Court Services         | <span style="display: inline-block; width: 15px; height: 15px; background-color: #b0c4de; border: 1px solid black; margin-right: 5px;"></span> 12.0 Building Support              |   |

Exhibit 4-5: Adjacency diagram for Family Court Services





#### 4.2.7 Self-Help and ADR Center

##### Operational Requirements

###### SELF-HELP CENTER (SHC) AND ALTERNATE DISPUTE RESOLUTION (ADR)

- a. Visitors seeking SHC services check in at the public lobby kiosks. They are initially served by clerks at the front desk, then are either directed to the use of a public computer in the waiting area or referred to meet with an attorney or paralegal in the SHC office area.
- b. Forms display is not needed in this area, as SHC staff hand out appropriate paperwork directly to clients to ensure that the individuals obtain the correct forms.
- c. Regularly scheduled, in-person classes and trainings take place two to three days per week at regular intervals in the ADR conference room. Group size is 10-12 maximum per session. ADR will share their conference room for this function.

##### Space and Relationship Requirements

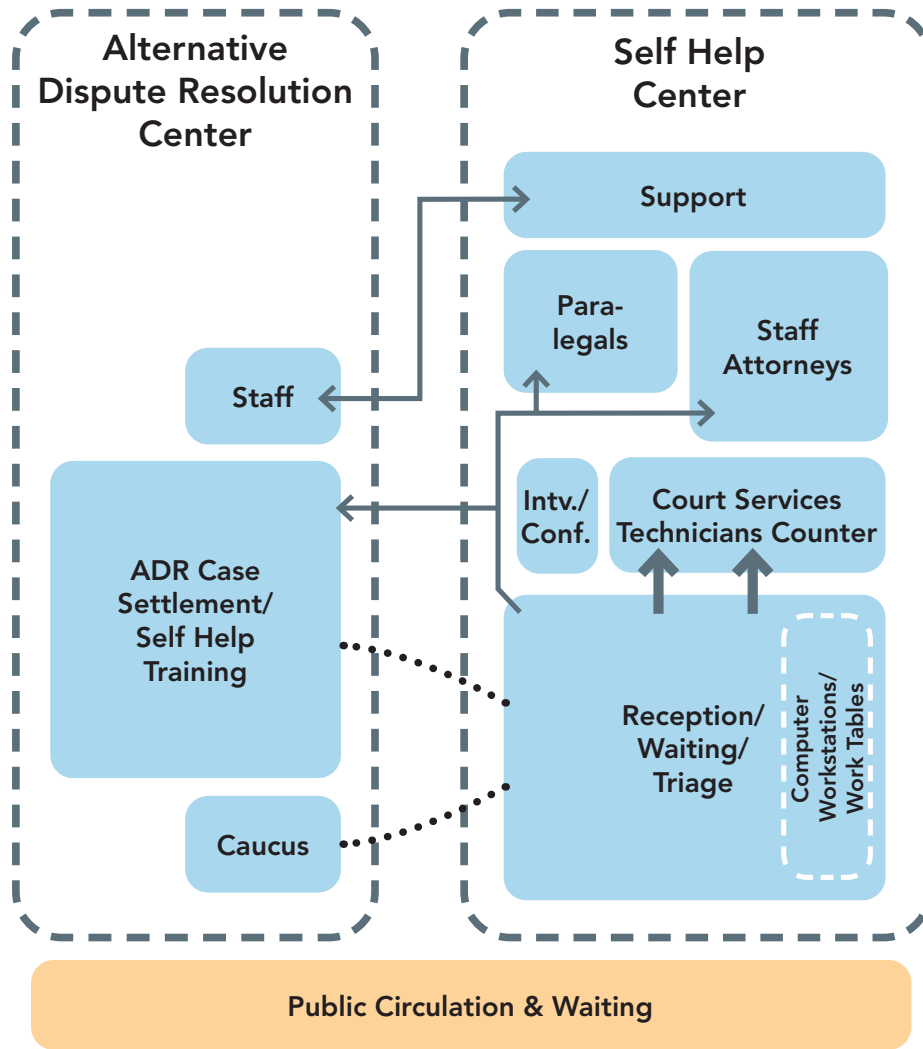
- a. Locate the Civil Case Settlement Conference Room/Self-Help Center training room between Self-Help and the ADR staff office so the space is accessible by both. It should be accessed directly from public circulation.

Refer to Exhibit 4-6 for more information.

#### 4.2.8 Administration/Information Technology (IT)

Most court administrative functions are handled from the central office in the Salinas Courthouse.

- a. There are four permanent administrative staff at the Fort Ord Courthouse. These staff and their offices/workstations are to be co-located in the Clerk's Office.
- b. Administrative functions include periodic visits by the Court Executive Officer (CEO) and Court Operations Officer (COO) for which satellite offices are provided.
- c. On occasion, IT project rollouts require more staff on site, but routine workload requires only two staff.



- |                                   |                                    |                                    |
|-----------------------------------|------------------------------------|------------------------------------|
| 1.0 Public Lobby, Security Screen | 7.0 Self Help/ADR Center           | Primary Adjacency                  |
| 2.0 Court Sets                    | 8.0 Admin./Info Tech               | Secondary Adjacency                |
| 3.0 Chambers & Courtroom Support  | 9.0 Jury Services                  | Protected Security Perimeter (PSP) |
| 4.0 Court Operations              | 10.0 Sheriff                       |                                    |
| 5.0 Clerk's Office                | 11.0 Central (& Courtroom) Holding |                                    |
| 6.0 Family Court Services         | 12.0 Building Support              |                                    |

Exhibit 4-6: Adjacency diagram for Self Help and ADR



#### 4.2.9 Jury Services

Jury Services includes the management of jury calls and juror appearances and the spaces that support staff, check in, and assembly spaces.

##### Operational Requirements

- a. The Jury Assembly Room shall be designed for dual use as a training room, consistent with the 2023 CTCFS.
  - The Court does not have an appropriately sized training room. Thus, there is a need for a training room that can accommodate all staff, totaling about 100 people.
  - The Jury Assembly Room must be designed to allow use for training sessions without disturbing jury services staff.

##### Space and Relationship Requirements

- a. Dedicated restrooms will not be provided in the Jury Assembly/Waiting area. Public restrooms should be conveniently located to the Juror Services area off the main lobby.
- b. The Jury Assembly Room for large staff training events.
  - Storage of movable tables and stackable chairs must be provided directly off the jury assembly room.
  - The building's small 300 NSF Video Conference/Training Room (12.0.1) is requested to be co-located and adjacent the Jury Assembly Room (1,570 NSF). These rooms should be separated by a high performance acoustically rated moveable partition.

#### 4.2.10 Sheriff

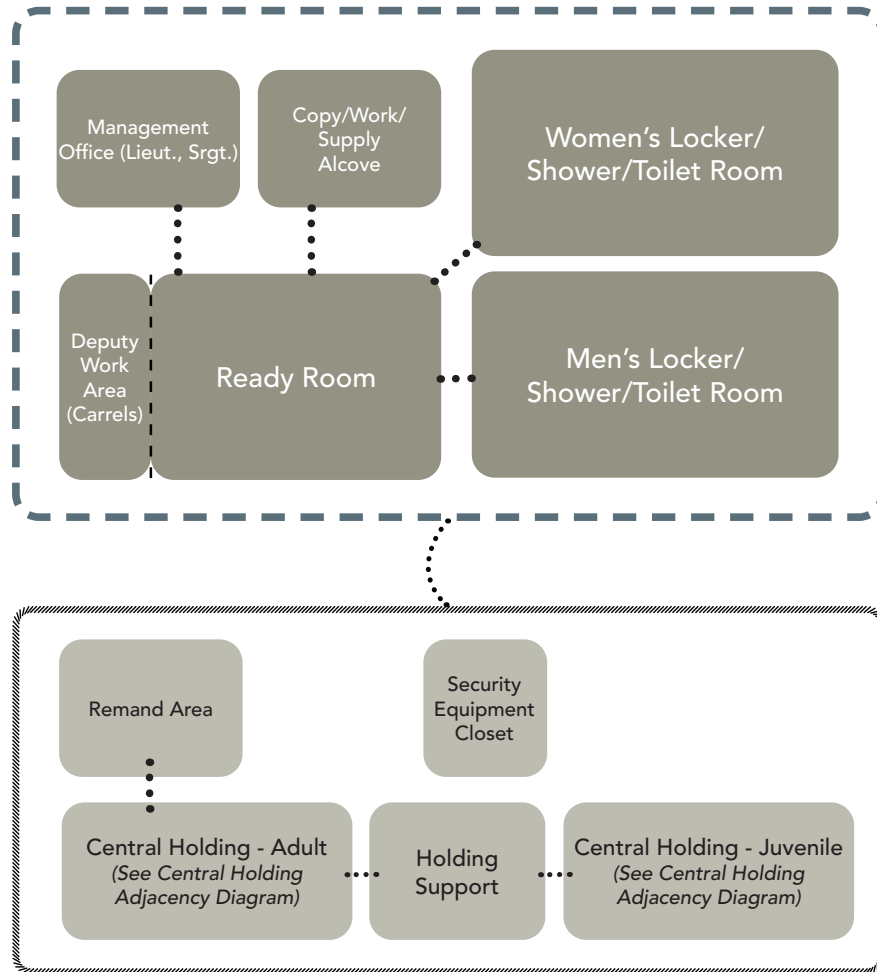
##### Operational Requirements

- a. The County Sheriff's Office is responsible for providing bailiffs in the courtrooms and managing adult in-custody holding and movement .
- b. When an adult is remanded into custody, they are escorted from the courtroom to central holding on the ground floor and processed at the dedicated remand area which includes a cell and space for photographic and fingerprint identification.
- c. By contrast, the County Probation Office is responsible for managing in-custody holding and movement of juveniles within the courthouse.

##### Space and Relationship Requirements

- a. Dedicated Sheriff's facilities will be located on the ground floor, convenient to the vehicular and pedestrian sallyports, adult central holding and to the detention elevator that provides vertical movement to the upper courtroom floors.
- b. Remand holding and processing must be separated from adult and juvenile holding areas, as these individuals have not yet been booked into the detention center. The remand holding cell can be used for general adult holding when not needed for remand.

Refer to Exhibit 4-7 for more information.



- |  |   |   |
|--|---|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:#FFDAB9; border:1px solid black;"></span> 1.0 Public Lobby, Security Screen | <span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span> 7.0 Self Help/ADR Center           | ●●●●●●●● Primary Adjacency                |
| <span style="display:inline-block; width:15px; height:15px; background-color:#FF8C00; border:1px solid black;"></span> 2.0 Court Sets                    | <span style="display:inline-block; width:15px; height:15px; background-color:#9ACD32; border:1px solid black;"></span> 8.0 Admin./Info Tech               | ..... Secondary Adjacency                 |
| <span style="display:inline-block; width:15px; height:15px; background-color:#FFA07A; border:1px solid black;"></span> 3.0 Chambers & Courtroom Support  | <span style="display:inline-block; width:15px; height:15px; background-color:#DDA0DD; border:1px solid black;"></span> 9.0 Jury Services                  | ////// Protected Security Perimeter (PSP) |
| <span style="display:inline-block; width:15px; height:15px; background-color:#FFFFE0; border:1px solid black;"></span> 4.0 Court Operations              | <span style="display:inline-block; width:15px; height:15px; background-color:#654321; border:1px solid black;"></span> 10.0 Sheriff                       |   |
| <span style="display:inline-block; width:15px; height:15px; background-color:#90EE90; border:1px solid black;"></span> 5.0 Clerk's Office                | <span style="display:inline-block; width:15px; height:15px; background-color:#A9A9A9; border:1px solid black;"></span> 11.0 Central (& Courtroom) Holding |   |
| <span style="display:inline-block; width:15px; height:15px; background-color:#4682B4; border:1px solid black;"></span> 6.0 Family Court Services         | <span style="display:inline-block; width:15px; height:15px; background-color:#B0C4DE; border:1px solid black;"></span> 12.0 Building Support              |   |

**Exhibit 4-7:** Adjacency diagram for Sheriff - Staff Work Areas and Support



### 4.2.11 Central In-Custody Holding

#### Operational Requirements

- a. The vehicle sallyport gate and pedestrian sallyport door controls to be provided from the Building Security Office (SOC) workstation with intercom connectivity and camera monitoring at each entry point (gate and doors).
- b. Central In-Custody Holding is the only location at which adult and juvenile in-custody individuals will be held. There will be no holding cells built-out at the Courtroom Holding Cores on the second and third floors.
- c. Due to the typically low number of in-custody transports to the courthouse, there will not be a Detention Control Room (DCR) within the courthouse as Sheriff and Probation will not continuously staff the area. Instead, separate workstations for Sheriff and Probation are provided for monitoring and management of in-custody defendants near their respective holding cells.

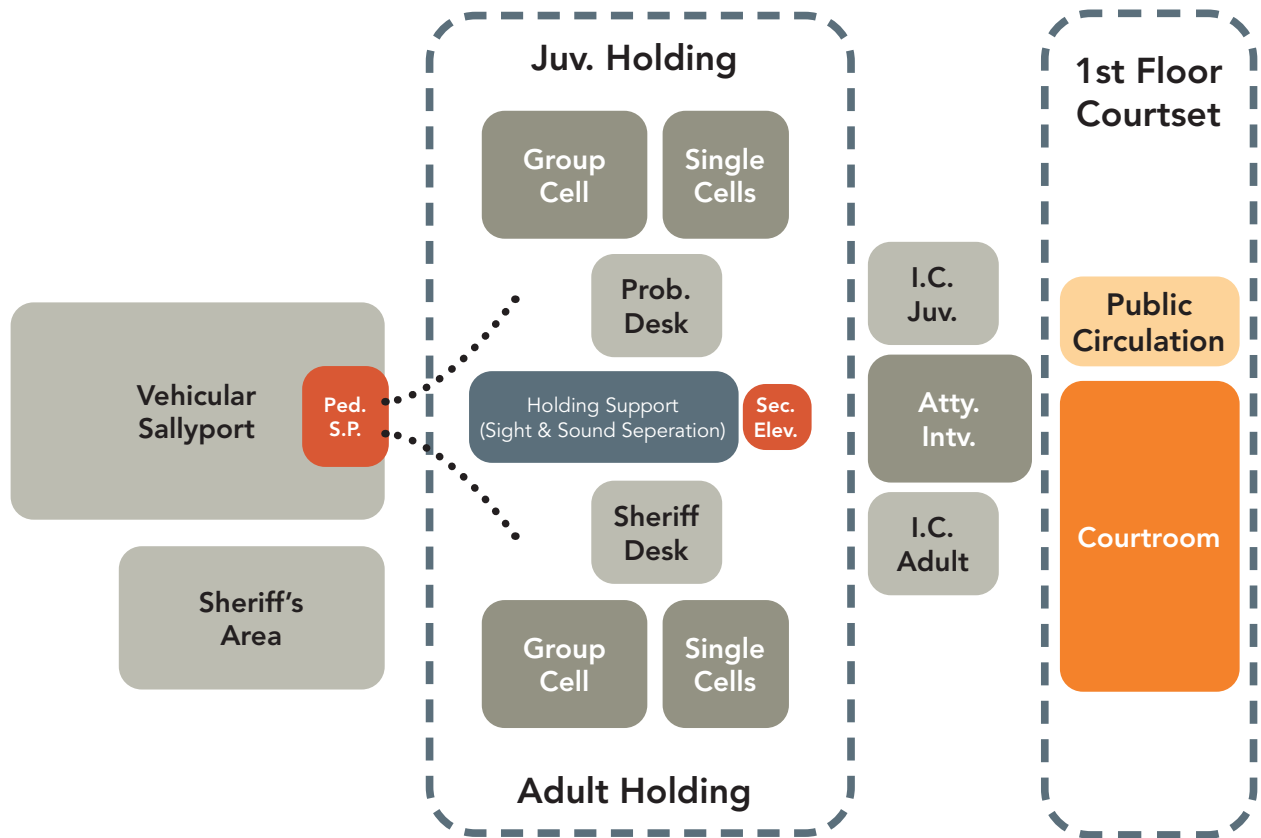
- e. Holding Support spaces shall be located with convenient access to both Adult and Juvenile holding areas for use by both Sheriff deputies and Probation officers.

Refer to Exhibit 4-8 for more information.

#### Space and Relationship Requirements

- a. Adult holding will be located on the ground floor near the detention elevator that provides vertical access to the upper courtroom floors.
- b. Juvenile holding will be located adjacent to or highly proximate to the ground floor courtroom to support direct access between the courtroom and juvenile holding.
- c. To ensure full sight and sound separation of adults and juveniles, it may be necessary to provide the detention elevator with access from two sides at the ground floor, one for each group.
- d. One shared (adult and juvenile) in-custody attorney-client interview room on the ground floor will be sufficient, but access from separate adult and juvenile corridors must be provided.





- |                                   |                                    |   |
|-----------------------------------|------------------------------------|---|
| 1.0 Public Lobby, Security Screen | 7.0 Self Help/ADR Center           | ..... Primary Adjacency                   |
| 2.0 Court Sets                    | 8.0 Admin./Info Tech               | ..... Secondary Adjacency                 |
| 3.0 Chambers & Courtroom Support  | 9.0 Jury Services                  | ////// Protected Security Perimeter (PSP) |
| 4.0 Court Operations              | 10.0 Sheriff                       |   |
| 5.0 Clerk's Office                | 11.0 Central (& Courtroom) Holding |   |
| 6.0 Family Court Services         | 12.0 Building Support              |   |

Exhibit 4-8: Adjacency diagram for Central Holding



### 4.2.12 Building Support

#### Operational Requirements

##### MAIL ROOM – MAIL AND PARCELS

- a. Incoming: mail carriers (including USPS and private parcel delivery services) will be instructed to enter the courthouse through the main entrance and proceed through security screening. There shall be a buzzer at the Clerk's Office staff entry for the mail carrier to use, and staff will retrieve mail from the mail carrier at this location. All incoming mail is inspected in the mailroom by staff, then distributed to intended recipients.
- b. Outgoing: all outgoing mail will be collected, brought to the mailroom, and stamped using a large mailing machine. Mail will be handed off to the mail carrier at entry to the Clerk's Office.
- c. All Parcels will come through the main entrance and be processed through x-ray screening, as required.

#### Space and Relationship Requirements

##### BUILDING OPERATIONS

- a. The General Services Technician office shall be located proximate to the loading dock/ receiving and building maintenance storage with convenient access to the mailroom.
- b. Judicial Council Facilities/Services Provider office shall be located near the General Service Technician office.

##### STAFF SUPPORT

- a. The building's small Video Conference/ Training Room (12.0.1) is requested to be co-located and adjacent to the Jury Assembly Room (1,570 NSF). These rooms should be separated by a high performance acoustically rated moveable partition.

##### b. Break areas:

- Coffee counters should be located in a convenient way to all staff areas and included in the building as part of the CGSF. Include a sink, counter, and outlets for coffee machines and microwaves.

##### c. The staff lactation room should be located in a quiet location away from frequently trafficked staff areas.

##### d. The staff shower and restroom area should be located on the ground floor since this is an 'End of trip' facility.

#### RELATED JUSTICE AGENCY SPACE

- a. A multipurpose space with three hoteling workspaces provided for use by related justice agencies. This space will be accessed from the public circulation system and separate from court staff work areas.

#### PARKING

- a. Secured parking shall be provided for judges (10 stalls) and court executives (2 stalls).
- b. Staff parking includes unassigned parking stalls for 12 Sheriff deputies/bailiffs and 1 Probation officer.
- c. Sheriff and Probation transport vehicles to be staged within the sallyport when not in use. Sallyport to be sufficiently sized to handle multiple vehicles.



## 4.3 Courthouse Organization

### 4.3.1 Location and Relationship Requirements

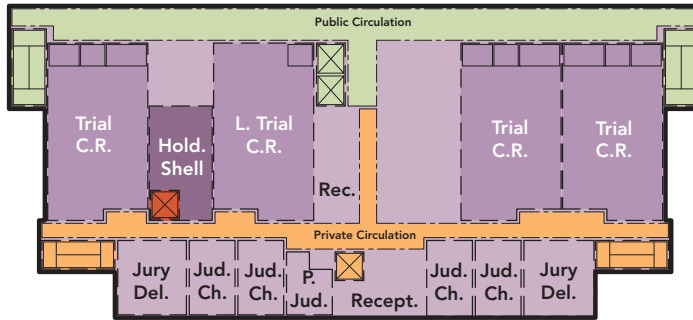
Overall relationship requirements for the building are described below and illustrated in the diagrams that show the major components anticipated to be on each of the three floors.

- a. Access points into and out of the building are as follows:
  - A single point-of-entry with security screening will be provided for the public and staff.
  - A separate entrance will be provided for judges and executive staff who will park in a secure area behind the building.
  - There will be a separate entrance for Sheriff and Probation vehicles bringing in-custody defendants to the vehicular sallyport. (Loading and unloading of these vehicles must be shielded from public view.)
  - There will be a loading area, also behind the building, for loading/receiving, deliveries and maintenance.
- b. A secure drop box shall be located outside the building; it must be a minimum 20-feet away from the building per 2023 CTCFS.

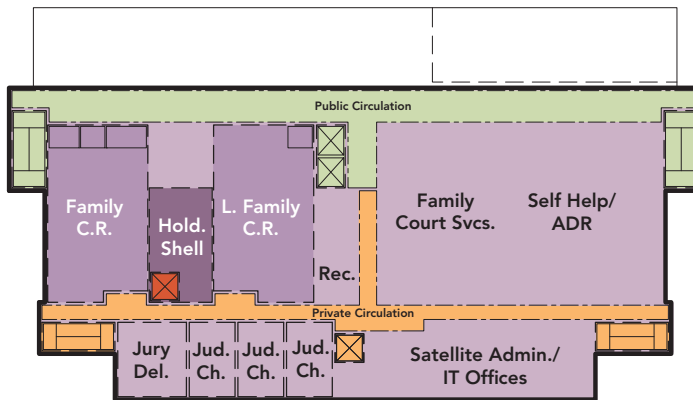
### 4.3.2 Component Location by Floor

The diagrams below illustrate the components anticipated to be located on each of the three floors and show their primary adjacencies.

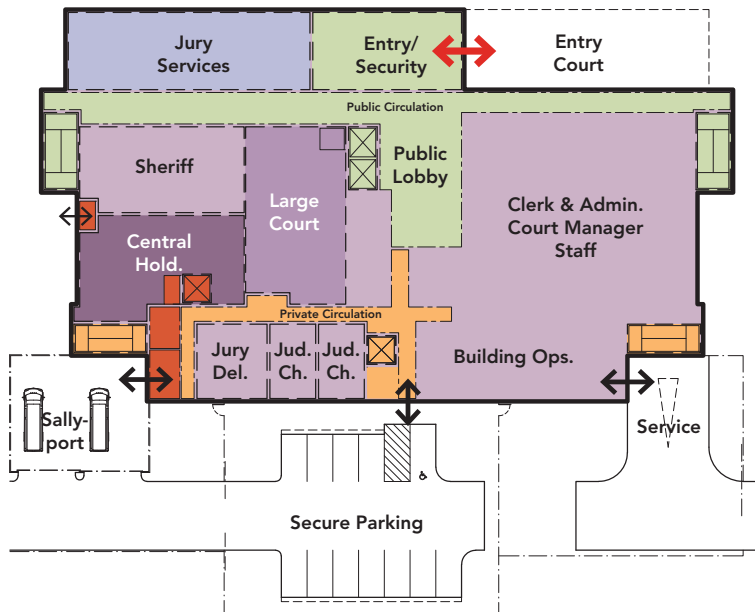
Refer to Exhibit 4-9 for more information.



