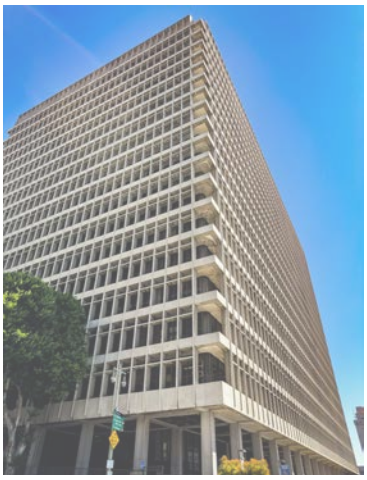

Los Angeles Superior Court Long-Range Planning Study

Prepared for the Judicial Council of California

April 24, 2024

AECOM

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Executive Summary

Governor George Deukmejian Courthouse, Long Beach - Image Courtesy of AECOM

1.1 Introduction

The Los Angeles Superior Court (LASC) is the largest unified trial court in the United States, comprising 582 judicial officers and over 5,000 employees adjudicating 1.2 million filed cases annually in its 36 courthouses spread across the county's 4,752 square miles. Millions of court users enter the doors (physically or through technology) of an LASC courthouse annually to access the justice system and seek resolution of the legal issues that they are experiencing. However, the facilities of the LASC within which those disputes are heard and decided are aging, seismically compromised, lacking in appropriate levels of security, and inefficient for modern court operations to serve the need of the Court's users. The solution to the LASC's facilities issues is complex and will require significant efforts by the Court, the Judicial Council of California, and the state. It is for this purpose that the Judicial Council commissioned the LASC Long-Range Planning Study (the Study).

The Judicial Council inherited most of the LASC's facilities due to the consolidation of the California trial courts at the turn of the millennium. Two of these facilities—the Stanley Mosk Courthouse (Mosk) and the Clara Shortridge Foltz Criminal Justice Center (Foltz)—are the largest single civil/family/probate and criminal courthouses, respectively, in the nation. Only four of the LASC's courthouse facilities are less than 30 years old, and 19 of the LASC courthouse facilities are older than 50 years, which is well beyond the useful life of a courthouse. Both flagship courthouses—Mosk and Foltz—are older than 50 years.[1] The LASC facilities represent four of the five most seismically unstable courthouses in the state and 22 of the 55 most seismically unstable courthouses in the state. Not only does the age of the facilities impact the seismic stability, public safety, security deficiencies, and inefficiencies in the operation, but the age of the buildings also imposes great cost to the Court and the state as a result of the failing pipes and HVAC systems, broken and non-functioning elevators/escalators, and other building repairs. Water intrusions are seemingly never-ending, resulting in significant cost to be borne by the Judicial Council and the Court for repair and remediation of furnishings and court files often impacted by asbestos, among other issues.

The Study focuses on 17 projects as identified in the 2019 Prioritization for Trial Court Capital Outlay Projects (2019 Prioritization Plan) and presents its findings and recommendations on the future improvements and modernization of the Superior Court facilities.[2] The Study undertook

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[1] The two adjoining buildings that constitute the Mosk courthouse are the fourth and fifth most seismically unstable courthouses in the state. The Foltz courthouse is the 20th most seismically unstable courthouse in the state.

[2] The 17 projects were identified by the Court as priorities in the 2019 Prioritization Plan. Much has changed since 2019, and the Court is undergoing a review of the priorities in its portfolio of courthouses to determine where it believes courthouses are needed. The review will not impact projects that are within the current five-year plan window. The review is anticipated to be completed by summer 2024 and may result in a reprioritization of projects that are outside of the five-year plan window.

a comprehensive evaluation of the immediate and critical needs along with the long-term goals identified by the Court. Furthermore, the Study uses the Seismic Renovation Project Feasibility Reports' findings for both Mosk and Foltz as a basis for evaluating seismic risk. The Study focuses primarily on Mosk and Foltz because they represent 35% of the courtrooms in the county, as shown in Section 4.2, and they are integrally tied to the well-established judicial and government ecosystem of downtown Los Angeles (DTLA).

LASC Long-Range Planning Projects Strategies

The Study explores two distinct strategies: the first, a decentralized strategy as outlined in the 2019 Prioritization Plan, and the second, a centralized strategy to retain the existing civil court capacity in the DTLA district and the current operational model of the Court.

Decentralized Strategy

The decentralized strategy developed in 2019 sought to redistribute 75 courtrooms from Mosk, the central civil courthouse in DTLA, to five separate satellite courts throughout the county. The result of the redistribution left 47 courtrooms in the DTLA civil court. Mosk currently houses 101 courtrooms of which 98 are currently operating. The Mosk courthouse decentralized proposal looked at a partial demolition of the building resulting in a 47-courtroom building. All the mechanical, plumbing, and electrical systems are shared across the seismic joint. These systems would require extensive modification to operate a partial building volume, triggering significant operational impact and requiring multiple relocations and swing space coordination. Moreover, if a partial demolition is considered, the remaining portion of the building would require seismic improvements to provide seismic safety. The operation to reinforce the existing building would cause extensive disruption to the ongoing use of the courtrooms.

The 2019 decentralization plan provided priorities for the long-range planning of the LASC. The LASC hired a consultant in 2019 to prepare a Strategic Facility Planning Report (Report). The Report recommended a 47-courtroom partial replacement of Mosk that would allow for partial demolition of the existing structure on the current site. The Report was generally incorporated into the council's 2019 Prioritization for Trial Court Capital Outlay Projects, but it was fully understood additional study would be required. Further analysis discussed in this Study concluded that, while this approach may be technically possible, it would be financially prohibitive and operationally disruptive to keep part of the facility operational while the other portion was razed and a replacement structure erected on the vacated portion of the site. The main advantage of the partial razing approach was avoiding the need to acquire a separate site for the Mosk replacement. Pursuing the original proposal would avoid extremely expensive

swing space while the “new Mosk” was under construction on the current site, but it would also be a significant inconvenience to the Court and litigants.

The Court also engaged in a review of its service delivery model, which focuses services centrally in Mosk. The centralized services model allows for operational efficiencies for staff and justice partners and convenience for attorneys and litigants needing those services, among many other attributes. The Court reviewed data from case filings to determine where the workload of the case filings originates to evaluate whether different filing rules might produce different efficiencies and convenience of immediate physical adjacencies. After considerable analysis, the data shows that the Court could not shift courtrooms handling the civil/probate/family law workload from Mosk to outlying sites, meaning that a 47-courtroom facility would be inadequate.

The Clara Shortridge Foltz Criminal Justice Center, with its 19 stories and 60 very busy criminal courtrooms, would undergo a renovation of the building while occupied and operating. The Foltz building suffers from regular water intrusions that impact the operation of the Court and result in significant repair and remediation costs. In addition, the custody floors require inmates to traverse a stairwell to gain access to the courtroom, which is obviously impossible for individuals with disabilities or in wheelchairs. These individuals must be brought in through the public hallways, resulting in increased security risks.

In Foltz, two floors of courtrooms (with 10 courtrooms per floor) share one floor of secure, in-custody defendant holding cells. Therefore, a renovation-in-place scenario would necessitate a minimum of three floors of renovation at a time. Doing so would be operationally difficult, requiring the shifting of criminal courtrooms, staff, justice partners, and in-custody defendants to other courtrooms across the county. Renovating more floors at a time would not allow the Court to keep the number of necessary courtrooms in use. A renovation-in-place of Foltz would disrupt day-to-day operations for up to 12 years and would result in a facility that is still limited by its structure with a loss of courtrooms post-renovation, thus making this proposed concept unfeasible and impractical.

Centralized Strategy

The centralized strategy proposes to retain the existing 100-courtroom capacity of the existing Stanley Mosk Courthouse as well as the central administration in the DTLA district. This model is consistent with the Court’s long-standing and successful operational model and increases efficiency through the use of shared services within the large courthouses. The centralized model allocates sufficient courtrooms in DTLA to the cases that are required to be filed in the

central district and recognizes the enhanced access to the DTLA district available through the creation of new mass transit options serving downtown, including the Expo Line, the Regional Connector, and Gold Line extension, and bus access among others. The centralized strategy focuses on maintaining a centralized approach for the civil caseload. The study evaluated a full replacement of Mosk with a new civil courthouse containing 100 courtrooms and a replacement of Foltz.

This Study recommends the centralized strategy, which allows the LASC to maintain its full range of administrative and leadership operations in a DTLA location while achieving the overall goals of improving aging facilities within the county.

1.2 Objectives and Goals

Modernizing the Los Angeles Superior Court facilities will require strategic choices and actions. This includes the design and construction of new and renovated courthouses, the migration of courtrooms and their administrative support functions, and sequencing of projects that support interrelated outcomes. Overall, these choices and actions must be cost-effective, not just cost minimizing, solutions without excessive disruption, and flexible over time as priorities and constraints evolve and change. Previous studies, including the Seismic Renovation Project Feasibility Reports, the Strategic Facility Planning Report, and the 2019 Prioritization Plan, as shown in the diagram below, informed this Study's objectives and goals. Refer to Appendix E for a more detailed list of resources.

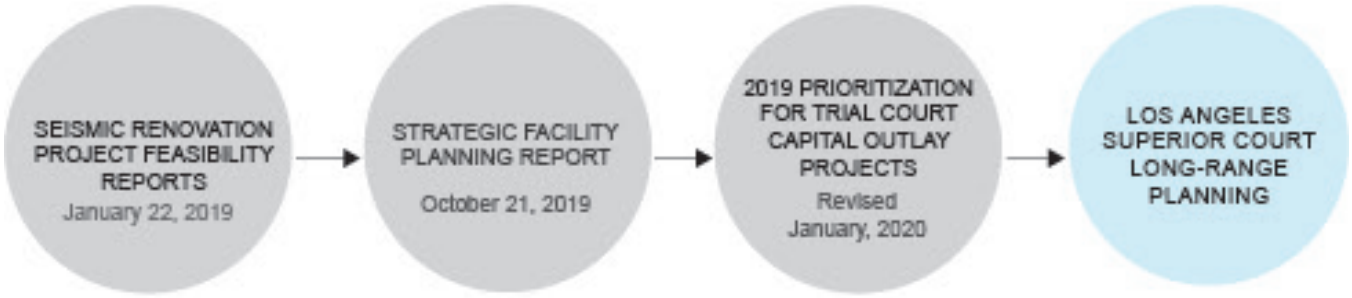
The two primary objectives of the long-range planning are seismic resiliency and modern planning. However, additional identified objectives and goals are as follows:

Objectives and Goals of the Los Angeles Superior Court Long-Range Planning

- Reconfirm the current and future courtroom needs;
- Evaluate current and future caseload demand;
- Maintain and enhance courtroom operations;
- Ensure appropriately sized buildings.

Planning Guidelines of This Study:

- Begin with no preconceived ideas or solutions and to explore all options;
- Make data-driven decisions;
- Begin with validating the previous study (2019 Prioritization Plan);
- Validate current and future requirements;
- Ensure facilities meet Judicial Council of California comprehensive standards;
- Match program and functional supply to the needs and demands they serve;
- Determine strategies to prioritize projects.



Previous studies referenced in the Los Angeles Superior Court Long-Range Planning Study

1.3 Statement of Need: Courthouses Identified in 2019 Prioritization for Trial Court Capital Outlay Projects Report

The Study includes 17 courthouses throughout the LASC that require similar improvements, including seismic and fire-life safety systems and significant infrastructure improvements to overcome excessive maintenance costs in the future. Additionally, the functionalities of many courtrooms are substandard, lacking provisions for accessibility, secure circulation for judges, privacy for attorney-client discussions, and support for basic technology. This report outlines the needs, scope, costs, and intended outcomes to achieve overall project goals and objectives to improve efficiencies, resiliency, safety, and modern planning, as well as the current and future needs of the Los Angeles Superior Court.

1.4 Statement of Need: Stanley Mosk Courthouse

The Stanley Mosk Courthouse was completed in 1958 and formally opened in 1959. A Seismic Renovation Project Feasibility Report was prepared by Arup structural engineers in 2019 and gave the building the fourth and fifth highest seismic risk score out of 225 buildings in the Judicial Council of California portfolio and provided three approaches to retrofit, renovate, or replace the building. The building received a seismic risk rating of five (out of seven), where seven is the highest risk. Additionally, the Strategic Facility Planning Report noted that the aging building has outdated and unreliable mechanical, electrical, and plumbing (MEP) systems and that many of the building's infrastructural systems and utilities necessary to maintain a functioning facility are at, or near, the end of their useful life. In the first portion of the Study, a phased renovation of the Stanley Mosk Courthouse was evaluated. The team explored a variety of approaches, including partial demolition options. While there is a seismic joint separating the building into two portions, many components are shared across the line of the seismic joint. This sharing of services makes the prospect of separating the building into two structures impractical. Among the many challenges to seismically reinforce the existing building, one of the most difficult issues is the requirement to provide a new foundation system as it currently straddles the seismic joint. Introducing a new foundation would require underpinning the existing structure by removing existing floor slab and excavating to create a new foundation. The construction of this new foundation would disrupt the ongoing operations of the building significantly. Some additional identified challenges of a phased renovation are as follows:

- Additional shoring and structural intervention required prior to demolition/construction of structural system;
- Loading dock and service yard to be relocated;
- Underground primary service tunnel to be relocated with access to system hot/steamed water loop;
- Mechanical systems and space will need to be relocated;
- Main electrical room to be relocated;
- Additional exit stairs required to be added.

The Study evaluated replacing the Stanley Mosk Courthouse on the existing site between North Hill Street and Grand Avenue. The Study also explored the feasibility of replacing the Stanley Mosk Courthouse on a nearby site in the downtown district. Both scenarios have distinct advantages. While maintaining a civil court presence on the existing site holds some significance, it entails significant challenges to operations and finding enough swing space. **The construction on a new site holds greater advantages and is more cost-effective.**

1.5 Statement of Need: Clara Shortridge Foltz Criminal Justice Center

The Clara Shortridge Foltz Criminal Justice Center, completed in 1972, has significant seismic resilience issues, and the Seismic Renovation Project Feasibility Report recommended seismic upgrades to the structure. Additionally, there are significant security, information technology, audio visual systems, in-custody sally port transportation limitations, telecommunication systems, and building systems deficiencies (heating, ventilation, air conditioning, and electrical) throughout the building with nearly all systems at the end of their useful life. The vertical transportation system for in-custody individuals presents significant shortcomings and provides operational challenges. The 2019 Prioritization Plan considered a phased renovation of the project while maintaining ongoing operational capability.

This study evaluated the likely cost and potential benefits of a phased renovation, including estimates of costs as well as space plan studies of courtrooms after renovations are completed to improve the spaces to current standards. A loss of six to eight courtrooms total was anticipated, reducing the functional capacity of the building by 10%. A more pressing issue is that a phased renovation would disrupt day-to-day operations for up to 12 years and result in a facility that remains limited by its structure.

A replacement of the DTLA criminal courthouse was studied, including costs, schedule duration, and criteria for sites within the DTLA district. **The resulting advantages of this replacement scenario are significant over the phased renovation scenario.**

1.6 Scope

The Study analyzed and developed a plan for improving and modernizing the Los Angeles County court facilities. It evaluates retaining current civil, probate, family, and small claims caseloads within DTLA, focusing on developing strategies through the following tasks:

- Confirmed the needs, number of courtrooms, and project goals for the 17 courthouses identified in the 2019 Prioritization Plan throughout Los Angeles County.
- Assumed all 17 of the courthouses in the 2019 report would be improved or replaced, including the downtown Los Angeles civil and criminal courthouses. The following four courthouses have changed to reflect the planning efforts and address critical needs in service provisions throughout Los Angeles County. Individual project costs are identified in Section 5.
    - New DTLA courthouse (Mosk replacement) project: 100 courtrooms;
    - New Inglewood Courthouse project: 13 courtrooms;
    - New West Los Angeles Courthouse project: 20 courtrooms;
    - New Van Nuys Courthouse project: 42 courtrooms.
- Developed evaluation criteria for consideration during the new site acquisition or swing space search phase for the new DTLA courthouse (Mosk replacement).
- Evaluated the potential phasing and suitability of the Mosk site for a future DTLA criminal courthouse that replaces Foltz or a future DTLA civil courthouse that replaces Mosk. Evaluate the suitability of the Mosk site for both the future criminal and civil courthouses to be colocated on the one site.
- The concept proposed for Van Nuys may require securing existing city property. Evaluated
- potential alternative site locations.
- Presented relevant findings to the City of Torrance due to its particular interest in the
- Study for the city's master planning purposes.
- Engaged and solicited input from justice partners and governmental agencies that are impacted by the Study.

1.7 Recommendations and Cost

The study has three distinct areas of focus. The first area is the long-range plan for the 17 courts across the LASC and Los Angeles County as outlined below. Fifteen courthouse locations were included in that study, which focused on the quantity, timing, and estimated cost to support the overall improvement of the LASC. The second and third areas of focus were the two major courthouses in downtown Los Angeles: the Stanley Mosk Courthouse and the Clara Shortridge Foltz Criminal Justice Center. These two courthouses were studied in detail to explore the feasibility of addressing their specific needs and requirements for cost, program capacity, scheduling, and potential site parameters.

Los Angeles Superior Court Long-Range Planning

As introduced in the previous sections, a centralized strategy is recommended, summarized as follows:

- Maintain a centralized DTLA presence with a new 100-courtroom DTLA civil courthouse and new DTLA 60-courtroom criminal courthouse as the nucleus of the Los Angeles Superior Court system;
- Along with the new civil and criminal DTLA courthouses, assess, scope, and reprioritize the 15 other courthouses throughout Los Angeles County per the centralized approach (refer to Section 5 for order and number of courtrooms);
- Estimated cumulative cost of the 17 projects: approximately $13.5 billion to $14.2 billion (refer to Section 5 for individual project costs).

The other courthouses in the 2019 Prioritization report in order of priority include:

- New Santa Clarita Courthouse;
- Chatsworth Courthouse renovation;
- New West Covina Courthouse;
- New Eastlake Courthouse;
- Los Angeles Metropolitan Courthouse renovation;
- New North Central Los Angeles Courthouse;
- New West Los Angeles Courthouse;
- New Pasadena Courthouse;
- New Van Nuys Courthouse (new East and renovated West);
- Edmund D. Edelman Children's Courthouse renovation;
- New Los Angeles Mental Health Courthouse;

- New Lancaster Dependency Courthouse;
- New Inglewood Courthouse;
- New Torrance Dependency Courthouse and Traffic Annex;
- Compton Courthouse renovation.

See Section 5 for complete details on the scope of, location of, and approach to each of these 15 courthouses in the LASC.

New DTLA Civil Courthouse

Based on the recommendation of a centralized strategy, two scenarios (base and alternate) were studied. The study concludes and recommends the following centralized strategy base scenario. A detailed explanation of each scenario is provided in Section 6.

- Acquisition of a new site for the new 100-courtroom DTLA civil courthouse;
- Maintain functional efficiency of the current justice ecosystem that exists in DTLA;
- Estimated project cost: $2,359,000,000 (project timeline escalation considered; operational cost excluded). Refer to Section 6 and Appendix D for more details.

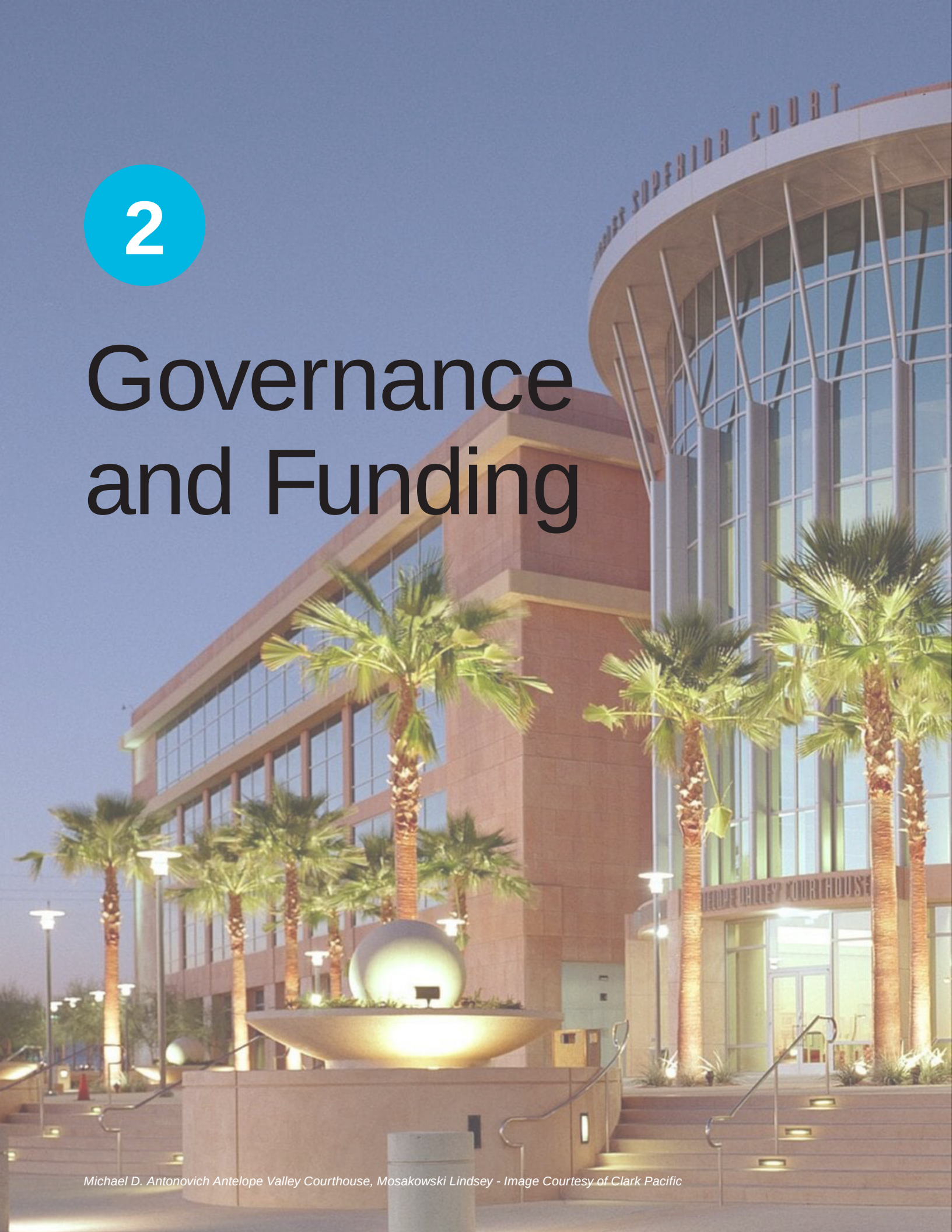
New DTLA Criminal Courthouse

Based on the recommendation of a centralized strategy, a replacement strategy is recommended. The two scenarios for the replacement strategy are provided, the base and alternate, and further described in Section 7. As the cost difference between the base and alternate scenarios is moderate, considering the scale, the Study recommends that the comparison of environmental and historical significance shall impact the final decision when the project is close to implementation. The scenario is summarized as follows: acquisition of a new site or utilization of the vacated Mosk site for the new 60-courtroom DTLA criminal courthouse.

- Acquisition of a new site or utilization of the vacated Mosk footprint for the new 60-courtroom
- DTLA criminal courthouse;
- Maintain proximity to justice partners and minimize operational disruption;
- Estimated base project cost: $2,792,000,000 (project timeline escalation considered; operational cost excluded). Refer to Section 7 and Appendix D for more detail;
- Estimated alternate scenario project cost: $2,631,500,000 (project timeline escalation considered; operational cost excluded). Refer to Section 7 and Appendix D for more detail.

2

Governance and Funding



Michael D. Antonovich Antelope Valley Courthouse, Mosakowski Lindsey - Image Courtesy of Clark Pacific

2.1 Introduction

In the dynamic realm of public capital construction projects, it is imperative for public entities to continually evaluate the most efficient and practical approach to developing, financing, constructing, and managing these public buildings. As the Judicial Council embarks on the projects described in this Study for LASC's use and occupancy, there will be multiple opportunities to consider the most appropriate financing and project delivery methods under each individual circumstance.

This section first generally explores the Judicial Council's currently utilized approach to the capital construction of court facilities consisting of capital outlay funding, namely through lease-revenue bonds and the design-build delivery method for construction. This section then briefly discusses possible alternative approaches, such as joint powers authorities (JPAs) and public-private partnerships (P3s), that may prove beneficial to implement in these contexts.

Each of these strategies, while holding distinct advantages, also brings its own challenges. Consequently, to better facilitate a comprehensive understanding, it is helpful to note certain critical elements that must be factored into the approach selected for a project's initiation and duration:

1. Funding: Navigating through the fiscal landscape while guaranteeing financial viability and sustainability;
2. Legislation: Comprehending the legal frameworks and statutory obligations binding each path and safeguarding compliance and legitimacy;
3. Process: Adeptly managing procedural logistics and confirming streamlined and efficient project management;
4. Administration: Ensuring the leadership and decision-makers are transparent and aligned with the overall objectives;
5. Timing: Establishing realistic and strategic project timelines to ensure that development milestones are achievable.

The goal is to choose the optimal path for the projects' development in order to successfully fulfill the Judicial Council's vision, the needs of the LASC, and the best interests of the public. Thus, when deciding how to pursue a capital outlay project, the Judicial Council must evaluate its internal capabilities, its financial situation, and the project's specific requirements. For instance, the Judicial Council's involvement of other entities through a JPA or P3, or both, can provide valuable benefits in the right (though often narrow) circumstances; conversely, the

Judicial Council's use of its typical single-entity approach might still prove to be more suitable for Judicial Council projects given the direct control, clear accountability, and simplicity it offers.