**Third Floor**  
~25,500 GSF



**Second Floor**  
~25,500 GSF



**Ground Floor**  
~32,200 GSF

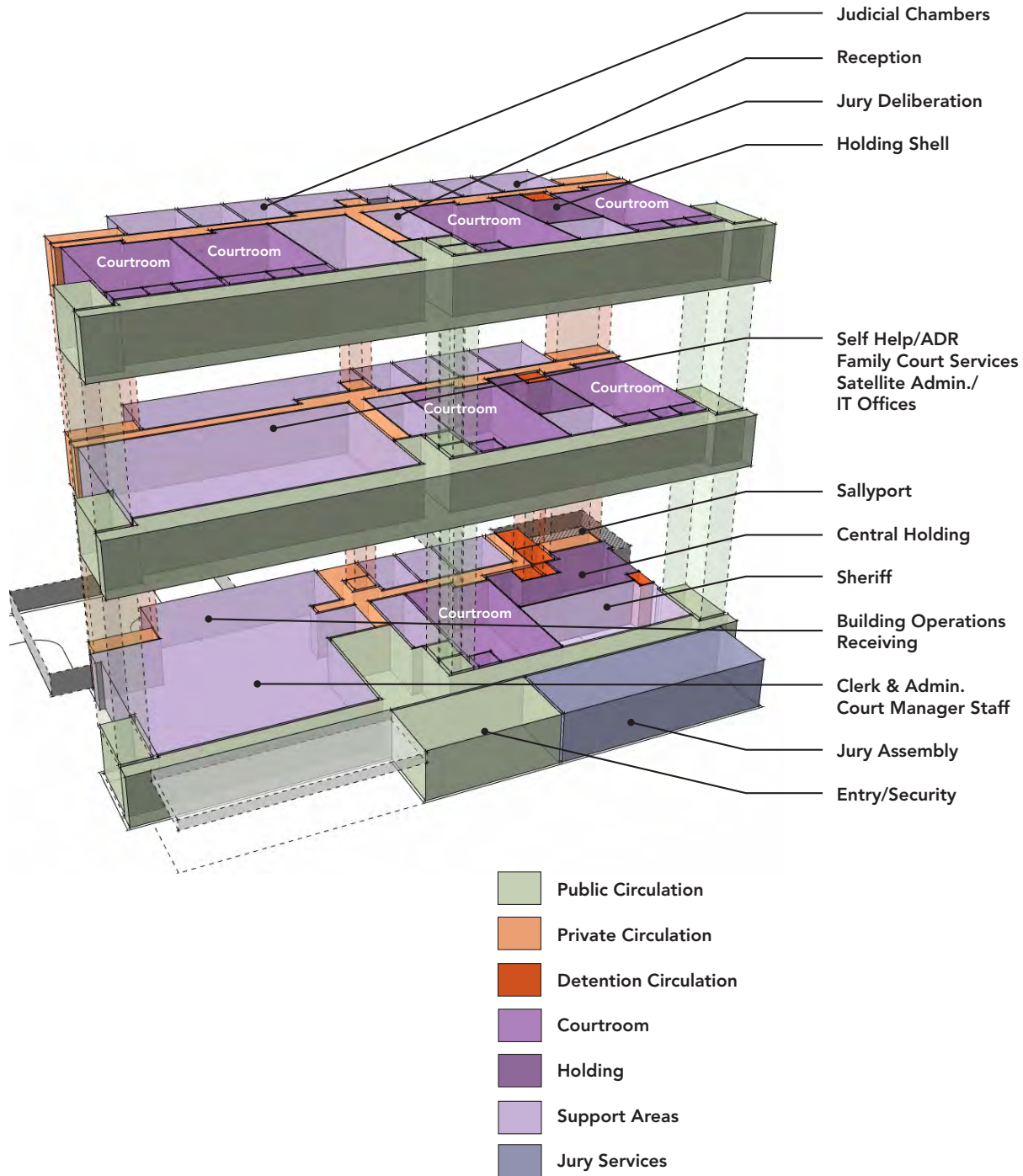
- Public Circulation
- Private Circulation
- Detention Circulation
- Courtroom
- Holding
- Support Areas
- Jury Services

*Exhibit 4-9: Blocking + Stacking Concept Plans*



### 4.3.3 Blocking and Stacking

The following exhibits (4-10 and 4-11) provide a 3D representation of the floor plans depicted in Exhibit 4-9.



**Exhibit 4-10:** Blocking + Stacking Concept NE Corner View Diagram



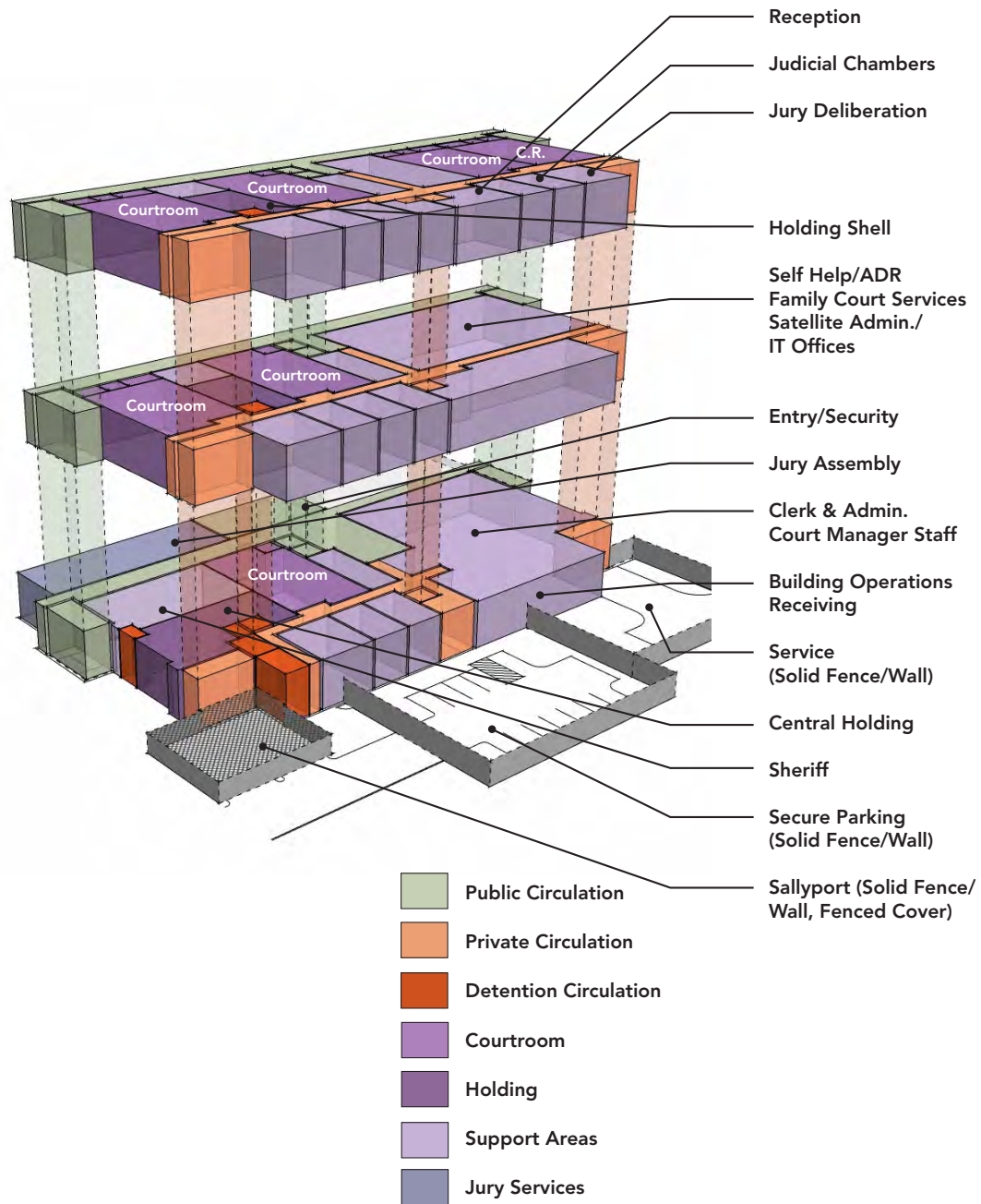


Exhibit 4-11: Blocking + Stacking Concept SW Corner View Diagram

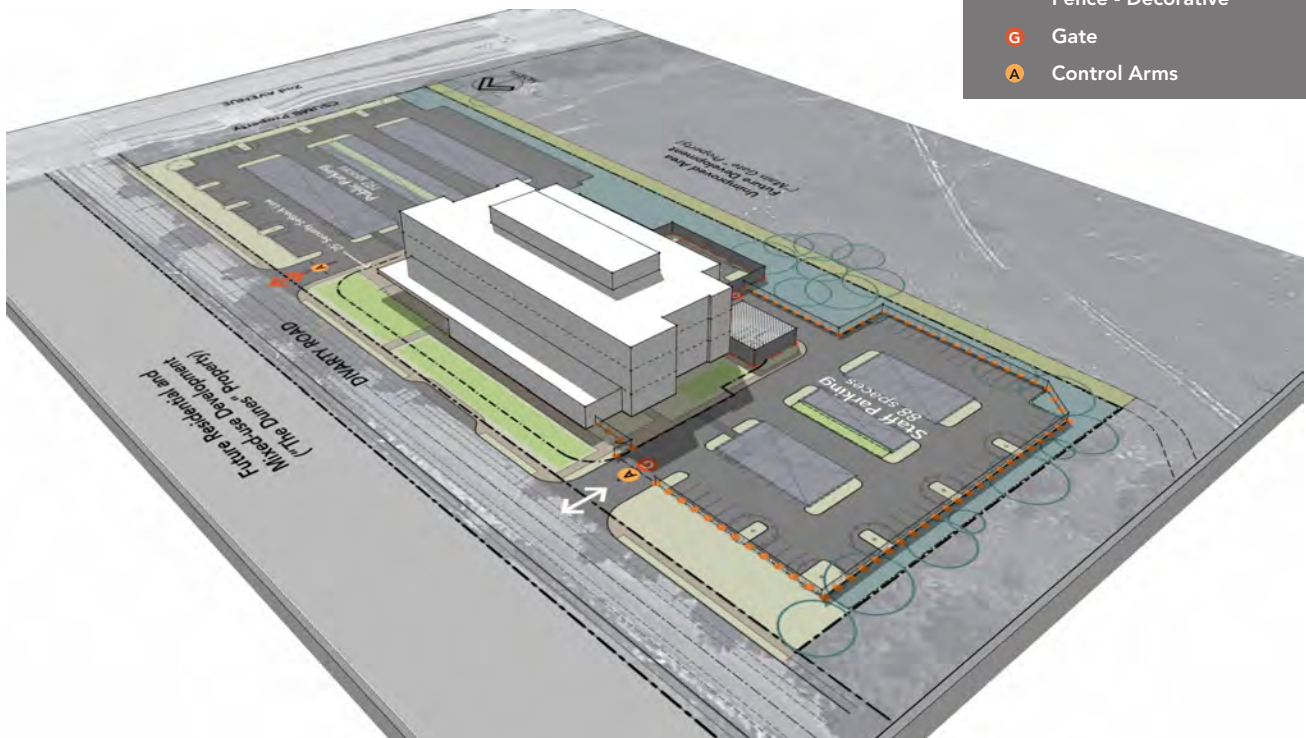


### 4.3.4 Building Massing

The following exhibits (4-12, 4-13, 4-14, and 4-15) provide a 3D representation on the site base plan of the block and stack massing depicted in Exhibits 4-10 and 4-11.



**Exhibit 4-12:** View from Northeast



**Exhibit 4-13:** View from Northwest





Exhibit 4-14: View from Southwest



Exhibit 4-15: View from Southeast



## 4.4 Programming Criteria

Information in the matrix below describes instances in the narratives for the architectural program where the New Fort Ord Courthouse Criteria requires an addition to, deviation from, or restriction to the 2023 CTCFS. Please refer to the color legend below for more information.

### 4.4.1 CTCFS Additions/Deviations/Restrictions Matrix – Programming

<b>Color Legend</b>		Addition to CTCFS
		Deviation to CTCFS
		Restriction to CTCFS

ITEM	FUNCTIONAL COMPONENT	SPACE NO.	CTCFS SECTION	REQUIREMENT	ADDITION/RESTRICTION/DEVIATION TO CTCFS
None					
4.4.02.1	Court Sets	2.0.7	T2, Figure T2.22	Typical Holding Core C	Typical Holding Core C to remain at 496 nsf per 2020 CTCFS, Figure 22.20. Refer to Exhibit 4-16 following this Matrix. The increased area of the 2023 CTCFS is primarily a result of increasing the ADA Holding Cell from 55 nsf to 70 nsf. Since in-custody defendants are limited in this courthouse and the holding cells within the Courtroom Holding Core will not be constructed as part of the Project, the increased space is not applicable.
4.4.01.1	Security Screening & Lobby	1.0.3	9.C.2.a, 9.C.2.b	Security Screening Equipment	One magnetometer and one parcel x-ray with provisions for second set (future) at the second security screening lane for visitors. Refer to Appendix A.4, SSDCG for equipment size and spacing requirements.
4.4.01.2	Security Screening & Lobby	1.0.11.1	4.E.12, 8.D.4.c	Building Security Office	The Building Security Office will act as a separate Security Operations Center (SOC) for managing the overall security of the building, including control of the sallyport gate and doors, monitoring security camera in all areas of the building, including Central Holding, monitoring alarms and duress, etc.
4.4.02.2	Courts Sets	2.0.7	8.D.8, 8.C.2.e	Courtroom Holding Core	Courtroom Holding Core to only include Courtroom Soundlock Vestibule, Holding Vestibule, and non-contact interview rooms. Holding cells will not be constructed within the courtroom holding core as part of the Project; however, CTCFS 8.C.2.e must be complied with, so all building infrastructure (mechanical, electrical, plumbing, AV, and structural) must be designed and constructed as part of the Project to support future build-out of the holding cells.
4.4.03.1	Chambers & Courtroom Support	3.0.1	N/A	Judges Chambers	It is desired that each judge's chamber be located directly across the private corridor from their courtroom.



4.4.05.1	Clerk's Office	5.0.1, 5.0.2	6.D.1, 6.D.1.e	Clerk's Service Windows	The court desires that service windows be provided with as much privacy as possible. Provide space between the waiting area and the windows as well as between the windows themselves, and provide vertical acoustical fins for separation and sound control between service windows at the public side only. (Coordinate with items 5.11.1.4 and 5.12.1.11 in Section 5 Technical Criteria.)
4.4.05.2	Clerk's Office	5.0.3a, 5.0.4	6.D.1.b	Clerk's Service Windows	At all public service windows, the clerk shall be seated at eye level with the standing customer per CTCFS Option 1. One window would not be elevated, in order to provide a Universal Height Counter compliant with accessibility requirements.
4.4.05.3	Clerk's Office	5.0.4, 5.0.9	6.D	Clerk's Service Windows	The Court desires to have the service windows visually and acoustically screened from the balance of the clerical work areas.
4.4.06.1	Family Court Services	N/A	7.C.2.2.7	Security Provisions	A security post is not required at Family Court Services.
4.4.10.1	Sheriff	10.0.4	8.C.2	Remand Cell	Remand holding and processing must be separated from adult and juvenile holding areas, as these individuals have not yet been booked into the detention center.
4.4.11.1	Central In-Custody Holding	11.0.6, 11.0.9	8.D.4.d	Sheriff Workstation, Probation Workstation	Due to the typically low number of transports to the courtrooms, there will not be a Detention Control Room (DCR) at Central Holding, as Sheriff and Probation will not continuously staff the area. Instead, separate, temporary workstations are provided for Sheriff and Probation.
4.4.12.1	Building Support	12.0.10	10.D & 4.E.6.g	Mailroom location	To be located adjacent to Clerk's Office with proximity to the Public Lobby with buzzer at public side to notify Clerk of delivery.

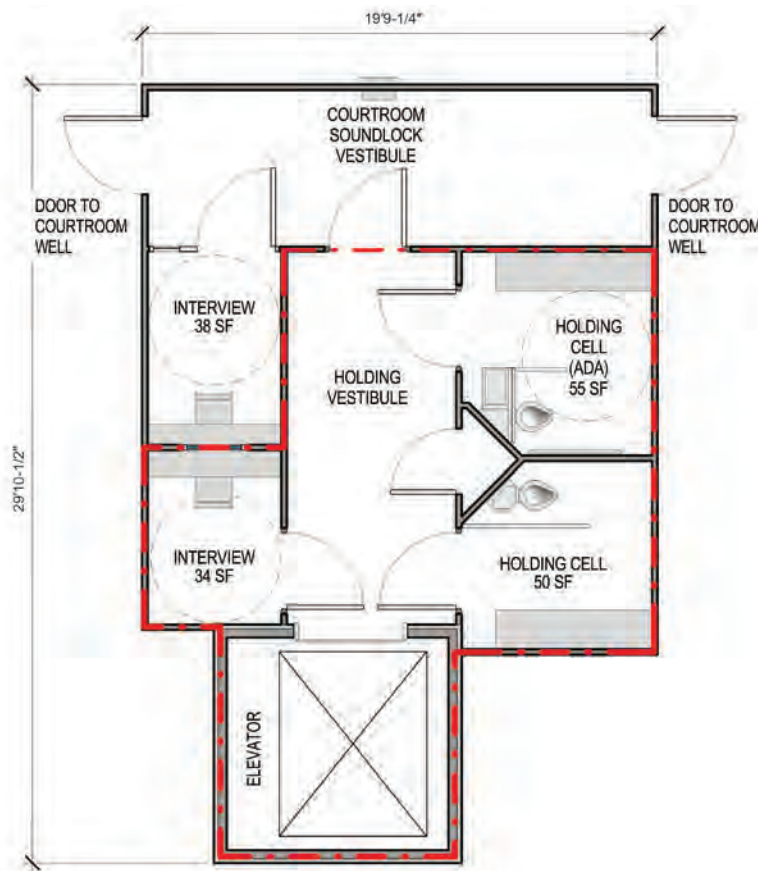
**Table 4-1: Additions/Restrictions/Deviations Matrix - Programming**





**Typical Holding Core C**  
*Holding Core Information*

TOTAL SQUARE FEET	TOTAL RATED CAPACITY	TOTAL CELL COUNT
496	4	2



Note: The red line indicates rated wall boundary for institutional-occupancy separation.

**Exhibit 4-16:** 2020 CTCFS Holding Core





## 5.0 TECHNICAL CRITERIA





Judicial Council of California  
New Fort Ord Courthouse  
RFP-FS-2023-21-MB

**ATTACHMENT 9 - PERFORMANCE CRITERIA  
5.0 TECHNICAL CRITERIA**

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## 5.1 Architectural Performance Criteria

The Project is intended to serve as a modern, efficient, and secure addition to the Court system and provide an upgraded alternative to several antiquated non-State-owned facilities currently in use. The courthouse design and material choices shall account for principles of functional usefulness, physical durability, maintainability, accessibility, sustainability, and energy efficiency outlined in the 2023 CTCFS. In addition to that, the building shall be emblematic of its public function. It should reflect the dignity of the law and stability of the judicial system. The local climate and geography should also be factored into the design of the building.

The Project site is located at the northern edge of the City of Seaside and maintains adjacency to prominent landmarks like the Fort Ord Dunes State Park and CSUMB. The regional architectural context and vernacular aesthetic should be factored into the building design.

The courthouse image should draw inspiration from the vernacular aesthetic of Monterey Revival Style. The design could incorporate Monterey Revival Style characteristics outlined below and mold them into a modern and timeless architectural solution.

Refer to Exhibit 5-1, 5-2 and 5-3 for more information.



**Exhibit 5-2:** Amy Biehl High School, Albuquerque, New Mexico



**Exhibit 5-1:** District Attorney's Office, Santa Barbara, CA



**Exhibit 5-3:** *Herrmann Hall, Naval Post Graduate School, Monterey, CA*



**Exhibit 5-5:** *Santa Catalina School, Monterey, CA*

- a. Clean and simple forms
- b. Long vertical windows
- c. Warm colors and material tones
- d. Inclusion of natural materials - stone
- e. Arches and/or Columns (square)
- f. Large, glazed openings to allow for daylit interiors

The following projects provide examples of varied building exterior elements considered as desirable architectural attributes and could inform



**Exhibit 5-6:** *Siskiyou County Superior Court, Yreka, CA*



**Exhibit 5-4:** *Lassen County Superior Court, Susanville, CA*





**Exhibit 5-7:** Pittsburg Superior Court, Pittsburg, CA



**Exhibit 5-8:** Tehama County Superior Court, Red Bluff, CA

and influence the design of the New Fort Ord courthouse exterior. Refer to Exhibit 5-4, 5-5, 5-6, 5-7, and 5-8 for more information.

The clean and modern aesthetic of the exterior should also be reflected in the interior design and layout including incorporation of technical systems and material finishes with consideration towards flexibility, maintenance, and durability. The interior shall highlight the importance of the activities within

the courthouse, with adequate spaces that are planned and designed to be adaptable to changes in judicial practice. It should provide a sustainable, healthy, safe, and accessible environment.

The Project shall adhere to the interior building construction requirements outlined in the 2023 CTCFS.



### 5.1.1 CTCFS Additions/Deviations/Restrictions Matrix – Architectural

Information in the matrix below describes instances where the New Fort Ord Courthouse Criteria requires an addition to, deviation from, or restriction to the 2023 CTCFS. Refer to the color legend below for more information.

<b>Color Legend</b>		Addition to CTCFS
		Deviation to CTCFS
		Restriction to CTCFS

ITEM	CTCFS SECTION	REQUIREMENT	ADDITION / RESTRICTION / DEVIATION TO CTCFS
5.1.1.1	6.B.2.2	Juror Check-in Counter	Provide a glass barrier with voice slot and paper pass-thru at visitor/juror check-in counter to create a layer of separation between staff and the public.
5.1.1.2	9.D	Phone Charging	Convenience outlets and phone charging at public seating. Charging banks among groups of seating.
None			
5.1.1.3	11.C.4.2	Penthouse	A penthouse should be provided for rooftop mechanical equipment for protection from weather and marine environmental conditions.
5.1.1.4	5.D.5.b	Courtroom Witness Chairs	Witness chair is not to be provided with side arms.
5.1.1.5	5.D.5.b	Courtroom Jury box	The jury boxes in the Large Civil Courtroom and the Standard Civil Courtroom that flanks the Courtroom Holding Core are to be sized to accommodate 16 people. All other courtroom jury boxes to accommodate 14 people per the 2023 CTCFS.
5.1.1.6	5.D.5.d	Courtroom Juror Seating	Juror chairs are not to be provided with side arms.
5.1.1.7	5.D.5.e	Courtroom	None of the courtrooms are "High-security."
5.1.1.8	6.B.2.3.d / 18.E.6 / 18.E.7	Jury Assembly & Training Room	The Jury Assembly Room will be used as a Court Training Room and must be designed and constructed to the same standards as a Training Room with full multimedia capabilities, including power and data floor boxes for training setup configurations.
5.1.1.9	8.D.2	Sallyport Vehicle Parking	Vehicle Sallyport is not required to be "drive through."
5.1.1.10	8.D.2.d	Sallyport Vehicle Parking	Space for loading/unloading two (2) vans similar to Class B Ford Transit Vans. Provide two (2) additional van parking spaces (to keep the loading/unloading area clear when not in use for loading/unloading).
5.1.1.11	9.C.1.a	Security Screening	Security screening station to separate the unscreened lobby from the screened lobby.
5.1.1.12	9.C.3.a	Public Lobby Information Center	An information counter and desk space counter is not required. There will be no court reception staff or volunteers in the lobby.

**ATTACHMENT 9 - PERFORMANCE CRITERIA**  
**5.0 TECHNICAL CRITERIA**



5.1.1.13	9.C.3.c	Public Lobby Kiosks	Four (4) automated check-in kiosks will be used in the public lobby. There will be no staffed counter.
5.1.1.14	11.D.1.12 Table 11.1	Courtroom Flooring	To reduce ambient noise and footfall within the courtroom, the Court requests the use of carpet in the well and the gallery areas rather than manufactured tile.
5.1.1.15	11.D.1.6.e	Ceilings	Wood ceilings - including wood ceiling panel systems - are not be allowed in the courthouse.
5.1.1.16	7.C.2.2.1.b	Mediation Office - Lighting	CTCFS requires a side light next to the door, but mediation offices require a high level of privacy, including no windows on doors, no sidelights, and extra acoustical isolation.
5.1.1.17	8.D.5.e	Small and Individual Holding Cells	All holding cells are to be manually keyed.
5.1.1.18	Chapter 4	Security and Building Hardening	Refer to Chapter 9.0 and Appendix A.3 for Risk Assessment for New Fort Ord Courthouse, Monterey County that will define applicability of security and building hardening defined in the 2023 CTCFS specific for this Project.

**Table 5-1:** Additions/Restrictions/Deviations Matrix - Architectural



## 5.2 Environmental and LEED Criteria

Information in the matrix below describes instances where the New Fort Ord Courthouse Criteria requires an addition to, deviation from, or restriction to the 2023 CTCFS. Refer to the color legend below for more information.

Judicial Council projects must earn a LEED Silver rating or higher without an increase in the authorized Project budget or long-term operating costs. Once the DBE has been selected, a discovery narrative mapping a path to the Judicial Council’s LEED certification goals - by identifying which credits are planned to be pursued and those that are not possible to be achieved within budget – should be developed. This must be a document or package produced and discussed with the Judicial Council.

A preliminary LEED scorecard has been provided to address which credits are required by the Judicial Council to be pursued along with those that are prohibited from being pursued. It is the DBE’s responsibility to explore the opportunities for each credit that has points in the “Maybe / ?” columns. It is acceptable for the DBE to register the Project on LEED Online as a LEED v4 project and it is also recommended that the DBE study, incorporate, and substitute LEED v4 credits with LEED v4.1 credits where it benefits and supports Judicial Council’s goals of this Project.

### 5.2.1 CTCFS Additions/Restrictions/Deviations Matrix – LEED

<b>Color Legend</b>		Addition to CTCFS
		Deviation to CTCFS
		Restriction to CTCFS

ITEM	CTCFS SECTION	REQUIREMENT	ADDITION / RESTRICTION / DEVIATION TO CTCFS
None			
None			
5.2.1.1	1.D.2.1	Sustainable Design, Compliance Requirements and Goals	A LEED scorecard has been provided as a full list of mandatory and prohibited LEED v4/v4.1 credits through the Building Design + Construction: New Construction rating system, to inform the DBE. Refer to section 5.2.2 for more information.

**Table 5-2:** Additions/Restrictions/Deviations Matrix - LEED



5.2.2 LEED Scorecard



**LEED v4 for BD+C: New Construction and Major Renovation**

Project Checklist

Project Name: JCC Fort Ord

Date: 10/13/2023

\*JCC mandatory and prohibited credits

Y	?	N			
1			Credit	Integrative Process	1
<b>0</b>	<b>16</b>	<b>16</b>		<b>Location and Transportation</b>	<b>16</b>
		16	Credit	LEED for Neighborhood Development Location	16
	1		Credit	Sensitive Land Protection	1
	2		Credit	High Priority Site	2
	5		Credit	Surrounding Density and Diverse Uses	5
	5		Credit	Access to Quality Transit	5
	1		Credit	Bicycle Facilities	1
	1		Credit	Reduced Parking Footprint	1
	1		Credit	Green Vehicles	1
<b>2</b>	<b>8</b>	<b>0</b>		<b>Sustainable Sites</b>	<b>10</b>
Y			Prereq	Construction Activity Pollution Prevention	Required
	1		Credit	Site Assessment	1
	2		Credit	Site Development - Protect or Restore Habitat	2
	1		Credit	Open Space	1
	3		Credit	Rainwater Management	3
	1	1	Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1
<b>5</b>	<b>6</b>	<b>0</b>		<b>Water Efficiency</b>	<b>11</b>
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
	1	1	Credit	Outdoor Water Use Reduction	2
	4	2	Credit	Indoor Water Use Reduction	6
	2		Credit	Cooling Tower Water Use	2
	1		Credit	Water Metering	1
<b>23</b>	<b>5</b>	<b>5</b>		<b>Energy and Atmosphere</b>	<b>33</b>
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
	5	1	Credit	Enhanced Commissioning	6
	15	3	Credit	Optimize Energy Performance	18
	1		Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
	3		Credit	Renewable Energy Production	3
	1		Credit	Enhanced Refrigerant Management	1
		2	Credit	Green Power and Carbon Offsets	2

				Mandatory Credit	
				Prohibited Credit	
<b>4</b>	<b>9</b>	<b>0</b>		<b>Materials and Resources</b>	<b>13</b>
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	5		Credit	Building Life-Cycle Impact Reduction	5
	1	1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
	1	1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	1	1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
	1	1	Credit	Construction and Demolition Waste Management	2
<b>7</b>	<b>9</b>	<b>0</b>		<b>Indoor Environmental Quality</b>	<b>16</b>
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
	1	1	Credit	Enhanced Indoor Air Quality Strategies	2
	3		Credit	Low-Emitting Materials	3
	1		Credit	Construction Indoor Air Quality Management Plan	1
	2		Credit	Indoor Air Quality Assessment	2
	1		Credit	Thermal Comfort	1
	2		Credit	Interior Lighting	2
	3		Credit	Daylight	3
	1		Credit	Quality Views	1
	1		Credit	Acoustic Performance	1
<b>6</b>	<b>0</b>	<b>0</b>		<b>Innovation</b>	<b>6</b>
	5		Credit	Innovation; O&M starter kit (GC and PC), Green Ed, Low-mercury lamps, EP	5
	1		Credit	LEED Accredited Professional	1
<b>0</b>	<b>4</b>	<b>0</b>		<b>Regional Priority</b>	<b>4</b>
	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1

<b>48</b>	<b>57</b>	<b>21</b>	<b>TOTALS</b>	Possible Points: <b>110</b>
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				





### 5.3 Building Envelope Criteria

The Project site is part of Climate Zone 3 based on the 2022 California Energy Code. Climate Zone 3 climate varies depending on elevation and coastal influence. The Project site is located at low/moderate elevation and with high coastal influence. Therefore, all exterior building elements exposed to the environment must be designed to withstand marine climate conditions, including protection against corrosion, salts, wind, sand, low temperatures during winter months, and with minimal and/or easy access for maintenance of exterior assemblies.

Information in the matrix below describes instances where the New Fort Ord Courthouse Criteria requires an addition to, deviation from, or restriction to the 2023 CTCFS. Refer to the 2023 CTCFS Divisions 4 and 11 and color legend below for more information.

#### 5.3.1 CTCFS Additions/Restrictions/Deviations Matrix – Building Envelope

<b>Color Legend</b>		Addition to CTCFS
		Deviation to CTCFS
		Restriction to CTCFS

ITEM	CTCFS SECTION	REQUIREMENT	ADDITION / RESTRICTION / DEVIATION TO CTCFS
5.3.1.1	11.C.3.1.a	Moisture and Damp Proofing	California Building Code requires a minimum 6-mil vapor retarder to be used under slab. The geotechnical report requires a minimum 10-mil vapor retarder to be provided. However, minimum 15-mil vapor retarder (exceeding Class A rating based on ASTM E1745) is desired to be used to mitigate construction damage during installation and ensure integrity of the systems.
5.3.1.2	11.C.3.2.b	Barrier Walls and Drainage Plane Walls	Ensure all flashings within the exterior wall are provided from WRB membrane and drain towards outside of the barrier wall cavities. Flashings are to be provided immediately above any component that interrupts the continuous downward flow of moisture, particularly at wall openings, penetrations, and relief angles (if applicable). Flashings are to be provided with end-dams at lateral interruptions and/or transitions to changes in plane.
5.3.1.3	11.C.3.6	Windows and Doors	Include mandatory field quality control procedures specifying glazing systems to be field tested per AAMA 503 as it relates to air/water performance.
None			
5.3.1.4	4.E.13.2	Performance Requirements	The building shall be designed to resist blast hazard rating of Low. Therefore, the Building Envelope shall follow the Performance Requirements applicable to glazing assemblies (4.E.13.2.a), windows (4.E.13.2.b), doors (4.E.13.2.c) and all other non-glazed façade systems (4.E.13.2.d). Refer additionally to Chapter 9.0 and Appendix A.3
5.3.1.5	11.C.1.d	Building Enclosure Commissioning (BECx)	The amount of field testing shall comply with ASTM E2813 for enhanced BECx.



5.3.1.6	11.C.3.1.a	Moisture and Damp Proofing	Locate air barriers, weather barriers and vapor retarders within assemblies based on hygrothermal analysis of the building walls and roof assemblies to limit long term growth pathogens that could affect indoor environmental quality. This analysis should comply with ASHRAE 160 standard.
5.3.1.7	11.C.3.1.a	Moisture and Damp Proofing	Ensure the control layers (thermal, air, vapor and moisture) are provided continuously through all dissimilar assemblies, identifying the primary and secondary lines of defense against air/moisture/vapor migration through assemblies.
5.3.1.8	11.C.3.1.a	Moisture and Damp Proofing	At elevator pits and any other utility pit below the finished floor elevation, it is desired to utilize full waterproofing system continuous from bottom of pit slab and around pit walls ensuring continuous tie-in transition to adjacent slab-on-grade vapor retarder.
5.3.1.9	11.C.3.1.b	Moisture and Damp Proofing	ASTM F710-11 shall be specified for concrete floors preparation to receive flooring, and the maximum allowed RH shall be set based on the flooring manufacturer requirements. RH testing should follow the ASTM F2170-19a to verify limits are within the manufacturer requirements. If manufacturer does not specify the RH limits, set maximum RH to 75% based on F710-11 Table 1.
5.3.1.10	11.C.3.2.b	Barrier Walls and Drainage Plane Walls	Provide thermally broken anchorage and/or sub-framing (clip and rail systems) to support the exterior barrier system. If continuous sub-framing is provided (e.g. z-girts), provide calculations to confirm that the overall wall assembly thermal performance meets the requirements of the 2022 California Energy Code. If sub-framing is provided perpendicular to the drainage plane, should be shimmed or stripped in flashing to avoid restricting drainage plane.
5.3.1.11	11.C.3.2.b	Barrier Walls and Drainage Plane Walls	Ensure all penetrations through the primary Air/Weather Resistive Barrier are sealed and flashed, including applying sealant in pre-drilled holes and over fastener heads. Do not rely only on self-gasketing/self-healing properties of typical self-adhered and/or fluid applied WRB membranes.
5.3.1.12	11.C.3.3	Exterior Cladding Systems	Exterior wall assemblies may require additional coordination with fire consultant and/or comply with NFPA 285, particularly for metal cladding with drainable cavity. To facilitate typical assemblies' approval, recommend utilizing fire rated insulation within the exterior drainage cavity, if applicable.
5.3.1.13	11.C.3.3	Exterior Cladding Systems	The use of cement plaster cladding for this three-story building will be subject to review by the Judicial Council for special considerations prior to approval. Design intent should demonstrate that the proposed assemblies have a continuous AWB system independent of the exterior plaster cement. The plaster cement must be provided with min. two-layer WRB as indicated by industry best practices, in which the inner layer is the primary AWB and the outer layer can be a building paper. Cement plaster systems should also include welded wire lath and be provided with control/expansion joints and layout based on ASTM C1063.



5.3.1.14	11.C.3.3	Exterior Cladding Systems	All exposed cladding components/finishes must be rated to resist marine environment exposure. This is applicable to all building envelope components exposed to the exterior marine environment, including but not limited to glazing/opening frames, metal flashings, copings, and sub-drainage metal components.
5.3.1.15	11.C.3.4	Flashings	Flashings within the exterior wall assemblies can be either, or a combination of, metal and self-adhered flexible membranes. Ensure flashings are compatible with all associated components it is in touch, particularly with the primary AWB, roofing/waterproofing and sealants. Metal flashings are to resist the marine environment, such as utilizing stainless steel and/or stainless steel foiled flexible membrane and all associated fastening/supporting components to reduce potential for galvanic corrosion. Protect dissimilar metals from contact to avoid galvanic reaction.
5.3.1.16	11.C.3.4	Flashings	Do not rely on the wall WRB membrane to transition onto horizontal surfaces. All horizontal surface membrane should be rated to resist hydrostatic pressure, unless authorized by the WRB manufacturer. Seal flashings watertight to substrates and avoid exposed fasteners. Open-end rivets are prohibited
5.3.1.17	11.C.3.5	Expansion Joints	Ensure expansion joints provide continuity to the primary control layers. Polyethylene and/or building papers are not acceptable transition membranes to bridge expansion joints at the primary AWB membrane. Provide flexible membrane with bellows concealed and protected from the environment capable of withstanding the required movements of the joints without tear, delamination and/or damage to substrates.
5.3.1.18	11.C.3.6	Windows and Doors	Glazing systems (glazed doors, windows, window walls, storefronts, and curtain walls) shall comply with AAMA/WDMA/CSA101/I.S.2/A440:22 with minimum performance class CW with certified performance grade to withstand Project specific loads and as required by code.  All windows should be designed to prevent air/moisture infiltration and should account for condensation resistance factor to reduce potential for condensation formation. Secondary means for capturing incidental moisture infiltration and condensation must be provided and tested to confirm the glazing assembly rated performance grade is maintained.
5.3.1.19	11.C.3.6	Windows and Doors	Provide exterior glazing assemblies with a condensation resistance factor (CRF) based on AAMA 1503-09, utilizing the project specific 99.6% Heating Dry-Bulb from 2021 ASHRAE Climate Design Conditions and Project specific interior environmental temperature and set-point.
5.3.1.20	11.C.4.1	Low-Slope Roofing System	Provide min. 2% slopes, with 4% slopes at crickets, with overall slope layout for proper roof drainage. No ponding is allowed on low-sloped roofs.
5.3.1.21	11.C.4.1	Low-Slope Roofing System	Extend curbs, penetrations and equipment supports minimum of 8" above finished roof membrane and spaced a minimum 12" apart to provide sufficient area for membrane flashings and terminations.



5.3.1.22	11.C.4.1	Low-Slope Roofing System	Fully weld walkway pads onto roofing membrane.
5.3.1.23	11.C.4.2	Rooftop Equipment	Mechanical equipment outside of the nominal building envelope shall be protected from weather and marine environment conditions by architectural equipment enclosures (Penthouses). Any exterior equipment not feasible for enclosed penthouse locations shall be provided with coatings and finishes suitable for harsh marine environment and windblown sand conditions.

**Table 5-3:** Additions/Restrictions/Deviations Matrix - Building Envelope



## 5.4 Vertical Transportation Criteria

Information in the matrix below describes instances where the New Fort Ord Courthouse Criteria requires an addition to, deviation from, or restriction to the 2023 CTCFS. Refer to the color legend below for more information.

### 5.4.1 CTCFS Additions/Restrictions/Deviations Matrix – Vertical Transportation

<b>Color Legend</b>		Addition to CTCFS
		Deviation to CTCFS
		Restriction to CTCFS

ITEM	CTCFS SECTION	REQUIREMENT	ADDITION / RESTRICTION / DEVIATION TO CTCFS
None			
None			
5.4.1.1	4.1.1 / 11.D.1.8.e	Card readers	Detention elevator to be equipped with a card reader.
5.4.1.2	11.D.1.8.a	Elevator performance	<p>Handling Capacity and Average Interval will be calculated according to two-way traffic for public elevators, and one-way incoming morning peak traffic for Private elevators. Detention elevator will not have performance requirements due to security features.</p> <p>The DBE team will be responsible for performing an elevator analysis according to the performance criteria outlined.</p>
5.4.1.3	11.D.1.8.b	Stretcher requirement	One Public elevator will be provided and will be sized to accommodate a stretcher (3,500-lbs. with side-opening doors).
5.4.1.4	11.D.1.8.d	Elevator finishes	<p>Detention elevator: Burnished/anti-graffiti finish required inside cab and on door panels. No snag points within the car. If the DBE team determines handrails are required, it will be mounted securely without ligatures.</p> <p>Public and Private elevators: Vandal resistant pushbuttons and tamper resistant fixtures to be included in vandal-resistant design.</p>
5.4.1.5	11.D.1.8.e	Mesh and Detention elevator separation	<p>1-inch mesh will be required 6-feet from pit floor between cars for duplex public elevators.</p> <p>In-car separation is not required for the Detention elevator.</p>
5.4.1.6	11.D.1.8	Floor lock-off, car-to-lobby features	Public and Private elevators to be equipped with floor-lock off and car-to-lobby functionality as enabled by local key switches at entrances
5.4.1.7	11.D.1.8	Class of loading	Detention and Public elevator to be Class A passenger loading class. Private elevator to be Class C3 loading class.
5.4.1.8	11.D.1.8	Number of elevators	A minimum of two (2) Public elevators will be required for redundancy, even if elevator traffic analysis studies indicate that one elevator is sufficient.





5.4.1.9	11.D.1.8	Capacity and speed	The private elevator will be rated at a minimum of 4,500-lbs. capacity to provide freight service. Public elevators to be a minimum of 3,500-lbs. capacity. All elevators to have a minimum speed of 150-fpm.
5.4.1.10	11.D.1.8 & Codes and Standards Appendix	Codes	Elevators shall comply with all relevant codes including California Code of Regulations Title 8, Division 1, Chapter 4, Subchapter 6, Elevator Safety Orders.
5.4.1.11	11.D.1.8	Energy	Provide LED lighting. Provide in-car auto shutoff feature. Provide low-power fan with auto shutoff.
5.4.1.12	19.C.1.DD	Acoustics	The noise from the machine room or elevator shaft shall not increase the NC specified in the 2023 CTCFS for the spaces adjacent.  Noise and vibration mitigation for all elevators and associated equipment shall be sufficient to satisfy the noise and vibration criteria specified elsewhere in the 2023 CTCFS.

**Table 5-4:** Additions/Restrictions/Deviations Matrix - Vertical Transportation



## 5.5 Structural System Criteria

Information in the matrix below describes instances where the New Fort Ord Courthouse Criteria requires an addition to, deviation from, or restriction to the 2023 CTCFS. Refer to the color legend below for more information.

### 5.5.1 CTCFS Additions/Restrictions/Deviations Matrix – Structural

<b>Color Legend</b>		Addition to CTCFS
		Deviation to CTCFS
		Restriction to CTCFS

ITEM	CTCFS SECTION	REQUIREMENT	ADDITION / RESTRICTION / DEVIATION TO CTCFS
None			
None			
5.5.1.1	11.C	Exterior Construction	Any exposed structural steel such as canopies, framing for rooftop visual screens, MEP dunnage steel, BMS components, etc. shall be provided with coatings and finishes suitable for harsh marine environments.
5.5.1.2	Not in CTCFS	Non-Structural Design of Supports, MEP Anchorage	The DBE shall create a list of nonstructural elements that are expected to require additional support structure and include it in the 90% Design Development submittal. This list shall also include which team member will be responsible for initiating the design coordination effort as well as establish coordination and design start dates for each listed item.
5.5.1.3	Appendixes, Codes and Standards	Reference Standards ASCE 31-03 and ASCE 41	Replace these reference standards with ASCE 41-17, Seismic Evaluation and Retrofit of Existing Buildings, which combine the Standards listed in the 2023 CTCFS.
5.5.1.4	Appendixes, Codes and Standards	Reference Standard ASCE 7-10	Replace ASCE 7-10 with ASCE 7-16, which is adopted by the 2022 CBC. The DBE shall also evaluate the seismic demands provided by ASCE 7-22, which in some cases may be larger or smaller than the parameters provided for in ASCE7-16. The seismic design shall be based on the standard that yields the highest seismic demand. Similarly, the structural design for non-structural components shall be based on the standard that yields the highest seismic demand.
5.5.1.5	Appendixes, Codes and Standards	Reference Standards AISC 341 and AISC 358.	Reference standards AISC 341-16 and AISC 358-16 are the current standards adopted by the 2022 CBC. These two standards were updated in 2022 and include several updates and enhancements, including the adoption of new seismic systems, which will be adopted by the 2025 CBC. The DBE may use these new standards subject to the approval of the AHJ through the Alternate Methods of Compliance (AMC) process.
5.5.1.6	12.E Life Cycle Cost Analysis	Seismic Hazard Risk Assessment	The DBE is encouraged to use FEMA P-58 (Seismic Performance Assessment of Buildings) and ATC-138 (Functional Recovery Methodology) for conducting the Seismic Hazard Risk Assessment for this Project. These methodologies are built into the SP3 Engine computer software program from the Haselton Baker Risk Group LLC, which is the preeminent platform for providing seismic risk, resilience, and functional recovery insights for building-specific and site-specific investigations.

**Table 5-5:** Additions/Restrictions/Deviations Matrix - Structural



5.5.1.7	4.E & 4.F	Building Hardening and Blast Loading	Refer to Chapter 9.0 and Appendix A.3 for Risk Assessment for New Fort Ord Courthouse, Monterey County that will define applicability of building hardening and blast loading defined in 2023 CTCFS specific for this Project.
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## 5.6 Mechanical System Criteria

Information in the matrix below describes instances where the New Fort Ord Courthouse Criteria requires an addition to, deviation from, or restriction to the 2023 CTCFS. Refer to the color legend below for more information.

### 5.6.1 CTCFS Additions/Restrictions/Deviations Matrix – Mechanical

<b>Color Legend</b>		Addition to CTCFS
		Deviation to CTCFS
		Restriction to CTCFS

ITEM	CTCFS SECTION	REQUIREMENT	ADDITION / RESTRICTION / DEVIATION TO CTCFS
None			
None			
5.6.1.1	10.G	Penthouses	Mechanical equipment outside of the nominal building envelope shall be protected from weather and marine environment conditions by architectural equipment enclosures (Penthouses). Any exterior equipment not feasible for enclosed penthouse locations shall be provided with coatings and finishes suitable for harsh marine environment and windblown sand conditions.
5.6.1.2	13.D.1.d	Mail Room HVAC	Mailroom shall be provided with exhaust such that no air from the room is recirculated to the building, however dedicated HVAC systems, 100% exhaust or purge systems are not required. Mailrooms shall be maintained under a negative pressure condition relative to surrounding spaces.
5.6.1.3	13.E.4.4.2	Hot Water Service	Domestic water heating systems shall utilize electric heat pump technology as the primary source for heating purposes. The use of natural gas, propane, fuel oil, or any fossil fuel source for heating is prohibited.
5.6.1.4	13.E.6.6.1	Natural and Propane Gas Systems	To comply with the Project's EIR and mitigation measure 4.5-1a, there shall be no natural gas or propane service infrastructure for this facility.
5.6.1.5	13.B.7.7.1	Heating Systems	Heating systems for the facility must utilize electric heat pump technology as the primary source of energy for heating purposes. The use of natural gas, propane, fuel oil, or any fossil fuel source for heating is prohibited.
5.6.1.6	8.E.8.c	Sanitary Waste	Due to limited holding cells and in-custody defendants, a sewage grinder system to all waste lines that connect to detention toilet fixtures is not required.

**Table 5-6:** Additions/Restrictions/Deviations Matrix - Mechanical



## 5.7 Building Management System Criteria

Information in the matrix below describes instances where the New Fort Ord Courthouse Criteria requires an addition to, deviation from, or restriction to the 2023 CTCFS. Refer to the color legend below for more information.

### 5.7.1 CTCFS Additions/Restrictions/Deviations Matrix – BMS

<b>Color Legend</b>		Addition to CTCFS
		Deviation to CTCFS
		Restriction to CTCFS

ITEM	CTCFS SECTION	REQUIREMENT	ADDITION / RESTRICTION / DEVIATION TO CTCFS
None			
None			

**Table 5-7:** Additions/Restrictions/Deviations Matrix - BMS

5.7.1.1	14.C, 14.D	Integration and Energy Conservation with BESS	Facility will include a Battery Energy Storage System (BESS) per Item 5.8.1.3 in the "Electrical System Criteria" section. The Building Management System shall be designed to monitor the status of the BESS for reporting and trending through the BMS User Interface, and to integrate with the BMS Energy Measurement and Demand Response Capabilities outlined in the 2023 CTCFS Section 14.D.1.b to support Peak Shaving and Load Shedding capabilities of the BESS design.
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## 5.8 Electrical System Criteria

Information in the matrix below describes instances where the New Fort Ord Courthouse Criteria requires an addition to, deviation from, or restriction to the 2023 CTCFS. Refer to the color legend below for more information.

### 5.8.1 CTCFS Additions/Restrictions/Deviations Matrix – Electrical

<b>Color Legend</b>		Addition to CTCFS
		Deviation to CTCFS
		Restriction to CTCFS

ITEM	CTCFS SECTION	REQUIREMENT	ADDITION / RESTRICTION / DEVIATION TO CTCFS
5.8.1.1	15.B	Phone Charging	Provide receptacles with USB outlets at courtroom public waiting areas. Locate at the public seating. Receptacles shall be a duplex with one USB A and one USB C.
None			
5.8.1.2	Not in CTCFS	Exterior Equipment	Electrical equipment, luminaires, devices, etc. outside of the nominal building envelope shall be protected from weather and marine environment conditions utilizing coatings and finishes suitable for harsh marine environment and windblown sand conditions.
5.8.1.3	15.B.1.n, 15.B.11	Photovoltaic System	<p>The DBE shall provide a photovoltaic system, which shall meet each of the minimum criteria below:</p> <ul style="list-style-type: none"> <li>• The PV array shall cover 150 parking spaces, for a total of 22,950 square feet.</li> <li>• 420kW dc</li> <li>• 618,000 kWh per year</li> </ul>
5.8.1.4	15.B.1.n, 15.B.11	Battery/Energy Storage System	<p>Provide a UL9540 listed battery energy storage system (BESS) capable of providing peak shaving, load shifting and a minimum of one hour of backup at the building's peak demand when the BESS is fully charged. The minimum BESS size for the Project is assumed to be 500kWh with a maximum output of 500kW. The BESS enclosure will have spare battery pack rack space for a minimum of 25% expansion. Along with racks for battery packs the enclosure will include at a minimum temperature management, charge controller, inverter, and fire detection/suppression system. Provide a connection from the BESS controller to the BMS system to allow for communication. The BESS controller will be capable of providing the current state of charge to the BMS and, at various states of charge, the BMS will reduce mechanical and lighting loads to maintain critical loads for longer durations during a power outage. The BESS will be capable of charging from the utility grid as well as the on-site photovoltaic system. Utility grid charging will be limited to off-peak time-of-use hours. The BESS will reduce the expected building peak utility demand by a minimum of 10%. During peak TOU times, the battery will discharge to reduce the building utility demand and energy purchased until the BESS state of charge is 25% to allow for at least 15 minutes of backup power during short utility outages. The DBE will coordinate with the local fire AHJ to get approval on the battery size and location per the California Fire Code, Section 1207. Provide a BESS remote annunciator in a normally occupied space.</p> <p>The DBE shall provide space and infrastructure for the BESS to double in size in the future.</p>





5.8.1.4	Not in CTCFS	Battery/Energy Storage System	<p><b>DEFINITIONS</b></p> <p><b>Peak Shaving:</b> This refers to the strategy of reducing the amount of energy consumed during periods of peak demand on the grid. Peak shaving strategies aim to reduce demand charges, which are calculated based on the highest 15-minute average energy use recorded during a month. Methods to achieve peak shaving include using stored energy from a battery storage system or temporarily reducing or shutting down certain processes or operations.</p> <p><b>Load Shifting:</b> This is a strategy used to decrease energy consumption during high-demand (and often high-cost) times and move it to lower-demand periods. This helps balance the demand on the grid and can also be used to take advantage of time-of-use energy rates. Load shifting is achieved through use of energy storage systems (charging during off-peak times and discharging during peak times), by altering energy usage patterns, or a combination of both.</p> <p><b>Resilience:</b> Resiliency refers to the ability of an energy system to recover quickly from power disruptions or interruptions and to maintain continuous operation despite these challenges. For example, a microgrid with on-site power generation like solar PV and energy storage could still supply power to a building during a grid outage.</p> <p><b>TITLE 24 CONTROL OPTION REQUIREMENTS:</b></p> <p><b>TIME-OF-USE (TOU) CONTROL</b> – The battery storage system shall be installed in the default operation mode to allow charging only from an on-site photovoltaic system. The battery storage system shall begin discharging during the highest priced TOU hours of the day. The operation schedule shall be preprogrammed from factory, updated remotely, or programmed during the installation/commissioning of the system. At minimum, the system shall be capable of programming three separate seasonal TOU schedules, such as spring, summer, winter.</p>
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Table 5-8: Additions/Restrictions/Deviations Matrix - Electrical



## 5.9 Lighting Criteria

No additions/restrictions/deviations to the CTCFS for the lighting systems.