For these reasons, as all individual projects proceed through each phase, the Judicial Council will have to continuously review the appropriate priorities and needs of the project at that time. Nothing in this section should be construed as or is intended to be a binding commitment by the Judicial Council on the funding and delivery methods that will ultimately be utilized for any particular project. Instead, all final decisions regarding the most optimal funding mechanism and construction delivery method to successfully execute the projects discussed in this Study will be conducted on a case-by-case basis with consideration of all relevant factors.

2.2 Current Funding Model: Capital Outlay

Description Of Capital Outlay Budget

The capital outlay budget in California pertains to the funding for the acquisition, design, construction, and/or major renovation of physical assets such as buildings, roads, parks, and other infrastructure. This budget is separate from the state's general operating budget.

There are two primary methods to fund capital outlay projects:

- General Fund allocations; or
- Lease-revenue bonds.

In determining the capital projects to be included in the State Budget each year, the various applicable entities will submit capital outlay budget change proposals (COBCPs) to the Department of Finance based on the entity's facilities needs and plans. For instance, the Judicial Council's governing council approves a Judicial Branch Five-Year Infrastructure Plan each year indicating its upcoming needs and priorities, which is relied on in submitting COBCPs. The Department of Finance through the legislative budget process will then determine which projects' funding will be proposed in the State Budget for the Governor's approval. The State Budget typically includes proposals for both funding methods. The specific mix of projects to be funded using lease-revenue bonds and those using General Fund (i.e., cash) allocations will vary annually based on the state's fiscal condition, the perceived urgency of specific projects, and many other considerations.

Lease-Revenue Bonds

In addition to California state departments (e.g., Department of General Services [DGS], California Department of Corrections and Rehabilitation [CDCR], Board of State and Community Corrections [BSCC]), the State Public Works Board (SPWB) is responsible for issuing bonds on behalf of the Judicial Council as well. Unlike local public entities' use of municipal bonds adopted through local ballot measures, the SPWB utilizes lease-revenue bonds to finance the construction of capital outlay projects. These are a form of long-term borrowing in which the debt obligation is secured by a revenue stream created from the occupying entity making lease payments to the SPWB until the debt is retired.

Under this framework, the Judicial Council leases the project's site to the SPWB under a no-cost site lease and, in a corresponding move, the SPWB concurrently leases the project's facility back to the Judicial Council under a facility lease requiring the Judicial Council to make "rent" payments to the SPWB equal to the project's debt service installments. Because the transaction is set up to mirror a typical financing lease where lease payments are due on a

year-to-year basis and required only if the facility can be occupied, lease-revenue bonds do not require voter approval, unlike general obligation bonds.

The Department of Finance's practice in recent years is to issue (or sell) the lease-revenue bonds only after the capital outlay project's completion. Doing so allows for among other things a more accurate understanding of the project costs to be financed. Prior to the bonds' issuance, the Judicial Council and the SPWB will enter into a project delivery agreement providing for the Judicial Council's construction of the project with the use of interim General Fund loans that get reimbursed by the ensuing bond proceeds.

General Fund Allocations

General Fund allocations essentially entail the use of cash to finance the construction of capital outlay projects. A capital outlay project financed with General Fund allocations accordingly refers to directly allocating money from the state's General Fund for that capital outlay project. These allocations do not involve borrowing funds by issuing bonds and do not add to the state's debt service obligations.

Legislation and Governance

Under the Trial Court Facilities Act of 2002 (Gov. Code, § 70301 et seq.), the Judicial Council is generally subject to the State Building Construction Act of 1955 (Gov. Code, § 15800 et seq.) and the Property Acquisition Law (Gov. Code, § 15850 et seq.). These statutes authorize the SPWB with the Judicial Council's consent to acquire property and then construct court facilities. While title is held in the state's name, both the property acquired for and the construction of a court facility are under the Judicial Council's jurisdiction.

The SPWB may not, however, acquire or construct any public building unless the SPWB is authorized to do so by a separate act or appropriation enacted by the Legislature (i.e., through an applicable Budget Act). Therefore, regardless of whether lease-revenue bonds or General Fund allocations will be utilized for a project's financing, the capital outlay budget process requires legislative approval, which will entail the Judicial Council's navigation through a series of legislative and administrative procedures.

Once approved, the general process for the governance of a capital outlay project includes:

- Oversight and monitoring: The Department of Finance monitors the progress of the Judicial Council's capital projects to ensure they remain on track, are within budget, and are aligned with the approved scope. Any significant changes to a project, such as substantial cost

overruns or changes in scope, usually require additional approvals by the SPWB with notifications to the Legislature in certain circumstances.

- Reporting: The Judicial Council must provide regular reports on project progress, expenditures, and any challenges faced. These reports maintain transparency and accountability and can inform future capital outlay decisions.

- Post-completion review: After a project's completion, post-occupancy evaluations are utilized to assess its success, evaluate whether it met its objectives, and identify any lessons learned for future projects.

- Audit and compliance: Internal or external auditors may review capital projects to ensure compliance with state regulations, financial controls, and specifications.

- Continuous improvement: Feedback loops, including lessons learned from completed projects, inform the planning and governance of the Judicial Council's future capital outlay projects. The governance process for capital outlay projects aims to ensure that public funds are used effectively and responsibly and that capital projects align with the state's broader objectives and priorities.

Capital Outlay Approval Process

The following is a general overview of the capital outlay approval process:

- Budget proposal: The Judicial Council must develop a detailed proposal (i.e., a COBCP) for the subject capital outlay project. This COBCP will include project descriptions, justifications, cost estimates, timelines, and other relevant details.

- Submission to the Department of Finance (DOF): The Judicial Council's COBCP is then submitted to the DOF, which reviews all capital outlay proposals and integrates them into the Governor's proposed budget.

- Governor's budget: In January, the Governor submits an initial proposed budget to the Legislature, and it includes recommended funding for capital outlay projects based on the DOF's review.

- Legislative review: Legislative budget subcommittees in both the Assembly and Senate review the capital outlay portions of the Governor's budget. This review process includes

hearings where the Judicial Council might be asked to justify or elaborate on its requests and proposals. The Governor will submit a revised budget proposal in May.

- Budget Act: Based on the legislative review and hearings, the Legislature enacts the Budget Act including any approved capital outlay projects. Once passed by both houses, the Budget Act is sent to the Governor for signature prior to the end of the fiscal year. The Governor can reduce or eliminate individual items (line-item veto) but cannot add new expenditures at this stage.

- Supplemental funding bills: Lease-revenue bonds may require additional legislation beyond the Budget Act. In such cases, separate bills authorizing the issuance of these bonds (typically through budget trailer bills) will be passed by the Legislature.

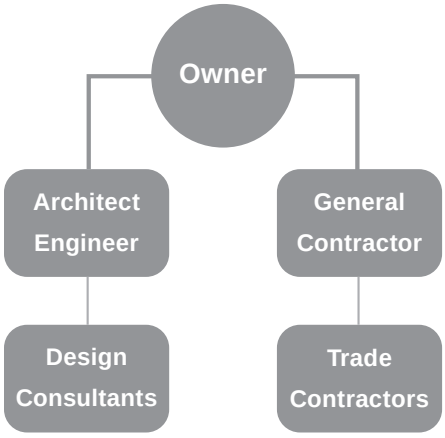
- Oversight and reporting: Once a project receives funding, the Judicial Council is responsible for its implementation and the construction's performance. The Judicial Council provides regular updates and reports to the Legislature and DOF through this process, ensuring transparency and accountability.

- Scope change or cost overruns: Following the enaction of the project's appropriation, the Judicial Council usually needs additional SPWB and/or legislative approval if there are significant changes to a project's scope or substantial cost overruns.

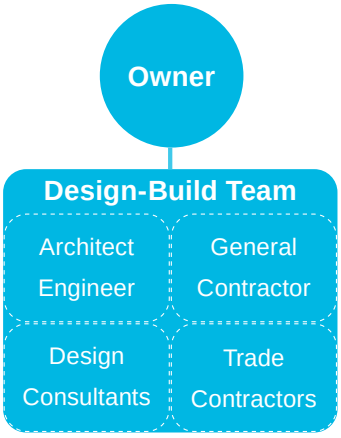
2.3 Current Delivery Method: Design Build

What is the Design Build Project Delivery Method?

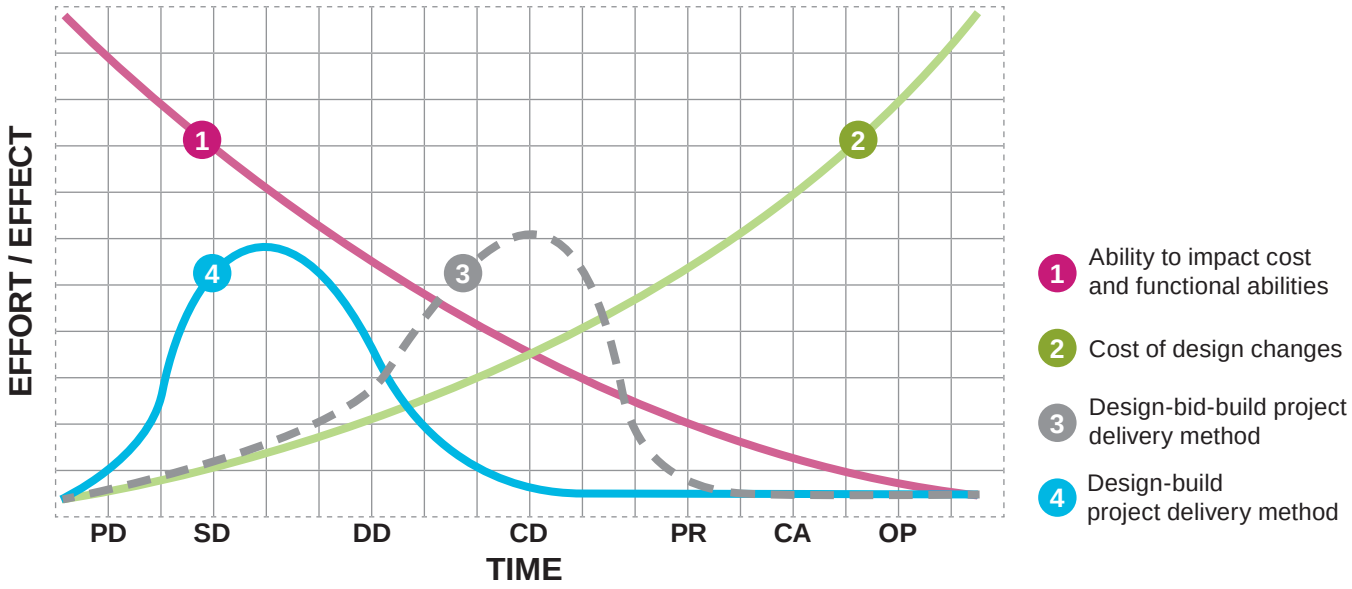
The design-build project delivery method (or “design build” for short) is a construction system wherein a single entity—the design-build entity—works under a single contract with the project owner to provide both design and construction services. As depicted in the diagram below, the design-build approach can be contrasted with the industry’s more traditional design-bid-build project delivery method where the project owner contracts with one entity to provide the design and then bids out the construction to another separate entity to build the project. A design-bid-build project’s designer and contractor accordingly have no relation or obligation to the other. Conversely, a design-build entity (often formed as a joint venture) involves the designer and contractor working together as one and being collectively responsible to the owner for the project’s success.



Traditional Design-Bid-Build Project Delivery Method
- Owner manages separate entities and contracts



Design-Build Project Delivery Method
- Owner manages single entity and contract



PD: Pre-Design
SD: Schematic Design
DD: Design Development
CD: Construction Document
PR: Procurement
CA: Construction Administration
OP: Operation

Legislation

The Judicial Council is generally authorized and responsible for the planning, construction, acquisition, and operation of both appellate and trial court facilities. (See, e.g., Gov. Code, §§ 69202–69206, 70391–70392.) Under Government Code section 70398 et seq., the Judicial Council was granted the express authority in 2021 to "procure design-build contracts for public works projects" and thereby use the design-build delivery method with its capital outlay projects. This statutory framework provides for the general procurement process and other related aspects the Judicial Council must follow in performing a project with the design-build delivery method.

Overview and Benefits of Design Build

The design-build delivery method and its benefits generally include:

- Single responsibility: One entity is accountable to the Judicial Council for everything on a project—plans, cost, schedule, and performance. This can simplify the project for the Judicial Council because there is only one point of contact for design and construction as opposed to having to coordinate and often resolve disputes among and between a separate designer and contractor.
- Cost savings: The design-build entity can introduce cost-saving measures and innovative solutions early in the process. Since the project's designers and builders work collaboratively, there is a higher likelihood of producing a more efficient design from the outset.
- Time savings: Because design and construction can overlap in design build, projects can sometimes be completed faster than via other methods. Lengthy periods of subcontractor bidding and redesign work are also often eliminated leading to further time savings.
- Improved risk management: Due to the singularized responsibility inherent in the process, a project's risks can be managed more efficiently and effectively. Changes are addressed more seamlessly, leading to fewer disputes and claims.
- Quality: The collaborative nature of the design-build approach promotes a more unified vision and objective. This can lead to better quality, as the design-build entity has a vested interest in delivering a project that meets the Judicial Council's needs in terms of design and functionality.
- Reduced administrative burden: The Judicial Council would otherwise need to invest time and effort in managing and coordinating between separate contracts and firms. The design-build entity, however, handles certain complexities internally allowing the Judicial Council to reduce its amount of involvement.

- Integrated team approach: Design build fosters collaboration and innovation as architects, engineers, and builders collaborate from the early stages of the project. This can lead to more innovative solutions and better integration between design intent and construction reality.

While the design-build method has many advantages, it is essential to note that its success largely depends on choosing the right design-build entity and the Judicial Council's ability to appropriately manage this more sophisticated approach. The Judicial Council must trust the design-build entity to act in the Judicial Council's best interest and ensure the project's goals are met. Establishing project criteria as early as possible is accordingly essential for successful project management. It provides a solid foundation for planning, resource allocation, risk management, and effective communication. It also helps prevent scope creep and ensures that the project stays on track to meet its objectives and deliverables.

2.4 Alternative Funding Model Joint Powers Authority

What Is a JPA?

California's Joint Exercise of Powers Act (JPA Act) (Gov. Code, § 6500 et seq.) provides statutory authorization for public agencies to engage in joint operations for a common purpose. Under the JPA Act, cooperation between public agencies can be achieved by informal coordination, contractual agreement, or the establishment of a separate legal entity known as a joint powers authority (JPA). Upon formation, a JPA is a separate legal entity authorized to do any or all of the following: (1) make and enter contracts, (2) employ agents and employees, (3) acquire, construct, manage, maintain, or operate any building, works, or improvements, (4) acquire, hold, or dispose of property, and (5) incur debts, liabilities, or obligations.

Why Use A JPA?

JPAs provide public agencies with a streamlined approach to complex projects and regional issues. JPAs allow public agencies with overlapping interests to pool their resources such as personnel, expertise, equipment, and property. A well-structured JPA can eliminate waste and alleviate duplicative and redundant efforts. In addition, JPAs allow more flexible project funding options because of the members' ability to pursue funding cooperatively. Ultimately, the effectiveness of a JPA largely depends on the willingness of the members to delegate common powers to a separate legal entity.

Evaluating the risks and benefits of a JPA is a highly fact-specific inquiry based on the purpose, the common power to be exercised, the members themselves, and the manner in which the JPA will be funded and operate. Moreover, the risks and benefits of any JPA will depend upon the specific agreements developed by the member parties. Thus, before entering a JPA, each participating public entity must understand the collaboration's terms, obligations, and potential benefits and risks.

Legislation and Governance

The JPA Act authorizes two or more public agencies to exercise any power common to the contracting member parties, and it establishes the legal framework for creating and operating joint powers authorities. (Gov. Code, § 6500 et seq.)

A JPA typically has its own governing body or board.

Process to Establish a JPA

JPAs are formed voluntarily by action of their member agencies, which must reach agreement on the purpose of the JPA along with the JPA members' respective responsibilities and liabilities.

To initiate the formation of a JPA, public officials will negotiate a formal agreement that identifies the member agencies' intentions, the powers that they will share, and other mutually acceptable conditions that define the intergovernmental arrangement. The agreement will also describe the size, structure, and membership of the JPA's governing board as well as terms related to the management and funding of administrative operations for the JPA. The agreement will address requirements for regular review, reporting, and accountability, ensuring that the JPA satisfies its objectives and operates transparently and efficiently. Typically, the agreement also addresses the process to renew, modify, or terminate the agreement.

Each member of the JPA must have the agreement approved by their respective governing body. Once approved by all respective governing bodies, a copy of the JPA's agreement must then be filed with the California Secretary of State. In addition to the JPA's agreement, other formation documents such as bylaws, policies, and procedures must be prepared.

Creating a JPA is a significant commitment, and the participating agencies must carefully consider and negotiate all aspects of the agreement. Proper legal counsel and stakeholder involvement can help ensure the JPA's success and longevity.

General Pros and Cons of JPA

Pros	Cons
Shared resources: JPAs enable multiple entities to pool their resources, potentially leading to cost savings and more efficient service delivery.	Bureaucratic complexity: Adding another layer of government or quasi-governmental structure can increase bureaucratic processes and complexity.
Economies of scale: By combining efforts, JPAs can often achieve economies of scale that individual entities cannot, leading to cost efficiencies.	Governance challenges: Managing a JPA requires coordination among all member entities, sometimes leading to disagreements or political challenges.
Flexibility: JPAs can be tailored to the specific needs and goals of the participating entities, allowing for customized solutions.	Potential for inequity: If not structured carefully, some members might feel they are contributing more resources than they receive in benefits.
Risk sharing: Financial and operational risks associated with projects or services can be shared among the members of the JPA.	Less direct accountability: JPAs can sometimes be less directly accountable to the public than traditional governmental agencies, potentially leading to transparency and public oversight concerns.
Enhanced funding opportunities: A collaborative approach might open doors to grant opportunities or funding sources unavailable to individual entities.	Legal and contractual challenges: Establishing a JPA often requires navigating complex legal and contractual issues, potentially leading to disputes among member entities.
Focused mission: JPAs can have a specific, narrowly defined mission, allowing them to concentrate on a	

Pros	Cons
particular service or issue without the distractions that a more prominent, diverse agency might face. Legal independence: JPAs are recognized as separate legal entities, which can provide benefits in terms of liability and operations.	Cost overruns: If a project managed by a JPA goes over budget, member entities might be obligated to cover the extra costs, leading to unforeseen financial challenges. Potential for reduced local control: Individual member entities might have to cede some level of control over specific services or projects to the JPA. Termination or modification difficulties: Changing or dissolving the terms of a JPA can be challenging, especially if there needs to be more consensus among member entities.

While JPAs offer an effective way to pool resources and address shared challenges, they require adequate planning, clear governance structures, and ongoing communication.

2.5 Alternative Delivery Method: Public-Private Partnership

What is a P3?

A public-private partnership (P3 or PPP) refers to a collaborative arrangement between a public entity (i.e., the public sector) and a private company (i.e., the private sector). This public-private arrangement is used for financing, designing, implementing, and operating projects and services traditionally provided by the public sector. A P3 typically involves the private sector in at least two of the following areas of responsibility: finance, design, building or development, and operation and maintenance. P3s can accordingly be categorized based on the distribution of responsibilities and the nature of the involvement of each party. A few of the many examples that a P3's structure can take include:

- Build-own-operate-transfer (BOOT): The private sector designs, finances, constructs, owns, and operates the project for a specific timeframe. After this period, ownership is transferred back to the public sector.

- Design-build-operate (DBO): A single contract is awarded to a private business that designs, builds, and operates the public facility, but the public retains legal ownership.

- Design-build-maintain (DBM): A single contract is awarded to a private business that designs, builds, and maintains the facility. The public sector retains responsibility for operations.

- Build-own-lease-transfer (BOLT): The public entity grants the right to finance and build a project to a private partner. The project is then leased back to the public entity for an agreed term and fee. The facility is operated by the public entity. At the end of the agreed tenure, the project is transferred to the public entity.

- Design-build-finance-operate-maintain (DBFOM): Under this structure, the private sector performs the following aspects for a new facility's construction: design, build, finance, operate, and maintain. These activities are performed for a particular period of time or a long-term lease. Once the lease expires, the property transfers back to the public sector.

- Build-lease-transfer (BLT): The private sector designs, finances, and builds the facility. Once completed, it is leased to the public sector, which operates it. After the lease expires, the facility is transferred to the public sector.

- Lease-develop-operate (LDO) or build-develop-operate (BDO): The public sector leases the property to the private sector, which finances, develops, and operates the project. Ownership of the project remains with the public sector.

Why Use a P3?

Each type of P3 has different advantages depending on the specific projects and objectives. The choice of whether to use a P3 model, and which one to use, depends on various factors, including the project's goals, financial structure, and desired risk allocation, and the level of control that the public sector wishes to retain.

- The rationale for P3s: The public sector may utilize P3s for various reasons, including access to private capital, the desire for operational efficiency, or benefitting from private sector expertise and innovation. The primary goal is to provide more cost-effective public services and projects.

- Project identification: The public sector identifies a project or service that may benefit from a P3 arrangement, typically one where the private sector can bring efficiency, expertise, or funding that the public sector lacks.

- Project structuring: Specific roles, risks, and responsibilities will be defined based on the public sector's goals.

- Financing mechanism: The private entity often secures the initial financing for the project. This can be through equity, debt, or a combination of both. The funding might come from banks, private equity firms, or other financial institutions.

Legislation & Gvernance

Historically, the Judicial Council has sought project-specific legislation to pursue a public-private partnership. Because a P3 involves multiple entities, the governance structure becomes critically important to ensure clarity of roles, responsibilities, and decision-making processes. The following summarizes how the governance structure could work with a P3 in delivering acapital project under this method:

- Steering committee or oversight board: A high-level committee or board might be established consisting of representatives from both the public sector and private partner. This group would oversee the project's strategic direction, make significant decisions, and ensure alignment with the project's objectives.

- Delineation of responsibilities: An agreement should clearly outline each partner's responsibilities.

- Project management team: A dedicated project management team should handle the day-to-day operations and coordination of the project's various stages.
- Stakeholder engagement mechanism: Given the multiple entities involved, there should be a defined mechanism for engaging with and updating stakeholders. This might involve regular public meetings, updates, and consultations.
- Dispute resolution mechanism: With multiple partners, disputes can arise. The governance structure should have a defined process for resolving disagreements, potentially involving mediation or litigation.
- Financial oversight: A clear financial structure should be in place, detailing how funds are allocated, spent, and audited. This could involve setting up a separate financial oversight committee or using a public entity's existing financial controls.
- Performance monitoring and reporting: A system should be used for monitoring and reporting the project's performance against defined benchmarks or key performance indicators. This ensures accountability and transparency.
- Exit strategy and handover protocols: Given that P3 projects often involve long-term commitments, there should be clear protocols regarding how assets are handed over (if applicable) once the partnership ends as well as how each partner's responsibilities change over time or if the partnership is potentially dissolved prematurely for any reason.
- Regular review: The P3's arrangement should incorporate regular reviews to assess the partnership's effectiveness and make necessary adjustments.
- Communication channels: There should be clear communication channels between all partners to ensure that information flows efficiently, misunderstandings are reduced, and everyone is informed of the project's ongoing progress, challenges, and decisions.

For the Judicial Council, an example of a completed P3 project is the construction of the LASC's Governor George Deukmejian Courthouse in Long Beach that was completed in 2013. The 942,000-square-foot facility was done in conjunction with Long Beach Judicial Partners, the private entity that partnered with the Judicial Council and that led a consortium of companies in the project's performance. Located on a six-acre site, the courthouse is a five-story building that houses 31 courtrooms, court administration offices, judicial partner space, and retail leasable space. The project won eight industry awards. The main goal was to use

a delivery and operations method that would allow the Judicial Council to deliver the building without creating debt, while still committing to regular maintenance, repair, and replacement. Given the complexity of such partnerships, it is crucial to have a detailed and well-negotiated contract that all parties understand and agree upon. This contract, often coupled with supplementary agreements or bylaws, will form the foundation of the governance structure and is relied on consistently throughout the project's lifecycle, including both its construction and operation, as applicable.

Process to Establish a P3

Typically, a public entity will conduct a public solicitation inviting qualified private entities to submit their proposals for the proposed P3 project. The public entity then evaluates these proposals based on predefined criteria.

From there, the process to then establish a P3 may include, but is not limited to:

1. Contract agreement: A detailed contract is negotiated and signed once a private entity is selected. This contract will lay out the project's specifics, financial arrangements, the distribution of risks and responsibilities, revenue mechanisms (like tolls or fees, if applicable), and the project's lifecycle (including any hand-back provisions at the end of the contract term).

2. Implementation and operation: The private entity proceeds to design, build, and possibly operate and maintain the project or service in conjunction with or on behalf of the public entity. During the operation phase, revenue might be collected by the private entity (if such an arrangement is part of the contract) to recoup its investment and generate profit.

3. End of contract lifecycle: Depending on the contract's terms, the facility's operation and the asset itself may revert to the public sector at the end of the agreed-upon period.

4. Monitoring and oversight: Throughout the lifecycle of the P3, the public entity typically retains a role in monitoring and oversight to ensure contract compliance and that public interests are safeguarded.