## 5.10 Network and Communications Systems Criteria

Effective technology systems are essential for daily courthouse operations. The Network and Communications Systems Criteria are developed along with the architectural program in accordance with Chapter 17 of the 2023 CTCFS.

Network and Communications Systems Scope of Work covers the requirements for network communications systems and other communication systems within courthouse buildings. Simply defined, a network communications system is the convergence of building technologies over a network architecture and shared physical layer that support the transport of Internet Protocol (IP) based communications signals. Implementing a converged network solution offers several identifiable benefits. Commercial benefits include a lower capital expenditure and a reduction in the cost of maintenance and support. Considering the network, convergence provides increased network availability, scalability, and functionality. In addition, environmental benefits result from the reduction in materials and the need for building utility support, such as power and cooling.

This 2023 CTCFS contains standards, criteria, and recommendations related to the following:

- a. Communications rooms, including architectural, electrical, mechanical, grounding, and bonding guidelines required to support infrastructure and equipment deployment.
- b. Distribution pathways to support the intrabuilding infrastructure.
- c. Communications backbone and horizontal connectivity distribution and the performance rating of the cable used to support the building utility services throughout the facility.
- d. Administration and verification with identification and testing of the communications infrastructure and system components.

Refer to 2023 CTCFS Division Two, Chapter 17: Technical Criteria, Network and Communication Systems. It documents the technical requirements for telecommunications for California Trial Courts and includes the following:

- a. Section 17.A; General Overview
- b. Section 17.B; Minimum Point of Entry (MPOE)
- c. Section 17.C; Distribution Pathways
- d. Section 17.D; Backbone Connectivity
- e. Section 17.E; Horizontal Connectivity
- f. Section 17.F; Administration and Verification
- g. Section 17.G; Network Architecture
- h. Section 17.H; Distributed Antenna System



### 5.10.1 Additions/Restrictions/Deviations Matrix–Network & Communication

<b>Color Legend</b>		Addition to CTCFS
		Deviation to CTCFS
		Restriction to CTCFS

ITEM	CTCFS SECTION	REQUIREMENT	ADDITION / RESTRICTION / DEVIATION TO CTCFS
None			
None			
5.10.1.1	17.B.4.1.e	Courtroom AV integrated into IDF	IDF rooms at each floor to accommodate and include (1) AV Cabinets: 42U4 post per courtroom on the floor per IDF room.
5.10.1.2	10 C	Media Connection	No special media connections are required.
5.10.1.3	17.G.2	Systems on the IP Network	Refer to document from the Judicial Council - on following pages - clarifying the responsibilities of AT&T and the DBE in the IP Network scope.

**Table 5-10:** Additions/Restrictions/Deviations Matrix - Network & Communications



**Document on Responsibilities of AT&T and DBE**

**Information Technology | Operations & Programs Division**  
**Judicial Council of California**

**AT&T Scope**

AT&T provides and installs the network equipment only- switches, routers, wifi, and firewalls. Systems that rely on the network for IP transport are to be configured by the DBE or the Court, depending upon entity responsibility of the respective system. This includes cameras, desktop cameras, phones, security systems, etc. AT&T will configure the network for security and segmentation as per JC LAN WAN standards and the court's IP schematic and will coordinate with the DBE and court for troubleshooting as needed if traffic is not passing between systems as intended.

AT&T develops the specific type and quantities of equipment to be used based on the Port Count Matrix (see below), the JC LAN WAN standards, and specific business requirements the Court may have, such as multiple ISPs or BGP.

**WIFI**

The DBE can provide suggested WAP placement, but final location will be determined by AT&T based on signal testing.

**Cabinets, Racks, Cables**

The DBE provides and installs all racks, cabinets, cabling, cable management, and patch cords. AT&T simply mounts the equipment, connects it to the cable infrastructure provided by the DBE, and configures the equipment as per LAN WAN standards and all known business requirements from the Court and DBE.

**Port count matrix**

DBE provides floor plans with sufficient detail to show floors, room numbers, cabling connecting these rooms to specific IDF, MDF, MPOE. Interior and exterior network port requirements are to be included. AT&T creates a spreadsheet matrix from these plans, by system, room, and floor, and populates it with WAP counts. Then the matrix is returned to the DBE and the Court for them to populate with active cable counts on a room by room, and floor by floor basis. The Court populates the matrix with their IT port requirements, and the DBE provides all other IP port requirements for the building.

The picture below is a sample matrix from another project. AT&T creates the matrix document, the Court and the DBE simply populate the matrix with their respective counts.



Level 03 - ALL OUTLETS IN THIS AREA WILL TERMINATE IN TSID-P3A (MDF / SERVER ROOM 358)				
Room Number / Description	TOTALS	FAMILY COURT SERVICES	ELEC 3<E>3	COPY / WORK ROOM 3602A
<b>Number of Ethernet Drops</b>				
<b>Court Network</b>				
Active Ethernet Port Count from Court (Active IP Switch Access Port)	255	13	1	3
Wireless Access Points (Predictive Survey) - TO BE COMPLETED BY AT&T	14			
Court Active Ethernet Server Ports				
<b>Building Systems</b>				
Electrical System	1		1	
Mechanical System				
BAS/IP (Building Automation Systems over IP)	3			
Other (Specify)				
<b>AV</b>				
AV LAN Data Ports (includes Audiovisual System)	43			
Other (Specify)				
<b>TELE/DATA PORTS</b>				
Wallmount Teledata (includes Surveillance Workstations)	217			
Floor Teledata	28			
ADR (Area of Rescue)				
Other (Specify)	3			
<b>SECURITY</b>				
CCTV (IP Surveillance Cameras)	8			
Detention Workstation				
Intercom System	3			
Security Infrastructure	12			
Panic Button Receivers	2			
Lighting System				
Access Controls (includes Sheriff Access Control and PLC/Detention)				
Other (Specify)				
<b>Total for MDF/Server Room 358</b>	<b>589</b>			

**Rack and Cabinet Design:**

The DBE will design the rack and cabinet floor placement and provide rack and cabinet elevations with suggested equipment placement. Actual placement will be dependent on final device selection and will be determined by AT&T+ Court IT. AT&T will work within the space that is provided in the DBE’s rack design.

**UPS**

Per the CTCFM, the full complement of technology-related systems housed inside every IDF/ MDF/ MPOE communications spaces should have adequate UPS power backup to support electrical interruptions for 90 minutes for non-life-safety equipment. DBE is to determine how this is to be accomplished and provide UPS equipment that is sufficiently sized to support contemporary network equipment. For planning purposes, AT&T can provide approximate environmental data about typical network devices in other courthouses of similar size, but actual loads will be unknown until final equipment selection following completion of the port count matrix. Neither the JCC nor AT&T are able to provide any data about any other systems in IDF/ MDF/ MPOE, such as servers or telephone systems. The DBE is to collect this data from the Court.

DBE must provide to AT&T data about power outlets provided in the racks, so that the appropriate power cords can be ordered with the network equipment.





**Building Management Systems (BMS) / other facilities systems**

Because BMS and other facilities systems such as lighting and cameras may be commissioned prior to full room readiness and Court network buildout, DBE must provide temporary network equipment and secure internet access needed for full commissioning. The systems will be migrated to the court network when it is completed. This work will be coordinated between the DBE and AT&T during construction. DBE is responsible for fully testing their systems once they are cutover, to ensure that they function as intended.

DBE may not patch anything into Court network equipment without prior approval by AT&T. JCIT will coordinate this as needed.

DBE must make requests for IP addresses, VPN or remote access, or other network requirements, as well as elaborate on any special requirements for ports, protocols, routing, firewall rules, etc. via project submittal process. DBE, JCIT, and court will coordinate as needed.

**Outside Plant Pathways**

DBE is responsible for all outside plant pathways, including design, coordination with telephone, cable, and internet service provider for site walks, service design, and construction as needed to bring these services into the MPOE. See 2023 CTCFS 17.C DISTRIBUTION PATHWAYS Section 1. Outside Plant Pathways for more information. The requirements for size, type, and quantity of data, voice, and internet circuits are to be provided by the Court. DBE will provide the size, type and quantity of analog or data circuits required for building systems, such as DAS, elevators, and fire alarms. Coordination between the Court, DBE, JC Facilities Services and JCIT will be required for ordering approximately 90 days prior to the date the circuits are needed.



## 5.11 Audiovisual Systems Criteria

The audiovisual systems for the Project are intended to meet the presentation, collaboration, conferencing, and general audiovisual requirements of the various technology-enabled spaces in the courthouse.

The design of audiovisual systems follows the 2023 CTCFS and will include the functional descriptions and infrastructure provisions for all spaces in the courthouse. It is important that these capabilities be provided in a manner which is functional but not complex in its operation, allowing for non-technical users to easily set-up and control functions in the different spaces of the building as described in the 2023 CTCFS.

Refer to 2023 CTCFS Division Two, Chapter 18: Technical Criteria, Audiovisual Systems, and Section T4, Required Tools, Graphical User Interface Template.

Chapter 18 of the 2023 CTCFS documents the technical criteria for audiovisual systems for California Trial Courts. It includes the following:

- a. Section 18.A; Audiovisual Design
- b. Section 18.B; Audiovisual Criteria
- c. Section 18.C; Technical Infrastructure
- d. Section 18.D; Audiovisual Systems Descriptions
- e. Section 18.E; Description of Courthouse Spaces

Section T4 includes the basis of design for the Graphical User interface for the control systems in the Project, with the intent of promoting consistency in design and user experience across the audiovisual-enabled spaces.

### 5.11.1 CTCFS Additions/Restrictions/Deviations Matrix – Audiovisual

<b>Color Legend</b>		Addition to CTCFS
		Deviation to CTCFS
		Restriction to CTCFS

ITEM	CTCFS SECTION	REQUIREMENT	ADDITION / RESTRICTION / DEVIATION TO CTCFS
5.11.1.1	18.E.6 / 18.E.7	Jury Assembly & Training Room	Provide an AV room combiner for use when Jury Assembly and Training Room are used together as one space.
None			
5.11.1.2	18.D.5	Digital Evidence Presentation System (DEPS)	Courtroom DEPS carts shall be fixed rather than mobile.
5.11.1.3	18.D.3	Language Access	Design team to verify the remote translation strategy for this Project. Both audio and silent/video translation may be needed in lieu of audio-only translation.

**ATTACHMENT 9 - PERFORMANCE CRITERIA**  
**5.0 TECHNICAL CRITERIA**



5.11.1.4	6.D.1.e, 6.D.1.k, 6.D.1.l	Clerk Counter Workstation	It is the court's preference to have an amplified voice transmission system integral to the glass transaction barrier in lieu of vertical slots or grills, unless sufficient acoustical treatment (e.g., acoustical soffits, fins between transaction windows, etc.) can be designed and provisioned to ensure clear communication between clerk and public and confidentiality between windows. DBE to investigate and propose acoustic alternatives or provide an appropriate amplified transmission system that meets the court's needs and concerns.
5.11.1.5	6.B.2.3.b / 18.D.10	Television service	Television signal (satellite/cable) will not be provided within the Courthouse.
5.11.1.6	6.B.2.3.d / 18.E.6 / 18.E.7	Jury Assembly & Training Room	The Jury Assembly Room will be used as a Court Training Room and must be designed and constructed to the same Standards as a Training Room with full multimedia capabilities, including power and data floor boxes for training setup configurations.
5.11.1.7	18.E.6.f	Jury Assembly	A Blue-ray player is not required to be provided.
5.11.1.8	18.E.6.m	Jury Assembly	Provide a floor box for a lectern with laptop inputs along with a wired microphone input.
5.11.1.9	18.E.2.c / 18.D.6	Typical Courtroom	Design team to verify that videoconferencing systems are installed in every courtroom per sections 18.E.2c and 18.D.6

**Table 5-11:** Additions/Restrictions/Deviations Matrix - Audiovisual



## 5.12 Acoustical Criteria

The Acoustic criteria section is based on the 2023 CTCFS and provides acoustic design criteria and recommendations for the Project. These include background noise levels, room acoustics, sound isolation and speech privacy, impact insulation, environmental criteria, and best practices and recommendations.

Information in the matrix below describes instances where the New Fort Ord Courthouse Criteria requires an addition to, deviation from, or restriction to the 2023 CTCFS. Refer to the color legend below for more information. These modifications are intended to coordinate the CTCFS acoustic performance requirements to the specific Project program, define specific requirements for new or unique Project spaces and systems, as well as incorporate lessons learned from previous Judicial Council projects.

Refer to 2023 CTCFS Division Two, Chapter 19: Technical Criteria, Acoustical Criteria

Chapter 19 of the 2023 CTCFS documents the technical criteria for acoustics for California Trial Courts. It includes the following:

- a. Section 19.A; Objectives
- b. Section 19.B; Acoustical Criteria
- c. Section 19.C; Best Practices

### 5.12.1 CTCFS Additions/Restrictions/Deviations Matrix – Acoustical

<b>Color Legend</b>		Addition to CTCFS
		Deviation to CTCFS
		Restriction to CTCFS

ITEM	CTCFS SECTION	REQUIREMENT	ADDITION / RESTRICTION / DEVIATION TO CTCFS
5.12.1.1	Chapter 19	Various	Lactation Rooms shall meet the following acoustic criteria: <ul style="list-style-type: none"> <li>Background Noise Limit = NC 35</li> <li>Partition to enclosed space = STC 45</li> <li>Partition to corridor = STC 35</li> <li>Door Type 3 in Table 19.4 (standard, fully sealed)</li> <li>Sound absorptive ceiling, minimum NRC 0.7</li> </ul>
5.12.1.2	19.B.1	Background Noise Levels	"Smoke and wildfire" HVAC systems shall be designed to meet the 2023 CTCFS background noise criteria in Courtrooms.
None			
5.12.1.3	Chapter 19	Various	Requirements for "training spaces" shall apply to the Jury Assembly since this space will be used for presentations.

**ATTACHMENT 9 - PERFORMANCE CRITERIA**  
**5.0 TECHNICAL CRITERIA**



5.12.1.4	Chapter 19	Various	Acoustic criteria for Judicial Chambers shall apply to Presiding Judge Satellite Offices.
5.12.1.5	Table 19.1	Background Noise Levels	Elevators shall be procured with the necessary noise and vibration control measures to ensure machinery and operational noise complies with the 2023 CTCFS Background Noise Limits in Table 19.1. The only exception is for momentary noise from intentional notifications such as the elevator arrival chime or emergency alarms.
5.12.1.6	Table 19.2	Room Acoustics	Acoustic finishes for Conference Rooms and Training Spaces shall match the prescriptive requirements for Training Rooms. Reducing the amount of acoustic finishes is not permitted regardless of the estimated reverberation time.
5.12.1.7	Table 19.2	Room Acoustics	Requirements for sound absorptive finishes on the rear wall of courtrooms shall include doors if located in line with the dais.
5.12.1.8	Table 19.4	Sound Isolation Door Requirements	<p>Sound Rated Doors refers to complete sound-rated assemblies procured as a system from a single manufacturer.</p> <ul style="list-style-type: none"> <li>All sound rated doors must be procured and installed to achieve a field rating of no less than 5 NIC points below the laboratory STC rating of the door assembly.</li> <li>Testing shall be per the latest version of per ASTM E336.</li> <li>Deficient installations shall be corrected and re-tested to show compliance at no additional cost to the Project.</li> </ul> <p>If requested, sound rated door manufacturers being considered for the Project must be able to provide 3 field test reports from previous similar projects showing the proposed door assembly can be installed to meet the requirements above.</p>
5.12.1.9	Tables 19.3 & 19.4	Sound Isolation Door Requirements	<p>Avoid locating public spaces such as corridors and waiting areas adjacent to courthouse office spaces to the extent feasible. Where unavoidable:</p> <ul style="list-style-type: none"> <li>“Workroom” in the 2023 CTCFS would apply to courthouse open offices and shared offices.</li> <li>“Adjoining areas” noted in the 2023 CTCFS applies to public corridors and similar unrestricted areas.</li> <li>Doors to private staff office spaces such as conference rooms, private offices, etc. shall not open directly to public areas. If unavoidable, provide a sound rated door assembly rated 5 STC points lower than the partition noted in table 19.3.</li> </ul>





5.12.1.10	Section 19.B.3	Sound Isolation	Polymer-damped acoustic gypsum board products (including Quietrock ES, Soundbreak XP, and similar) shall not be used to meet Project STC ratings.
5.12.1.11	6.D.1.e, 6D.1.k, 6.D..1.l	Clerk Counter Workstation	Coordinate the acoustic design of these areas with related item 5.11.1.4
5.12.1.12	Tables 19.3 & 19.4	Sound Isolation Door Requirements	Partitions and doors separating the judicial chamber toilets from their connected chamber are not required to meet the elevated STC requirements in 2023 CTCFS tables 19.3 & 19.4. Provide minimum STC 35 partitions and Door Type 3 in Table 19.4 (standard, fully sealed).

**Table 5-12:** Additions/Restrictions/Deviations Matrix - Acoustical



## 5.13 Fire Protection Criteria and CTCFS Codes & Standards

The Project will be subject to the 2023 CTCFS. The CTCFS incorporates the current (latest adopted) version of the codes and standards. The current version is the 2022 edition of the California Code of Regulations (CCR). The 2023 CTCFS notes that if a triennial code update is due to occur after beginning of schematic design and before submission for plan check, the applicable code edition shall be determined after discussion with the Authorities Having Jurisdiction.

With respect to fire and life safety, the following codes and standards are applicable:

- a. CCR Part 2 - California Building Code (CBC), 2022 Edition
- b. CCR Part 3 – California Electrical Code (CEC), 2022 Edition (Based on the 2020 Edition of NFPA 70, National Electrical Code)
- c. CCR Part 9 – California Fire Code (CFC), 2022 Edition
- d. NFPA 10, Standard for Portable Fire Extinguishers, 2018 Edition
- e. NFPA 13, Standard for the Installation of Sprinkler Systems, 2022 Edition as amended
- f. NFPA 24, Standard for Installation of Private Fire Service Mains and Their Appurtenances, 2019 Edition as amended
- g. NFPA 25, California NFPA 25 Edition (Based on the 2011 Edition) Inspection, Testing and Maintenance of Water-based Fire Protection Systems
- h. NFPA 72, National Fire Alarm and Signaling Code, 2022 Edition as amended
- i. NFPA 80, Standard for Fire Doors and Other Opening Protectives, 2019 Edition

## Building Use and Occupancy (CBC Chapters 3, 4)

The building will include multi-purpose courtrooms, chambers, administrative support areas, and separate central holding areas for juveniles and adults. The courtrooms and any assembly use areas with more than 49 occupants will be classified as Group A-3 assembly, and the chambers and administrative support areas will be Group B business. Any building storage or support spaces within the building will be Group S-2. The central holding areas will be Group I-3 Condition 5. This occupancy condition includes buildings with more than one temporary holding facility, in which free movement is restricted from an occupied space, and staff-controlled manual release is provided to permit movement from areas.

The holding areas will be designed to provide an engineered smoke control system to meet CBC 408.9. The DBE may elect to pursue one of the exceptions to this section, however this will require Office of the State Fire Marshal (OSFM) approval of an egress analysis including any assumptions. The egress analysis will also need to be reviewed and approved by the Judicial Council, to ensure the egress analysis meets the Court and Sheriff's operational capabilities. The holding will occur for a duration of less than 12 hours, and the holding areas will include no electrical outlets available to the detainees. The design includes manual locks for the holding cells.

Smoke compartments are not required for the I-3 occupancy per CBC 408.6, as the I-3 occupancy will not include sleeping units nor more than 50 occupants in custody.

## Building Construction Type (CBC Chapters 5, 6)

As the building will include Group I-3 occupancy, the construction type is required to be Type I-A or I-B. The Group I-3 occupancy will be separated from the Group A, B, and S areas by 2-hour fire barriers as required for the mixed occupancy approach to be selected under CBC 508.2, 508.3, or 508.4. If the building will be Type I-A construction, then unlimited building height and area is allowed for the occupancy groups considered. If the building is Type I-B construction, the allowable building height



and area calculations will need to demonstrate the building is within the allowable height and area for the Group I-3 occupancy, depending on the approach used. Firewalls per CBC Section 706 are not anticipated under these approaches.

Holding core templates are provided in the 2023 CTCFS Section T2.D. The Group I-3 space inside the fire-rated wall boundary for occupancy separation includes the holding cell, ADA holding cell, holding vestibule, elevator, and interview room, where accessed from the holding vestibule.

### **Fire Suppression and Alarm Systems (CBC Chapter 9)**

The building will be sprinkler protected throughout in accordance with NFPA 13, Standard for the Installation of Automatic Sprinkler Systems. This is required per CBC 903.2.6, and per Exception 3 to CBC 408.9.1 if this exception is pursued by the design-build team.

If the floor level of the third floor is located more than 30 feet above the lowest level of fire department vehicle access, then a Class I standpipe system will be required per CBC 905.3.1, and the standpipe system will need to meet NFPA 14, Standard for the Installation of Standpipe Systems.

The building will include a fire alarm system in accordance with NFPA 72, National Fire Alarm and Signaling Code. An Emergency Voice/Alarm Communication System (EVACS) is required by CTCFS Section 20.D, as the building is two or more stories above the level of exit discharge. A manual fire alarm system and automatic smoke detection system installed for alerting staff is required for the Group I-3 occupancy per 907.2.6.3. Smoke detection in accordance with NFPA 72 will be provided in the common rooms of holding areas and in the cells of central holding as required under Exception 3 to CBC 408.9.1, if this exception is pursued by the DBE. The fire alarm signal shall activate an alert signal on the floor of alarm containing the holding areas, to alert staff.

The fire alarm control panel and voice communication equipment will be located in the Fire Control Room to meet 2023 CTCFS Sections 10.H and 20.D. This room is required to have an area of at least 100-square feet, with a minimum dimension of 8 feet, and separated from the

remainder of the building by 1-hour fire barriers and 1-hour rated opening protection. The location of this room should be located near the building entry and will need to be coordinated with the OSFM and local Fire Department and approved by the Judicial Council. A fire alarm remote annunciator is required inside the building at a location adjacent to the main entrance per CTCFS Section 20.D.1.m and within the 1.0.11-Building Security Office (also referred to by CTCFS Section 4.H.14 as the Security Operations Center (SOC)).

### **Means of Egress (CBC Chapter 10)**

The means of egress will be designed to meet the CBC as well as the more stringent requirements for occupancy calculation and egress width provided in the 2023 CTCFS. The design will follow the occupancy and exiting calculations in 2023 CTCFS Sections 2.D and 2.E, and stair width measurement per Section 11.D.1.9.

CBC 1010.2.13 allows delayed egress locking systems to be installed on exit or exit access doors serving Group B and I occupancies (Item 1), and Group A-3 and B courtrooms (Item 3). For courtrooms, this is only allowed on doors other than the main exit or exit access door, and this requires an approved automatic smoke detection system. If delayed egress will be used for courtrooms, the DBE will need to have this approach approved by the OSFM and Authority Having Jurisdiction per 2023 CTCFS 5.D.6.d.

### **Building Service Areas (CFC Chapters 6, 12)**

The Project will include a battery energy storage system (BESS) for solar power generation over parking spaces. The BESS will meet CFC Section 1207 requirements for the location of the installation.

Any generators and fuel storage will need to comply with the applicable requirements, including CFC Section 605.4.

### **Fire Department Access (CFC Chapter 5 and Appendices B, C, D)**

CFC Section 503.1.1 requires fire apparatus access roads to extend to within 150-feet of all portions of the perimeter of the ground floor of the building,



as measured by an approved route around the facility. As the building will exceed 30-feet in height, CFC Appendix D105 requires an approved aerial apparatus access road for the building. This requires at least one road to be positioned parallel to the building located 15 to 30 feet from the building, with no unapproved obstructions between the building and the road. 2023 CTCFS Section 4.E requires a minimum 25-foot setback for the building from unscreened vehicles. The DBE shall coordinate approved fire apparatus access to the facility, and this is anticipated to include a Knox Box and/or keypad access for the Fire Department vehicular and personnel access.

The required fire flow and number and spacing of fire hydrants will need to meet CFC Appendices B and C as adopted by the City of Seaside. The building’s Fire Department Connection will be approximately 50 feet from a fire hydrant, to meet 2023 CTCFS Section 20.B.4. The DBE shall coordinate the location of hydrant(s) and fire department connection to meet 2023 CTCFS and the responding fire department hydrant requirements.

As the roof will have a slope of less than 1 in 4, an interior permanent dedicated industrial stair (not a ships ladder) and access hatches to the roof are required per 2023 CTCFS Section 11.C.4.3. This should be coordinated with the local Fire Department.

**5.13.1 CTCFS Additions/Restrictions/Deviations Matrix – Fire Protection & Codes**

<b>Color Legend</b>		Addition to CTCFS
		Restriction to CTCFS
		Deviation to CTCFS

ITEM	CTCFS SECTION	REQUIREMENT	ADDITION / RESTRICTION / DEVIATION TO CTCFS
None			
None			
5.13.1.1	CTCFS 20.B	Edge-of-slab fire rated system	The edge-of-slab fire-rated UL system shall address general requirements for protection of steel per the office of the State Fire Marshal. This will need to specify how ratings are to be maintained where walls abut exterior window walls and/or columns.
5.13.1.2	20.D.1.d	Emergency Voice/Alarm Communication System	The CBC and CFC are to be followed; however, 20.D.1.d of 2023 CTCFS does apply. EVACS is required for the Project and exceeds code.
5.13.1.3	Not in CTCFS	Fire Rated Assemblies	No Engineering Judgements for fire rated assemblies shall be permitted.
5.13.1.4	Not in CTCFS	General	No code modifications, engineering judgements or alternative means and methods requests shall be required or allowed. 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 implementation of the Code, to avoid any such disputes and/or negotiations with the CSFM.
5.13.1.5	Not in CTCFS	Fire Rated Assemblies	Provide UL Listings for all fire rated assemblies; documents to match UL assembly. DBE shall begin design based on 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% SD for CSFM review and comment. Construction Documents shall comply with selected UL assemblies.