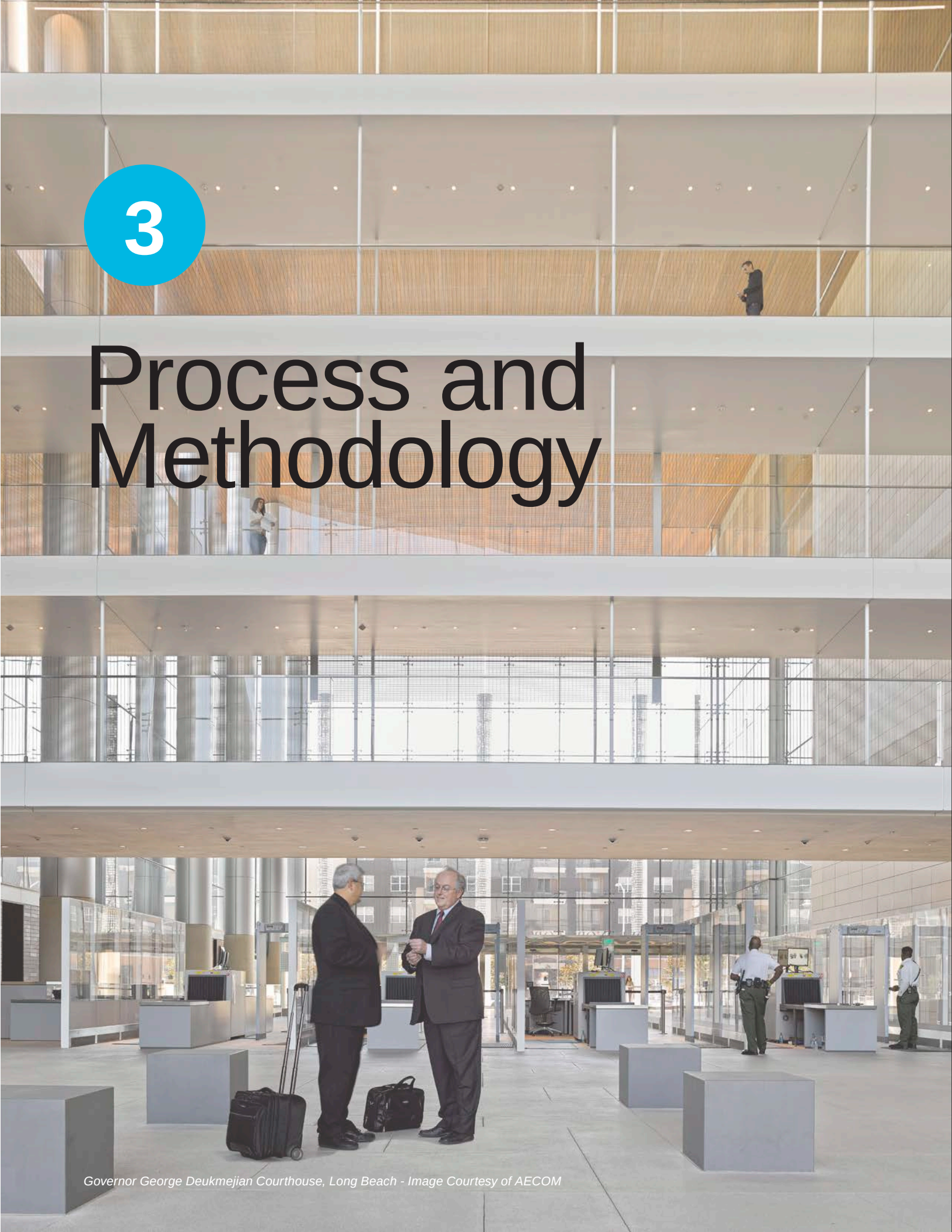
General Pros and Cons of a P3

Pros	Cons
Efficiency and expertise: Private companies can bring specialized skills, innovation, and technologies to a project, potentially increasing efficiency.	Complex contracts: P3 contracts can be complicated, leading to long negotiation times and potentially high legal and advisory costs.
Risk sharing: Risks, such as construction overruns and maintenance risks, can be transferred to the private sector, provided contracts are well-structured.	Reduced public control: Some argue that P3s reduce public control over essential services, especially if not carefully managed.
Access to additional capital: P3s can be a way for governments to access additional capital resources, especially when public funds are limited.	Profit motive: In some cases, the private sector's need for profit can compromise the quality of services or lead to cost-cutting that doesn't align with public interest.
Cost savings: Competitive tendering in P3s can lead to cost savings. The private sector's need to earn a return can incentivize it to deliver services more efficiently.	Potential for higher costs: While P3s can save money, they can also become more expensive in the long run, especially if the return on investment demanded by the private sector is high.
Better maintenance and long-term planning: Because many P3 contracts include long-term operation and maintenance, there can be an incentive for the private sector to consider long-term performance and durability.	Transparency issues: The involvement of the private sector can sometimes limit transparency due to commercial confidentiality, which might prevent the public from fully understanding the terms of the deal or the performance metrics.
Budget predictability: Fixed-price contracts can provide more predictable costs over the life of a project.	Termination challenges: If a government wants to terminate or renegotiate a P3 contract, it can be challenging and costly.
	Moral hazard: If the public sector guarantees revenues (such as minimum traffic guarantees for toll roads), it can create a moral hazard where the private sector takes excessive risk, knowing that losses will be covered.
	Inflexibility: Long-term contracts can make it difficult for governments to adjust services in response to changing circumstances or public needs.
	Potential misalignment of goals: Public and private sectors may have different objectives (e.g., public service vs. profit), leading to conflicts if not managed properly.

It is essential to note that the success or failure of a P3 largely depends on the specifics of the project, the partners involved, the structuring of the contract, and the governance mechanisms in place.

3

Process and Methodology



Governor George Deukmejian Courthouse, Long Beach - Image Courtesy of AECOM

3.1 Introduction

The courtroom and courthouse environment continues to evolve, and needs are continually changing. This Study seeks to explore the understanding and impact of a centralized and decentralized caseload on the courthouse size, locations, and priority in the capital outlay plan.

Several objectives were identified and outlined in Section 1.3.

The process undertaken in the LASC Long-Range Planning Study followed a fundamental principle of user-centered design. These activities included interviews, surveys, functional testing, and feedback sessions to provide user insights and ensure the recommendations align with the users' needs and expectations.

The process included several approaches that involved the user groups and stakeholders. Below are some of the methods used to communicate and interact with the users to ensure that the Study aligns with the needs and expectations.

- Kickoff meeting: Setting goals and understanding with the stakeholders on the process being undertaken;
- One-on-one weekly meetings with the Judicial Council: In-depth meetings to review and receive feedback;
- One-on-one biweekly meetings with superior court director of facilities services and capital projects: Specific in-depth meetings with superior courts to coordinate and communicate data and mature understanding;
- Milestone presentation with superior court leadership, including the presiding judge, assistant presiding judge, CEO, and committee members: Deliver outcomes of individual milestone deliverable to receive feedback and confirm;
- Site visits to courthouses;
- City planning discovery meetings;
- Real estate discovery meetings;
- A justice partner informational outreach presentation;
- Active SharePoint site for interactive documentation.

Methods taken during the study included:

- Data collection: This included previously conducted reports, drawings, standards, and other research documents;

- Investigation of existing facilities and court personnel;
- Data analysis: The data was then analyzed to identify the challenges and opportunities;
- Qualitative interviews;
- Thematic analysis;
- Comparison and synthesis: Quantitative and qualitative findings are compared, synthesized,
- and triangulated to gain a holistic understanding;
- Report and dissemination: The research findings are compiled into a comprehensive report. This report is shared with stakeholders and communities and made available to contribute to the future implementation.
- An outreach meeting was held to share the Los Angeles Superior Court Long-Range Planning principles with representatives from various justice partners and other key stakeholders serving Los Angeles County, which include:
    - The Judicial Council of California;
    - The Los Angeles Superior Court Executive Committee;
    - The Los Angeles Police Department;
    - The Los Angeles County District Attorney;
    - The Los Angeles County Bar Association, Los Angeles Chapter;
    - The Los Angeles County Sheriff's Department;
    - The City of Los Angeles Mayor's Office.
- Feedback and iteration: Continuous feedback is sought from experts in the field and the study participants to validate the findings and recommendations.

The Study employs a multifaceted methodology to reach a trajectory for the next 5 and 10 to 30+ year plan for the superior courts. By combining quantitative and qualitative interview data, it provides a comprehensive understanding of the challenges, benefits, and opportunities associated with the Los Angeles Superior Court.

3.2 Part One Process: Decentralized Strategy

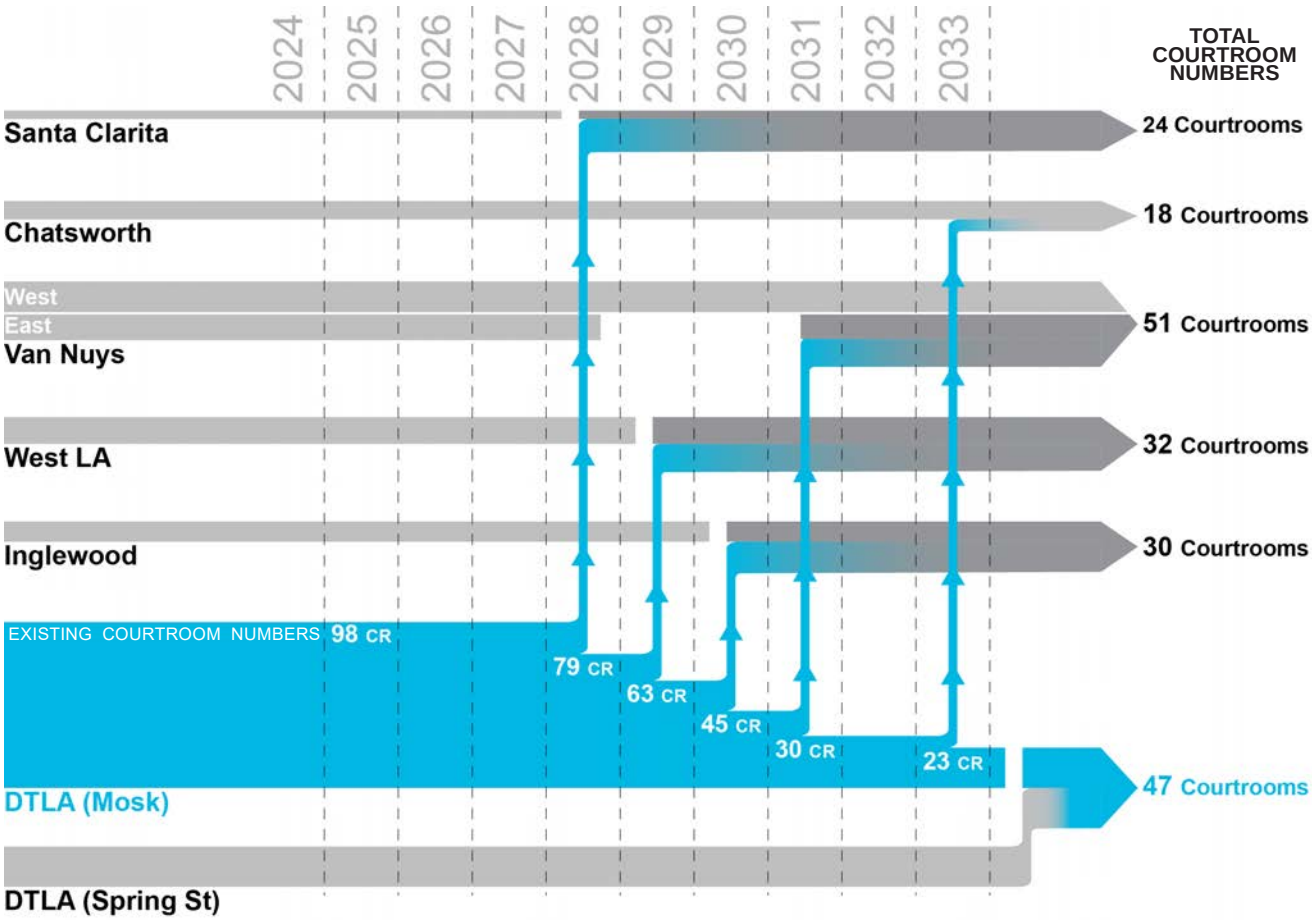
The 2019 Prioritization for Trial Court Capital Outlay Projects (2019 Prioritization Plan) provides a framework for redistributing courts to match civil, family, and probate caseload in proximity to the need to create a more convenient and effective service to the public. The LASC Long-Range Planning Study identifies a strategy to relocate caseload from a central location in downtown Los Angeles (DTLA) to several satellite locations throughout the district, including Santa Clarita, Van Nuys, West Los Angeles, Inglewood, and Chatsworth. The demand at the central Stanley Mosk Courthouse would be reduced from the current 100 courtrooms to 47 over a period. This strategy would then allow the central courthouse to be renovated or replaced in its current location. The study is informed by the Capital Outlay Budget Change Proposal (COBCP) to outline the scope and cost basis of the subject courts in the Study.

The Study explored the implications of the decentralized strategy in terms of its feasibility, including cost and likely scheduling. The outcome of the study would be to rebalance the court case load to better serve the population within Los Angeles County and to improve the critical flagship central court to continue operating in the critical role it plays in the downtown district.

The Study explored the number of courts to be added or renovated at the five satellite facilities with a particular focus on the timing of the projects as they affect the redevelopment of the central court.

3.2.1 Los Angeles Superior Court Long-Range Planning

This illustration depicts the movement of courtrooms from the central location in DTLA to each of the five satellite courthouses over a five-year period yielding a total of 47 courtrooms in the downtown area when combined with the existing courts at Spring Street.



Los Angeles Long-Range Planning, Decentralized Strategy Diagram

3.2.2 DTLA Civil Courthouse

The Stanley Mosk Courthouse was evaluated in the 2019 Seismic Renovation Project Feasibility Report. The Report outlines the seismic deficiencies and ranks Mosk as the fifth highest seismic risk building in the broad range of courts that were studied.

The process of evaluating the needs and feasibility of the downtown courts included study of the building systems through review of the seismic evaluation reports prepared by Arup structural engineers, as well as the facility condition assessments. Additionally, program requirements were validated with input from LASC and the Judicial Council of California for the number of courtrooms and support spaces required. The study developed prototypical plans that conform with the California Trial Court Facilities Standards to understand the minimum requirements of potential sites in the downtown area. The study explored several typical sites in downtown Los Angeles and determined that they can support the minimum dimensions of the program. Finally, detailed cost estimates were prepared that served to provide a framework for the total cost of ownership for the major downtown courts and estimated their procurement to provide guidance on escalation through the course of the process and to support the appropriate funding requests with the Department of Finance.

While the decentralized strategy provides an opportunity to replace the DTLA civil courthouse on a portion of the existing Mosk site, the reduction of courtrooms from 100 to 47 undermines the benefits of a mature judicial ecosystem that DTLA currently offers. The reduction in courtrooms at the central location would potentially enable the central courthouse to be renovated or replaced along with the improvements to be made at each of the satellite courthouses. The reduction in courthouse capacity also changes the hierarchical importance of the downtown courts, the central administration, and the relationships with justice partners in Los Angeles County. Following are the studies that explore both the overall court system decentralization and the building study of Mosk itself.

3.2.3 DTLA Criminal Courthouse

The Clara Shortridge Foltz Criminal Justice Center services criminal caseload and is organized with pairs of floors connected by shared holding facilities located on interstitial floors for detainees. The building was also evaluated in the Seismic Renovation Feasibility Report and determined to need significant seismic renovations. The Study explored a phased renovation of Foltz by addressing each of the pairs of courtroom floors progressively. The Study also examined the condition of the mechanical, electrical, plumbing, and vertical circulation systems in the building and noted that they are all deficient and near the end of their useful life.

3.3 Part Two Process: Centralized Strategy

Los Angeles - Robb Williamson, Photographer

The centralized strategy retains the full 100-courtroom capacity of the Stanley Mosk Courthouse within the mature judicial ecosystem that exists in the DTLA district. The satellite courts will also be improved to address efficiency, seismic safety, and accessibility for the public. The study explores how to replace the existing DTLA civil courthouse, either on a new site in DTLA or on the existing site located between Grand Avenue and North Hill Street. The study is informed by the COBCP for the scope and cost basis of the subject courts in the Study.

3.3.1 Los Angeles Superior Court Long-Range Planning

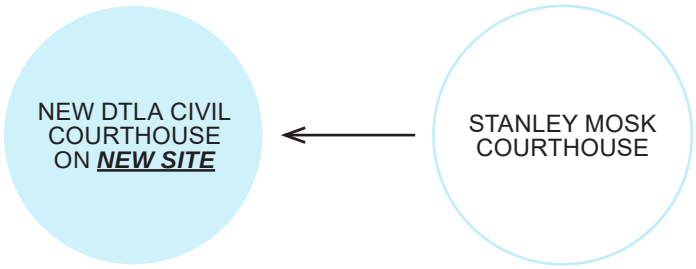
The balance of the 15 capital projects in the Long-Range Planning priority list includes a replacement or renovation of many key court facilities in the countywide system. The projects will be improved to provide extended service to the Los Angeles region for decades to come. The projects identified in the plan are expected to be funded and/or completed within 20- to 30-year timeframes. Each of the courthouses serves unique caseloads and must be able to adapt to change in the near and long term. Seismic resilience, aging infrastructure, outdated program capacity, and a need for improved access to all citizens are the driving factors for each of these programs. Several of the courts are intertwined in their sequence, and several of them serve uniquely diverse communities, but all are planned to meet the most current court planning scenarios and provide extra measures of resilience within the system.

3.3.2 DTLA Civil Courthouse

Two scenarios were explored for the DTLA civil courthouse replacement. The base scenario is replacement on a new site in the DTLA district. There are several available sites in the vicinity of the Civic Center area, and each would be appropriate for the 100-courtroom civil courthouse (refer to Section 6.3). This study assumes sites to be available at the appropriate time as well. The alternate scenario replaces the Stanley Mosk Courthouse with a new structure on its existing location. This scenario involves moving the courts to temporary swing space while the existing courthouse is demolished. Following the removal of the existing structure, a new building could be provided to replace the existing 100-courtroom courthouse.

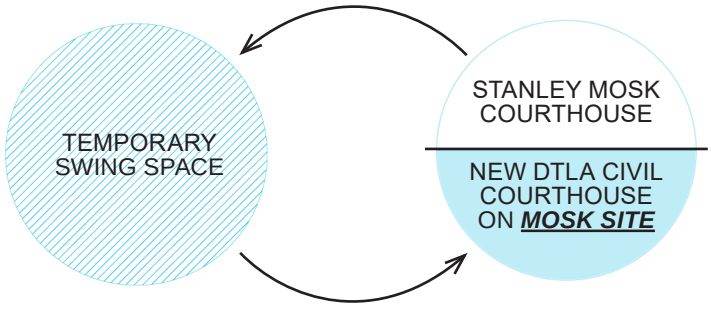
BASE SCENARIO

All courtrooms within the Stanley Mosk Courthouse migrate to a newly constructed 100-courtroom civil courthouse on a new DTLA site. This scenario provides the least disruption to the court operation as it does not require temporary accommodations and multiple rounds of migrations



ALTERNATE SCENARIO

All courtrooms within the Stanley Mosk Courthouse would first migrate to temporary swing space in DTLA. This scenario requires multiple existing buildings to be leased and extensive build-out and improvement in order to replicate existing court operational needs temporarily while the new 100-courtroom civil courthouse is constructed on the vacated Stanley Mosk site. This scenario takes advantage of the existing Mosk site.

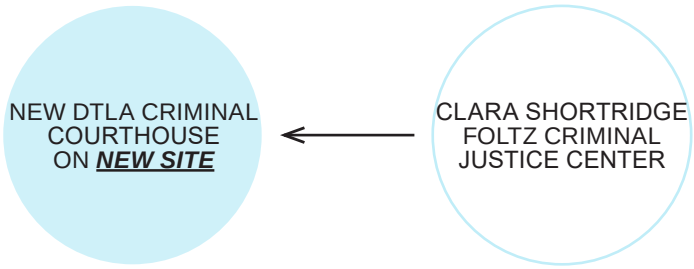


3.3.3 DTLA Criminal Courthouse

Two scenarios were also explored for replacement of the DTLA criminal courthouse. The base scenario envisions construction of the new criminal court on a new site in DTLA. There are several suitable sites in the Civic Center district that could support the capacity and operations of the criminal court. The alternate scenario proposes to build the new criminal courthouse on the site that will have been previously occupied by the Stanley Mosk Courthouse between Grand and South Olive Streets. The alternate scenario for replacement of the DTLA criminal courthouse can occur along with either scenario of the DTLA civil courthouse replacement. This alternate scenario assumes the existing Stanley Mosk Courthouse building has been vacated and demolished and the site is to be repurposed. The base and alternate strategies are similar in cost to one another but may provide differences in duration.

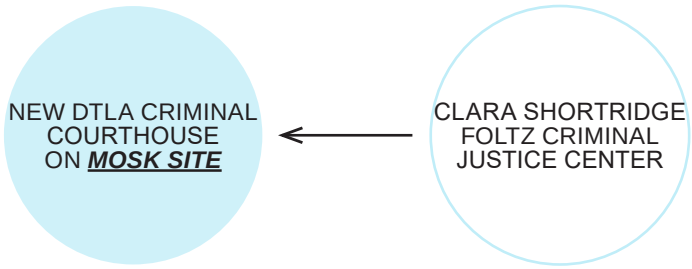
BASE SCENARIO

All courtrooms within Foltz are relocated to a newly constructed 60-courtroom criminal courthouse on a new DTLA site. This scenario requires finding a new site and is not reliant on other Los Angeles Long-Range Planning project sites.



ALTERNATE SCENARIO

All courtrooms within Foltz are relocated to a newly constructed 60-courtroom criminal courthouse on the site formerly occupied by the Stanley Mosk Courthouse. This scenario requires coordination with the new DTLA civil courthouse, as it depends on repurposing the existing Mosk site.



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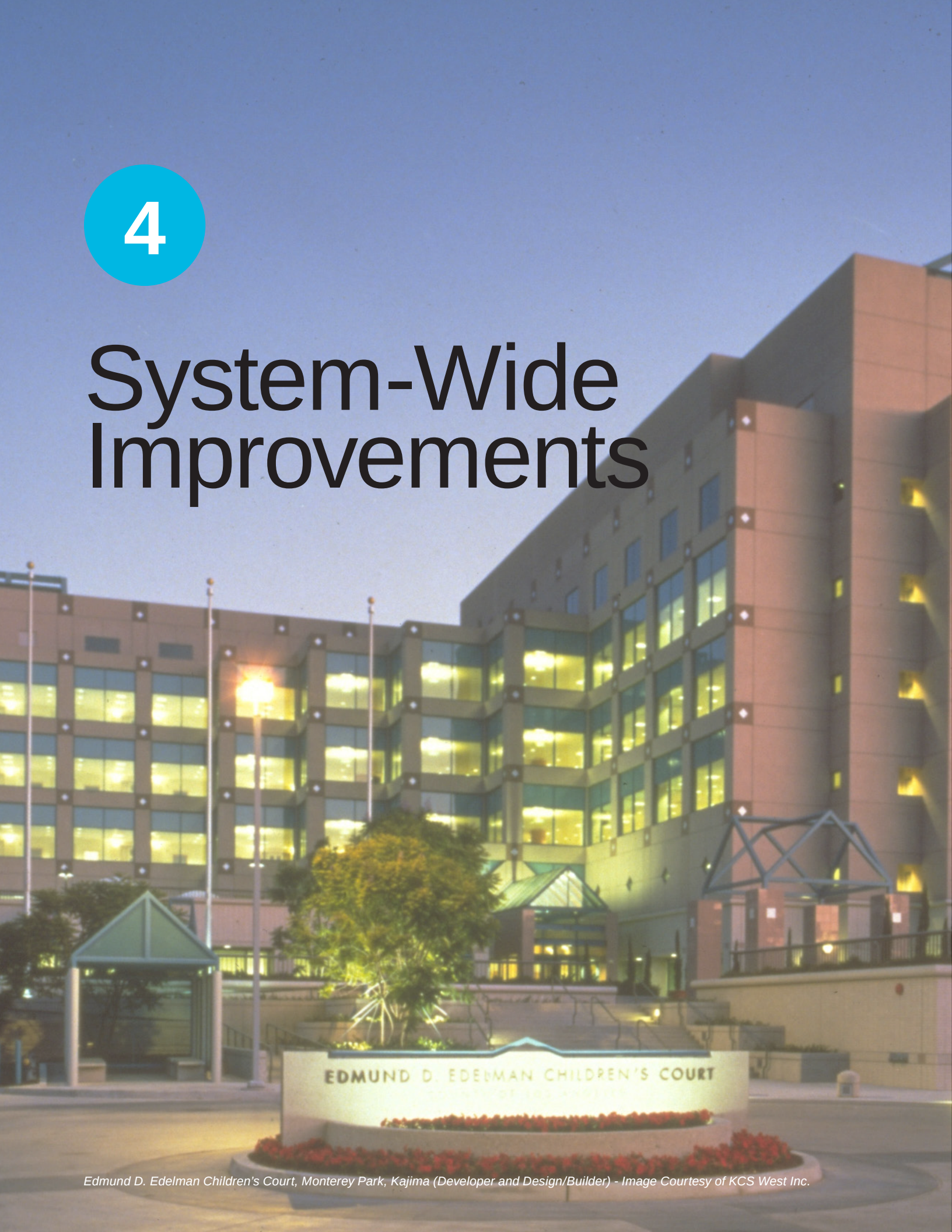
System-Wide Improvements



Edmund D. Edelman Children's Court, Monterey Park, Kajima (Developer and Design/Builder) - Image Courtesy of KCS West Inc.