**Table 5-13:** Additions/Restrictions/Deviations Matrix - Fire Protection & Code



## 5.14 Electronic Security Systems Criteria

The Security Systems criteria follow the 2023 CTCFS and provide a basis of design that establishes the system parameters necessary to provide a safe and secure environment for all those persons and assets within the courthouse. This chapter describes the design recommendations, systems, and components necessary for the physical security systems.

The criteria work address pathways, spaces, and cabling designs necessary to support various security field devices and associated systems, including the access control and video surveillance systems.

Refer to 2023 CTCFS Division One, Chapter 4: Design Criteria, Courthouse Security

Chapter 4 of the 2023 CTCFS documents the design criteria for courthouse security for California Trial Courts. It includes the following:

- a. Section 4.H Electronic Security Planning Criteria
- b. Section 4.I; Electronic Security Systems

### 5.14.1 CTCFS Additions/Restrictions/Deviations Matrix – Electronic Security

<b>Color Legend</b>		Addition to CTCFS
		Deviation to CTCFS
		Restriction to CTCFS

ITEM	CTCFS SECTION	REQUIREMENT	ADDITION / RESTRICTION / DEVIATION TO CTCFS
5.14.1.1	4.1.7	Public parking	Gate barrier arms are required at public parking to restrict non-court user access and use. Control and exiting method may be via ticket with court validation within courthouse but must be coordinated with the Judicial Council and Court during design.
5.14.1.2	4.1.7	Staff Parking	Provide vehicle gate barrier arms at staff parking driveway to restrict public access.
None			
5.14.1.3	4.H.14 and 4.I Table 4.3	Building Security	Clarifications of Operations: Contract security staff are responsible for screening at the entrance area(s) to the building, whereas the County Sheriff and Probation are responsible for all detention and in-custody operations and control. Contracted Security, under the control of the local court, is responsible for courthouse security of the building and site, screening, and the staffing of the 1.0.11-Building Security Office (also referred to in the 2023 CTCFS as the Security Operations Center (SOC)). The Building Security Office will not duplicate functions with detention, except that detention camera monitoring may be viewed and recorded in the Building Security Office.
5.14.1.4	4.I Table 4.3	Building Envelope Alarms	Provide exterior door position switches as appropriate to the security of the facility annunciated and reported to the Building Security Office.

**Table 5-14:** Additions/Restrictions/Deviations Matrix - Electronic Security





## **6.0 PROJECT COST MODEL/TARGET GMP**



Judicial Council of California  
New Fort Ord Courthouse  
RFP-FS-2023-21-MB

**ATTACHMENT 9 - PERFORMANCE CRITERIA  
6.0 PROJECT COST MODEL/TARGET GMP**

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## 6.1 Introduction

This section includes the Project Cost Model / Target Guaranteed Maximum Price (TGMP) for the New Fort Ord Courthouse. The TGMP is intended to be a realistic expectation of total costs for construction and act as a cost framework to guide the design and budgetary conformance of the Project.

## 6.2 Target GMP/GMP Preparation Form

Refer to the following page.



Target GMP/GMP Preparation Form									
Project Description:		P27-J01 New Fort Ord Courthouse - #220		Con Start JCC	January-26	Con Start TGMP		Final Con Start	
Project Type:		Courthouse		Con Comp JCC	April-28	Con Comp TGMP		Final Con Comp	
Location		Seaside / Fort Ord							
Gross Building Area:(GSF)		83,000	Per JCC Budget			Based on JCC Area	83,000	GBA GSF	
Base CCCI as of 12/2022		8823	CCCI @ Midpoint	11408					
SYSTEM / ELEMENT DESCRIPTION		UNIFORMAT REF #	TOTAL COST	COST PER GSF	TOTAL COST	COST PER GSF	TOTAL COST	COST PER GSF	
<b>BUILDING:</b>									
1	Foundations - Standard	(A1010)	\$ 2,141,898	25.81		-		-	
2	Foundations - Other	(A1020)	\$ 295,463	3.56		-		-	
3	Foundations - Slab on Grade	(A1030)	\$ 1,373,185	16.54		-		-	
4	Basement / Secure Parking	(A20)	\$ -	-		-		-	
5	<b>Substructure - Sub-Total</b>	<b>(A)</b>	<b>\$ 3,810,547</b>	<b>45.91</b>					
6	Superstructure	(B10)	\$ 12,442,480	149.91		-		-	
7	Exterior Enclosure	(B20)	\$ 10,684,939	128.73		-		-	
8	Roofing	(B30)	\$ 2,250,263	27.11		-		-	
9	<b>Shell - Sub-Total</b>	<b>(B)</b>	<b>\$ 25,377,682</b>	<b>305.76</b>					
10	Interior Construction	(C10)	\$ 14,760,471	177.84		-		-	
11	Stairs	(C20)	\$ 703,525	8.48		-		-	
12	Interior Finishes	(C30)	\$ 7,175,782	86.46		-		-	
13	<b>Interiors - Sub-Total</b>	<b>(C)</b>	<b>\$ 22,639,777</b>	<b>272.77</b>					
14	Conveying Systems	(D10)	\$ 2,263,808	27.27		-		-	
15	Plumbing	(D20)	\$ 3,096,863	37.31		-		-	
16	HVAC	(D30)	\$ 8,355,942	100.67		-		-	
17	Fire Protection	(D40)	\$ 1,403,663	16.91		-		-	
18	Electrical - Service & Distribution	(D5010)	\$ 3,037,601	36.60		-		-	
19	Electrical - Solar Panels	(D5010.30)	\$ 2,005,353	24.16		-		-	
20	Electrical - Lighting & Branch Wiring	(D5020)	\$ 4,470,048	53.86		-		-	
21	Electrical - Communications & Security	(D5030)	\$ 5,269,238	63.48		-		-	
22	Electrical - Other Systems	(D5040)	\$ 2,456,833	29.60		-		-	
23	<b>Services - Sub-Total</b>	<b>(D)</b>	<b>\$ 32,359,349</b>	<b>389.87</b>					
24	Equipment	(E10)	\$ 2,214,706	26.68		-		-	
25	Furnishings	(E20)	\$ 2,017,448	24.31		-		-	
26	Special Construction	(F)	\$ -	-		-		-	
27	<b>SUBTOTAL BUILDING</b>	<b>(SB)</b>	<b>\$ 88,419,508</b>	<b>\$ 1,065.30</b>					
<b>SITE:</b>									
28	Site Preparation and Demo	(G10)	\$ 1,423,795	17.15		-		-	
29	Site Improvements	(G20)	\$ 3,077,395	37.08		-		-	
30	Site Mechanical Utilities	(G30)	\$ 292,903	3.53		-		-	
31	Site Electrical Utilities	(G40)	\$ 528,144	6.36		-		-	
32	Other Site Construction: Carports, BESS, EVCS	(G50)	\$ 4,798,307	57.81		-		-	
33	<b>SUBTOTAL SITEWORK &amp; UTILITIES:</b>	<b>(G)</b>	<b>\$ 10,120,544</b>	<b>121.93</b>					
34	<b>SUBTOTAL BUILDING &amp; SITEWORK</b>	<b>SB+(G)</b>	<b>\$ 98,540,052</b>	<b>\$ 1,187.23</b>					
35	Project Contingency	3.0%	\$ 2,956,202	35.62		-		-	
36	(E&O - Note: included in trade costs)	2.0%	incl.		incl.		incl.		
37	Escalation to Midpoint	17.5%	incl.		incl.		incl.		
38	Allowances per JCC		\$ -	-		-		-	
39	Additional Allowances		\$ -	-		-		-	
40	<b>TOTAL DIRECT COST OF THE WORK</b>		<b>\$ 101,496,253</b>	<b>\$ 1,222.85</b>					
<b>CONSTRUCTION SERVICES</b>									
41	Construction Administration- AE (C1)		\$ 1,319,451	\$ 15.90		\$ -		\$ -	
42	General Conditions - Staff/Other (C2 & C3)		\$ 8,525,685	\$ 102.72		\$ -		\$ -	
43	Bonds (C4)		\$ 1,116,459	\$ 13.45		\$ -		\$ -	
44	Insurance (non-OCIP if applicable) (C5)		\$ 507,481	\$ 6.11		\$ -		\$ -	
45	Construction Fee (OH&P) (C6)		\$ 5,785,286	\$ 69.70		\$ -		\$ -	
46	<b>Construction Fees and Services Subtotal</b>		<b>\$ 17,254,363.08</b>	<b>\$ 207.88</b>		<b>\$ -</b>		<b>\$ -</b>	
47	<b>TGMP (GMP) Total</b>		<b>\$ 118,750,616.52</b>	<b>\$ 1,638.61</b>		<b>\$ -</b>		<b>\$ -</b>	



## **7.0 SITE DOCUMENTATION**





Judicial Council of California  
New Fort Ord Courthouse  
RFP-FS-2023-21-MB

**ATTACHMENT 9 - PERFORMANCE CRITERIA  
7.0 SITE DOCUMENTATION**

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## 7.1 Preliminary Geotechnical Report

Refer to Attachment 8, Section B – Judicial Council Provided Information.



**Exhibit 7-1:** Preliminary geotechnical investigation report cover

## 7.2 Property Survey and Information

### 7.2.1 Topographic Survey

Refer to Attachment 8, Section B – Judicial Council Provided Information.

### 7.2.2 Legal Description

Refer to Attachment 8, Section B – Judicial Council Provided Information.

### 7.2.3 Plat Map

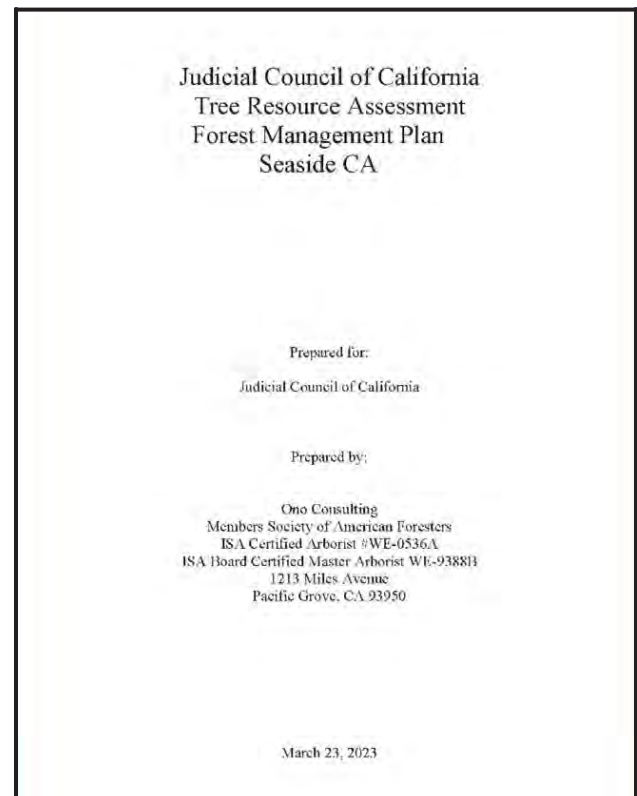
Refer to Attachment 8, Section B – Judicial Council Provided Information.

### 7.3 Utility Plans

Refer to Attachment 8, Section B – Judicial Council Provided Information.

## 7.4 JCC Tree Resource Assessment Forest Management Plan

Refer to Appendix A.9 in this document for a copy of this report.



**Exhibit 7-2:** JCC Tree Resource Assessment Forest Management Plan cover

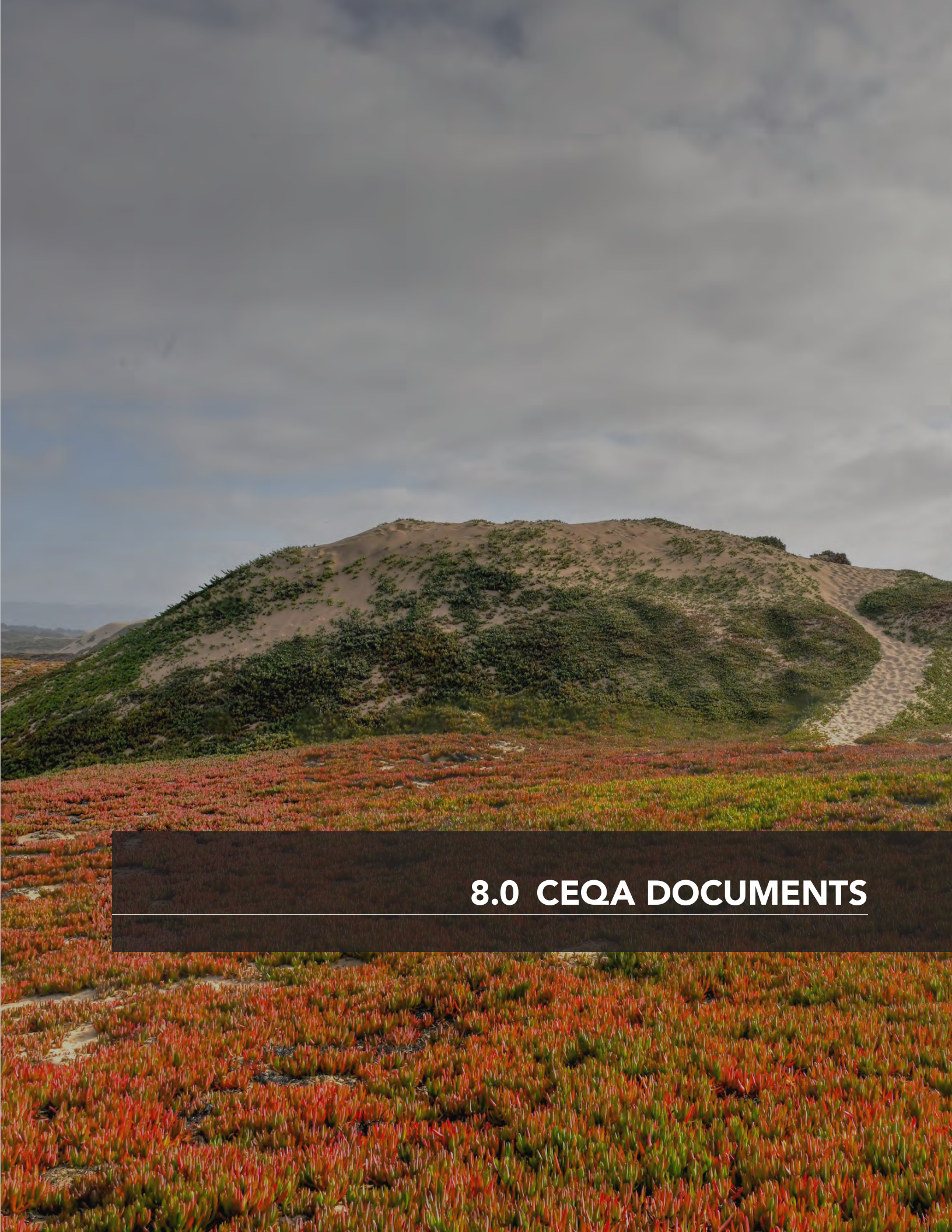


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**ATTACHMENT 9 - PERFORMANCE CRITERIA  
7.0 SITE DOCUMENTATION**

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## 8.0 CEQA DOCUMENTS



Judicial Council of California  
New Fort Ord Courthouse  
RFP-FS-2023-21-MB

**ATTACHMENT 9 - PERFORMANCE CRITERIA  
8.0 CEQA DOCUMENTS**

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## 8.1 Introduction

In compliance with the California Environmental Quality Act (CEQA) (Public Resources Code sections 21000 et seq.) and the CEQA Guidelines (California Code of Regulations sections 15000 et seq.), the Judicial Council of California (Judicial Council) prepared an environmental impact report to evaluate the potential environmental effects of the proposed Project.

The Judicial Council certified the Final Environmental Impact Report (FEIR) approving the Project and adopted the Mitigation Monitoring and Reporting Program on August 21, 2023. The Notice of Determination was filed with the Office of Planning and Research (OPR) on August 24, 2023. [State Clearinghouse Number 2022070304]

## 8.2 CEQA Project Documents

The New Fort Ord Courthouse Final Environmental Impact Report (EIR), August 2023 and the Draft EIR, April 6, 2023 together constitute the Final Environmental Impact Report (FEIR) for the Project. The Mitigation Monitoring and Reporting Program (MMRP) is included in the appendix of the Final EIR, August 2023 document.

### 8.2.1 Draft Environmental Impact Report, April 6, 2023

The DEIR and its Appendices are included in Appendix A.6.

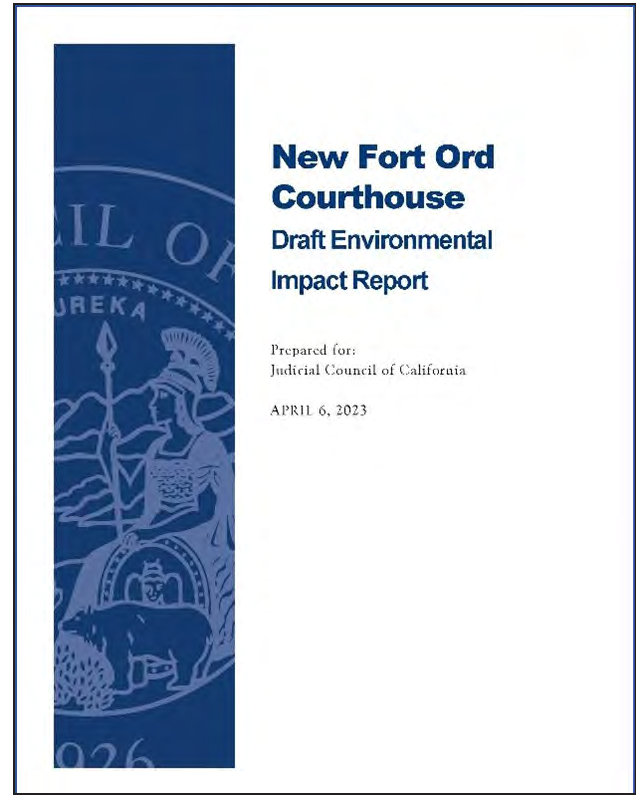
### 8.2.2 Final Environmental Impact Report, August 2023

The Final EIR is included in Appendix A.6.

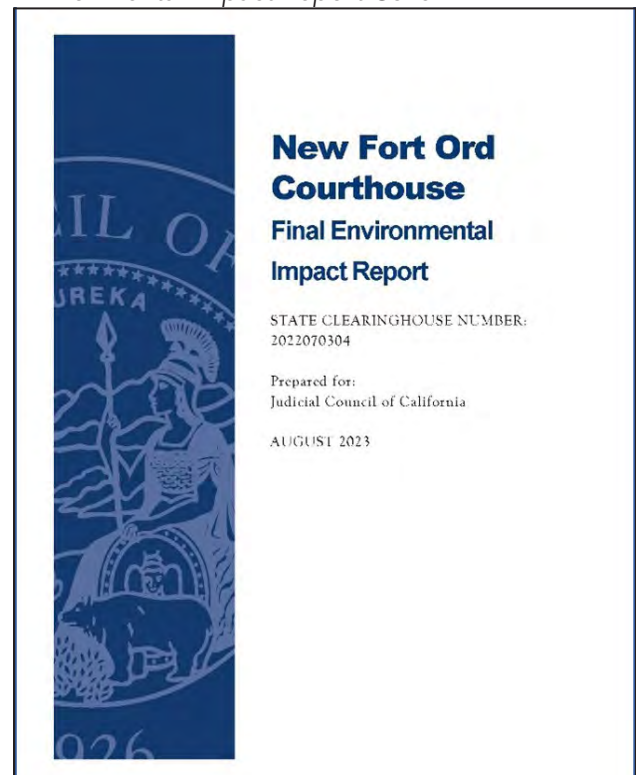
### 8.2.3 Mitigation Monitoring and Reporting Program (MMRP)

Where a CEQA document has identified significant environmental effects, for this Project the FEIR is that CEQA document, Public Resources Code section 21081.6 requires adoption of a "reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment."

The New Fort Ord Courthouse, Mitigation Monitoring and Reporting Program, August 2023 has been prepared and adopted by the Judicial Council to



*Exhibit 8-1: New Fort Ord Courthouse Draft Environmental Impact Report Cover*



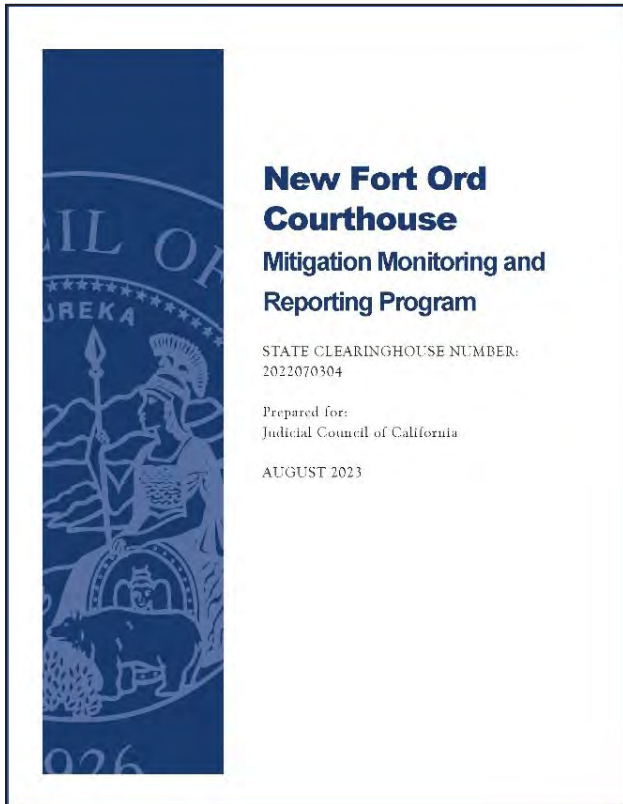
*Exhibit 8-2: New Fort Ord Courthouse Final Environmental Impact Report Cover*



provide for the monitoring of mitigation measures required of the Project as set forth in the FEIR.

The intent of the Project’s Mitigation Monitoring and Reporting Program (MMRP) is to ensure the effective implementation and enforcement of adopted mitigation measures and is intended to be used by the Judicial Council staff, construction contractors, and others responsible for Project Implementation.

The complete Project MMRP is included in Appendix A.6.



**Exhibit 8-3:** Mitigation Monitoring and Reporting Program Cover

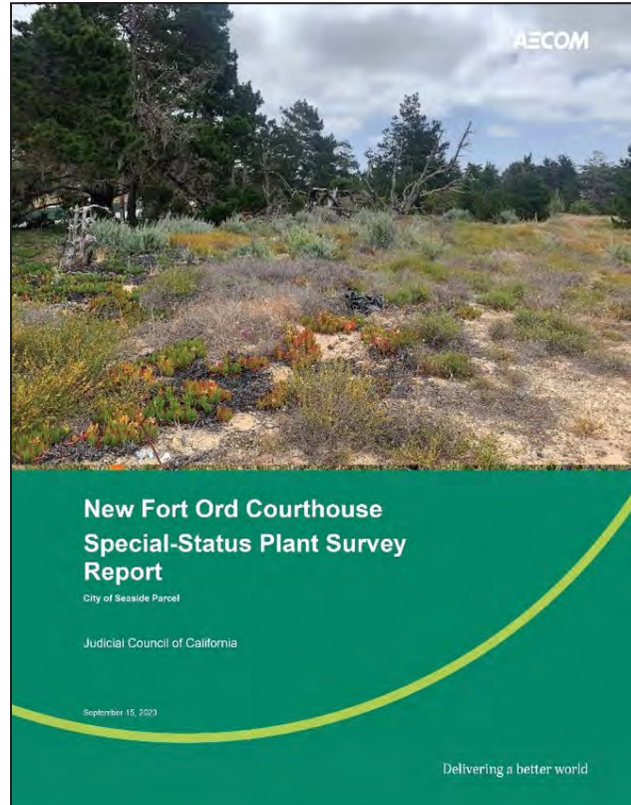
### 8.2.4 Special-Status Plant Survey

In accordance with Mitigation Measure (MM) 4.3-1b of the MMRP, the Judicial Council retained a qualified biologist to conduct a focused special-status plant survey. In order to cover the flowering periods for listed or special-status plant species, three surveys were performed on: April 21, 2023 with caging of piperia plants on April 28, 2023; June 2, 2023; and July 20, 2023.

The resulting Special-Status Plant Survey Report was prepared. The report summarizes special status

plant and natural community surveys conducted on the 5.2-acre parcel of the Project, in Seaside, California within Monterey County. The report was prepared for compliance of the Project with CEQA, the California Endangered Species Act (CESA), and Federal Endangered Species Act.

The complete report is included in Appendix A.10.



**Exhibit 8-4:** New Fort Ord Courthouse Special-Status Plant Survey Report

### 8.2.5 Special-Status Plant Mitigation Plan

A Special-Status Plant Mitigation Plan was developed in coordination with U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) to comply with MM 4.3-1b of the MMRP due to special-status plants identified by the Special-Status Plant Survey.