4.1 Goals for System-Wide Improvements

Senate Bill 847 (Stats. 2018, ch. 45, § 8), which was the trailer bill language related to the 2018 Budget Act and codified as Government Code section 70371.9, required the Judicial Council of California to reassess projects identified in its update to its trial court capital-outlay plan and prioritization methodology adopted on October 24, 2008. SB 847 provides that other projects may be included for reassessment at the discretion of the Judicial Council and specifies the criteria to be used in the reassessment. The reassessment was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget by December 31, 2019. The list of prioritized projects that were developed in response to SB 847—referred to as the Trial Court Five-Year Capital-Outlay Plan—will be adopted annually by the Judicial Council and submitted to the California Department of Finance. Reassessment includes 80 projects statewide with 17 projects being in the Los Angeles Superior Court footprint .

The Infrastructure Plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the buildings;
- Maintain Facility Condition Index (FCI) of 10% or lower for the buildings;
- Physical conditions;
- Seismic rating;
- Fire and life safety, including improved exiting and fire protection as well as decreased hazard;
- Physical accessibility as defined by the Americans with Disabilities Act, Title 24 and barrier free design standards;
- Environmental hazards, including carcinogens and other toxic chemical compounds as defined by CALEPA, CEQA, and SoCal AQMD among others;
- Security;
- Overcrowding;
- Access to court services;
- Building resiliency;
- Court operational resiliency;
- Define and validate the project scopes, sequencing, and budget information;
- Holistically assess the identified projects' feasibility, validate the number of courtrooms needed, and recommend site search areas;

- Provide a sequencing plan for the next 20 to 30 years that is in alignment with court operational priorities.

The Superior Court of Los Angeles County occupies 43 buildings with a total of approximately 8 million square feet of space in 30 cities. Many of the facilities are at or nearing the end of their useful life. The purpose of the long-range planning study is to define and validate the project scopes, sequencing, and budget information. The study holistically assesses the identified projects' feasibility, validates the number of courtrooms needed, recommends site search areas, and provides a sequencing plan for the next 20 to 30 years that is in alignment with court operational priorities.

The two primary underlying goals are seismic resiliency and modern planning.

Seismic Resiliency:

The opportunity to renew or replace aged facilities will solve many long-standing difficulties that hinder equal access to justice today. Given the more stringent modern seismic requirements, many existing courthouses require substantial structural retrofits to ensure life safety and overall resiliency of operations after the next major seismic event.

Modern Planning:

In the years since each courthouse's initial opening, the Judicial Council of California has updated the California Trial Court Facilities Standards (CTCFS) for facility planning and design that better integrate accessibility, modern information technology for the staff and the public, more robust security measures, and greater flexibility toward multipurpose courtroom layouts that can host civil and criminal proceedings as required by fluctuations in respective case types and total caseloads. Proper planning and design are intended to provide fully accessible facilities that ensure equal access to justice for the county's citizens.

Additional objectives and goals of the Los Angeles Superior Court Long-Range Planning are as follows:

- Reconfirm current and future courtroom needs;
- Evaluate current and future caseload demand;
- Maintain courtroom operations;
- Ensure appropriately sized buildings.

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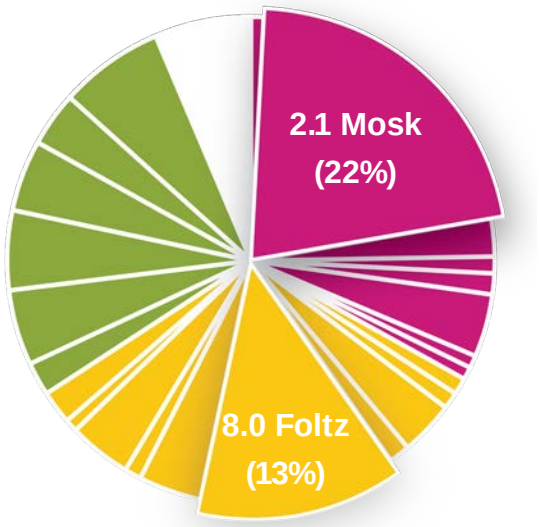
4.2 Existing Facilities Deficiencies

The areas of focus for improvement in the existing court facilities include seismic performance rating, fire and life safety, accessibility, and environmental hazards. Additionally, operational deficiencies created by security limitations, overcrowding, and accessibility limitations provide a basis for establishing need in the court prioritization planning. Many of the facilities contain services that are at or nearing the end of their useful life. The analysis consistently assessed projects holistically to validate the number of courtrooms needed, recommend site search areas, and provide a sequencing plan for the next 20 to 30 years that is in alignment with court operational priorities.

Los Angeles County Courthouses: Existing Facilities Deficiency Designations*

- 1.1 Santa Clarita Courthouse
- 1.2 Sylmar Juvenile Court
- 2.1 Stanley Mosk Courthouse
- 2.2 Spring Street Courthouse
- 3.0 Chatsworth Courthouse
- 4.1 El Monte Courthouse
- 4.2 West Covina Courthouse
- 5.1 Eastlake Juvenile Courthouse
- 5.2 Los Padrinos Juvenile Hall
- 6.0 Metropolitan Courthouse
- 7.1 Glendale Courthouse
- 7.2 Burbank Courthouse
- 8.0 Clara Shortridge Foltz Criminal Justice Center
- 9.1 Santa Monica Courthouse
- 9.2 Beverly Hills Courthouse
- 10.0 Pasadena Courthouse
- 11.1 Van Nuys Courthouse West
- 11.2 Van Nuys Courthouse East
- 12.0 Edmund D. Edelman Children's Courthouse
- 13.0 Hollywood Courthouse
- 14.1 Michael D. Antonovich Antelope Valley Courthouse
- 14.2 Alfred J. McCourtney Juvenile Courthouse
- 15.1 Inglewood Courthouse
- 15.2 Inglewood Juvenile Courthouse
- 16.1 Torrance Courthouse
- 16.2 Torrance Courthouse Annex
- 16.3 South Bay Muni Court Jury Assembly Trailer
- 16.4 South Bay Muni Traffic Court Trailer
- 17.1 Compton Courthouse



Pie diagram showing the total number of courtrooms in proportion. Stanley Mosk Courthouse and Clara Shortridge Foltz Criminal Justice Center contain significant number of courtrooms.

Legend

Next 20 Years: Maintenance and Modifications

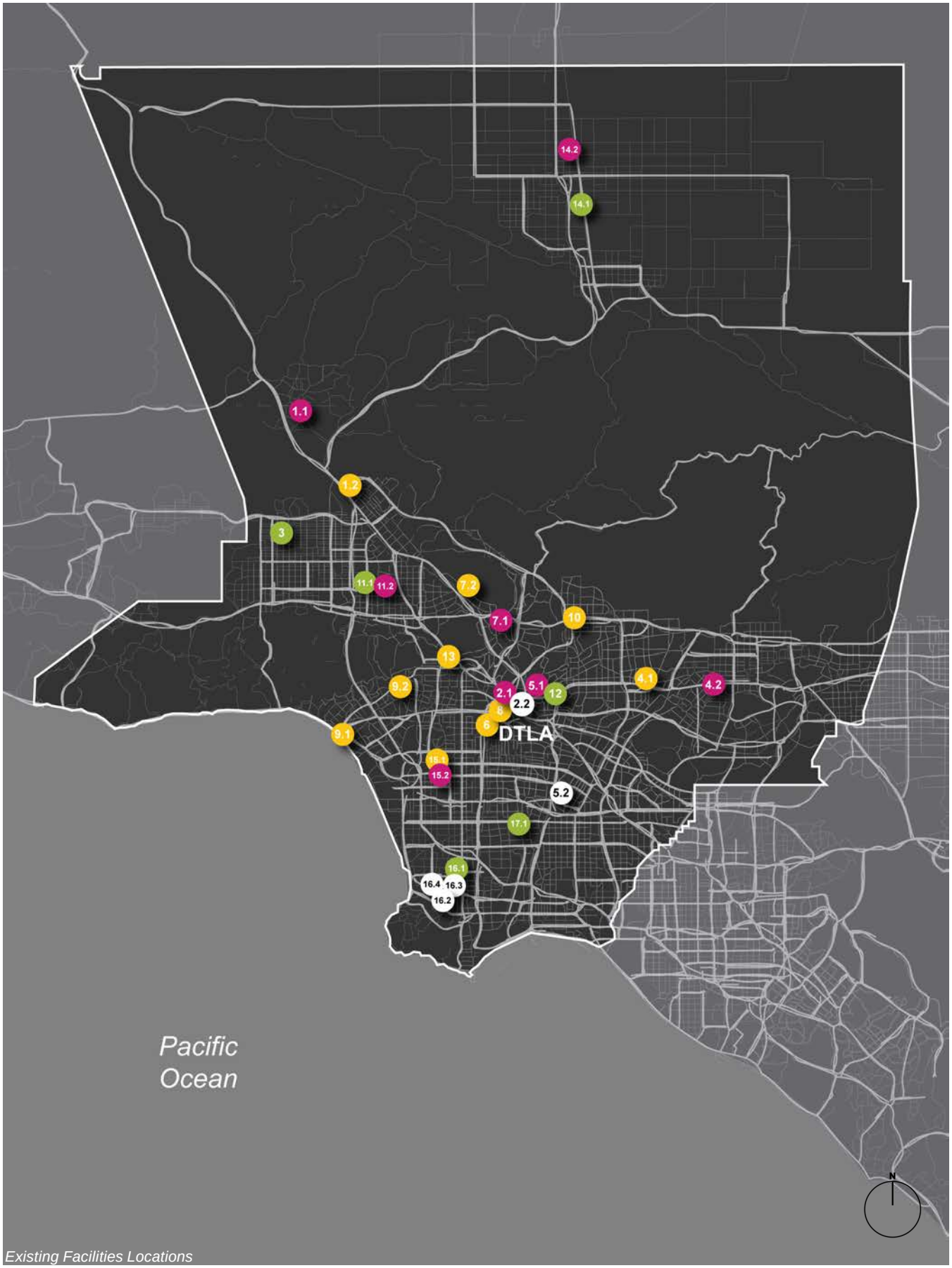
Next 20 Years: Consider Replacement

Next 5-10 Years: Consider Replacement

Facility Not Part of Study (Leased, Closed, or Repurposed)

Reference: Strategic Facility Planning Report, 2019

**The order reflects the centralized strategy's prioritization list shown in Section 4.3.*



Existing Facilities Locations

4.3 Los Angeles Superior Court Long-Range Planning Outcome

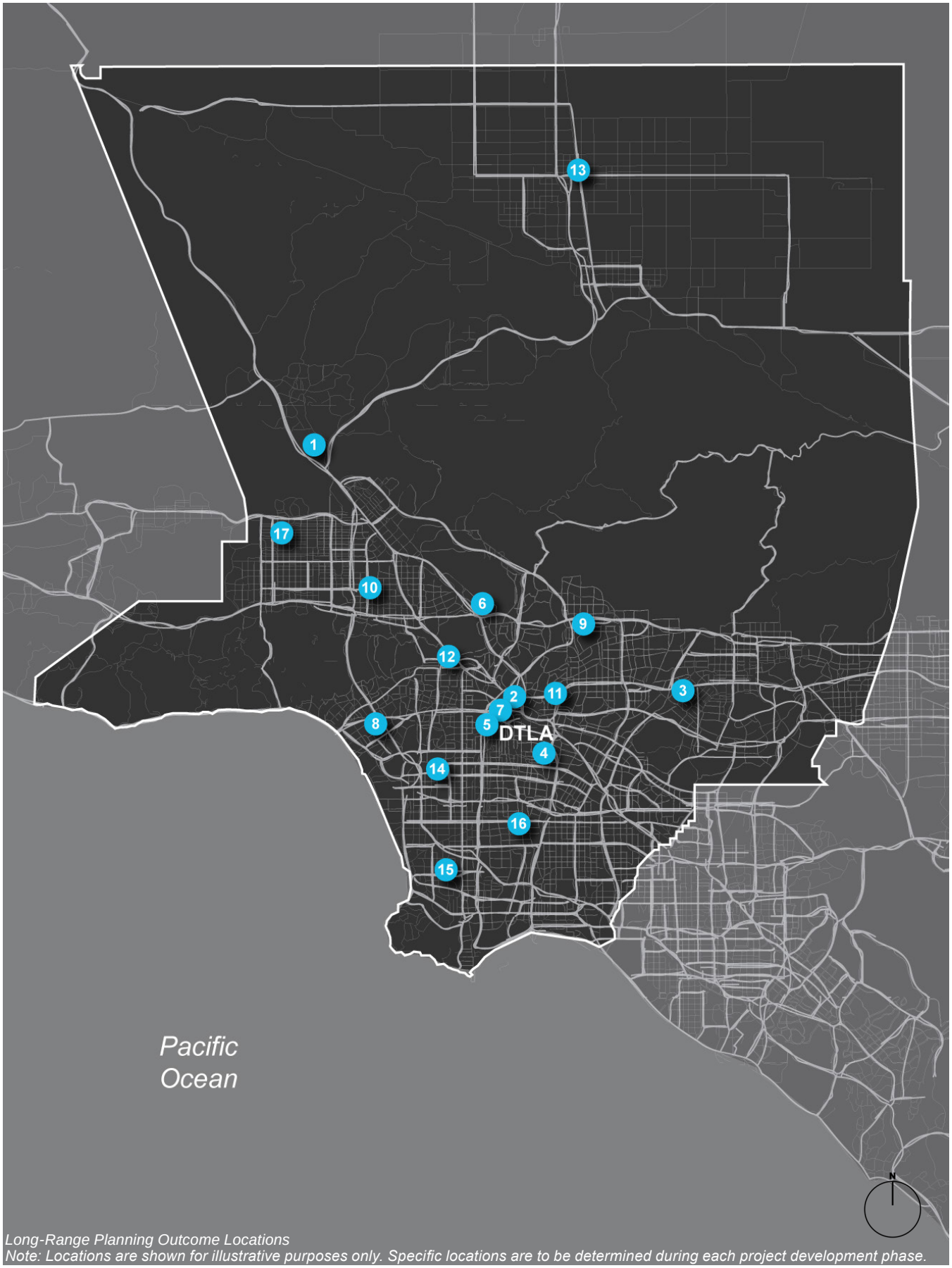
The updated courthouses will provide greater access to justice for the general public. Each facility will be planned in the most efficient manner to serve the case load with modern technology, improved functionality, and seismic resilience. The projects listed below were scored in the 2019 prioritization study with weighting based on their importance to the Los Angeles Superior Court. The expected outcome is a system-wide improvement of the LASC to operate for decades to come.

Los Angeles County Courthouses: Potential Long-Range Outcomes

1. New Santa Clarita Courthouse
2. New DTLA Civil Courthouse (Mosk Replacement)
3. New West Covina Courthouse
4. New Eastlake Courthouse
5. Los Angeles Metropolitan Courthouse Renovation
6. New North Central Courthouse
7. New DTLA Criminal Courthouse (Foltz Replacement)
8. New West Los Angeles Courthouse
9. New Pasadena Courthouse
10. New Van Nuys Courthouse (New East & Renovated West)
11. Edmund D. Edelman Children's Courthouse Renovation
12. New Los Angeles Mental Health Courthouse
13. New Lancaster Dependency Courthouse
14. New Inglewood Courthouse
15. New Torrance Dep. Courthouse and Traffic Annex
16. Compton Courthouse Renovation
17. Chatsworth Courthouse Renovation

Legend

New or Renovated Facility: Facility meeting California Trial Court Facilities Standards.



Long-Range Planning Outcome Locations
Note: Locations are shown for illustrative purposes only. Specific locations are to be determined during each project development phase.

4.4 DTLA Courthouses' Current Conditions

The Stanley Mosk Courthouse and Clara Shortridge Foltz Criminal Justice Center are the downtown flagship locations for civil and criminal court operations at the heart of the LASC's mission to provide access to justice for its citizens. These two courthouses exhibit many of the challenges faced by all the older courthouses, and the very large proportion of caseloads handled at both locations makes them logical focuses for the initial study processes.

Each of these facilities has operated continuously since their opening, with only modest renovations and alterations to date. Due to their age, core infrastructure systems are at the end of their useful life, and their renewal or replacement has become increasingly necessary. Given the eras in which they were constructed, each building was compliant with their contemporary building codes, but is non-resilient compared to facilities that are constructed per today's more stringent seismic and general building code requirements. The evolution of accessibility requirements since their opening days causes each facility to now be out of compliance and functionally inaccessible to anyone other than persons without mobility challenges. Numerous workarounds have been used operationally to overcome certain deficiencies, but these have introduced additional complexity and risk to the court's operations at each location. At present, the greatest risk is the unplanned stoppage of operations at either or both courthouses due to seismic events, or other ancillary causes.

Stanley Mosk Courthouse: Deficiencies and Challenges

The Stanley Mosk Courthouse was originally constructed in 1957 as the home for 101 civil courtrooms and is the administrative center of the district, with centralized staff supporting other courthouses throughout the county.

- Seismic performance: Non-resilient. Received a seismic risk rating of 23.4 (high-risk). Catastrophic failure.
- Physical condition: Poor. Known asbestos. Finishes in poor condition, dated plumbing fixtures that are in need of repair.
- Courtroom size: Noncompliant to current court standards and noncompliant to the Americans with Disibilies Act (ADA) standards. Current courtroom size impacts court proceedings. For example, in family law cases, there is sometimes not enough room in the courtroom for all the litigants.
- Operational performance: Noncompliant. No private staff circulation
- Security: Suboptimal. Lobby weapons screening has a high volume, causing overflow to the exterior of the building. Non-secure circulation for judges.
- Long-term life expectancy: Suboptimal.
- Other: Preservation Issues.

Satellite Image Showing an Overview of Stanley Mosk Courthouse, Image from Google Earth

Stanley Mosk Courthouse: Facility Modifications

The following tables are excerpts from an August 2023 Trial Court Briefing Sheet on facility modifications (FMs) for the Stanley Mosk Courthouse. The tables show that from 2018 to 2023, Mosk required 213 project request types, with a total cost of $18.2 million.

As stated in the 2023 briefing document:

"Judicial Council current level of funding for FMs is insufficient to address needs statewide. Judicial Council only funds Priority 1 (Immediately or Potentially Critical) and Priority 2 (Necessary, But Not Yet Critical) Facility Modifications of the six priority levels. Majority of the cost for both Stanley Mosk Courthouse and Clara Shortridge Foltz Criminal Justice Center are related to Plumbing issues."

Note: This is not a comprehensive list of all cost impacts to the continued operation of the courthouses.

Projects by Fiscal Year

Fiscal Year	Number of Projects	Total Project Cost	Annual Budget	% of the Budget
2018	30	$5,628,440	$65,000,000	8.7%
2019	40	$1,879,876	$65,000,000	2.9%
2020	69	$6,189,989	$65,000,000	9.5%
2021	26	$921,843	$65,000,000	1.4%
2022	42	$3,512,180	$80,000,000	4.4%
2023*	6	$90,574	$80,000,000	0.1%
Total	**213**	**$18,222,902**		

**In the current fiscal year, partial data only*

Projects Request Types from FY 2018 through Current*

Project Request Type	Number of Projects	Total Project Costs
Plumbing	85	$9,176,961
Elevator, Escalators, & Hoists	47	$5,972,679
HVAC	27	$982,450
Interior Finishes	16	$739,664
Electrical	4	$739,114
Exterior Shell	7	$342,522
Roof	6	$104,689
Vandalism	18	$82,772
Fire Protection	5	$69,632
Grounds & Parking Lot	1	$12,419
Total	**213**	**$18,222,902**

Top 5 Costing FMs - FY 2018-2023

FM#	Priority	Description	Project Cost	Fiscal Year	Meeting Date
FM-0049106	2	Elevator - Elevator Renovation - Complete renovation of eight (8) gearless traction elevators, six 3,000 lb capacity and two 8,000 lb capacity. Work includes but is not be limited to, car frames and platforms, buffers and safeties, hoistway entrance frames, doors and pit equipment, new AC gearless machines, micro-processor control systems, regenerative VVVF AC drives, fly ball governors, closed loop heavy duty high speed operators, current code required wiring, interior and lobby control panels, counter-wieghts and roller guides, hoist and governor ropes, cab ceilings with LED down lights, rope compensation and seismic provisions.	**$4,541,791**	2018	10/12/2018
FM-0145441	2	Plumbing - Elevator Escalator - GCI - Replacement of cracked 6-inch water supply line to irrigation backflow, structural engineer inspected affected areas. After repairs are complete backfill sinkhole with approved slurry material. Irrigation main water supply line ruptured and leaked over 1 million gallons of water to multiple areas, elevator/escalator equipment. All safety and environmental protocols will be followed for sink hole backfill. Affected areas from 3rd floor to 1st floor. This is the follow-up P2 to the water leak irrigation P1.	**$ 2,250,000**	2020	4/12/2021
FM-2002640	3	Mosk - Plumbing - GCI - perform a power washing (i.e. hydro jetting) and then video taping of existing sewer lines in an effort to determine where pipe is corroding and susceptible to leaking. Applying spray coating to repair any existing corrosion in the sewer system to approximately 18% of the existing piping.	**$1,823,500**	2021	7/18/2022
FM-0145439	1	Plumbing - Irrigation Leak - Extracted over 18000 gallons of water/mud from elevator pits, erected multiple containments, placed drying equipment, dried/restored power to electrical panels, provided temporary power to affected areas, repaired 6-inch water supply line to irrigation backflow, structural engineer inspected affected areas, conducted remediation, build all affected walls, conducted environmental testing/oversight, and performed all work in a known ACM area. Irrigation main water supply line rupture.	**$1,800,000**	2020	4/12/2021
FM-0145006	2	Plumbing - GC I- All required construction activities to install new isolation valves for the Cogen system including trenching, temporary power, line stops to CW, and two butterfly valves so that maintenance can be performed on building Mechanical and Plumbing Systems. Currently unable to isolate building from Cogen.	**$690,000**	2020	5/14/2021

Note: This list does not constitute a complete accounting of all operating costs.

Stanley Mosk Courthouse: Overview of Seismic Performance

Total estimated annual losses from fatalities, repair costs, and downtime at Mosk after a catastrophic earthquake would be almost $27.5 million.

The following is excerpted from the 2019 Seismic Renovation Project Feasibility Report of the Stanley Mosk Courthouse completed by Arup structural engineers:

“Annualized losses represent the anticipated seismic losses in any given year, and typically would not be incurred every year (i.e., in most years, there are no earthquakes and therefore no losses; however, if a significant earthquake occurs, the losses that year will greatly exceed the annualized losses shown [below]). Over a long period of time, the actual losses incurred would approach the anticipated annualized losses. Though abstract in nature, annualized losses are useful because they capture in a single metric the magnitude of losses across a range of seismic intensities, thus enabling the risk reduction potential of each retrofit and replacement option to be compared more readily.”

Note: Seismic assessment is not part of this Long-Range Planning report. The Arup study provided guidance on a method for estimating loss and risks; the team has not challenged that basis.

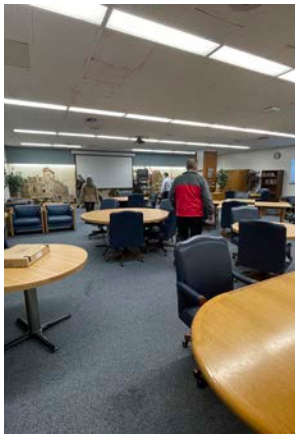
Anticipated Seismic Performance of the Current Existing Stanley Mosk Courthouse

Annual losses from fatalities*	**$25,376,000**
Annual losses from repair costs	**$676,000**
Annual losses from downtime	**$1,396,000**

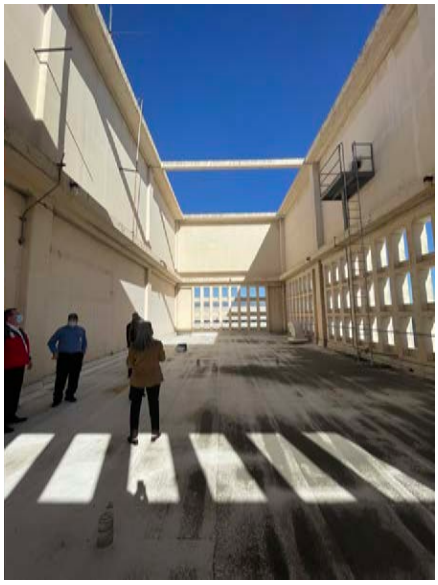
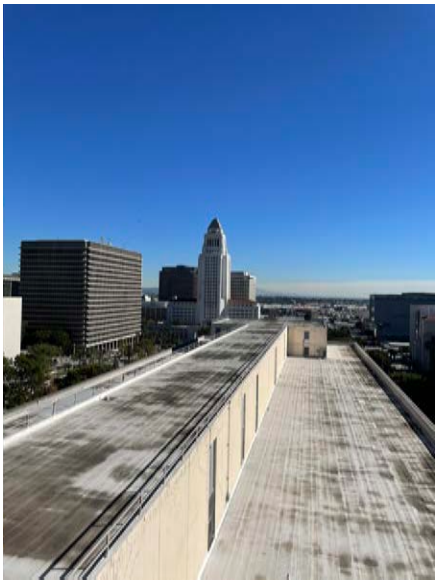
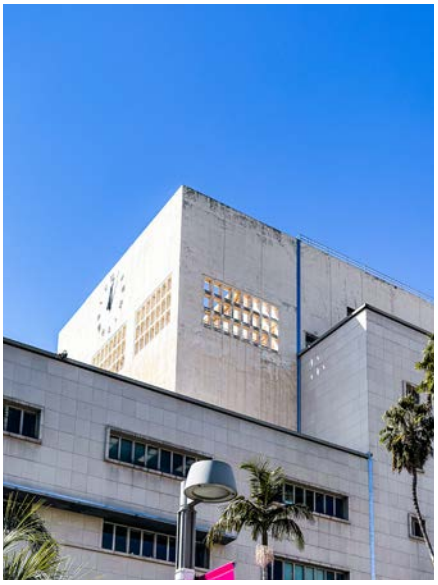
**Annual losses from fatalities are based on peak building populations and 90th percentile estimates of fatalities from the seismic risk assessment and, thus, likely represent an upper bound on annual losses from fatalities; refer to Section IV of the detailed methodology report (Arup 2019) for additional information about the risk assessment methodology and findings from a sensitivity study on building populations*

Stanley Mosk Courthouse: Current Conditions





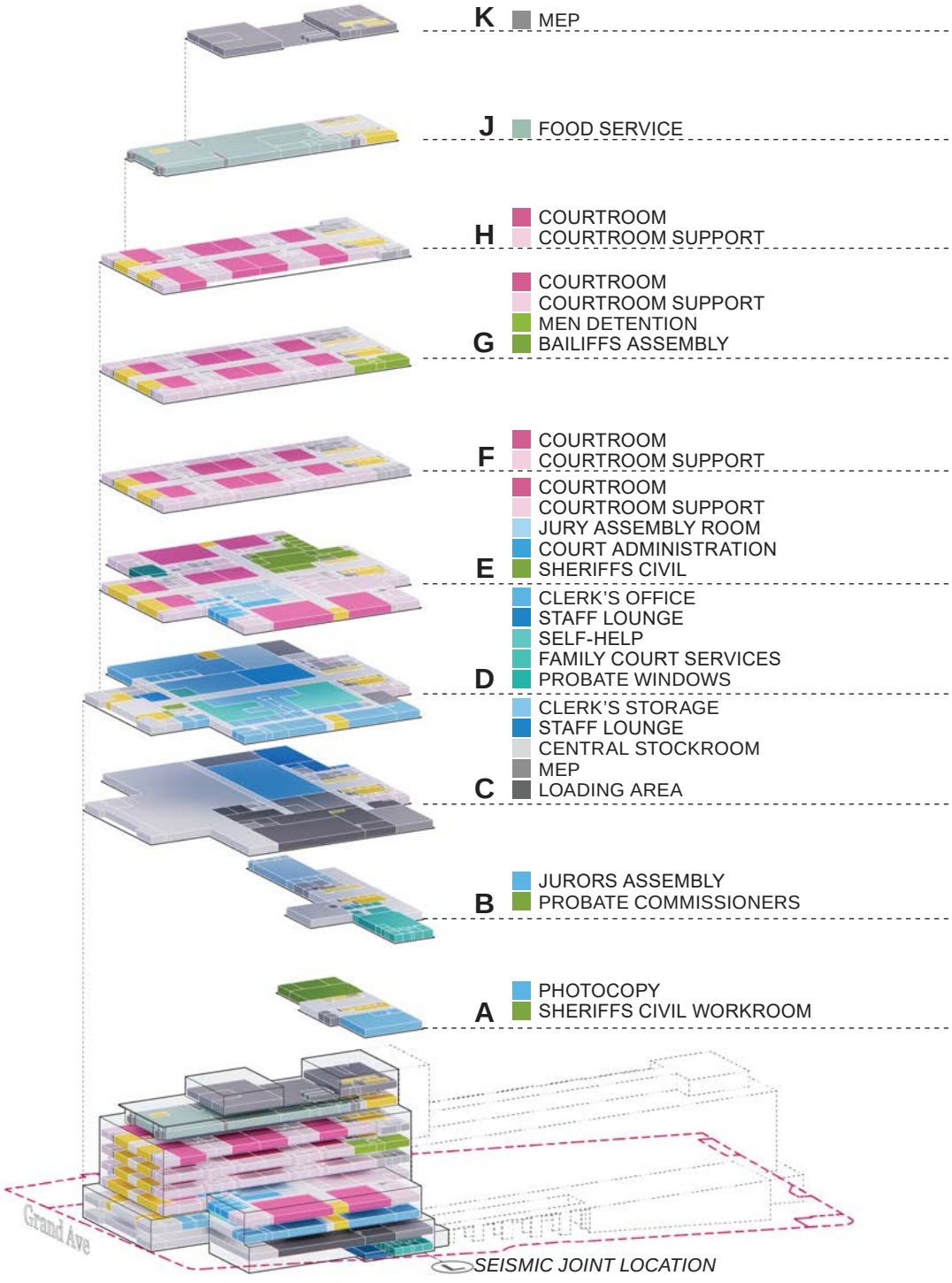
Circulation paths and courtrooms are tight and not ADA-compliant.

Exterior shell and roof requests accounted for almost $450,000 in projects requests from 2018 - 2023.

Stanley Mosk Courthouse: Analysis

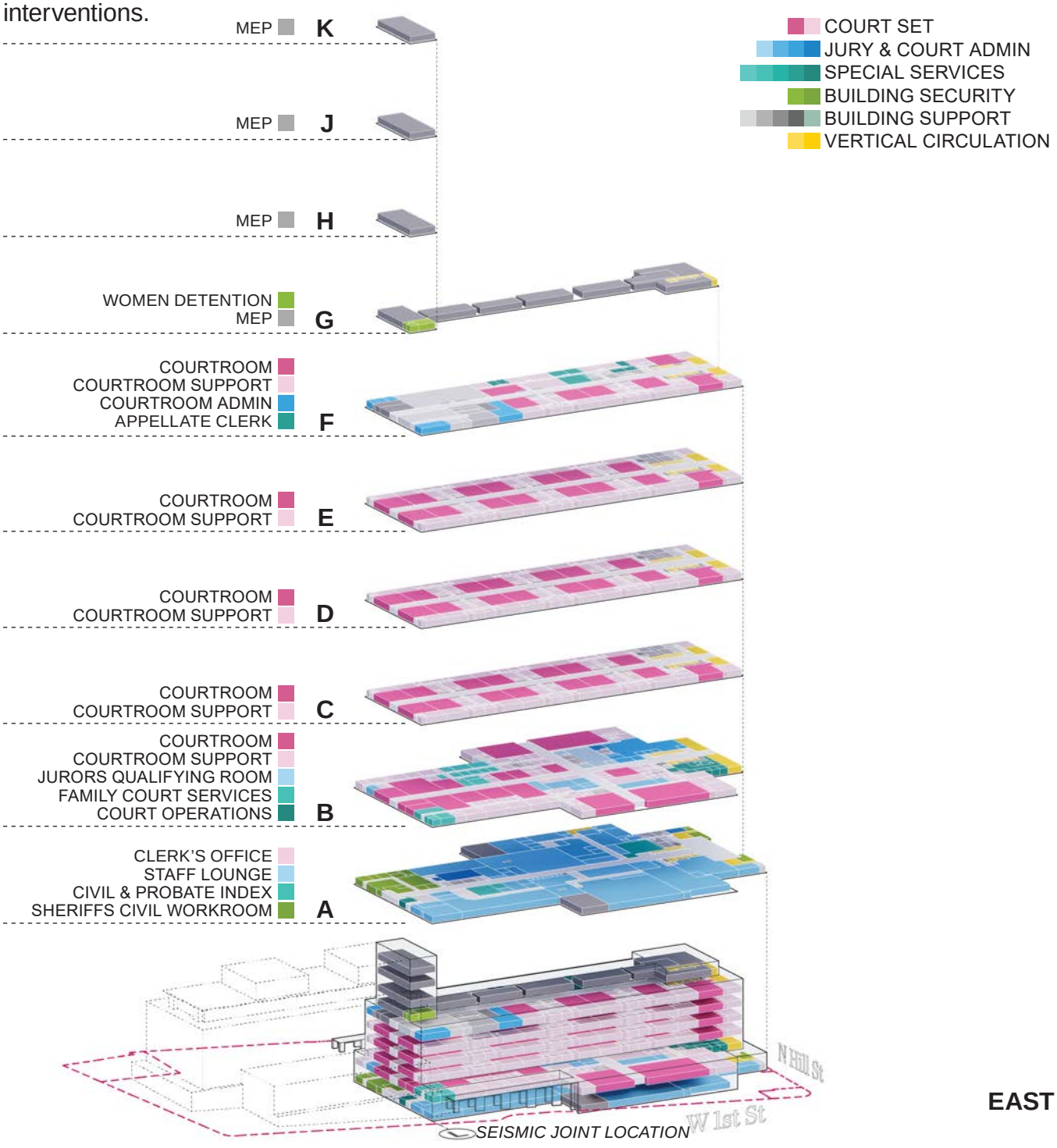
The Stanley Mosk Courthouse comprises 10 floors of courtrooms, court operations, jury and court administration, public services, and building security. A seismic joint divides the building into a “west” side and an “east” side.



WEST

Axonometric diagram of Stanley Mosk Courthouse, levels are separated and color coded based on program.*
**Program analysis at the time of study shown. Further verifications are required during the future programming and design phases.*

Initially, the Judicial Council of California evaluated the feasibility of renovating the Stanley Mosk Courthouse. The team explored partial demolition options, which included analysing the existing systems within Mosk to determine the viability of structural, infrastructural, off-site, and egress interventions.

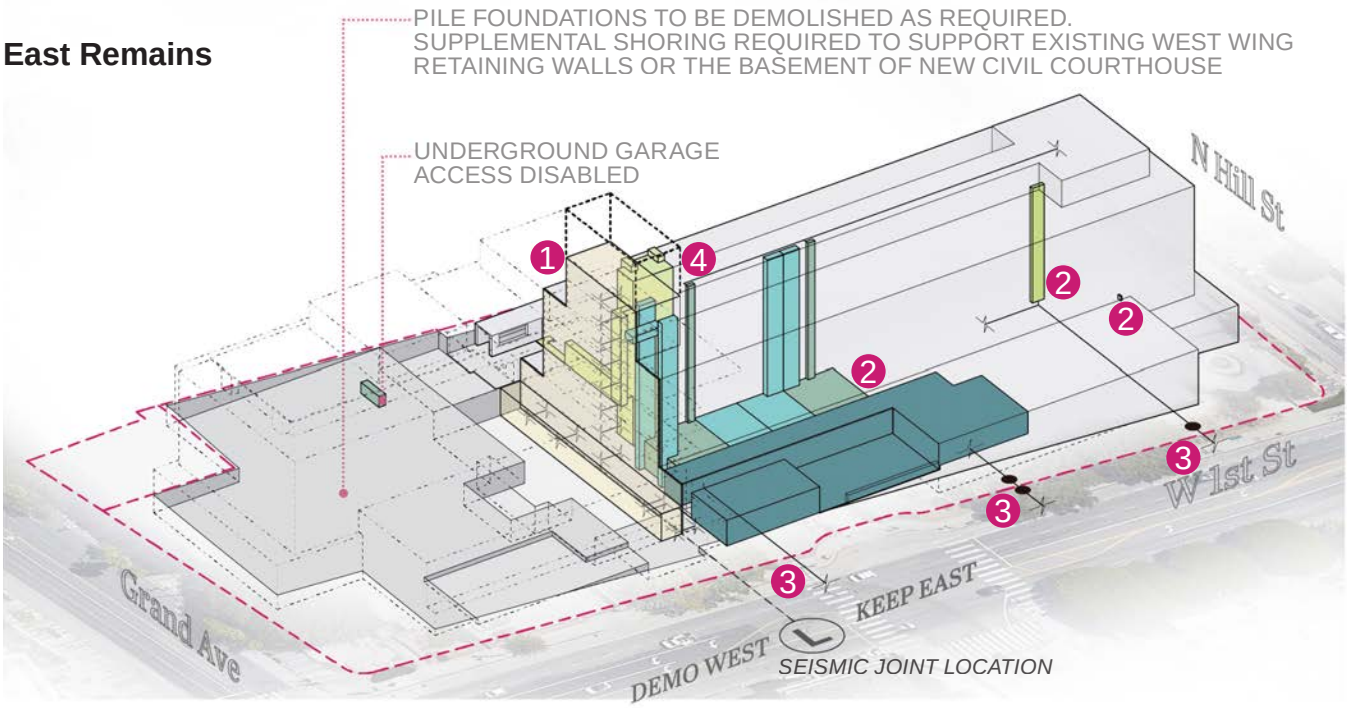


Axonometric diagram of Stanley Mosk Courthouse, levels are separated and color coded based on program.*
**Program analysis at the time of study shown. Further verifications are required during the future programming and design phases.*

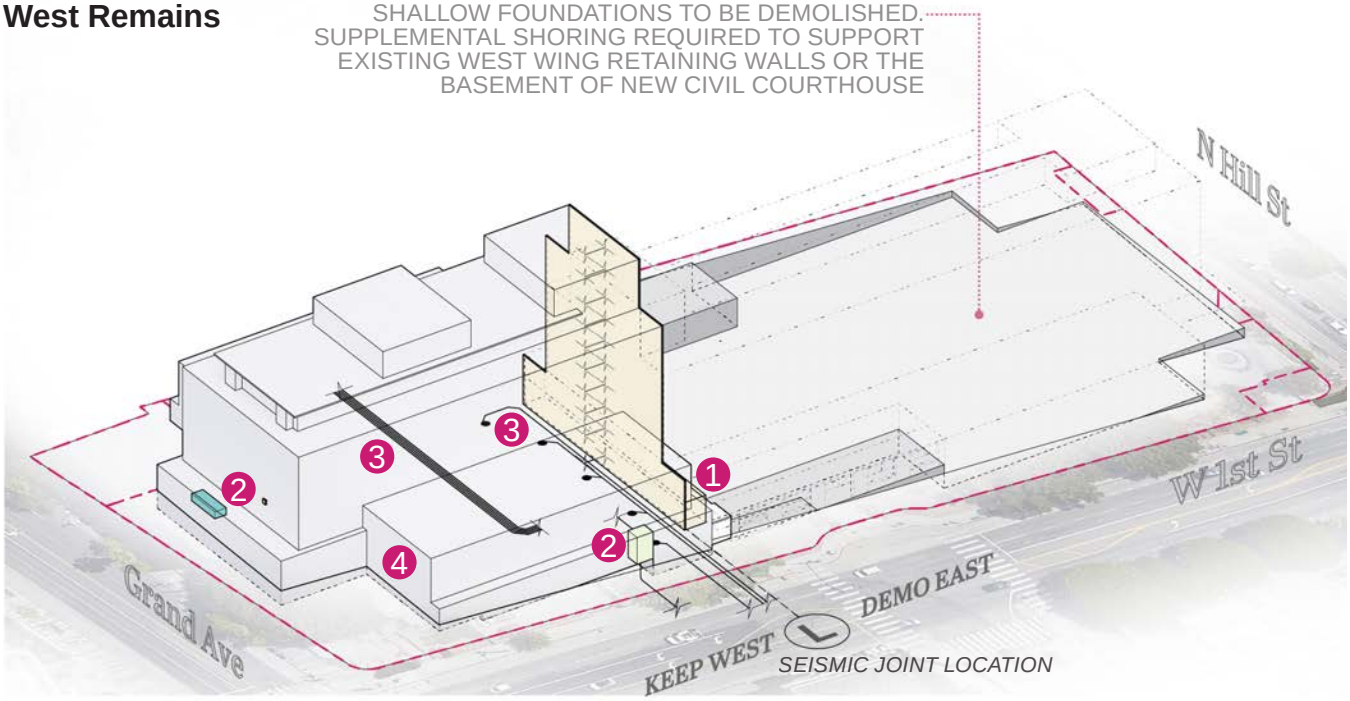
Partial demolition of the existing Stanley Mosk Courthouse entails critical interventions that create significant construction and operational challenges. Refer to Appendix B for more information.

1. Structural Interventions
2. Infrastructure Interventions
3. Off-Site Interventions
4. Egress Interventions

East Remains

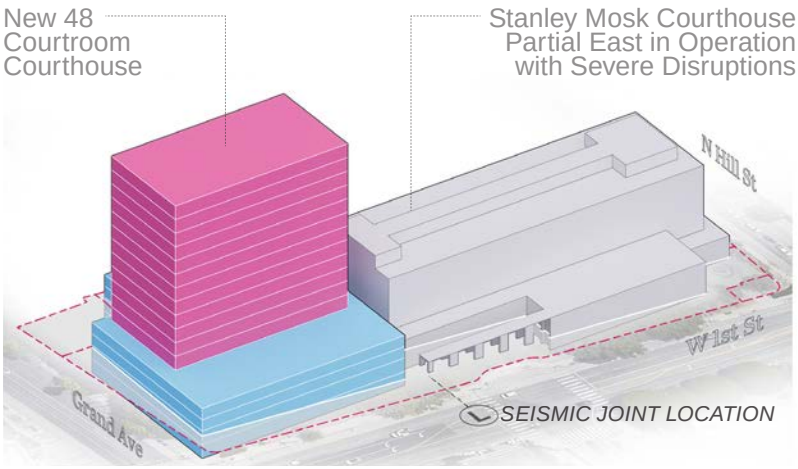


West Remains



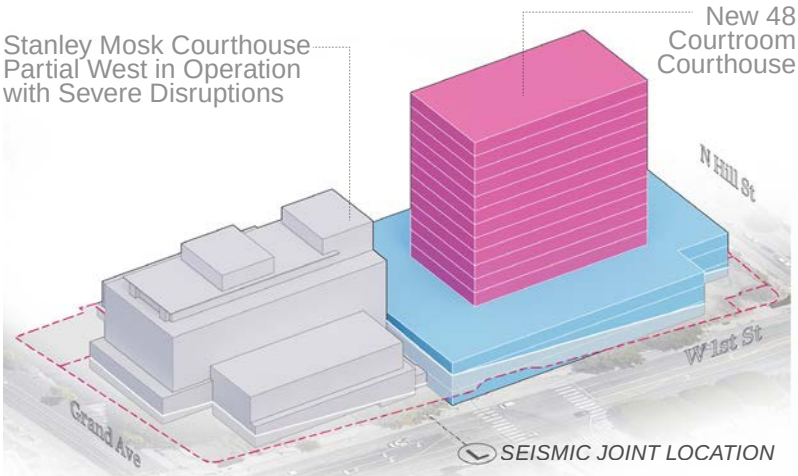
Partial Demolition of Mosk Summary

The following conclusions were made based on studies of the existing building systems in the Stanley Mosk Courthouse. Refer to Appendix B for more information. In these scenarios, either the east or west side of Mosk remains and is renovated, while the other side is demolished and becomes the site of the new civil courthouse.



Retain East Section

Retaining the east section requires extensive infrastructure reconfigurations including rerouted equipment room lines and the creation of a new loading area. New electrical, water, and sprinkler line feeds will be required. The private staff parking entry from the underground garage will be disabled. A new exit stair with exit passageway will be needed.



Retain West Section

Retaining the west section allows more buildable area on the east for the new civil courthouse. However, since the west has fewer courtrooms than the east, it has limited courtroom capacity. Keeping partial west requires off-site interventions, such as rerouted utility lines and storm drains.

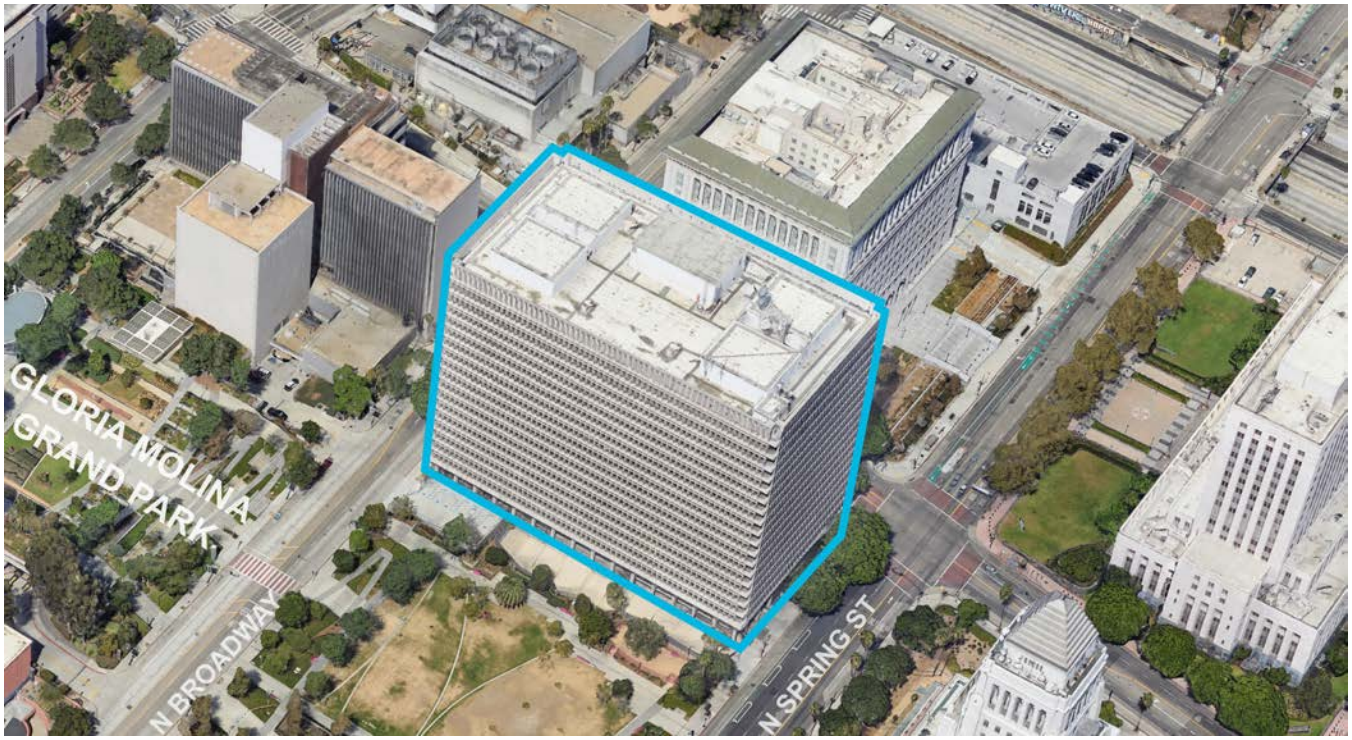
Mosk Conclusion

A Seismic Renovation Feasibility study was prepared by Arup structural engineers in 2019 and gave the Stanley Mosk Courthouse the fourth and fifth highest seismic risk score of all buildings in the Judicial Council of California portfolio. Many of the building's infrastructural systems are at the end of their useful life. While there is a seismic joint separating the building in two portions (east and west), there are many infrastructure components that are shared by and common to both sides. This sharing of services makes the prospect of separating the building in two parts an impractical option.

Clara Shortridge Foltz Criminal Justice Center: Deficiencies and Challenges

The Clara Shortridge Foltz Criminal Justice Center opened in 1972 and runs 60 criminal courts with colocated offices for the District Attorney and Public Defender. Foltz occupies a significant location on the Grand Park public plaza adjacent to City Hall.

- Seismic performance: Suboptimal. Received a seismic risk rating of 7.3 (high-risk).
- Physical condition: Poor. Known asbestos and lead/polychlorinated biphenyls (PCBs). Finishes in poor condition. Major plumbing deficiencies causing flooding. Due to presence of lead, after flooding, floor must be abated, thus disrupting court operations.
- Courtroom size: Noncompliant to current court standards and only partially compliant to ADA standards.
- Operational performance: Suboptimal. Administrative offices are scattered throughout, making operations inefficient. Central holding area is no longer relevant to today's population types. Smaller cells to segregate population groups are preferred over larger holding cells currently present in the Foltz building.
- Security: Adequate.
- Long-term life expectancy: Suboptimal.



Satellite Image Showing an Overview of Clara Shortridge Foltz Criminal Justice Center, Image from Google Earth

Foltz: Facility Modifications

The following tables are excerpts from an August 2023 Trial Court Briefing Sheet on facility modifications (FMs) for the Clara Shortridge Foltz Criminal Justice Center. The tables show, that from 2018 to 2023, Foltz required 285 project request types, with a total cost of $18 million. As stated in the 2023 briefing document:

"Judicial Council current level of funding for FMs is insufficient to address needs statewide. Judicial Council only funds Priority 1 (Immediately or Potentially Critical) and Priority 2 (Necessary, But Not Yet Critical) Facility Modifications of the six priority levels. Majority of the cost for both Stanley Mosk Courthouse and Clara Shortridge Foltz Criminal Justice Center are related to Plumbing issues."

Note: This is not a complete list of costs incurred to ongoing operations of the Foltz building.