Two special-status plants were identified and mapped within the survey area: Monterey Spineflower (Federally listed as Threatened, California Rare Plant Rank (CRPR) 1B.2) and Michael’s Rein Orchid (CRPR 4.2). Because the entire project site will be



subject to development for the new Courthouse Project, all special-status plants occurring onsite will be impacted by the Project.

Monterey Spineflower is listed as threatened under the Federal Endangered Species Act and as CRPR 1B.2 is a plant species considered rare or endangered in California and elsewhere (protected under CEQA, but not legally protected under California Endangered Species Act (CESA).

Michael's Rein Orchid categorization of CRPR 4.2 establishes the species as a watch list plant of limited distribution or a plant that is infrequent throughout a broader area of California. It is not a California (State) listed species.

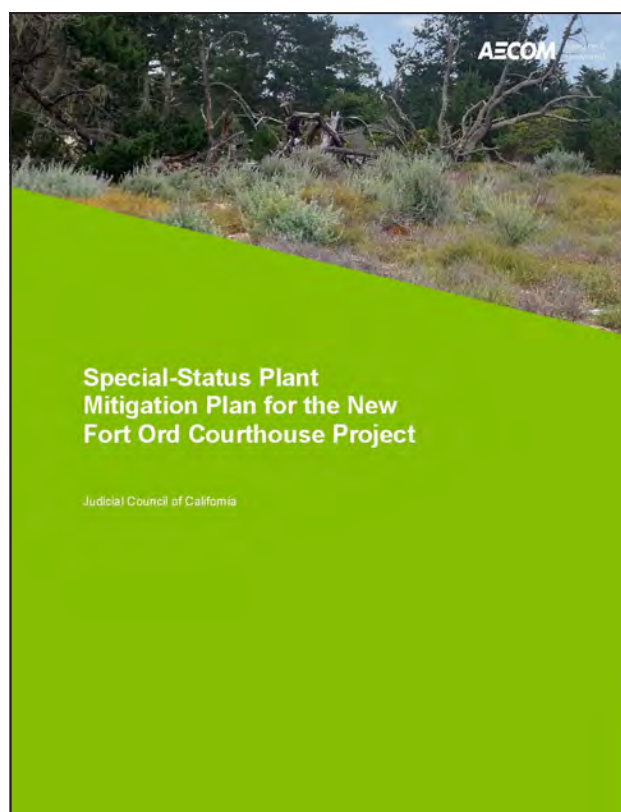
Coordination with USFWS and CDFW began in February 2024. Following initial coordination, a virtual meeting, and sharing of information the USFWS biologist specializing with Monterey Spineflower acknowledged that the Fort Ord Installation-Wide Multispecies Habitat Management Plan (HMP) is currently in effect and all recipients of former Fort Ord lands are required to abide by the HMP. As such, the USFWS agreed that, "The project site, identified in the HMP as parcel E15.1, is located within an area designated under the HMP as "development with no restrictions." Determining that, "no further measures to conserve biological resources on the site are required." This determination by USFWS concludes that anticipated Project impacts to the federally listed as threatened Monterey Spineflower have been fully mitigated by the HMP and no further mitigation is necessary for the species occurring on the project site; therefore, no avoidance measures are required by the Project prior to or during construction.

Upon receipt of USFWS's determination that the HMP provided full mitigation for the identified Monterey Spineflower occurring at the Project site and no further mitigation would be necessary for the species, CDFW was contacted to confirm the Project's approach of no mitigation necessary for either of the two special-status plants occurring at the project site. CDFW responded in June 2024, confirming that the two special-status plants are not state listed; therefore, there are no CESA or Native Plant Protection Act (NPPA) focused actions needed.

The Special-Status Plant Mitigation Plan concludes that since the HMP fully mitigated impacts to the federally listed as threatened Monterey Spineflower occurring on the project site (a portion of the HMP defined parcel E15.1) no further mitigation for this

species is necessary and no avoidance measures are required. Also, the Michael's Rein Orchid (CRPR 4.2) is categorized as a watch list plant of limited distribution, but it is not state listed so no mitigation or avoidance measures are necessary for this species either. With these conclusions, no monitoring and reporting are necessary either.

With completed development of the Special-Status Plant Mitigation Plan and its conclusion, MM 4.3-1b has been fully complied with and there is no further implementation or action to be taken by the Project. The complete report is included in Appendix A.11.



**Exhibit 8-5:** Special-Status Plant Mitigation Plan for the New Fort Ord Courthouse

### **8.3 Responsibilities for CEQA Related Project Compliance and Monitoring**

The Project will be implemented in compliance with standard conditions and requirements for state and federal regulations or laws applicable to the Judicial Council that are independent of CEQA compliance. The standard conditions and requirements serve to prevent specific impacts. Typical standard





conditions and requirements include, but are not limited to, 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, California Endangered Species Act, Federal Endangered Species Act, and the Monterey Bay Air Resources District (MBARD) Rules.

The Judicial Council's plans for the Project includes design features and specific design elements that are to be incorporated into the Project's design, construction and operation to reduce or prevent the occurrence of potentially environmental effects or reduce the significance of potential environmental effects. The Project design features and elements are Actions that conform to the 2023 CTCFS. For example, the parties implementing the 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.

### 8.3.1 DBE Responsibilities

The DBE (Contractor) is responsible for the implementation of the environmental requirements, Mitigation Measures, and the MMRP requirements as indicated within the CEQA Project Documents.

#### Project Management:

- A. The CEQA Project Documents require that a variety of measures and requirements be incorporated into the Project's design and construction. The Contractor is responsible for complying with all of the measures and requirements related to the design and construction of the Project.
- B. The Contractor is responsible for actions and/or measures in the CEQA Project Documents indicated to be the responsibility of the Judicial Council and the Court except as specifically indicated in this Section.
- C. The Contractor must prepare a draft MMRP Reporting Form for each mitigation measure for the Judicial Council's review and approval.
- D. The Contractor must submit completed MMRP Reporting Forms to the Judicial Council for verification.
- E. Where applicable, the Contractor shall secure the services of qualified specialist(s) to perform,

implement, monitor, inspect, etc. compliance with CEQA requirements and mitigation measures. The Contractor shall submit qualifications of each specialist to the Judicial Council for approval.

#### Project Phases:

The Contractor must monitor and ensure compliance with the CEQA Project Documents during all phases of the Project.

- A. Pre-GMP Phase:
  1. Prior to initiation of design phase activities, the Contractor shall identify the CEQA requirements and mitigation measures applicable to each design phase activity and review the measures with the Contractor's design team. Incorporate the requirements and mitigation measures into the Contractor's design submittals.
  2. Contractor must identify any subsequent required environmental permits and clearances. Prepare permit applications and provide technical information for securing such permits or clearances.
- B. Post-GMP Phase:
  1. Finalize incorporation of requirements and mitigation measures into the Contractor's working drawings.
- C. Construction Phase:
  1. Contractor must hold pre-construction meeting(s) with each of its subcontractors prior to the initiation of any construction activity for which a CEQA requirement or mitigation measure is required to explain the MMRP roles and responsibilities and implementation requirements.

### 8.3.2 CEQA Project Document Actions

The following information is provided to highlight some of the Actions defined within the CEQA Project Documents but is not intended to be a comprehensive or complete description of all the requirements for the Project.

#### General:

- A. Design and Construct the Project in accordance with the 2023 CTCFS and the New Fort Ord Courthouse Performance Criteria, RFP Attachment 9.



- B. Encroachment permits and possibly public improvement agreements will be required for any work within the City of Marina's Right-of-Way (CM-6).
- C. CSUMB utilizes 2<sup>nd</sup> Avenue as an active corridor for University events, including athletic events and academic events. Coordination and cooperation with CSUMB, through the Judicial Council's construction manager, during construction is required to minimize conflicts and impact to both entities activities (CSUMB-5).
- D. CSUMB owns the property immediately east of the Project site as well as 2<sup>nd</sup> Avenue. If Project implementation required temporary entry onto CSUMB's property to perform the work of the Project or removal of trees from CSUMB property, the Contractor will be required to obtain a temporary permit from CSUMB Campus Planning & Development office and may additionally need to comply with CSUMB's tree replacement program (CSUMB-9 and CSUMB-11).
- E. The New Courthouse's entry will be designed with a door accessible from Divarty Street sidewalk as well as on-site parking areas for ease of access by all and will be connected to the Divarty Street sidewalks and bust stop located on 2<sup>nd</sup> Avenue. (MST-7 and TAMC-2).

#### **Aesthetic Resources:**

- A. Consider the City of Marina's landscape guidelines and plant palette for Divarty Street to strive toward consistency of materials of the area and surrounding uses (CM-2).
- B. Impact 4.1-1: The Judicial Council and the Court's desire that the New Fort Ord Courthouse's design be fundamentally consistent with the character and elements representative of the Monterey Revival style. The final design of the courthouse should represent a modern expression of the style and the community values of the Monterey area as described and represented in the analysis.
- C. Impact 4.1-3: Comply with the 2023 CTCFS regarding lighting and glare as described in the analysis.

#### **Air Quality Resources:**

- A. Ensure that construction operations and the Project design and building operation comply with all applicable air quality regulatory Rules, permits, and requirement of Monterey Bay Air Resources District (MBARD).

#### **Biological Resources:**

- A. The optimal time period to remove trees, clearing of vegetation and corresponding ground disturbing activities would occur during the 2-month period August 31 thru October 31.  
[This period is after the nesting bird season (February 1 – August 31) and during the non-wintering hibernation period of special status bats (March 1 – October 31). Per MM 4.3-1, tree removal may occur only during the non-wintering hibernation period of special status bats (March 1 – October 31); should tree removal be required between March 1 and September 15, pre-construction nesting bird surveys shall be performed by a qualified biologist no more than 7 days prior to the start of construction activities. If nesting birds are detected avoidance buffers will be established and required to be maintained by the Contractor.]

#### **Hydrology and Water Quality:**

- A. Stormwater run-off during construction (SWPPP) and at Project completion (stormwater management and bioretention) is required to be detained on-site. No stormwater is allowed to enter the City of Marina Right-of-Way per City of Marina Ordinance (CM-7).
- B. Construction Activities: Obtain coverage under the Construction General Permit and have a qualified SWPPP developer prepare a site-specific SWPPP, implementing BMPs to reduce impacts from construction work to control construction related erosion and pollutants.





- C. Design and construct the Project in compliance with the performance standards of the Small MS4 permit and incorporate source control measures, including operational storm-water Low Impact Development (LID) controls and treatment control measures to reduce potential impacts to water quality and keep pollutants out of stormwater.
- D. The Project's Hydrology Study (as described in MM 4.7-4) will be required to be provided to the City of Marina and the City of Seaside for review and feedback prior to finalization of the site design (CM-1).

**Transportation:**

- A. The Judicial Council, in cooperation with its Contractor and Design Team, will evaluate the possibility of a bus stop with the City of Marina and Monterey-Salinas Transit (MST) at the courthouse frontage on Divarty Street in consideration of MST's Designing for Transit (2020) (MST-6 and TAMC-3).

**8.3.3 Mitigation Monitoring Assignment Matrix**

The following table provides a Summary of the mitigation and monitoring that will be conducted for the Project to clarify the responsible entity and implementation phase and/or timing. The Matrix table is not intended to be a replacement for the Project's MMRP or substitute compliance with or its implementation.

Refer to the New Fort Ord Courthouse Monitoring Assignment Matrix on the following pages for more information.



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**NEW FORT ORD COURTHOUSE MONITORING ASSIGNMENT MATRIX  
 (BASED ON AUGUST 2023 MITIGATION AND MONITORING REPORTING PROGRAM)**

Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase / Timing
<b>AESTHETICS</b>				
<b>Impact 4.1-1: Changes in Visual Character of the Project Site.</b>	<b>Mitigation Measure 4.1-1: Implement Tree Resource Assessment Forest Management Plan Recommendations.</b>  Implement the recommendations in the Tree Resource Assessment Forest Management Plan (Ono Consulting 2023) related to tree removal and re-planting, best management practices, tree protection standards, and tree pruning guidelines.	<b>DBE</b> shall incorporate recommendations identified by Ono Consulting as included in the Tree Resource Assessment Forest Management Plan into Project plans and implement during construction.	<b>DBE</b>	Entire duration and phases of the Project.
<b>Impact 4.1-1: Changes in Visual Character of the Project Site.</b>	<b>Mitigation Measure 4.1-2: Pay Fees for New City Park Adjacent to West Side of Project Site.</b>  A one-time fee payment to the City of Seaside for City development of a park area immediately adjacent to, and west of the Project site. This park area would include retention of the existing mature trees on the west side of the Project site, which would screen the new building from the SR-1 and 1st Avenue viewsheds. The park would be developed and maintained by the City.	The <b>Judicial Council</b> shall make a one-time fee payment to the City of Seaside.	<b>Judicial Council Real Estate Analyst</b>	During Site Acquisition Purchase.
<b>Impact 4.1-2. Damage Scenic Resources within a Designated Scenic Highway.</b>	<b>Mitigation Measure 4.1-3: Implement Mitigation Measure 4.1-1 (Prepare and Implement a Tree Removal and Replacement Plan).</b>	<b>DBE</b> shall incorporate recommendations identified by Ono Consulting as included in the Tree Resource Assessment Forest Management Plan into Project plans and implement during construction.	<b>DBE</b> designated person to be identified during RFP Process.	Entire duration and phases of the Project.
<b>Impact 4.1-2. Damage Scenic Resources within a Designated Scenic Highway.</b>	<b>Mitigation Measure 4.1-4: Implement Mitigation Measure 4.1-2 (Pay Fees for New City Park Adjacent to West Side of Project Site.)</b>	The <b>Judicial Council</b> shall make a one-time fee payment to the City of Seaside.	<b>Judicial Council Real Estate Analyst.</b>	During Site Acquisition Purchase.
<b>BIOLOGICAL RESOURCES</b>				
<b>Impact 4.3-1: Adverse Effects on Special-status species.</b>  Direct impacts to <u>listed or rare plant species</u> by uprooting individual plants, root damage from soil compaction and disturbance, and disturbing seed banks. Indirect impacts to special- status plants may result from construction-related runoff, sedimentation and erosion, introduction of invasive weeds that compete with special- status species, and fugitive dust that could reduce growth and vigor.	<b>Mitigation Measure 4.3-1a: Conduct Worker Environmental Awareness Program and Environmental Monitoring.</b>  Retain a qualified biologist to conduct a Worker Environmental Awareness Program (WEAP) training for the personnel carrying out the activities and conduct a biological survey sweep prior to the start of construction activities. The qualified biologist will be on-site during initial ground-disturbing and vegetation removal activities to protect any special-status species encountered.  Staff working onsite for the initial staging and ground-disturbing activities shall attend the WEAP training prior to commencing onsite work. Staff that attend the training shall fill out a sign-in sheet indicating that they completed the training.	The Judicial Council's <b>CMA</b> will retain a <b>qualified biologist</b> to conduct the WEAP training and to conduct the biological survey sweep.  <b>DBE</b> will coordinate with the CMA to schedule the biological survey sweep and WEAP training for DBE staff prior to their working onsite. <b>DBE</b> to document staff attending the training and provide as an MMRP compliance document.	<b>DBE and Judicial Council's CMA</b>	Prior to the initiation of any Project on-site construction activities (e.g., prior to staging and ground- disturbing activities: such as vegetation and tree clearing, grubbing and removal; excavation; grading; and other site development activities)



Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase / Timing
<p><b>Impact 4.3-1: Adverse Effects on Special-status species.</b></p> <p>Direct impacts to <u>listed or rare plant species</u> by uprooting individual plants, root damage from soil compaction and disturbance, and disturbing seed banks. Indirect impacts to special- status plants may result from construction-related runoff, sedimentation and erosion, introduction of invasive weeds that compete with special- status species, and fugitive dust that could reduce growth and vigor.</p>	<p><b>Mitigation Measure 4.3-1b: Avoid Impacts to Special-Status Plant Species.</b></p> <p>Implement the following measures prior to construction to avoid adverse effects on special-status plant species.</p> <ul style="list-style-type: none"> <li>Retain a qualified biologist to conduct a focused special- status plant survey, following protocols described by CDFW in their Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (CDFW 2018) and the California Native Plant Society (CNPS) Botanical Survey Guidelines (CNPS 2001), of the proposed Project site.</li> <li>If any listed or special-status plants are identified within the Project site and may be adversely affected by construction activities, a Special- status Plant Mitigation Plan (PMMP) shall be developed in coordination with CDFW and/or USFWS, based on the listing status of the species.</li> <li>Once finalized, the Special- status Plant Mitigation Plan shall be implemented by the Project.</li> </ul>	<p>The Judicial Council has retained <b>AECOM</b> as the qualified biologist to conduct focused special- status plant surveys. The <u>survey and corresponding report have been completed and are included as a CEQA Document in the Performance Criteria.</u></p> <p>The <b>AECOM-qualified biologist</b> is preparing a Special- status Plant Mitigation and Monitoring Plan (PMMP) for the two identified species: Monterey Spineflower and Michael's Rein-Orchid and will coordinate with CDFW and/or USFWS.</p> <p>The Judicial Council, thru the <b>CMA and AECOM qualified biologist</b>, and the <b>DBE</b> shall implement the PMMP.</p>	<p><b>AECOM- qualified biologist, CMA, and DBE</b> designated person during RFP process.</p>	<p><u>Surveys COMPLETED:</u> 4/21/23, 4/28/23 (piperia caging), 6/2/23, and 7/20/23.</p> <p><u>New Fort Ord Courthouse Special- status Plant Survey Report COMPLETED:</u> 09/15/2023.</p> <p>Special status Plant Mitigation and Monitoring Plan (PMMP) - IN PROGRESS.</p> <p>Implementation of the PMMP to occur prior to the initiation of any Project on-site construction activities (e.g., prior to staging and ground- disturbing activities: such as vegetation and tree clearing, grubbing and removal; excavation; grading; and other site development activities).</p>
<p><b>Impact 4.3-1: Adverse Effects on Special-status species.</b></p> <p><u>Nesting Raptors and Nesting Birds</u> (Ferruginous hawk, white-tailed kite, peregrine falcon, burrowing owl, short eared owl, and tricolored blackbird)</p> <p>Proposed Project activities, including tree removal, grading, vegetation clearing and grubbing, excavation, and other site development activities, could result in loss of suitable nesting habitat for special-status bird species and common bird species protected under California Fish and Game Code and the Migratory Bird Treaty Act (MBTA). Direct impacts could occur through removal of vegetation, trees, or ground disturbance, and through noise and other disturbances during construction activities. Construction activities could potentially result in nest abandonment by the adults and mortality of chicks and eggs.</p>	<p><b>Mitigation Measure 4.3-1c: Avoid Impacts on Special- Status and Common Nesting Migratory Birds.</b></p> <p>Implement the following measures prior to and during construction activities to avoid adverse effects to special-status and common nesting birds.</p> <ul style="list-style-type: none"> <li>To the extent feasible, schedule construction activities (e.g., tree removal, clearing of vegetation, excavation, and site development activities) outside of the nesting season.</li> <li>If the aforementioned construction activities must occur during the nesting season, pre-construction nesting bird surveys shall be performed by a qualified biologist within the area(s) where construction is anticipated and extended to include a 500-foot buffer (or larger, as determined by CDFW established survey protocol).</li> <li>If nesting birds are detected, a qualified biologist shall establish suitable avoidance buffers from the active nest within and/or adjacent to construction areas. The buffer distance shall typically range from 50 feet (for nesting passerines) to 500 feet (for nesting raptors) and shall be determined based on factors such as the species of bird, topographic features, intensity and extent of the disturbance, timing relative to the nesting cycle, and anticipated ground disturbance schedule.</li> <li>Construction activities shall not occur within the avoidance buffer unless the qualified biologist either determines that such activities would not adversely affect nesting activities or such activities are monitored by a qualified biologist empowered to stop construction activities that, in the biologist's opinion, threaten to cause unanticipated and/or unpermitted adverse effects on nesting birds.</li> </ul>	<p>The <b>DBE</b> shall schedule work outside of nesting birds' season.</p> <p>When construction activities must occur during the nesting season, the <b>DBE</b> will coordinate the scheduling with the Judicial Council's <b>CMA</b> -qualified biologist to conduct pre-construction nesting bird surveys.</p> <p>If nesting birds are detected, the CMA-qualified biologist shall establish suitable avoidance buffers. The DBE is required to maintain the avoidance buffers.</p> <p>If construction activities that have potential to adversely affect nesting birds must occur within the avoidance buffer, activities shall be monitored by the CMA-qualified biologist and paid for by the DBE.</p>	<p><b>DBE and Judicial Council's CMA.</b></p>	<p>Prior to and during construction activities.</p> <p>Complete preconstruction surveys no more than 7 days prior of the start of construction activities.</p> <p>Preconstruction surveys shall be repeated if construction activities lapse for more than 7 days. - If no nesting birds are detected during preconstruction surveys, no additional measures are required.</p> <p>The nesting season for Ferruginous hawk is mid-April to mid-May and the nesting season for common nesting birds (e.g., raptors, passerines) is February 1 to September 15.</p> <p>- <i>If construction activities are completed outside of these nesting seasons, no additional measures are required to avoid adverse effects on nesting birds.</i></p>



Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase / Timing
<p><b>Impact 4.3-1: Adverse Effects on Special-status species.</b></p> <p><u>Burrowing Owls</u>            Proposed Project activities, including grading, vegetation clearing and grubbing, excavation, and other site development activities, could result in loss of suitable foraging and overwintering habitat for burrowing owls. Direct impacts could occur through removal of vegetation, or ground disturbance and destruction of burrows, and through noise and other disturbances during construction activities.</p>	<p><b>Mitigation Measure 4.3-1d: Avoid Impacts on Burrowing Owls.</b>            Implement the following measures prior to and during construction activities to avoid adverse effects to burrowing owls.</p> <ul style="list-style-type: none"> <li>A qualified biologist shall conduct pre- construction surveys within suitable habitat for burrowing owl, in conformance with CDFW protocols, and no more than 30 days prior to the initiation of any ground-disturbing activities (including vegetation removal). If no burrowing owls are located during these surveys, no further mitigation is required.</li> <li>If breeding or resident burrowing owls are detected during pre-construction surveys either on or immediately adjacent to the area potentially affected by the activity, the non-disturbance buffer distances described in Table 4.3-4 shall be implemented. The buffer distances may be adjusted in consultation with and approval by CDFW.</li> </ul>	<p>The <b>DBE</b> will coordinate the scheduling with the Judicial Council's <b>CMA-qualified biologist</b> to conduct pre-construction surveys for burrowing owls in conformance with CDFW protocols.</p> <p>If burrowing owls are detected, the <b>CMA-qualified biologist</b> shall establish non-disturbance buffers. The <b>DBE</b> is required to maintain the buffers.</p>	<p><b>DBE and Judicial Council's CMA.</b></p>	<p>Prior to and during construction activities.</p> <p>Preconstruction surveys shall be completed no more than 30 days prior to the initiation of any ground-disturbing activities. If no burrowing owls are located during these surveys, no further mitigation is required.</p> <p>If breeding or resident owls are located, a non-disturbance buffer shall be implemented and maintained.</p> <p>The protected area of the non-disturbance buffer shall remain in effect until August 31 or, at the discretion of CDFW and based upon monitoring evidence, until the young owls are foraging independently. No burrowing owls shall be evicted from burrows during the nesting season (February 1 through August 31).</p>
<p><b>Impact 4.3-1: Adverse Effects on Special-status species.</b></p> <p><u>Hoary Bat</u>            Proposed Project activities could result in the loss of habitat for Hoary bats due to the removal of mature Monterey cypress and other trees that could provide wintering roosting habitat.</p>	<p><b>Mitigation Measure 4.3-1e: Avoid Impacts to Special- Status Bat Species.</b></p> <p>Schedule the removal of mature trees that are determined to be suitable roosting habitat for special-status bat species (e.g., Monterey cypress and other trees).</p>	<p>The <b>DBE</b> shall schedule the removal of mature trees during the non-wintering hibernation period for special- status bats.</p>	<p><b>DBE</b></p>	<p>Prior to ground-disturbing construction activities and during the non-wintering hibernation period for special-status bats (March 1 – October 31).</p> <p>Optimal Time period to remove trees is the 2-month period of August 31 through October 31 to avoid the nesting bird season as well.</p>
<p><b>Impact 4.3-1: Adverse Effects on Special-status species.</b></p> <p><u>Smith's Blue Butterfly</u>            If present, proposed Project activities, including grading, vegetation clearing and grubbing, excavation, and other site development activities, could result in direct mortality to the various life stages of the Smith's blue butterfly if they are present on the host buckwheat plant.</p>	<p><b>Mitigation Measure 4.3-1f: Avoid Impacts to Smith's Blue Butterfly.</b></p> <p>Implement the following measures prior to construction activities to avoid adverse effects on Smith's blue butterfly.</p> <ul style="list-style-type: none"> <li>Pre-construction survey of the entire Project site by a qualified biologist prior to any equipment/material staging and/or ground disturbance occurring to record the location and extent of any buckwheat plants.</li> <li>If no buckwheat plants are observed, no further mitigation is required.</li> <li>If any buckwheat plants are observed, a presence/absence survey for Smith's blue butterfly shall be conducted. If any Smith's blue butterfly life stages are observed, salvage of these plants shall be required and shall be implemented in close coordination with USFWS. If no life stages are observed, the results shall be documented in a short memorandum to be submitted to the USFWS, buckwheat plants shall be removed, and no further mitigation is required.</li> </ul>	<p>The <b>DBE</b> will coordinate the scheduling with the Judicial Council's <b>CMA-qualified biologist</b> to conduct pre-construction survey for buckwheat plants.</p> <p>If buckwheat plants are observed, the <b>CMA-qualified biologist</b> would be responsible to perform a presence/absence survey and documentation of the results in a memorandum for Judicial Council submittal to USFWS.</p>	<p><b>DBE and Judicial Council's CMA.</b></p>	<p>The pre-construction surveys shall be conducted no more than 30 days prior to the start of on-site construction activities.</p> <p><u>NOTE:</u> As of 7/20/2023, no buckwheat host plants were observed on the property.</p>





Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase / Timing
<b>CULTURAL RESOURCES</b>				
<p><b>Impact 4.4-2. Adverse Change in the Significance of an Archaeological Resource.</b></p> <p>No known archaeological resources have been documented in the Project site through background research or through field surveys. Construction of the Project could, however, potentially uncover buried archaeological resources during ground-disturbing activities.</p>	<p><b>Mitigation Measure 4.4-2: Inadvertent Discovery Protocols.</b></p> <p>Retain a qualified archaeologist that meets the Secretary of the Interior’s Professional Qualification Standards for archaeology to implement archaeological awareness training for all construction personnel involved with ground disturbing or excavation activities. This training shall be provided once to each worker involved in ground- disturbing activities before they begin work, and shall be documented in training records.</p> <ul style="list-style-type: none"> <li>In the event that precontact or historic-age resources (or suspected resources) are encountered, all activity within a 50-foot radius of the find shall be stopped, the Judicial Council’s Project Manager shall be notified, and a qualified archaeologist shall examine the find.</li> <li>The archaeologist shall evaluate the find(s) within 48 hours to determine if it meets the definition of a historical or unique archaeological resource and follow the MM 4.4-2 procedures of the MMRP.</li> </ul>	<p>The Judicial Council's <b>CMA</b> will retain a <b>qualified archaeologist</b> to implement and document awareness training and, if needed, monitor all ground-disturbing activities within 50-feet of an archaeological resource find and prepare a treatment plan.</p> <p><b>DBE</b> will coordinate with the CMA to schedule the awareness training for DBE staff prior to their working onsite during ground disturbing work. <b>DBE</b> to document staff attending the training and provide as an MMRP compliance document.</p> <p>In the event that precontact or historic-age resources are encountered, Judicial Council’s <b>Project Manager</b> would be responsible for ensuring work is stopped and a qualified archaeologist examines the find.</p> <p>The DBE shall ensure all fill soils imported and used for this Project are clean, engineered fill.</p>	<p><b>DBE and Judicial Council's Project Manager, CMA.</b></p>	<p>Prior to the start of ground disturbing activities.</p> <p>Before beginning work, all construction personnel involved with gound disturbing or excavation activities shall receive archaeological awareness training.</p> <p>In the event resources are encountered, the archaeologist shall evaluate the find(s) within 48 hours to determine if it meets the definition of a historical or unique archaeological resource.</p>
<p><b>Impact 4.4-3. Disturb Any Human Remains.</b></p> <p>There has been no indication or evidence that the area has been used for human burials in the recent or distant past. Therefore, human remains are unlikely to be encountered. Project implementation would involve tree and vegetation removal, grading, trenching, undergrounding of utilities, and potentially other earthmoving activities.</p>	<p><b>Mitigation Measure 4.4-3: Stop Work If Human Remains Are Uncovered.</b></p> <p>If human remains are found during Project implementation, the State of California Health and Safety Code section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code section 5097.98.</p> <p>The Monterey County Coroner will detail the findings in a coroner’s report.</p>	<p>The <b>DBE</b> shall ensure final construction drawings and/or specifications, have included cultural resource mitigation.</p> <p>In the event of an unanticipated discovery of human remains, the <b>DBE</b> and/or <b>CMA</b> must immediately notify the Monterey County Coroner. If the human remains are determined to be Native American they shall be treated in accordance with Mitigation Measure 4.10-2.</p>	<p><b>DBE and the Judicial Council's CMA.</b></p>	<p>Entire duration and phases of the Project, during construction activities and if human remains are found during Project implementation.</p>
<b>GREENHOUSE GAS (GHG)</b>				
<p><b>Impact 4.5-1. Generate Greenhouse Gas Emissions.</b></p> <p>The proposed Project’s Greenhouse Gas (GHG) efficiency would exceed the tailored GHG efficiency significance threshold and could result in the generation of GHG emissions inconsistent with the State 2030 GHG reduction target and 2050 GHG reduction goal.</p>	<p><b>Mitigation Measure 4.5-1a: Prohibit the inclusion of natural gas infrastructure.</b></p> <p>Natural gas infrastructure shall not be included to or within the Project site and Project operations shall not use natural gas.</p>	<p>The <b>DBE</b> shall ensure all design, engineering, site plans, and final construction drawings and/or specifications do <u>not</u> include the use of natural gas.</p>	<p><b>DBE</b></p>	<p>Entire duration and phases of the Project.</p>



Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase / Timing
<b>Impact 4.5-1. Generate Greenhouse Gas Emissions.</b>	<b>Mitigation Measure 4.5-1b: Reduce Mobile-Source Greenhouse Gas (GHG) Emissions Through Travel Demand Reduction Measures.</b> The following travel demand reducing measures shall be included in the Project: <ul style="list-style-type: none"> <li>• Include end-of-trip facilities (i.e., showers, lockers, and similar features, for cyclists) in the Project design and operational maintenance.</li> <li>• Offer and promote telecommuting and alternative work schedules.</li> </ul>	The <b>DBE</b> shall incorporate end-of-trip facilities into all design and final construction drawings and specifications for inclusion into the Project.  The <b>Monterey Superior Court</b> shall offer and promote telecommuting and alternative work schedules for its employees working at the New Fort Ord Courthouse.	<b>DBE and Monterey Superior Court.</b>	Entire duration and phases of the Project.
<b>Impact 4.5-1. Generate Greenhouse Gas Emissions.</b>	<b>Mitigation Measure 4.5-1c: Generate On-site Solar Energy.</b> Incorporate solar power generating infrastructure over at least 150 of the parking spaces, along with a corresponding battery energy storage system (BESS).	The <b>DBE</b> shall incorporate an on-site PV and BESS system into the design, engineering, and final construction drawings and specifications for incorporation into the Project.	<b>DBE</b>	Entire duration and phases of the Project.

**HAZARDS AND HAZARDOUS MATERIALS**

<b>Impact 4.6-2. Hazard to the Public or the Environment.</b>  The limited soil environmental assessment indicated that all soil samples were below their respective Tier 1 Environmental Screening Levels (ESL) and California Department of Toxic Substances Control (DTSC) screening levels, (Kleinfelder 2022). The environmental assessment noted, however, that if potentially impacted soil is discovered during the course of excavation or grading, additional soil sampling should be performed (Kleinfelder 2022).	<b>Mitigation Measure 4.6-2: Prepare and Implement a Health and Safety Plan.</b>  Implement a site-specific Health and Safety Plan (HASP) as described below: <ul style="list-style-type: none"> <li>• The HASP shall be prepared in accordance with Title 8 of the California Code of Regulations (CCR) State and federal Occupational Safety and Health Association regulations (29 Code of Federal Regulations 1910.120) and approved by a certified industrial hygienist.</li> <li>• Copies of the HASP shall be made available to construction workers for review during their orientation training and/or during regular health and safety meetings.</li> </ul>	The <b>DBE</b> shall prepare the HASP and make it available to construction workers for review during their orientation training and/or during regular health and safety meetings.	<b>DBE</b>	Prior to and during construction activities.
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Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase / Timing
<b>HYDROLOGY AND WATER QUALITY</b>				
<p><b>Impact 4.7-4. Alter Drainage Patterns or Add Impervious Surfaces.</b></p> <p>Hydrologic studies determining the sizing, number, and exact locations of the biofiltration basins necessary to control the overall volume and peak discharge rates from the impervious surfaces, and the exact details necessary to provide appropriate water quality treatment through biofiltration must be determined for the Project.</p>	<p><b>Mitigation Measure 4.7-4: Perform a Hydrologic Study, Incorporate On-Site Drainage Features as Necessary, and prepare a Stormwater Control Plan.</b></p> <ul style="list-style-type: none"> <li>Engage a registered engineer to prepare a Hydrologic Study. The study shall include hydrologic modeling related to the need for on-site stormwater retention of projected stormwater runoff and biofiltration for stormwater treatment generated by the proposed Project.</li> <li>Engage a registered engineer to prepare an operational Stormwater Control Plan that includes the components required in Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast and/or the City of Seaside (as required). The Stormwater Control Plan shall be submitted to the Central Coast RWQCB for approval prior to operation of the new courthouse.</li> </ul>	<p>The <b>DBE</b> shall retain a registered engineer to prepare a Hydrologic Study and Stormwater Control Plan for the Project.</p> <p>The <b>DBE</b> shall ensure all design, engineering, and final construction drawings and specifications have included on-site drainage features as necessary for stormwater Project compliance.</p> <p>The <b>DBE</b> shall submit the Stormwater Control Plan to the Central Coast RWQCB for approval prior to operation of the new courthouse.</p>	<p><b>DBE</b></p>	<p>Entire duration and phases of the Project, and prior to initiating on-site grading.</p>
<p>[NOTE: Technical guidance for designing bioretention facilities is available from the Central Coast LID Initiative. The guidance includes design specifications and plant lists appropriate for the Central Coast climate. (<a href="https://www.centralcoastlidi.org/projects.php">https://www.centralcoastlidi.org/projects.php</a>)]</p>				
<b>NOISE AND VIBRATION</b>				
<p><b>Impact 4.8-1. Short-Term Noise Levels from Construction Activities.</b></p>	<p><b>Mitigation Measure 4.8-1: Implement Construction- Related Noise Reduction Strategies.</b></p> <p>Implement the following noise-reduction and noise-control measures during construction activities:</p> <ul style="list-style-type: none"> <li>Construction equipment shall be properly maintained per manufacturers' specifications and fitted with feasible noise suppression devices (e.g., mufflers, silencers, wraps).</li> <li>All impact tools shall be shrouded or shielded, and all intake and exhaust ports on power equipment shall be muffled or shielded. Construction equipment shall be shut down when not in use and shall not idle for extended periods of time near noise-sensitive receptors.</li> <li>Fixed/stationary equipment (e.g., generators, compressors, cement mixers) shall be located as far as practicable from noise-sensitive receptors.</li> <li>Restrict the use of bells, whistles, alarms, and horns for safety-warning purposes.</li> </ul> <p>Construction worker trips and truck trips shall be distributed along the area roadways to minimize impacts along each entry to the proposed Project site.</p>	<p>The <b>DBE</b> shall ensure all appropriate bid, contract, engineering, and final construction documents have included construction-related noise reduction strategies and are implemented during construction activities.</p>	<p><b>DBE</b></p>	<p>Entire duration and phases of the Project.</p>



Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase / Timing
<b>TRANSPORTATION</b>				
<b>Impact 4.9-2. Consistency with CEQA Guidelines Section 15064.3(b).</b>	<b>Mitigation Measure 4.9-2:</b> Implement Mitigation Measure 4.5-1b.	See Mitigation Measure 4.5-1b.	<b>DBE and Monterey Superior Court.</b>	Entire duration and phases of the Project.
<b>Impact 4.9-3. Substantially Increase Hazards Due to a Geometric Design Feature or Incompatible Uses.</b>  Some trees and other vegetation are within the minimum stopping sight distances of driveways and in need of trimming or removal.	<b>Mitigation Measure 4.9-3: Remove and Manage Vegetation along Divarty Street.</b>  Trees and other vegetation along Divarty Road shall be removed on the Project site that would be in the line of sight between vehicles using proposed Project driveways and vehicles using Divarty Road. Following occupancy, sight distance of 155 feet to the west and 190 feet to the east shall be maintained.	The <b>DBE</b> shall ensure all appropriate bid, contract, engineering, site plans, and final construction documents have incorporate designs for vegetation management that achieve a line of sight between vehicles using proposed Project driveways and vehicles using Divarty Road.  The Judicial Council's <b>CMA</b> shall verify trees and vegetation have been removed prior to occupancy.	<b>DBE</b>	Entire duration and phases of the Project, and prior to Occupancy.
<b>TRIBAL CULTURAL RESOURCES</b>				
<b>Impact 4.10-1. Adverse Change in the Significance of a Tribal Cultural Resource.</b>  No tribal cultural resources, historical resources, or unique archaeological resources are known to exist within the proposed Project site or a 0.25-mile radius from the site and Tribal/ archaeological monitoring of geotechnical boring did not identify any buried cultural soils or pre-European contact artifacts; however, it is possible that previously unrecorded tribal cultural resources could be inadvertently exposed during Project ground-disturbing activities.	<b>Mitigation Measure 4.10-1: Inadvertent/ Unanticipated Tribal Cultural Resource Discoveries Protocols.</b>  The following steps are to be implemented and included as a part of all contracts related to construction of the Project, as applicable: <ol style="list-style-type: none"> <li>A. Retain a representative from the KaKoon, and/or the Rumšen to implement Tribal Cultural Resources Sensitivity Training for all construction personnel involved with ground disturbing or excavation activities.</li> <li>B. If tribal cultural resources or potential tribal cultural resources are discovered during Project implementation, all activity within a 50-foot radius of the find shall be stopped, the Judicial Council's Project Manager shall be notified, and Tribal Representatives from both the KaKoon and Rumšen shall be immediately notified. MM 4.10-1 procedures shall be followed.</li> <li>C. If the find meets the definition of both a tribal cultural resource and a historical or unique archaeological resource, Culturally appropriate treatment as defined in MM4.10-1.C shall be followed.</li> <li>D. All fill soils imported and used for this Project must be clean, engineered fill.               <ul style="list-style-type: none"> <li>• Prior to the start of ground disturbing activities, a tribal monitoring agreement shall be entered into with the KaKoon and shall form the terms and compensation for tribal monitoring and be utilized in combination with the tribal cultural resources treatment in accordance with MM 4.10-1.</li> </ul> </li> </ol>	The Judicial Council's <b>CMA</b> will enter into the tribal monitoring agreement with and retain a representative from the KaKoon, and/or the Rumšen to implement Tribal Cultural Resources Sensitivity Training and the evaluation of tribal cultural resources or potential tribal cultural resources discovered during Project implementation.  <b>DBE</b> shall ensure Tribal Cultural Resource Discoveries Protocols have been incorporated into all contracts related to construction of the Project.  <b>DBE</b> will coordinate with the <b>CMA</b> to schedule Tribal Cultural Resources Sensitivity Training for DBE staff that prior to working onsite and commencing ground disturbing work. DBE to document staff attending the training and provide as an MMRP compliance document.  The <b>DBE</b> shall ensure all fill soils imported and used for this Project are clean, engineered fill.	<b>DBE and the Judicial Council's CMA.</b>	Prior to the start of ground disturbing activities, and during all construction ground disturbing activities.  If tribal cultural resources or potential tribal cultural resources are discovered during Project implementation, a KaKoon and/or Rumšen Tribal Representative shall be immediately notified. Tribal Representative(s) shall evaluate the find(s) within 48 hours to determine if it meets the definition of a tribal cultural resource (Public Resources code [PRC] section 21074).



Impact Statement	Mitigation Measure	Monitoring Action	Monitoring Party	Implementation Phase / Timing
<p><b>Impact 4.10-2. Disturb Any Human Remains.</b></p> <p>There has been no indication or evidence that the area has been used for human burials in the recent or distant past. Therefore, human remains are unlikely to be encountered. Project implementation would involve tree and vegetation removal, grading, trenching, undergrounding of utilities, and potentially other earthmoving activities.</p>	<p><b>Mitigation Measure 4.10-2: Stop Work If Human Remains Are Uncovered.</b></p> <p>If human remains are found during Project implementation, the State of California Health and Safety Code section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) section 5097.98.</p> <p>If the human remains are determined to be Native American, the coroner is required to notify the Native American Heritage Commission (NAHC), which would determine and notify a most likely descendant (MLD).</p> <p>The Monterey County Coroner will detail the findings in a coroner's report.</p>	<p>The <b>DBE</b> shall ensure final construction drawings and/or specifications have included Tribal Cultural Resource mitigation.</p> <p>In the event of an unanticipated discovery of human remains, the <b>DBE</b> and/or <b>CMA</b> must immediately notify the Monterey County Coroner.</p>	<p><b>DBE</b> and the Judicial Council's <b>CMA</b>.</p>	<p>Entire Duration and phases of the Project, during construction activities and if human remains are found and determined to be Native American during Project implementation.</p> <p>The coroner is required to notify the NAHC, which would determine and notify a MLD within 24 hours. The MLD must complete the inspection of the site within 48 hours of notification and may recommend scientific removal and non-destructive analysis of Native American human remains and items associated with Native American burials.</p>





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## **9.0 THREAT & VULNERABILITY REPORT**





Judicial Council of California  
New Fort Ord Courthouse  
RFP-FS-2023-21-MB

**ATTACHMENT 9 - PERFORMANCE CRITERIA  
9.0 THREAT & VULNERABILITY REPORT**

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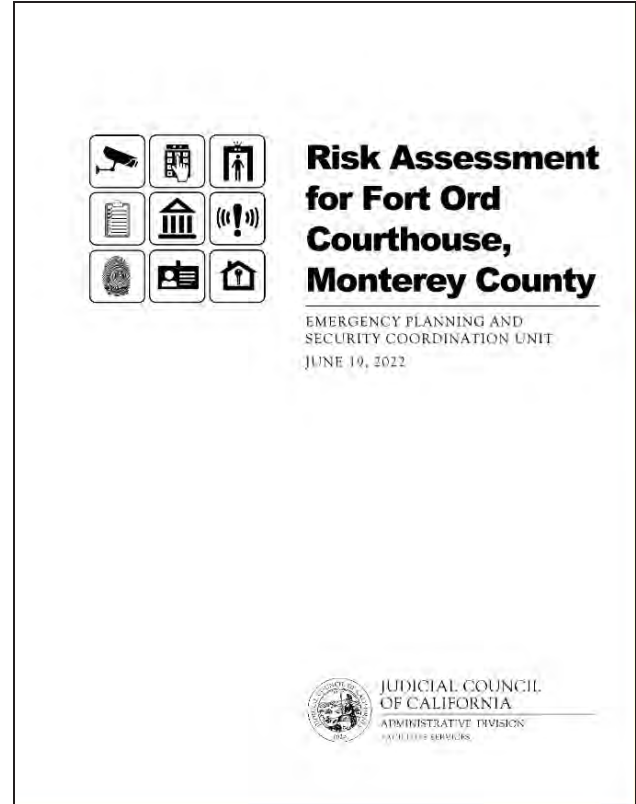
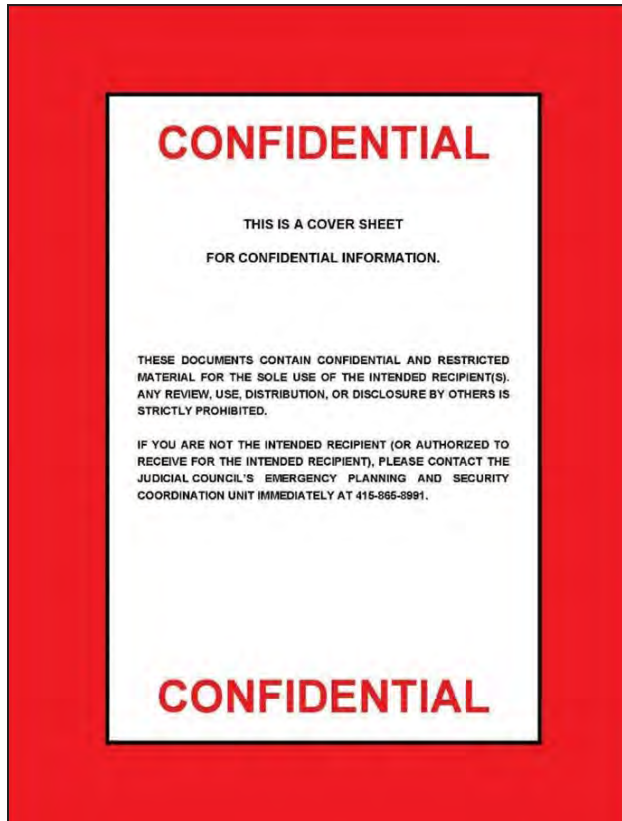


## 9.1 Introduction

The Risk Assessment report for the New Fort Ord Courthouse, Monterey County was prepared by the Judicial Council's Emergency Planning and Security Coordination Unit (EPSCU) and provides recommendations for architectural/physical and electronic measures or elements.

The report is considered a Confidential Document, containing confidential and restricted material for the sole use of the intended recipient(s). Any review, use, distribution, or disclosure by others is strictly prohibited.

This document will be provided by the Judicial Council, confidentially, under separate cover..



*Exhibit 9-1: New Fort Ord Courthouse Risk Assessment Cover*



Judicial Council of California  
New Fort Ord Courthouse  
RFP-FS-2023-21-MB

**ATTACHMENT 9 - PERFORMANCE CRITERIA  
9.0 THREAT & VULNERABILITY REPORT**

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## **10.0 DIVISION 01 SPECIFICATIONS**







Judicial Council of California  
New Fort Ord Courthouse  
RFP-FS-2023-21-MB

**ATTACHMENT 9 - PERFORMANCE CRITERIA  
10.0 DIVISION 01 SPECIFICATIONS**

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## 10.1 Introduction

The DBE shall use the select Division 01 sections templates provided to complete, incorporating the Judicial Council requirements within each section. Sections to be completed and submitted for Judicial Council approval. All instructional notes should be removed by DBE prior to submitting.

### 10.1.1 Design-Build Division 01 Specifications

Refer to Appendix A.5 in this document for the Design-Build Division 01 Specifications for the Project.

Design-Build Division 01	
Section 01 00 00	
Table of Contents – Judicial Council of California	
New Fort Ord Courthouse	
01 21 00	Allowances
01 26 13	Request for Information
01 31 00	Coordination and Project Meetings
01 31 20	Documentation Requirements
01 32 16	Contract Schedule
01 33 00	Submittals
01 35 54	Building Information Modeling (BIM)
01 40 00	Quality Requirements
01 43 39	Visual Mock-Ups and Benchmarks
01 50 00	Temporary Facilities and Controls
01 74 19	Construction Waste Management and Disposal
01 77 00	Contract Closeout and Final Cleaning
01 78 23	Operation and Maintenance Data
01 78 36	Warranties
01 78 39	Record Documents
01 79 00	Demonstration and Training
01 91 13	General Commissioning Requirements
01 91 19	Building Enclosure Commissioning Requirements



Judicial Council of California  
New Fort Ord Courthouse  
RFP-FS-2023-21-MB

**ATTACHMENT 9 - PERFORMANCE CRITERIA  
10.0 DIVISION 01 SPECIFICATIONS**

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**11.0 FF&E**





Judicial Council of California  
New Fort Ord Courthouse  
RFP-FS-2023-21-MB

**ATTACHMENT 9 - PERFORMANCE CRITERIA**  
**11.0 FF&E**

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## 11.1 Furniture, Fixtures and Equipment Procurement Matrix

The Project's initial Furniture, Fixtures and Equipment Procurement Matrix (DB C-02 Furniture Procurement; FF&E Matrix) is included in this section with the purpose of defining procurement responsibilities between the DBE, Judicial Council and Court for the furnishing and installation of Furniture, Fixtures and Equipment (FF&E) required for the Project.

FF&E refers to movable property required for the Court's function and may be secured to the building structure if required by code due to height or weight. The following brief definitions clarify the three categories of movable property.

**Furniture:** Freestanding and Modular Systems Furniture (MSF) including (but not limited to): desks, tables, chairs, shelving, storage and file cabinets, miscellaneous furniture for chambers and courtrooms, chairs and tables for conference, support, jury deliberation, and assembly areas, file, clerical and other functional spaces. Furniture excludes expendable items that may be required for daily activities such as a desk or chair pads, glass desk protectors, desk lamps, trash cans, office supplies, etc.

**Fixtures:** Fixtures may include any other non-furniture-related items which are required for the practical use of the building but are neither "furniture" or "equipment." Fixtures may consist of items such as window treatments, markerboards, tack boards, shelving, mailbox cabinets and drop boxes, lockers, gun lockers, and benches in the staff shower rooms, etc.

**Equipment:** Equipment refers to building, electronic, mechanical or electrical items that are essential to the building's operation and the Court's function. Equipment may consist of automatic sliding, swing gates, and lifting arms at parking lot entrances, parking control equipment, vending and food service equipment, technology equipment, etc.

The DBE is responsible for incorporating ALL FF&E information into the construction documents with accurate block/space plans to ensure space planning is correct and location of required utilities

(electrical, plumbing, mechanical, structural, etc.) is coordinated and available for FF&E installation.

The DBE shall coordinate furniture (MSF and Freestanding) selection and prepare design layouts and specifications into procurement packages. Refer to examples of procurement packages included in Attachment 8, Section B – Judicial Council Provided Information.

MSF and Freestanding furniture installation drawings and final specifications will be provided by Separate Judicial Council furniture subcontractor/installer.