Projects by Fiscal Year

Fiscal Year	Number of Projects	Total Project Cost	Annual Budget	% of the Budget
2018	34	$2,982,519	$65,000,000	4.6%
2019	57	$3,140,820	$65,000,000	4.8%
2020	47	$3,397,305	$65,000,000	5.2%
2021	50	$2,752,862	$65,000,000	4.2%
2022	77	$5,133,776	$80,000,000	6.4%
2023*	20	$600,722	$80,000,000	0.8%
Total	**285**	**$18,008,004**		

**In the current fiscal year, partial data only*

Projects Request Types from FY 2018 through Current*

Project Request Type	Number of Projects	Total Project Costs
Plumbing	129	$10,557,465
HVAC	47	$3,083,917
Interior Finishes	19	$1,681,339
Elevator, Escalators, & Hoists	29	$827,583
Exterior Shell	9	$775,640
Fire Protection	10	$278,020
Vandalism	8	$260,404
Grounds and Parking Lot	10	$201,954
Electrical	6	$103,570
Holding Cells	2	$92,684
Energy Efficiency	1	$72,711
Roof	4	$64,582
Security	1	$8,135
Total	**285**	**$18,008,004**

Top 5 Costing FMs - FY 2018-2023

FM#	Priority	Description	Project Cost	Fiscal Year	Meeting Date
FM-0063511	1	Plumbing - Replace failed - Hoffman comfort heating valve. 150k gallons of water is estimated for this loss. Electrical - Replace Grounded dry type indoor 3-phase 60HZ class AA transformer on the 4th floor via crane. Supply Temporary generator to minimize operational impact during transformer loss. Environmental- Procedure 5 water loss impacted areas on floors 6, 5, 4, 3, 2, 1, Service and Judges Parking levels. Courtrooms, chambers, elevator 19, cafeteria, and file storage areas severely impacted. Procedure 5 damage to Judges Elevator requires replacement of several key components to maintain compliance. Replacement of carpet, ceiling tiles, and all impacted areas per environmental protocol.	**$2,265,057**	2018	3/8/2019
FM-2003553	1	Plumbing - Fixture Leak - Clean, dry and sanitize 97 individual areas from floor 18 through 11. All construction materials, offices, courtrooms, grand jury and (2) elevators were impacted by the Category 3 water intrusion event. Replace (2) elevator cab top control cards, (2) controllers and ropes on Elevators #16 and #19. Inspect all electrical panels and replace all breakers that were affected by water intrusion. Replace (3) relays and (1) smoke detector affected by water intrusion. Environmental protocol required for all areas impacted Category 3 water intrusion event. Substantial build-back required upon clearance to return Court operations. Leak originated in County exclusive space 18th floor employee restroom, continuous flushing toilet over weekend 11/19 to 11/20/22.	**$ 2,125,000**	2022	2/3/2023
FM-0142947	2	Interior Finishes - GCI - Remove and Replace failing ceiling tiles in courtrooms, judges offices, jury rooms, and corridors. This includes phased per floor with containment and negative air machines during abatement and replacement	**$1,379,767**	2020	5/4/2021
FM-0145007	2	Plumbing - GCI - Provide demo, removal, and replacement of mechanical piping system as it relates to chilled and hot water air separators, hot water expansion tank, and flush clean loop system to prevent future failures and leaks.	**$795,000**	2021	5/4/2021
FM-0143178	1	Plumbing - Replace 1-5KV 1500/2000 KVA Transformer, install reconditioned custom designed core and coil unit, replace primary feeders, primary terminations, secondary bussing and cables, temporarily install 3-100kw generators to maintain court operations, erect 4 containments, 2 critical barriers, replace 240-12in x 12 in ceiling tiles, sanitize 44 lockers, and sanitize 8,650 sf of surface. Broken irrigation line caused flooding impacting areas on the 1st flr, S and P Level.	**$627,611**	2019	5/15/2020

Foltz: Overview of Seismic Performance

Total estimated annual losses from fatalities, repair costs, and downtime at Foltz after a catastrophic earthquake would be almost $11 million.

The following is excerpted from the 2019 Seismic Renovation Project Feasibility Report of the Clara Shortridge Foltz Criminal Justice Center completed by Arup structural engineers:

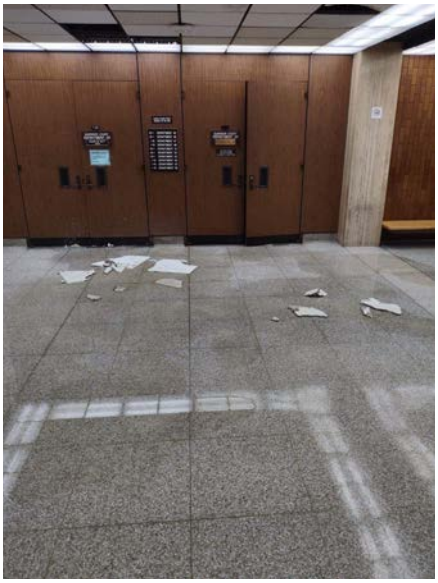
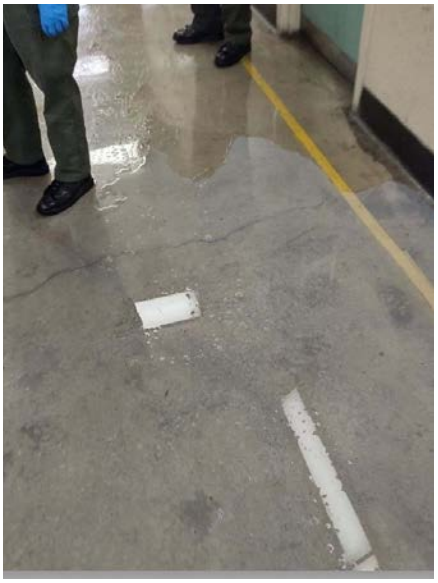
“The predicted losses at each earthquake intensity can be converted into annualized losses for the current existing court building. Table 5 provides information about the anticipated seismic performance of the Clara Shortridge Foltz Criminal Justice Center in terms of annualized losses. Annualized losses represent the anticipated seismic losses in any given year, and typically would not be incurred every year (i.e., in most years, there are no earthquakes and therefore no losses; however, if a significant earthquake occurs, the losses that year will greatly exceed the annualized losses shown in Table 5). Over a long period of time, the actual losses incurred would approach the anticipated annualized losses. Though abstract in nature, annualized losses are useful because they capture in a single metric the magnitude of losses across a range of seismic intensities, thus enabling the risk reduction potential of each retrofit and replacement option to be compared more readily.”

Anticipated Seismic Performance of the Current Existing
Clara Shortridge Foltz Criminal Justice Center

Annual losses from fatalities*	**$8,104,000**
Annual losses from repair costs	**$797,000**
Annual losses from downtime	**$1,853,000**

**Annual losses from fatalities are based on peak building populations and 90th percentile estimates of fatalities from the seismic risk assessment and, thus, likely represent an upper bound on annual losses from fatalities; refer to Section IV of the detailed methodology report (Arup 2019) for additional information about the risk assessment methodology and findings from a sensitivity study on building populations*

Foltz: Current Conditions

Aged plumbing fixtures causing flooding accounted for approximately $10.5 million in project requests from 2018 to the time of this report (2023).

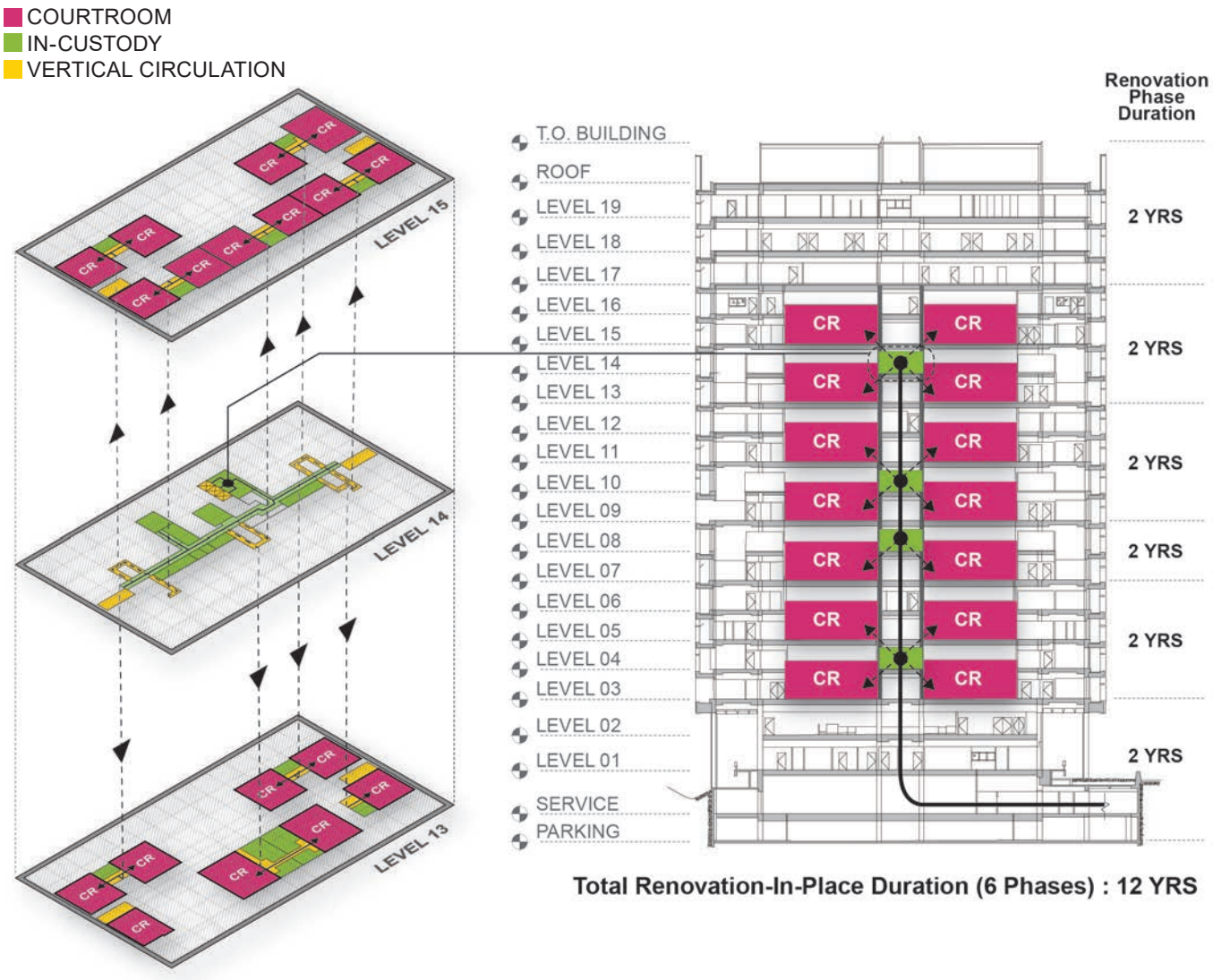


In-custody holding interior finishes throughout Foltz accounted for almost $1.7 million in project requests from 2018 to the time of this report (2023).

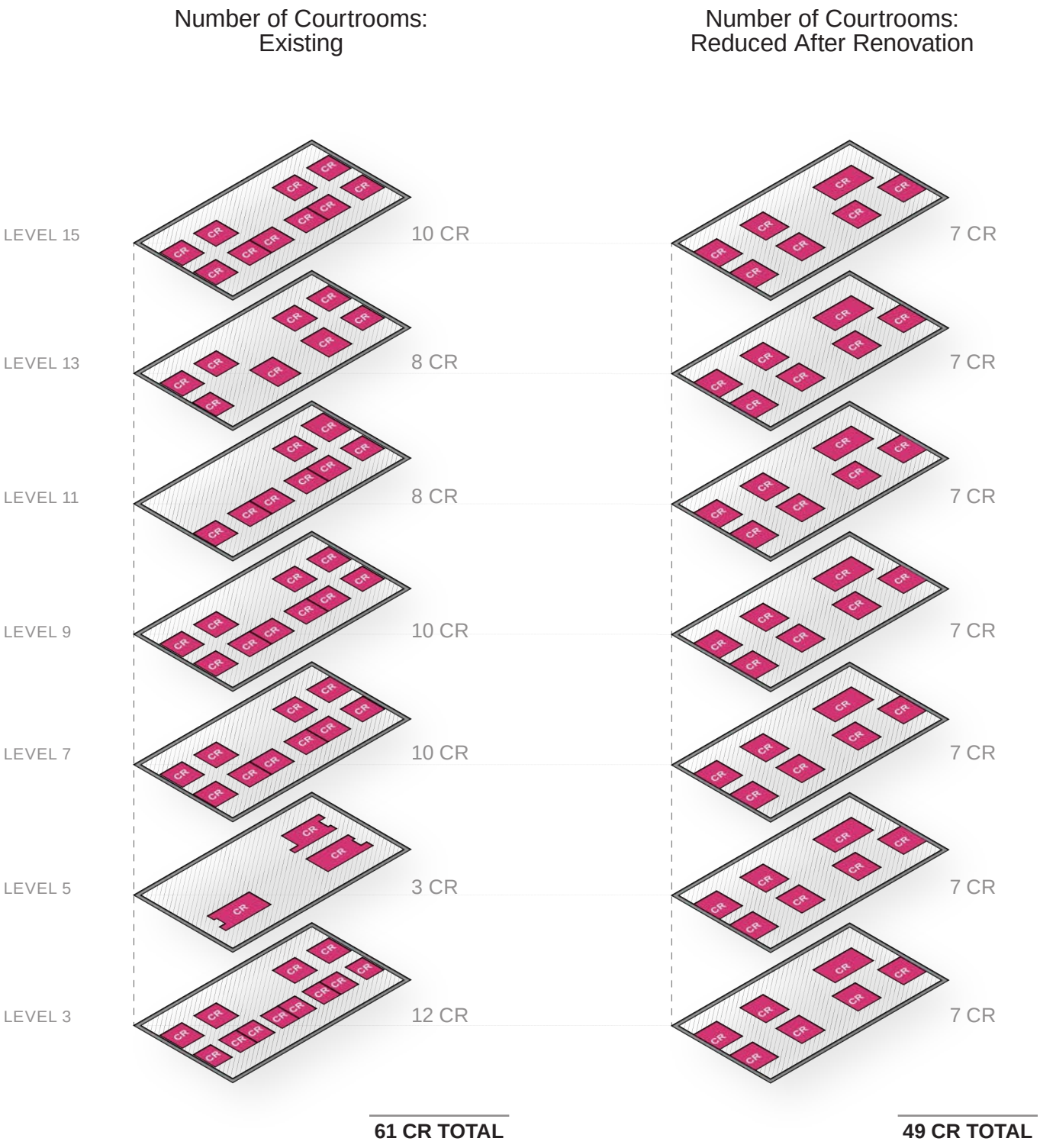
Foltz: Analysis

The Clara Shortridge Foltz Criminal Justice Center is composed of 19 floors, 7 of which contain courtrooms. The 2019 Prioritization Plan suggested a phased renovation of the project while maintaining ongoing operational capability.

It is important to note that in Foltz, a pair of courtroom floors share one floor of secure, in-custody defendant holding and circulation (seen in the diagram below). Due to this, during a renovation-in-place scenario, only three floors can be renovated at a time to keep the number of necessary courtrooms in use. This would push the entire renovation-in-place schedule to take at least 12 years. In addition, Foltz currently supports 61 courtrooms. However, due to the increased courtrooms' sizes per court facilities standards, a renovated Foltz would only be able to support 49 courtrooms, a deficit of 12 courtrooms.



Clara Shortridge Foltz Criminal Justice Center, Groupings of In-Custody Circulation and Courtrooms Diagram



Clara Shortridge Foltz Criminal Justice Center, Courtroom Diagram

Foltz Conclusion

The 2019 Arup report recommended priority upgrades to the structure. Additionally, there are significant security, IT, and infrastructure (heating, ventilation, and air conditioning and electrical) system deficiencies with nearly all systems at the end of their useful life. The vertical transportation system for in-custody individuals presents significant shortcomings and provides operational security challenges. A renovation-in-place of this structure would disrupt day-to-day operations for up to 12 years and result in a facility that is still limited by its structure with an estimated loss of 12 courtrooms post-renovation.

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Proposed Prioritized Projects

Governor George Deukmejian Courthouse, Long Beach - Image Courtesy of AECOM

Background and Overview

The Study's goal is to update the list of proposed projects from the 2019 Prioritization for Trial Court Capital Outlay Projects (2019 Prioritization Plan) by analyzing and developing a plan for improving and modernizing Los Angeles County court facilities. The Study has defined and validated the number of courtrooms needed, budget information, and a sequencing plan for the next 20 to 30 years that aligns with court operational priorities. The projects listed address the following shortcomings:

1. Correct general physical deficiencies that interfere with court business function and improve security features.
2. Correct unsafe conditions to alleviate the risks associated with seismic protection, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazards.
3. Correct overcrowding in existing facilities.
4. Consolidate multiple facilities to achieve improved public service through operational efficiencies.

The list below reflects the 2019 prioritization (decentralized) and the updated prioritization (centralized). The five locations identified in blue are where the total number of courtrooms or the proposed project's approach has been revised since the 2019 Prioritization Plan. The text descriptions for the rest of the locations in this section are excerpts from the 2019 Prioritization Plan unless they reference the sections of this report.

DECENTRALIZED*		CENTRALIZED
New Santa Clarita Courthouse	1.	New Santa Clarita Courthouse
Chatsworth Buildout	2.	New DTLA Courthouse (Mosk Replacement)
New Van Nuys Courthouse (new East & renovated West)	3.	New West Covina Courthouse
New West Los Angeles Courthouse	4.	New Eastlake Courthouse
New Inglewood Courthouse	5.	Los Angeles Metropolitan Courthouse Renovation
New DTLA Courthouse (Mosk Replacement)	6.	New North Central Courthouse
Foltz Renovation	7.	New DTLA Courthouse (Foltz Replacement)
New Lancaster Dependency Court	8.	New West Los Angeles Courthouse
New Torrance Dep. Court & Traffic Annex	9.	New Pasadena Courthouse
Edmund D. Edelman Children's Courthouse Renovation	10.	New Van Nuys Courthouse (New East & Renovated West)
New Eastlake Courthouse	11.	Edmund D. Edelman Children's Courthouse Renovation
New LA Mental Health Courthouse	12.	New Los Angeles Mental Health Courthouse
New North Central Courthouse	13.	New Lancaster Dependency Courthouse
New Pasadena Courthouse	14.	New Inglewood Courthouse
New West Covina Courthouse	15.	New Torrance Dep. Courthouse and Traffic Annex
Compton Courthouse Renovation	16.	Compton Courthouse Renovation
LA Metro Renovation	17.	Chatsworth Courthouse Renovation

*Decentralized strategy prioritization list per the 2019 Prioritization for Trial Court Capital Outlay Projects.

5.1 New Santa Clarita Courthouse

Project Information:

No. of courtrooms: 24

Priority category: Immediate need

New/Renovation: New

Site acquisition: Required

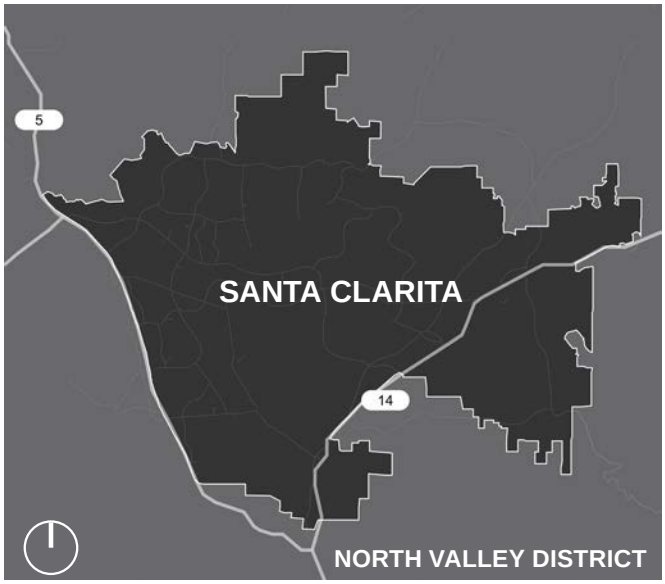
Site area: 4.53 acres

Building gross square feet (GSF): Approximately 278,000

Total project cost: $519,561,000

Description:

Construction of a new 24-courtroom courthouse to replace three existing buildings (two in Santa Clarita and one in Sylmar) and impact one additional building. This project will consolidate court operations from three facilities and will relieve the current space shortfall, improve security, and replace inadequate and obsolete facilities in the North Valley District of Los Angeles County.



Santa Clarita Courthouse

Sylmar Juvenile Court

5.2 New DTLA Civil Courthouse (Mosk Replacement)

Project Information:

No. of courtrooms: 100

Priority category: Critical need

New/Renovation: New

Site acquisition: New site or the Mosk site

Site area: +/-2.00 acres

Building GSF: Approximately 1,097,000

Total project cost:
$2,359,000,000 - $2,973,500,000*

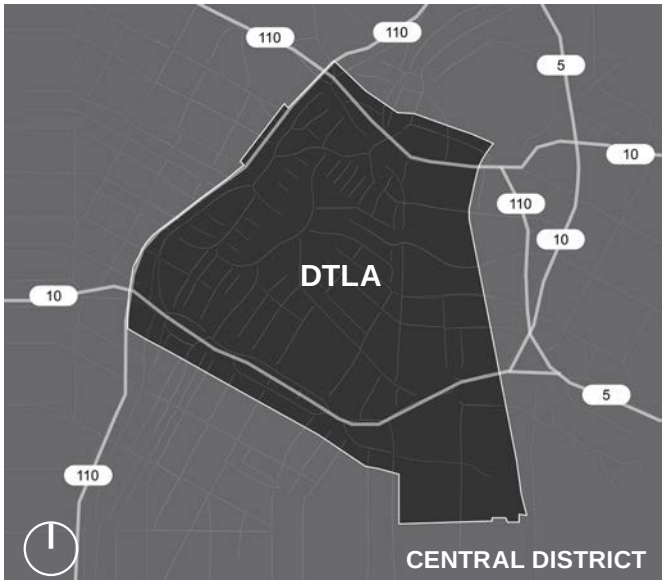
**Refer to Section 6, and Appendix D for cost information.*

Description:

Construction of a new 100-courtroom courthouse to replace the existing Stanley Mosk Courthouse. This project will relieve the current space shortfall, increase security, and replace an inadequate and obsolete building in the Central District of Los Angeles County.

Refer to Sections 6.2 to 6.4 for the base scenario to build the new courthouse on a new site in downtown Los Angeles.

Refer to Sections 6.5 to 6.7 for the alternate scenario to build the new courthouse on the Mosk site, requiring temporary relocation of court operations while the existing site is prepared for new construction.




Stanley Mosk Courthouse


Spring Street Courthouse

5.3 New West Covina Courthouse

Project Information:

No. of courtrooms: 15

Priority category: Critical Need

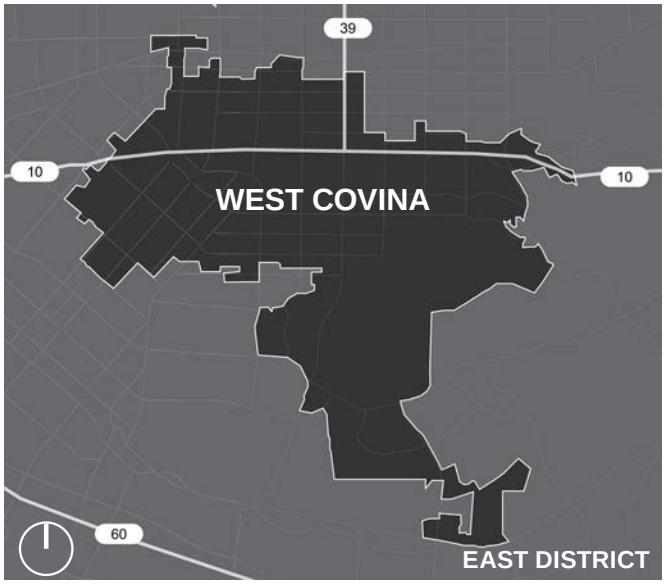
New/Renovation: New

Site acquisition: Required

Site area: 3.00 acres

Building GSF: Approximately 170,000

Total project cost: $485,803,000



Description:

Construction of a new 15-courtroom courthouse to replace two existing buildings. This project will consolidate court operations from the El Monte Courthouse and West Covina Courthouse and will relieve the current space shortfall, increase security, and replace inadequate and obsolete buildings in the East District of Los Angeles County. In addition, this project will allow for caseload relocation from the Pomona North Courthouse.

El Monte Courthouse

West Covina Courthouse

5.4 New Eastlake Courthouse

Project Information:

No. of courtrooms: 6

Priority category: Critical need

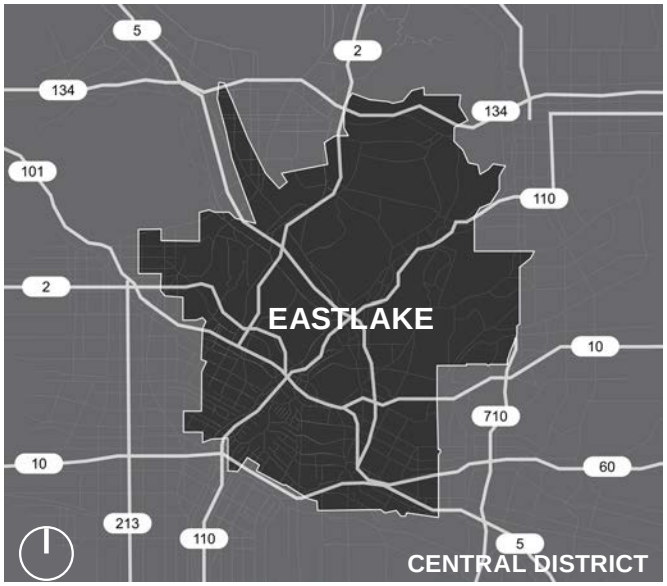
New/Renovation: New

Site acquisition: Required

Site area: 3.00 acres

Building GSF: Approximately 66,000

Total project cost: $191,208,000



Description:

Construction of a new six-courtroom courthouse to replace the Eastlake Juvenile Courthouse and allow juvenile justice caseload relocation from the Compton Courthouse. In 2019, the Los Padrinos Juvenile Courthouse closed causing two dockets to be moved to the Compton Courthouse and one docket to the Eastlake Juvenile Courthouse, which created overcrowding in existing courtrooms. The project will relieve the space shortfall, increase security, and replace an inadequate and obsolete building for juvenile delinquency caseloads in Los Angeles County.

This project is one option for updating juvenile delinquency court facilities in this region. The other option is to renovate the Edmund D. Edelman Children's Courthouse to allow caseload relocation in the Central District—see the project description below for the Edmund D. Edelman Children's Courthouse Renovation.

Eastlake Juvenile Court

5.5 Los Angeles Metropolitan Courthouse Renovation

Project Information:

No. of courtrooms: 14

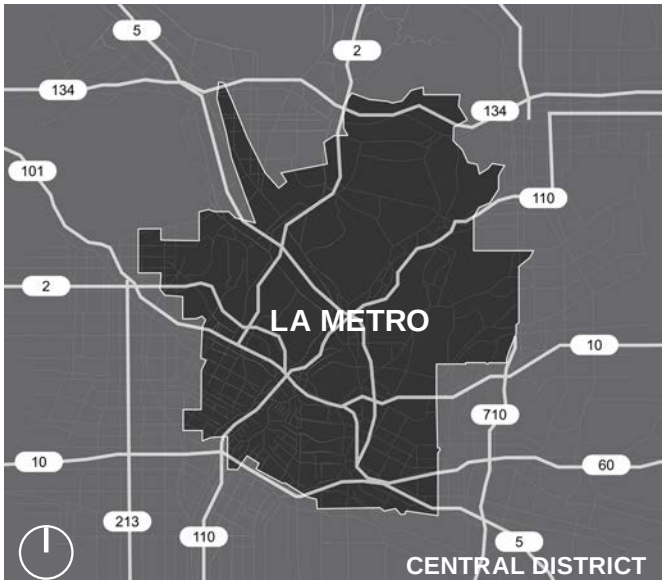
Priority category: Critical need

New/Renovation: Renovation

Site acquisition: Not required

Building GSF: Approximately 250,000

Total project cost: $387,993,000



Description:

Renovation of the Los Angeles Metropolitan Courthouse. This project will enhance the utility of the existing facility, including remedying water intrusion and aging building system issues in an existing building in the Central District of Los Angeles County. Scope to be derived from the Facility Condition Assessment (FCA) report, which identified projects that touch on every major building system, including to remedy air distribution systems (which pull in exterior air polluted by overhead jet exhaust due to the facility's location on the LAX flight path). Other projects include electrical, HVAC, elevator, and site upgrades, as well as interior finishes, furnishings, and various interior construction.

Metropolitan Courthouse

5.6 New North Central Courthouse

Project Information:

No. of courtrooms: 12

Priority category: Critical need

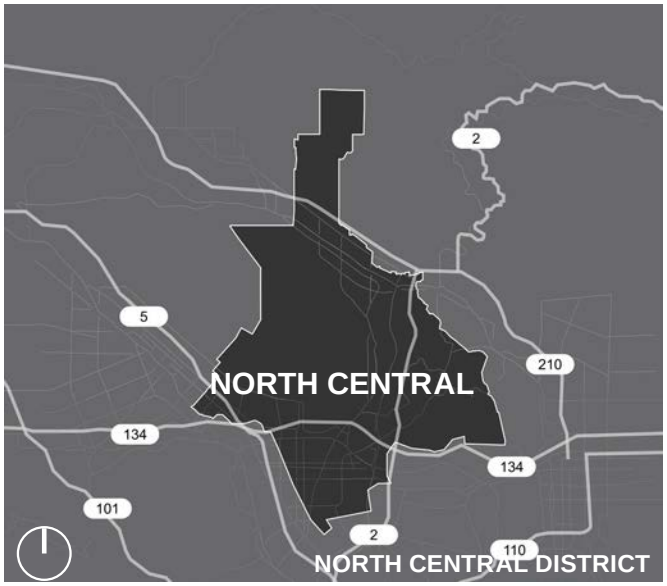
New/Renovation: New

Site acquisition: Required

Site area: 3.00 acres

Building GSF: Approximately 141,000

Total project cost: $459,834,000



Description:

Construction of a new 12-courtroom courthouse to replace the Glendale Courthouse and the Burbank Courthouse. This project will consolidate court operations from two facilities and will relieve the current space shortfall, increase security, and replace inadequate and obsolete buildings in the North Central District of Los Angeles County.

Glendale Courthouse

Burbank Courthouse

5.7 New DTLA Criminal Courthouse (Foltz Replacement)

Project Information:

No. of courtrooms: 60

Priority category: Critical need

New/Renovation: New

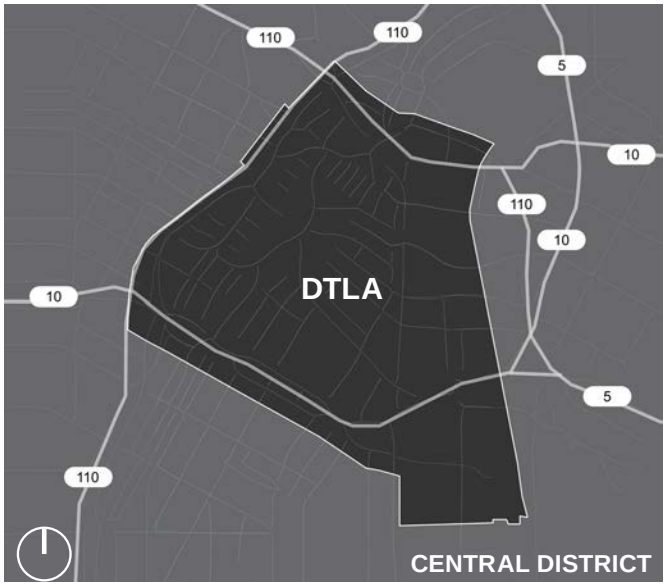
Site acquisition: New site or Mosk site

Site area: +/-2.00 acres

Building GSF: Approximately 677,000

Total project cost:
$2,792,000,000-$2,631,500,000*

**Refer to Section 7 and Appendix D for cost information.*



Clara Shortridge Foltz Criminal Justice Center

Description:

The Study concluded renovation of the existing Clara Shortridge Foltz Criminal Justice Center is problematic while the court is operating and will take over a decade to complete. Additionally, a phased renovation would require the bifurcation of court operations to a secondary site, further impacting the operations of the criminal courts. Therefore, construction of a new 60-courtroom courthouse is recommended to replace the existing Foltz Criminal Justice Center. To accomplish this new construction project, the Study evaluates two scenarios:

- The new courthouse on a new site in DTLA (refer to Sections 7.2 and 7.3);
- The new courthouse on the Mosk site (refer to Sections 7.4 and 7.5).

5.8 New West Los Angeles Courthouse

Project Information:

No. of courtrooms: 20

Priority category: High need

New/Renovation: New

Site acquisition: Required

Site area: 3.5 acres

Building GSF: Approximately 235,000

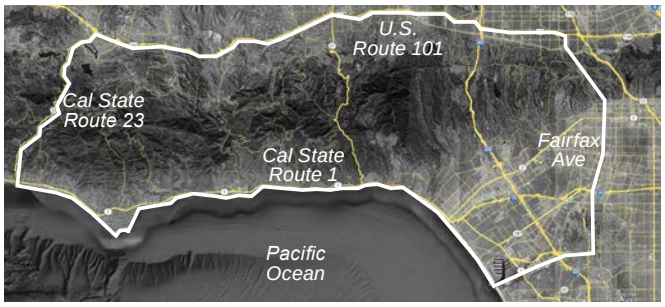
Total project cost: $825,246,000

Description:

Construction of a new 20-courtroom courthouse to consolidate court operations on a new site in the West District of Los Angeles County. The project replaces three buildings: the existing Beverly Hills Courthouse and the Santa Monica Courthouse and Courthouse Annex. The need for 20 courtrooms is based on the 14 judicial officers assigned to Santa Monica and 6 assigned to Beverly Hills. Consideration of the potential new site boundary is shown in the map below to alleviate the difficulty of finding a new site in the highly developed West Los Angeles region.

Santa Monica Courthouse

Beverly Hills Courthouse



Potential Site Boundary

5.9 New Pasadena Courthouse

Project Information:

No. of courtrooms: 17

Priority category: High need

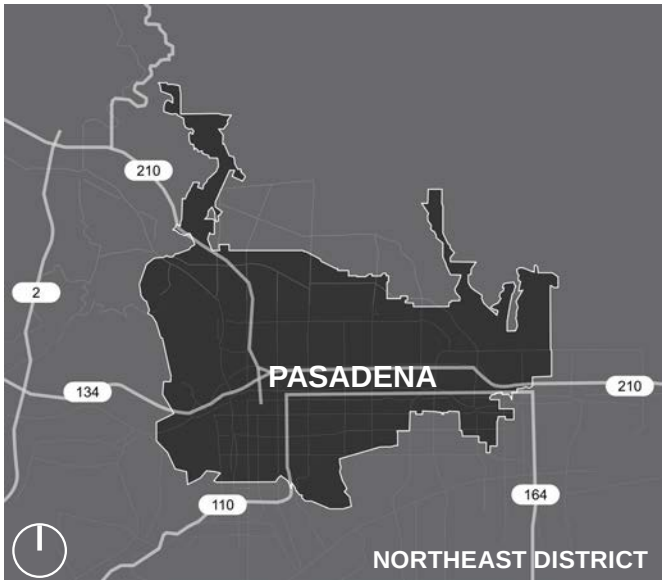
New/Renovation: New

Site acquisition: Required

Site area: 3.0 acres

Building GSF: Approximately 195,000

Total project cost: $725,068,000



Description:

Construction of a new 17-courtroom courthouse to replace one existing building, the Pasadena Courthouse, in the Northeast District. This project will relieve the current space shortfall, increase security, and replace an inadequate and obsolete building in the Northeast District of Los Angeles County.

Pasadena Courthouse

5.10 New Van Nuys Courthouse (New East and Renovated West)

Project Information:

No. of courtrooms: 42

Priority category: High need

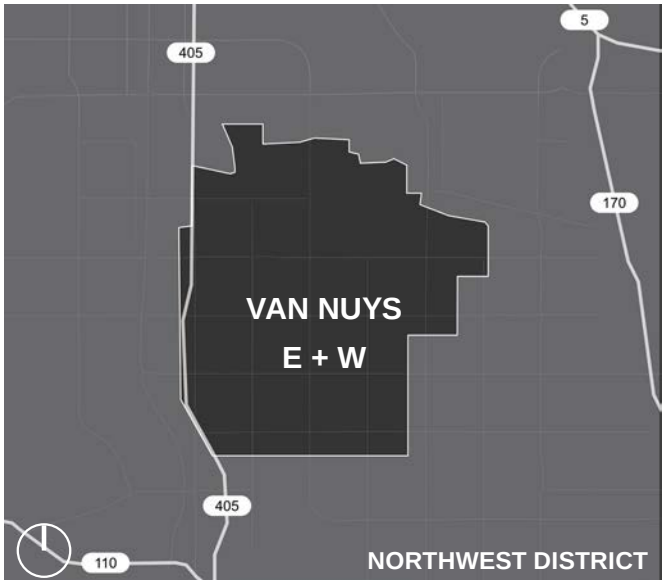
New/Renovation: New East and renovated West

Site acquisition: Assumed for new East

Site area: TBD

Building GSF: Approximately 503,000 (219,000 new East + 284,000 renovated West)

Total project cost: $2,097,354,000

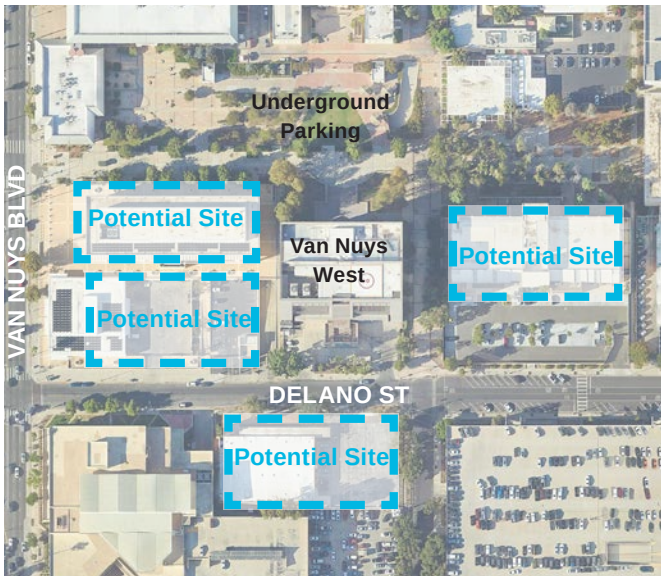


Van Nuys Courthouse West

Van Nuys Courthouse East

Description:

This project will provide construction of a new, 19-courtroom courthouse of approximately 219,000 SF to replace the Van Nuys Courthouse East and the renovation of the adjacent 23-courtroom Van Nuys Courthouse West (approximately 284,000 SF) for a total of 42 new and renovated courtrooms of approximately 503,000 SF. The need for 42 courtrooms is based on the 42 judicial officers assigned to both existing courthouses. The project will relieve the space shortfall, improve security, and replace inadequate facilities in the Northwest District of Los Angeles County. A physical connection between the new East and the renovated West is recommended per the 2019 Strategic Facility Planning Report. This concept may require assuming control of city property. Potential sites considered for the new Van Nuys Courthouse East, based on the size of the anticipated new courthouse and its proximity to the renovated Van Nuys Courthouse West, are shown to the right.



Potential Sites Considered for the New East Van Nuys Courthouse

5.11 Edmund D. Edelman Children's Courthouse Renovation

Project Information:

No. of courtrooms: 6

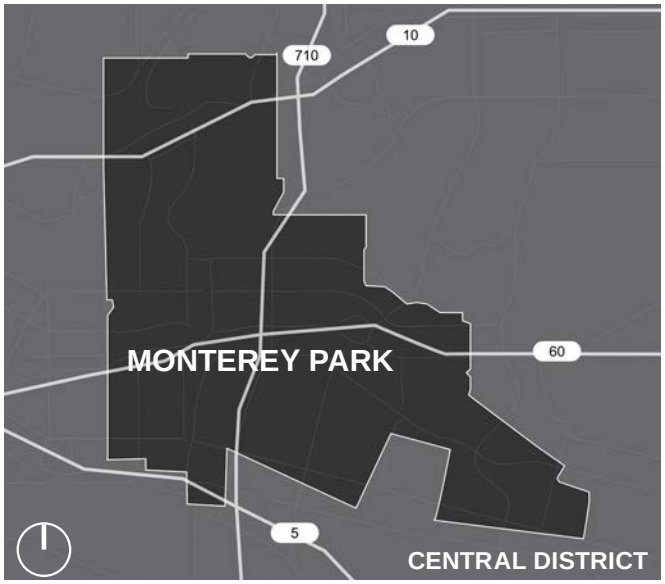
Priority category: Medium need

New/Renovation: Renovation

Site acquisition: Not required

Building GSF: Approximately 64,000

Total project cost: $138,905,000



Description:

Renovation of the Edmund D. Edelman Children's Courthouse to create juvenile holding required to replace the Eastlake Juvenile Courthouse and allow juvenile justice caseload relocation from the Compton Courthouse. In 2019, the Los Padrinos Juvenile Courthouse closed causing two dockets to be moved to the Compton Courthouse and one docket to the Eastlake Juvenile Courthouse, which created overcrowding in existing courtrooms. This project will enhance the utility of the existing Edmund D. Edelman Children's Courthouse for juvenile delinquency caseload, replace the Eastlake Juvenile Courthouse, and allow for juvenile delinquency caseload relocation from the Compton Courthouse. It will relieve the overcrowding and space shortfall experience since 2019 in the Compton Courthouse. This project is one option for consolidating and updating juvenile delinquency court facilities in this region. The other option is to replace the Eastlake Courthouse in the Southeast District—see the project description above for the new Eastlake Courthouse.

Edmund D. Edelman Children's Courthouse

5.12 New Los Angeles Mental Health Courthouse

Project Information:

No. of courtrooms: 4

Priority category: Medium need

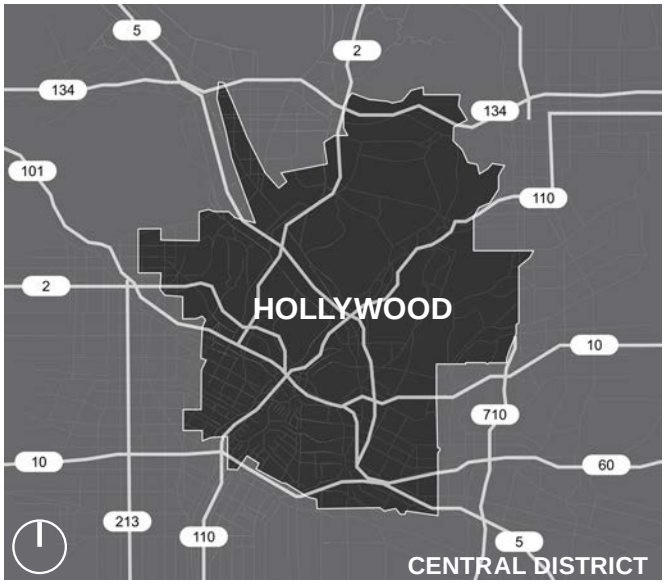
New/Renovation: New

Site acquisition: Required

Site area: 2.39 acres

Building GSF: Approximately 73,400

Total project cost: $340,384,000



Description:

Construction of a new four-courtroom courthouse to replace one existing building, the Hollywood Courthouse. This project will relieve the current space shortfall, increase security, and replace an inadequate and obsolete building in the Central District of Los Angeles County.

Hollywood Courthouse

5.13 New Lancaster Dependency Courthouse

Project Information:

No. of courtrooms: 6

Priority category: Medium need

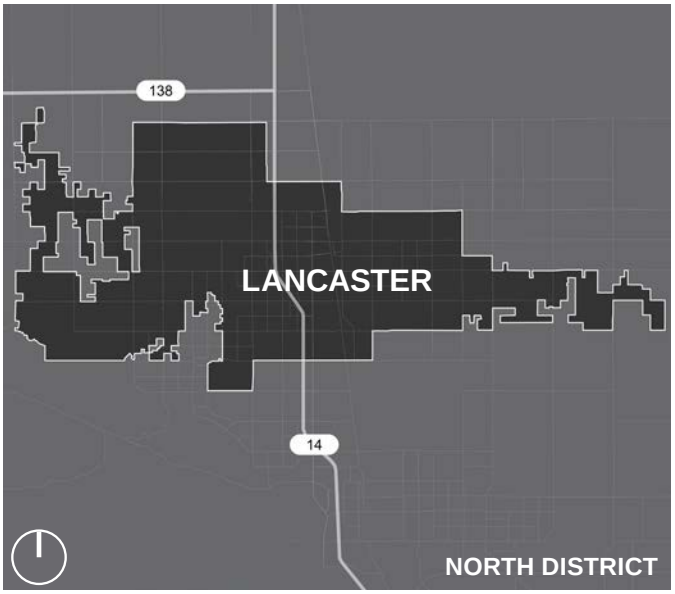
New/Renovation: New

Site acquisition: Required

Site area: 2.39 acres

Building GSF: Approximately 66,000

Total project cost: $304,447,000



Description:

Construction of a new six-courtroom courthouse to replace the Alfred J. McCourtney Juvenile Justice Center and allow for caseload relocation from the Edmund D. Edelman Children's Courthouse. This project will relieve the current space shortfall, increase security, and replace an inadequate and obsolete building in the North District of Los Angeles County.

Alfred J. McCourtney Juvenile Justice Center

Michael D. Antonovich Antelope Valley Courthouse

5.14 New Inglewood Courthouse

Project Information:

Number of courtrooms: 13

Priority category: Medium need

New/Renovation: New

Site acquisition: Required

Site area: 3.50 acres

Building GSF: Approximately 154,000

Total project cost: $708,370,000

Description:

This project involves construction of a new 13-courtroom courthouse to replace two existing buildings: the Inglewood and Inglewood Juvenile courthouses. This project will consolidate court operations from two facilities and will relieve the current space shortfall, increase security, and replace inadequate and obsolete buildings in the Southwest District of Los Angeles County.

Inglewood Courthouse

5.15 New Torrance Dependency Courthouse and Traffic Annex

Project Information:

No. of courtrooms: 7

Priority category: Medium need

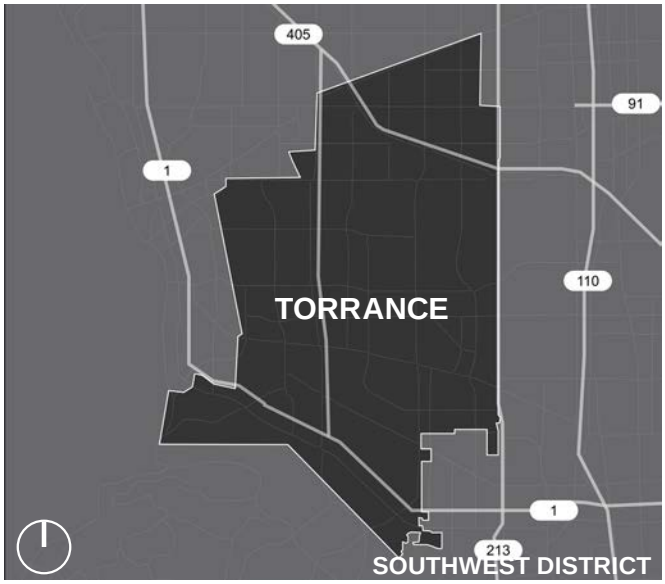
New/Renovation: New

Site acquisition: New site or
Judicial Council of California-owned site

Site area: 2.39 acres

Building GSF: Approximately 84,000

Total project cost: $368,716,000



Description:

This project includes construction of a new seven-courtroom courthouse to replace three existing buildings that serve a variety of functions adjacent to the Torrance Courthouse. It will also allow for juvenile dependency caseload relocation from the Edmund D. Edelman Children's Courthouse. This project will relieve the current space shortfall, increase security, and replace several inadequate and obsolete buildings in the Southwest District of Los Angeles County.

As described in Section 1.2, relevant findings were presented to the City of Torrance during the Study, including a location of the potential new courthouse site, which is a Judicial Council of California-owned site currently being used by the city as part of a sports complex.

Torrance Courthouse

Potential Site Considered for the New Torrance Dependency Courthouse and Traffic Annex

5.16 Compton Courthouse Renovation

Project Information:

No. of courtrooms: 31

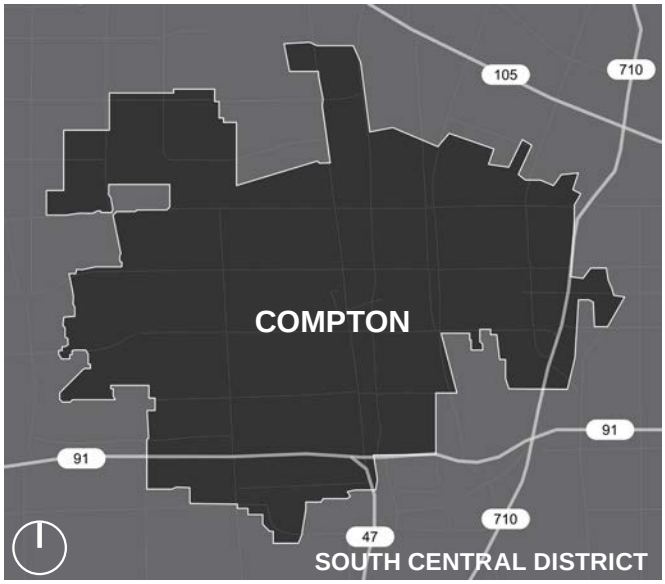
Priority category: Medium need

New/Renovation: Renovation

Site acquisition: Not required

Building GSF: Approximately 344,000

Total project cost: $845,090,000



Description:

Renovation of the Compton Courthouse. This project will enhance the utility of the existing facility, including remedying water intrusion and aging building system issues in an existing building in the South Central District of Los Angeles County. Scope to be derived from the EMG FCA report. As this is the only courthouse serving the district, completing the project is critical for the long-term investment in the building.

Compton Courthouse

5.17 Chatsworth Courthouse Renovation

Project Information:

No. of courtrooms: 6

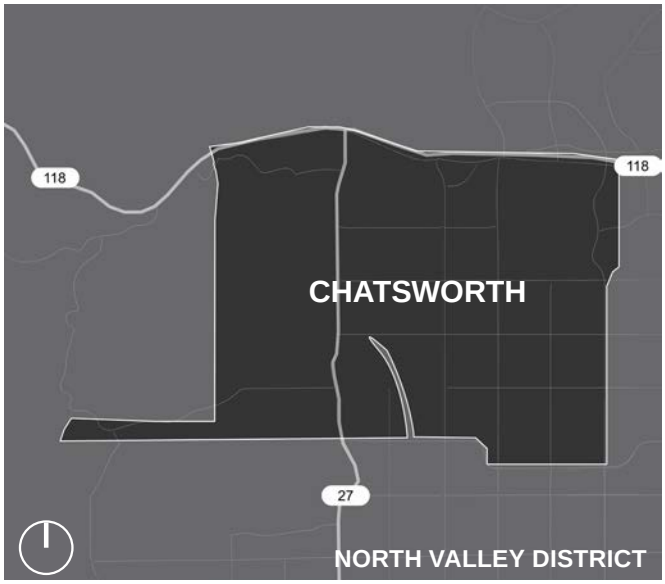
Priority category: Low need

New/Renovation: Renovation (shelled space buildout)

Site acquisition: Not required

Building GSF: Approximately 32,000

Total project cost: $56,867,000



Description:

This project is a renovation to build out six shelled courtrooms inside the Chatsworth Courthouse. It will enhance the utility of the existing facility and allow for caseload relocation. Within the North Valley District, the buildout will allow for larger civil/small claims and family law programs at the Chatsworth Courthouse.