Furniture, Fixtures and Equipment Procurement Matrix

**Project:** Monterey County - New Fort Ord Courthouse  
**DBE:** TBD

CFCI: DBE Furnished and Installed  
 OFOI: Judicial Council (Owner) Furnished and Installed  
 OFCI: Judicial Council (Owner) Furnished, Contractor Installed

Furnishings and Equipment Description	COST		CFCI - DBE	OFOI - JCC	OFCI JCC & DBE	COURT F&I	MAINTAINED BY	Comments
	Project Capital Cost	Court Cost						
<b>A. FURNITURE</b>								
Courtroom Fixed Furniture (Judge Bench, Clerk Benches, Attorney Tables, Witness Stand, Lectern, Court Reporter, Bailiff Stations, Spectator Benches, Jury Box Chairs)	x		x				JCC	
Fixed Benches to Public Corridor	x		x				JCC	
Breakroom Furniture - Fixed-Banquettes	x		x				JCC	
Built-in Shelving (Judges/Chambers and Library)	x		x				JCC	
Judges/Chambers Furniture (Fixed & Freestanding)	x			x			Court	
Furniture (Case Goods, Conference Tables, Chairs - Freestanding)	x			x			Court	
Office Furniture (Desks, Chairs, Tables, File Cabinets, Bookcases, Shelving Units - Freestanding)	x			x			Court	
Modular Workstations/System Furniture (MSF)	x			x			Court	
Breakroom Furniture (Movable Tables/Chairs - Freestanding)	x			x			Court	
Office Equipment (Phones, Computers, Fax, Copy Machine, Printers, Mail Meters)		x				x	Court	
<b>B. FURNISHINGS / FIXTURES</b>								
Window Treatments	x		x				JCC	
Markerboards and Tack Boards	x		x				JCC	Not required in Courtrooms. Markerboards, of appropriate size for room type and use, to be provided in each Conference Room, Jury Deliberation Room, Training Room, and Manager's Office. Breakroom markerboard to be of sufficient size to be used by employees, human resources, and the Union. In lieu of Tackboards, the Court prefers a steel markerboard with magnetic dots be installed in each employee breakroom.
Baby Changing Stations	x		x				JCC	Per California Government Code 15805
Lockers	x		x				JCC	
Fixed Benches (staff shower rooms)	x		x				JCC	
Drop Box	x		x				JCC	
Site Furniture (Bike Lockers, Bike Racks, Benches, Tables, Trash Receptacles, Bollards)	x		x				JCC	
<b>C. EQUIPMENT</b>								
Building Maintenance/Window Washing Equipment	x		x				JCC	
Breakroom Dishwasher, Garbage Disposal	x		x				Court	
High-Density Filing System	x		x				JCC	
Parking Equipment	x		x				JCC	
Wheelchair Ramps, Evacuation Chairs	x		x				JCC	
Stanchion Systems (Removable Crowd Control Posts)	x		x					
<del>Breakroom Television Mounting Hardware</del>								Not Required per Court
Storage (Metal Shelving for Storage Rooms, Lateral Files, Bookcases - Freestanding)	x			x			Court	
Breakroom Appliances (Refrigerator, Microwave, Water Cooler, Coffee Maker, etc.)		x				x	Court	
<del>Breakroom Television</del>								Not Required per Court
Vending Machines, Bottled Water, Coffee Services		x				x	Court	Department of Rehabilitation Responsibility
Safes		x				x	Court	
<b>D. SIGNAGE</b>								
Directional Signage	x		x				JCC	
Informational and Identification Signage	x		x				JCC	
State Seals in Courtrooms	x		x				JCC	
Code Required Signage	x		x				JCC	



Furniture, Fixtures and Equipment Procurement Matrix



CFCI: DBE Furnished and Installed  
OFOI: Judicial Council (Owner) Furnished and Installed  
OFCI: Judicial Council (Owner) Furnished, Contractor Installed

Furnishings and Equipment Description	COST		CFCI - DBE	OFOI - JCC	OFCI JCC & DBE	COURT F&I	MAINTAINED BY	Comments
	Project Capital Cost	Court Cost						
<b>E. OTHER ITEMS</b>								
Public Art		x				x	Court	Public Art must follow Judicial Council Policy
Artwork in Non-Public Spaces		x				x	Court	
Trash Cans, Recycling Bins, Composting Bins (Located in Offices, Breakrooms, Etc.)		x				x	Court	
<i>*Note: Exception is fixed outside trash receptacles, which are considered Site Furnishings in B. above</i>								
AEDs	x		x				Court	
Trauma Kits [AB 70] (Qty: 6)	x		x				Court	Locate next to an AED as required by Health and Safety Code section 19300.
<b>F. TECHNOLOGY</b>								
Antenna Cabling, Pathway, and Mounting for Master Building Antenna Systems								Not Required per Court
Emergency Responder Radio Coverage System, including retransmission Equip., if needed	x		x					
Initial Phone Connection to Building (for building systems - i.e. elevator, fire system...)	x			x				
LAN/WAN Network: Hardware Routers, Switches, etc. (based on 12/4/09 assessment report)	x			x				
Network/Communication Cabling	x		x					
Satellite Dishes (for JCC Education)								Not Required per Court
Service Application for Network Connection to Building	x			x				
Video Arraignment Cabling	x		x					
Video Arraignment Equipment	x		x					
Video Conference Equipment (assuming it can be used for video arraignment as well)	x		x					
VOIP System (including WAN service application)		x				x	Court	
Two-way Radios, Radio Repeaters, Microphones, Batteries, Chargers, Base Stations		x				x	Court	
Local Servers, Printers, Faxes		x				x	Court	
Antenna/Radio Equipment and Connections		x				x	Court	If Marshal Services -Court Responsibility; if Sheriff Services -County Responsibility
Maintenance of LAN/WAN Network		x				x	Court	
Audio Recording Equipment (to tie into system)		x				x	Court	
<b>G. MOVING</b>								
Employee Relocation		x				x	Court	
Equipment Relocation		x				x	Court	
Existing Furniture Relocation		x				x	Court	
File Relocation		x				x	Court	
Sheriff/Marshal Office Relocation		x				x	Court	
<b>H. SECURITY</b>								
Access Control	x		x				JCC	
Cameras	x		x				JCC	
Duress Alarms	x		x				JCC	
Gun Lockers	x		x				JCC	
Magnetometer/Xray Scanners	x			x			JCC	
NOTES:								
1 Judicial Council provides graphic of state and superior court seal for inclusion in Project.								
2 Design Build Team coordinates location and utility connections of ALL furnishings, fixtures and equipment (FF&E) into construction documents.								
3 Design Build Team coordinates selection and prepares design layouts and specs into procurement packages for furniture (fixed, freestanding and MSF). Refer to Example Documents included in RFP, Attachment 8.								

# **DRAFT Judicial Branch Five-Year Infrastructure Plan and Budget Change Concept**

## **Fiscal Year 2026–27**

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Court Facilities Advisory Committee Meeting  
March 12, 2025





# Five-Year Plan and Budget Process

- Requirement of the State Budget process to forecast long-term infrastructure needs.
- Project proposals not considered without a five-year plan.
- Five-year outlook of capital outlay need for trial and appellate court capital projects.
- Updated annually.
- Judicial Council approval required for its submission to the Department of Finance (DOF).

# Capital Outlay Budget Change Concept

- New approval process with the CFAC.
- Requirement of the Judicial Branch Budget Committee (JBBC).
- The Budget Change Concept summarizes the five-year plan, presenting the same five-year outlook of capital outlay need for fiscal years 2026–27 through 2030–31.
- JBBC reviews it in context of all judicial branch Budget Change Concepts under consideration for funding in 2026–27.
- CFAC approval required for its submission to the JBBC.

**DRAFT Five-Year Plan for Trial Court Capital-Outlay Projects<sup>1</sup>**  
(Dollars in Thousands)

County	Project Name	Courtrooms	1		2		3		4		5	
			FY 2026-27		FY 2027-28		FY 2028-29		FY 2029-30		FY 2030-31	
San Luis Obispo	New San Luis Obispo Courthouse	12	\$ 315,010	B								
Solano	New Solano Hall of Justice (Fairfield)	12	\$ 311,697	B								
San Joaquin	New Tracy Courthouse	2	\$ 62,220	B								
Nevada	New Nevada City Courthouse	6	\$ 1,494	D	\$ 196,003	B						
Plumas	New Quincy Courthouse	2	\$ 2,162	D	\$ 66,487	B						
Los Angeles	New Santa Clarita Courthouse	24	\$ 11,866	D	\$ 621,379	B						
Lake	Clearlake Courthouse Renovation	1	\$ 1,053	P	\$ 1,531	W	\$ 20,796	C				
Kern	New East County Courthouse	3	\$ 5,029	AS			\$ 1,963	D	\$ 77,507	B		
Placer	Tahoe Courthouse Renovation	1	\$ 5,317	AS			\$ 1,043	D	\$ 16,715	B		
Fresno	New Fresno Courthouse	36			\$ 906,634	B						
Contra Costa	New Richmond Courthouse	6			\$ 19,545	AS			\$ 2,425	D	\$ 194,056	B
San Francisco	New San Francisco Hall of Justice	24			\$ 66,619	AS			\$ 14,428	D	\$ 763,117	B
Orange	New Orange County Collaborative Courthouse	3			\$ 18,012	AS			\$ 2,608	D	\$ 185,256	B
Santa Barbara	New Santa Barbara Criminal Courthouse	8					\$ 10,898	D	\$ 222,734	B		
Los Angeles	New Downtown Los Angeles Courthouse (Mosk Replacement)	100					\$ 276,019	AS			\$ 44,347	D
El Dorado	New Placerville Courthouse	6					\$ 8,859	AS			\$ 2,772	D
Fresno	Fresno Juvenile Delinquency Courthouse Renovation	2							\$ 1,266	PW	\$ 8,332	C
Inyo	New Inyo County Courthouse	2							\$ 3,981	AS		
San Bernardino	New Victorville Courthouse	31							\$ 11,615	AS		
Mariposa	New Mariposa Courthouse	2									\$ 3,457	AS
Santa Cruz	New Santa Cruz Courthouse	9									\$ 11,518	AS
San Diego	New San Diego Juvenile Courthouse	10									\$ 16,241	AS
	<b>Totals</b>	<b>302</b>	<b>\$ 715,848</b>		<b>\$ 1,896,210</b>		<b>\$ 319,598</b>		<b>\$ 353,279</b>		<b>\$ 1,228,096</b>	

**Table Footnote:**

1. Estimated project phase costs do not include construction cost escalation from May 2024 to April 2025. Costs will be updated in the final version of the five-year plan.

**Table Legend:**

BY = Budget Year; S = Study; A = Acquisition; P = Preliminary Plans; W = Working Drawings; C = Construction; D = Performance Criteria; B = Design-Build

Draft plan is **Tab 4B** of meeting materials. Costs will be updated in final five-year plan.

**Judicial Branch  
2026-27 Budget Change Proposal Concept**

<b>Requesting Entity</b>	Court Facilities Advisory Committee
--------------------------	-------------------------------------

<b>Proposal Title</b>	Capital Outlay Funding: FY 2026–27 through FY 2030–31
-----------------------	---

**Proposal Summary**

The Judicial Council of California requests one-time \$27 million General Fund and \$689 million Public Buildings Construction Fund totaling \$716 million in fiscal year (FY) 2026–27 for nine capital outlay projects, including three new and six continuing projects. A total request of \$4.5 billion is proposed over five years of initial and/or continuing phases for 22 capital projects. This request is estimated based on the projects in the Judicial Council’s latest plan for capital outlay but adjusted on the assumption that the funding for the five project phases supported in the Governor’s Proposed Budget for FY 2025–26 will be included in the Budget Act of 2025 (FY 2025–26). The Court Facilities Advisory Committee (CFAC) will review a complete draft *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2026–27* in May 2025 for recommendation to the Judicial Council in July 2025.

Does this proposal require a statutory change? Yes  No

Does this proposal have an information technology component? Yes  No

Does this proposal require data collection or reporting? Yes  No

Proposed fund source: General Fund and Public Buildings Construction Fund

**Estimated Cost (Enter whole dollars rounded to thousands) \***

Fiscal Year	2026–27 (BY)	2027–28 (BY+1)	2028–29 (BY+2)	2029–30 (BY+3)	2030–31 (BY+4)
<b>Positions</b>					
<b>Personal Services</b>					
<b>Operating Expenses &amp; Equipment</b>					
<b>Capital Outlay</b>	\$715,848,000	\$1,896,210,000	\$319,598,000	\$353,279,000	\$1,229,096,000
<b>Total</b>	\$715,848,000	\$1,896,210,000	\$319,598,000	\$353,279,000	\$1,229,096,000
One-time	\$715,848,000	\$1,896,210,000	\$319,598,000	\$353,279,000	\$1,229,096,000
Ongoing					

\*Please include all costs associated with request including costs for other offices and courts.

Draft Budget Change Concept is **Tab 4C** of meeting materials.

# Draft Five-Year Plan Overview

- **Based on support in Governor's Proposed Budget for 2025–26.**
- **Budget Year 1: 9 Projects (6 Continuation and 3 New Starts).**
  - **San Luis Obispo, Solano, and San Joaquin:** Move forward based on project schedule for Design-Build funding.
  - **Nevada, Plumas, and Los Angeles–Santa Clarita:** Move forward based on project schedule for Performance Criteria funding.
  - **Lake–Clearlake, Kern, and Placer:** These New-Start projects shift to 2026–27 owing to only one New-Start project expected in 2025 Budget Act.
- **Budget Year 1 total for 2026–27 is \$713.6 million.**



# Draft Five-Year Plan Overview, *continued*

- **Budget Years 2–5:** Total of 13 projects.
  - **Fresno:** Moved from BY1 to BY 2 Continuation based on projected Acquisition-phase timeframe.
  - **All Other New-Start Projects:** Remain in similar groups of three from last plan.
- **Total of 22 projects:**
  - 10 remaining Immediate Need trial court projects.
  - 12 (of 27) Critical Need trial court projects.
  - Totals \$4.5 billion.
  - Constructs 302 courtrooms.
- **Maintains sequential order of approved statewide list.**

# BY 1 2026–27 Proposed Trial Court Projects

County	Trial Court Project Name	Courtrooms	Budget Year 1 2026–27 <sup>1</sup>	Phase
San Luis Obispo	New San Luis Obispo Courthouse	12	\$ 315,010	B
Solano	New Solano Hall of Justice (Fairfield)	12	311,697	B
San Joaquin	New Tracy Courthouse	2	62,220	B
Nevada	New Nevada City Courthouse	6	1,494	D
Plumas	New Quincy Courthouse	2	2,162	D
Los Angeles	New Santa Clarita Courthouse	24	11,866	D

**Phase Legend:** B = Design-Build; D=Performance Criteria

**Table Footnote:**

1. Dollars are in thousands.

BY 1 Continuation

# BY 1 2026–27 Proposed Trial Court Projects, *continued*

BY 1 Starts

County	Trial Court Project Name	Courtrooms	Budget Year 1 2026–27 <sup>1, 2</sup>	Phase
Lake	Clearlake Courthouse Renovation	1	\$ 1,053	P
Kern	New East County Courthouse	3	5,029	AS
Placer	Tahoe Courthouse Renovation	1	5,317	AS
<b>Total<sup>1</sup></b>		<b>63</b>	<b>\$715,848</b>	

**Phase Legend:** P=Preliminary Plans; A=Acquisition; S=Study

**Table Footnotes:**

1. Dollars are in thousands.

# Five-Year Plan Schedule

- **April and May 2025** – JBBC to review capital outlay Budget Change Concept.
- **May 2025** – Staff to present complete five-year plan and COBCPs for CFAC’s recommendation to Judicial Council.
- **July 2025** – Judicial Council to review/consider approving five-year plan and COBCPs for submission to DOF.
- **August 2025** – DOF deadline for 2026–27 five-year plan and COBCPs.

# Requested Action

Recommend the draft capital outlay Budget Change Concept is approved for the Judicial Branch Budget Committee's review.



Questions?

**DRAFT Five-Year Plan for Trial Court Capital-Outlay Projects<sup>1</sup>**  
(Dollars in Thousands)

County	Project Name	Courtrooms	1		2		3		4		5	
			FY 2026–27		FY 2027–28		FY 2028–29		FY 2029–30		FY 2030–31	
BY 1 Continuation	San Luis Obispo	New San Luis Obispo Courthouse	12	\$ 315,010	B							
	Solano	New Solano Hall of Justice (Fairfield)	12	\$ 311,697	B							
	San Joaquin	New Tracy Courthouse	2	\$ 62,220	B							
	Nevada	New Nevada City Courthouse	6	\$ 1,494	D	\$ 196,003	B					
	Plumas	New Quincy Courthouse	2	\$ 2,162	D	\$ 66,487	B					
	Los Angeles	New Santa Clarita Courthouse	24	\$ 11,866	D	\$ 621,379	B					
BY 1 Starts	Lake	Clearlake Courthouse Renovation	1	\$ 1,053	P	\$ 1,531	W	\$ 20,796	C			
	Kern	New East County Courthouse	3	\$ 5,029	AS			\$ 1,983	D	\$ 77,507	B	
	Placer	Tahoe Courthouse Renovation	1	\$ 5,317	AS			\$ 1,043	D	\$ 16,715	B	
BY 2 Starts	Fresno	New Fresno Courthouse	36			\$ 906,634	B					
	Contra Costa	New Richmond Courthouse	6			\$ 19,545	AS			\$ 2,425	D	\$ 194,056
BY 3 Starts	San Francisco	New San Francisco Hall of Justice	24			\$ 66,619	AS			\$ 14,428	D	\$ 763,117
	Orange	New Orange County Collaborative Courthouse	3			\$ 18,012	AS			\$ 2,608	D	\$ 185,256
	Santa Barbara	New Santa Barbara Criminal Courthouse	8					\$ 10,898	D	\$ 222,734	B	
BY 4 Starts	Los Angeles	New Downtown Los Angeles Courthouse (Mosk Replacement)	100					\$ 276,019	AS			\$ 44,347
	El Dorado	New Placerville Courthouse	6					\$ 8,859	AS			\$ 2,772
BY 5 Starts	Fresno	Fresno Juvenile Delinquency Courthouse Renovation	2							\$ 1,266	PW	\$ 8,332
	Inyo	New Inyo County Courthouse	2							\$ 3,981	AS	
	San Bernardino	New Victorville Courthouse	31							\$ 11,615	AS	
BY 5 Starts	Mariposa	New Mariposa Courthouse	2									\$ 3,457
	Santa Cruz	New Santa Cruz Courthouse	9									\$ 11,518
	San Diego	New San Diego Juvenile Courthouse	10									\$ 16,241
		<b>Totals</b>	<b>302</b>	<b>\$ 715,848</b>		<b>\$ 1,896,210</b>		<b>\$ 319,598</b>		<b>\$ 353,279</b>		<b>\$ 1,229,096</b>

**Table Footnote:**

1. Estimated project phase costs do not include construction cost escalation from May 2024 to April 2025. Costs will be updated in the final version of the five-year plan.

**Table Legend:**

BY = Budget Year; S = Study; A = Acquisition; P = Preliminary Plans; W = Working Drawings; C = Construction; D = Performance Criteria; B = Design-Build

**Judicial Branch  
 2026-27 Budget Change Proposal Concept**

<b>Requesting Entity</b>	Court Facilities Advisory Committee
--------------------------	-------------------------------------

<b>Proposal Title</b>	Capital Outlay Funding: FY 2026–27 through FY 2030–31
-----------------------	---

**Proposal Summary**

The Judicial Council of California requests one-time \$27 million General Fund and \$689 million Public Buildings Construction Fund totaling \$716 million in fiscal year (FY) 2026–27 for nine capital outlay projects, including three new and six continuing projects. A total request of \$4.5 billion is proposed over five years of initial and/or continuing phases for 22 capital projects. This request is estimated based on the projects in the Judicial Council’s latest plan for capital outlay but adjusted on the assumption that the funding for the five project phases supported in the Governor’s Proposed Budget for FY 2025–26 will be included in the Budget Act of 2025 (FY 2025–26). The Court Facilities Advisory Committee (CFAC) will review a complete draft *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2026–27* in May 2025 for recommendation to the Judicial Council in July 2025.

Does this proposal require a statutory change? Yes  No

Does this proposal have an information technology component? Yes  No

Does this proposal require data collection or reporting? Yes  No

Proposed fund source: General Fund and Public Buildings Construction Fund

**Estimated Cost (Enter whole dollars rounded to thousands) \***

<b>Fiscal Year</b>	<b>2026–27 (BY)</b>	<b>2027–28 (BY+1)</b>	<b>2028–29 (BY+2)</b>	<b>2029–30 (BY+3)</b>	<b>2030–31 (BY+4)</b>
<b>Positions</b>					
<b>Personal Services</b>					
<b>Operating Expenses &amp; Equipment</b>					
<b>Capital Outlay</b>	\$715,848,000	\$1,896,210,000	\$319,598,000	\$353,279,000	\$1,229,096,000
<b>Total</b>	\$715,848,000	\$1,896,210,000	\$319,598,000	\$353,279,000	\$1,229,096,000
One-time	\$715,848,000	\$1,896,210,000	\$319,598,000	\$353,279,000	\$1,229,096,000
Ongoing					

\*Please include all costs associated with request including costs for other offices and courts.

**Judicial Branch**  
**2026-27 Budget Change Proposal Concept**

**Problem or Issue**

The Judicial Council courthouse construction program funding request is estimated based on the projects in the Judicial Council’s latest plan for capital outlay but adjusted on the assumption that the funding for the five project phases supported in the Governor’s Proposed Budget for FY 2025–26 will be included in the Budget Act of 2025 (FY 2025–26). The capital outlay plan will be updated once the *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2026–27* has been approved by the CFAC and the Judicial Council. The five-year infrastructure plan is updated annually for Judicial Council adoption. This plan represents the funding priority for projects in the Judicial Council’s *Statewide List of Trial Court Capital-Outlay Projects* and five-year infrastructure plans for trial and appellate court facilities. Primary drivers of court facility needs include providing a safe and secure facility, improving poor functional conditions, addressing inadequate physical conditions including seismically deficient facilities, and expanding the public’s physical, remote, and equal access to the courts.

**Background/History of Problem**

In 2002, the responsibility of California’s courthouses funding and operation shifted from the counties to the state under the Trial Court Facilities Act (Sen. Bill 1732, Stats. 2002, Ch. 1082). With this shift, the Judicial Council began to address the shortage of space, antiquated facilities, and inadequate infrastructure that threaten the ability of the justice system to accommodate the needs of residents and businesses. Addressing the state’s aging and deficient court buildings requires substantial long-term funding to renovate, replace, and create new court facilities. Since 2002, 32 trial court capital outlay projects have been completed: 28 new courthouses and four major renovations of existing buildings. Of the state’s 58 trial courts, 28 benefit from these completed projects. Another five capital projects are projected to complete by the end of 2025.

The need to renovate or replace trial court facilities statewide is reflected in the Judicial Council’s *Statewide List of Trial Court Capital-Outlay Projects*. This list contains 80 projects affecting 41 trial courts and approximately 165 facilities, which represents more than one-third of the facilities in the judicial branch’s real estate portfolio. (The other 17 trial courts had operational needs that translated into noncapital projects, such as facility modifications addressed under a separate program.) Government Code section 70371.9 required the Judicial Council to conduct a reassessment of all trial court capital outlay projects that had not been fully funded up to and through the Budget Act of 2018 (FY 2018–19). Through this reassessment and with trial court input, this list was produced. Since this list was developed in 2019, 12 of the 80 projects have received initial funding and are underway.

**Impact of Denial of Proposal**

Delay in capital outlay funding postpones advancement of the Judicial Council’s five-year infrastructure plan and the funding of capital projects from the Judicial Council’s *Statewide List of Trial Court Capital-Outlay Projects*. Funding delays inhibit the Judicial Council’s ability to replace or renovate a significant portion of the facilities in the judicial branch’s real estate portfolio. This causes trial courts to continue to operate from facilities with deficiencies that hinder service to the public.

**Judicial Branch**  
**2026-27 Budget Change Proposal Concept**

**Outcomes and Accountability of Proposal**

The CFAC provides ongoing oversight of the Judicial Council’s five-year infrastructure plan and courthouse construction program. If the funding for the five project phases supported in the Governor’s Proposed Budget for FY 2025–26 is included in the Budget Act of 2025 (FY 2025–26), then the courthouse construction program would advance as follows: one active project would become fully funded to complete working drawings and construction, and three active projects and one new-start project would develop performance criteria. Each project that becomes fully funded and completed expands the public’s physical, remote, and equal access to the courts.

This concept also advances the diversity, equity, and inclusion priorities of the Administration by ensuring that residents from every California county have access to buildings that are designed, built, and maintained according to standards (such as the federal Americans with Disabilities Act and the California Building Code) that ensure full access by all individuals regardless of their abilities. The essence of the 2002 enabling legislation of the judicial branch’s facilities program is equity across the state, and the goals of uniformly safe, secure, and well-maintained facilities remains unchanged.

**Required Review/Approval**

Court Facilities Advisory Committee  
Trial Court Budget Advisory Committee

**Proposal is Consistent with the Following Strategic Plan Goals/Other Considerations**

Goal I: Access, Fairness, Diversity, and Inclusion  
Goal II: Independence and Accountability  
Goal IV: Quality of Justice and Service to the Public  
Goal VI: Branchwide Infrastructure for Service Excellence  
Goal VII: Adequate, Stable, and Predictable Funding for a Fully Functioning Branch

**Approval**

*I certify that I have reviewed this concept and an accurate, succinct, well written, and effectively justified request is being submitted.*

  
**Director Signature:**

**Contact Name:** Tamer Ahmed, Director



# **Court Facilities Advisory Committee**

As of January 1, 2025

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# **Court Facilities Advisory Committee**

As of January 1, 2025

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