Chatsworth Courthouse

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New DTLA Civil Courthouse Scenarios

Stanley Mosk Courthouse, Los Angeles - Image Courtesy of AECOM

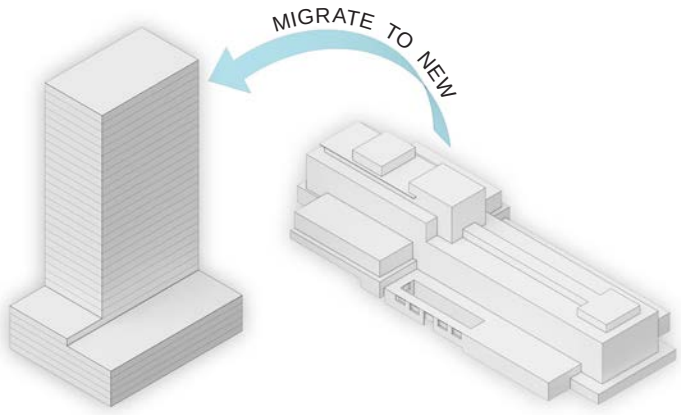
6.1 Scenarios Overview

As described in Section 3, Process and Methodology, the second strategy of this Study focused on maintaining a centralized approach for the civil caseload. A centralized approach would maintain the functioning efficiency of the justice ecosystem that exists in DTLA. While a phased renovation of the Stanley Mosk Courthouse was deemed impractical, a full replacement of Mosk with a new civil courthouse was explored. This newly constructed civil courthouse could support 100 courtrooms and would be located in DTLA.

Within this civil courthouse replacement strategy, two scenarios were explored:

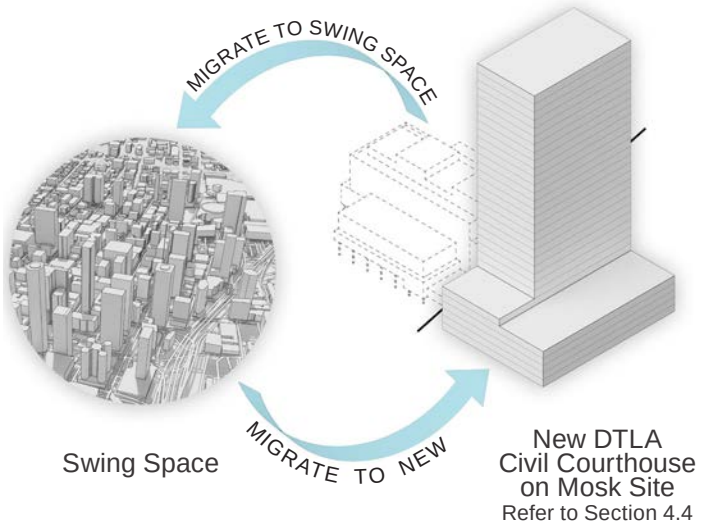
BASE SCENARIO

In the new civil courthouse base scenario, all courtrooms within the Stanley Mosk Courthouse migrate to a newly constructed 100-courtroom civil courthouse on a new DTLA site. This scenario provides the least disruption to the court operation as it does not require temporary accommodations and multiple rounds of migrations.



ALTERNATE SCENARIO

In the new civil courthouse alternate scenario, all courtrooms within the Stanley Mosk Courthouse would first migrate to swing space in DTLA. This scenario requires existing buildings to be leased and improved for court operation needs temporarily while the new 100-courtroom civil courthouse is newly constructed on the vacated Mosk site. This scenario takes advantage of the existing Mosk site.

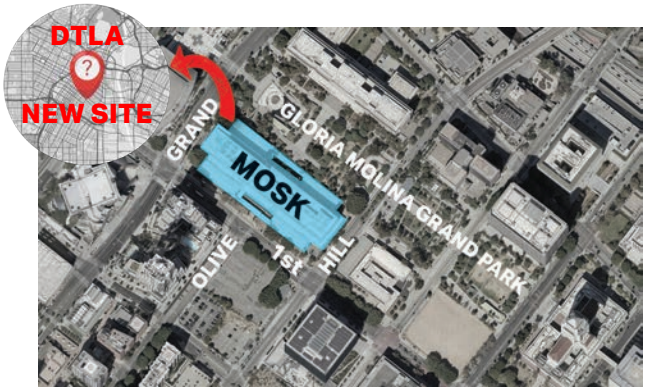


6.2 Base Scenario Sequence and Cost

The cost of replacing the Stanley Mosk Courthouse with a new civil courthouse on a new site in DTLA is estimated at $2,359,000,000 (refer to Section 12.1.1 for cost estimates). This includes capital costs and excludes operational costs. The sequence is described below, and a cost breakdown is described on the following page.

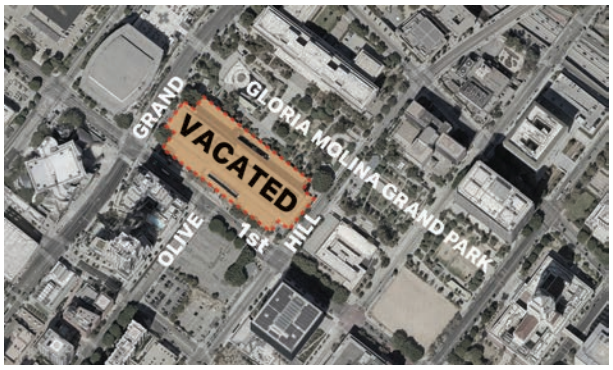
1) MIGRATE MOSK TO A NEW SITE

While the existing 99 courtrooms are operated in Mosk, a new site in DTLA is acquired. Construction of a new 100-courtroom courthouse begins. Once construction is complete, the Mosk courtrooms migrate to the newly constructed civil courthouse.

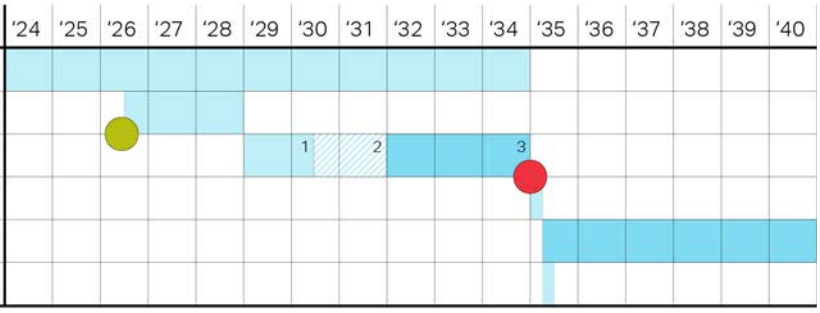


2) MOSK SITE VACATED

After the civil courtrooms migrate from Mosk to the new civil courthouse, the Mosk site is vacated.



Scope	Cost[4]
Operate Existing (99 CR)	*O.C.
New Site Acquisition	100M
New (100 CR) on New Site	2,220M
Migrate to New	9M
Operate New (100 CR)	*O.C.
Mosk Site Stabilized	30M
Total Cost	**$2,359,000,000**



FUNDING AVAILABILITY
COMPLETION DATE
*O.C. OPERATIONAL COST

Footnotes:
1. Performance Criteria
2. Design-Build Design Phase
3. Design-Build Construction Phase
4. Cost in M for Millions

The existing courtrooms in the Stanley Mosk Courthouse remain in operation until the new civil courthouse is constructed with an expected completion by 2035. Anticipated funding for this scenario occurs in 2026. While the existing courtrooms remain in operation, the new site acquisition effort will include a period for the California Environmental Quality Act (CEQA) process. This process is required prior to acquiring new land. The acquisition of a new site is expected to take approximately two and a half years, with an estimated cost of $100 million.

Once the new site is acquired, the performance criteria stage will define the program needs of the building and will develop the specifications. The performance criteria stage is expected to take a year and a half. Once the performance criteria is developed, the design-build phase commences, and the design of the new civil courthouse will be documented. The design-build phase is expected to take approximately a year and a half. The construction of the new civil courthouse will follow once the design phase is complete and the project is permitted by all authorities having jurisdiction. Construction is expected to take three years, finding completion by 2035. The total cost of all three phases is estimated at $2.2 billion.

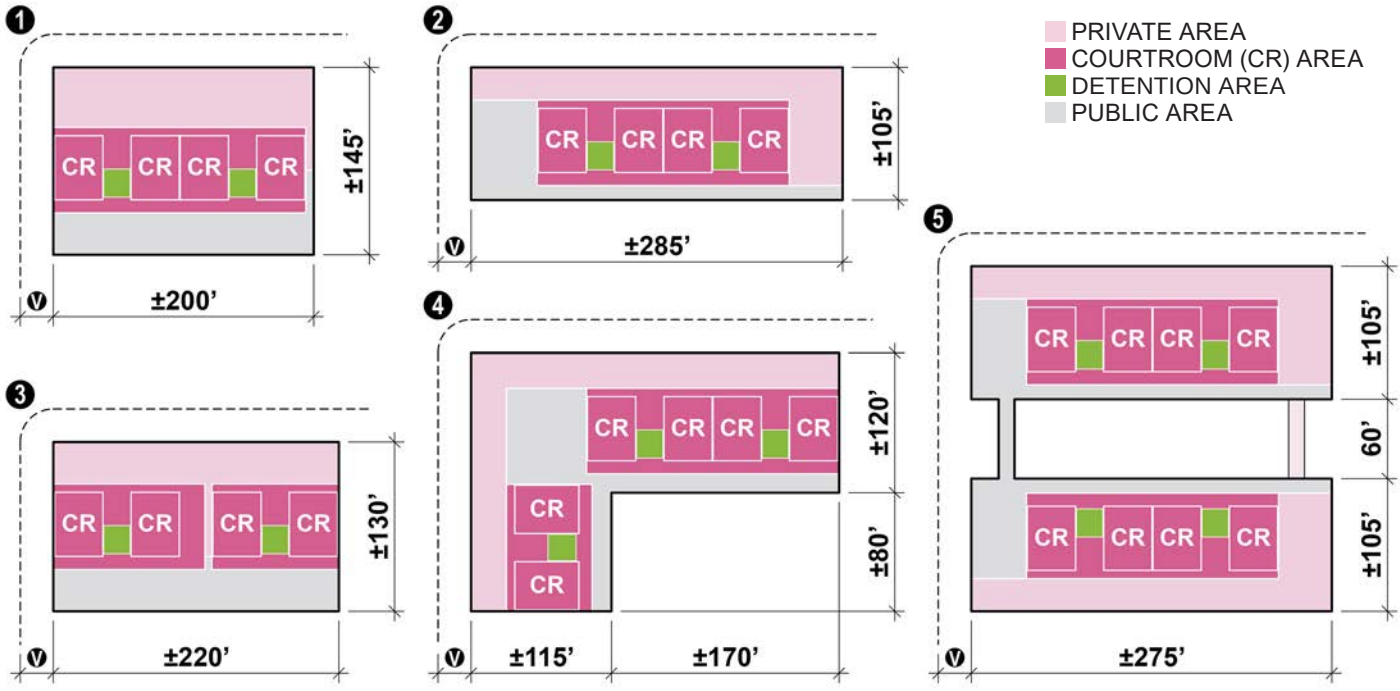
Once the construction is complete at the end of 2034, the existing courtrooms operating in the Stanley Mosk Courthouse will migrate to the new civil courthouse. The new courthouse will be operated from this point on. The cost of migrating the existing courtrooms to the new civil courthouse is estimated to be $9 million. After all courtrooms have migrated from the Stanley Mosk Courthouse, the Mosk site will be stabilized for future purposes.

The total capital cost of this scenario is $2,359,000,000.*

*For basis of SF used for cost, see Appendix C, *New Downtown Los Angeles Courthouses per Court Facilities Standards*.

6.3 Base Scenario Example Site Parameters

Sites in DTLA shown are evaluated in this section for a new DTLA courthouse. These sites may or may not be available when the project is funded; as such, they are shown as examples only. Example sites currently available in the market help demonstrate that such sites have the criteria and capacity to accommodate a new DTLA courthouse. Minimum site criteria dimensions shown in the diagram below are identified to establish minimum lot dimensions and size to fit a footprint of the typical four courtrooms per floor layout, meeting the current California Trial Court Facilities Standards (CTCFS). Critical circulations shall be separated: public visitors, private staff, and defendants in custody. Private vehicular circulation, including detention bus access and secured judges' parking, must be considered. The minimum site criteria reference CTCFS as one of the bases of design parameters. Adequate site accessibility, which considers the proximity to public transit and surrounding parking lots in relation to walking distance by minutes, is considered. The locations of the example sites in DTLA, near the Civic Center, take advantage of the actively improving transportation infrastructure, which augments the ability to serve a wider geographical region.



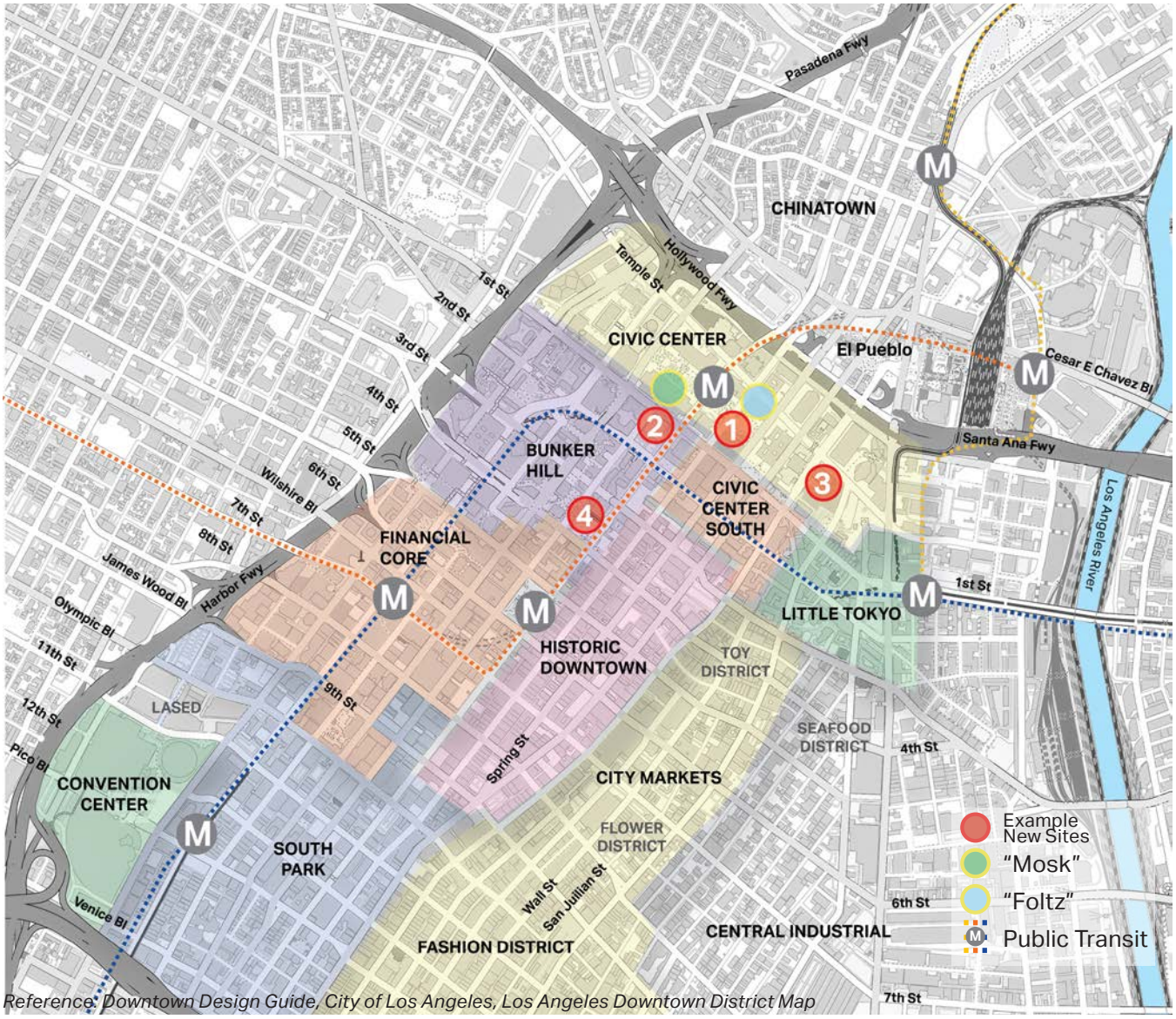
Minimum site dimensions and size notes:

- Dimension V: Per CTCFS, the site must have a minimum 25′ setback between unscreened vehicle threats and buildings, unless otherwise determined by the risk assessment. A minimum lot size of ±2 acres shall be considered with the preliminary typical courtroom floor dimensions shown. The exact courthouse dimensions are to be determined during the planning and design phases.
- Layouts 1 and 2 provide minimum site dimension criteria based on minimum building length (Layout 1, ±200′) or width (Layout 2, ±105′). The setbacks for security and access and the minimum lot size of ±2 acres shall be considered.
- Layout 3 provides a dimensionally balanced width and length for a four-courtroom per floor layout. Layouts 4 and 5 provide floor plan examples for different numbers of courtrooms (six and eight) per floor.
- Refer to Appendix C for program and three-dimensional massing studies.

Example Site List: New Site

The four sites shown are selected based on the preliminary minimum site criteria described at the end of this section to demonstrate that available sites in DTLA with sufficient capacity exist. Upon funding, completion of the CEQA process and consideration of finding sites with no or minimal impact on environmental resources by utilizing previously developed land with existing infrastructure is recommended.

1) 217 West First Street
2) 440 West First Street
3) 220 Market Court
4) 332 South Olive Street

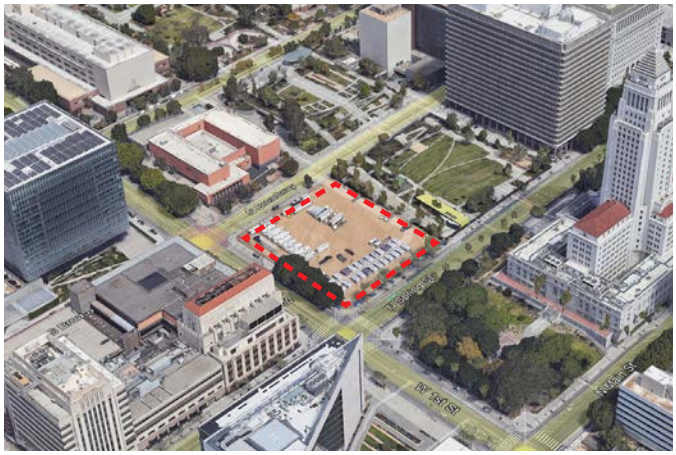


Reference: Downtown Design Guide, City of Los Angeles, Los Angeles Downtown District Map

Example #1: 217 West First Street
APN 5161-005-925

Example site #1 is located in the Civic Center and is immediately adjacent to Gloria Molina Grand Park, City Hall, Los Angeles County Hall of Administration, and other civic buildings. The site is city owned and zoned for public facility.

It is conveniently accessible to public parking within a five-minute walking radius and bus routes. The lot boundary size of 1.96 acres may accommodate a single tower courthouse, but the geometry of the site is not large enough to fit two towers.

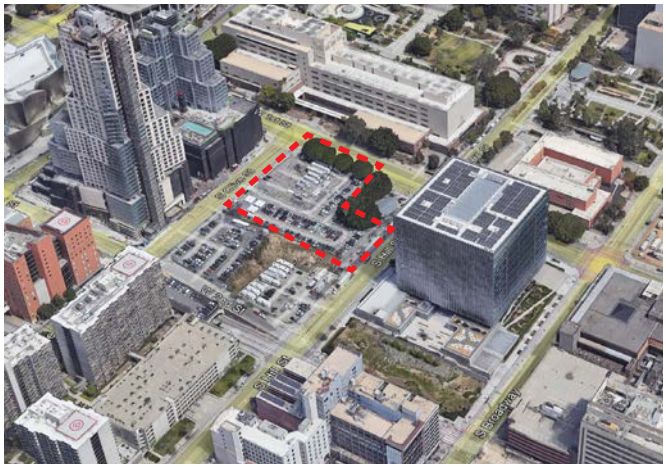


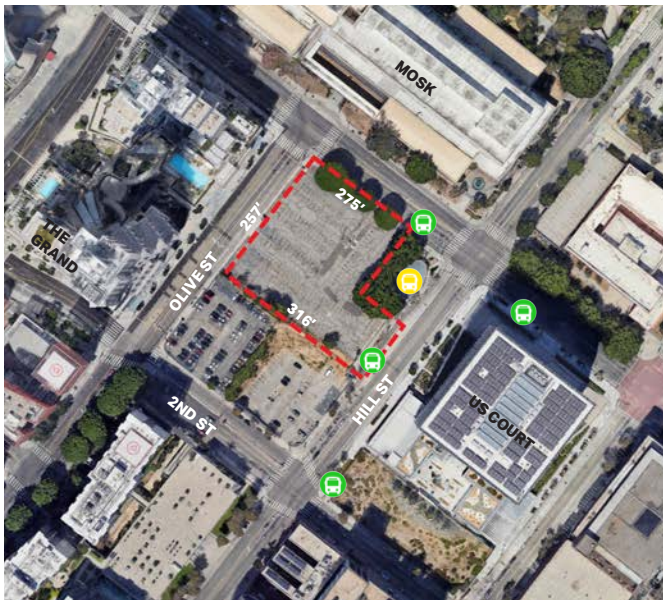
Site Boundary
Metro Station
Bus Stop
Public Parking
1/4 Mile Radius
1/2 Mile Radius

Example #2: 440 West First Street
APN 5149-010-944

Example site #2 is closely located near the Civic Center and is immediately adjacent to the south of the existing Mosk. The site is county owned and zoned for regional center commercial use.

It is conveniently accessible to public parking within a five-minute walking radius, bus routes, and a metro station at the corner of the site. The lot boundary size of 1.7 acres may accommodate a single tower courthouse, but the geometry of the size is not large enough to fit two towers.



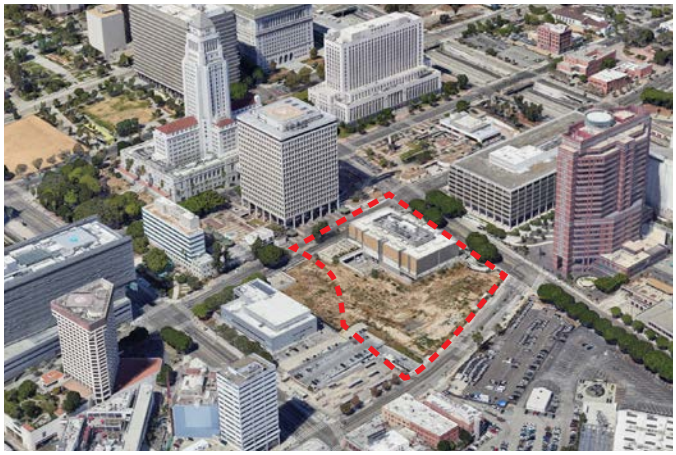


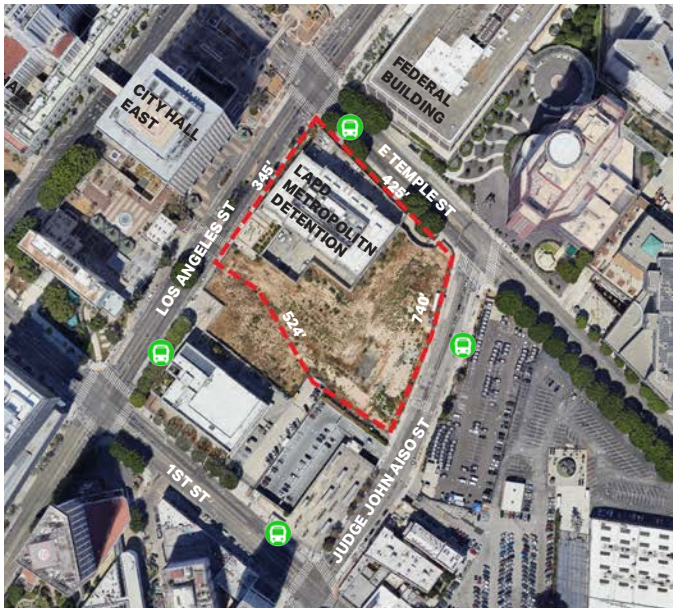
Site Boundary
Metro Station
Bus Stop
Public Parking
1/4 Mile Radius
1/2 Mile Radius

Example #3: 220 Market Court
APN 5161-013-904

Example site #3 is located to the east of the Civic Center and is directly behind City Hall East, which is within a five-minute walking distance to the Civic Center and Gloria Molina Grand Park. The existing use of the site is for Los Angeles Police Department Metropolitan detention. The site is city owned and zoned for public facility.

It is conveniently accessible to public parking within a five-minute walking radius and bus routes. The lot boundary size of four acres has the resiliency to accommodate twin tower courthouses.



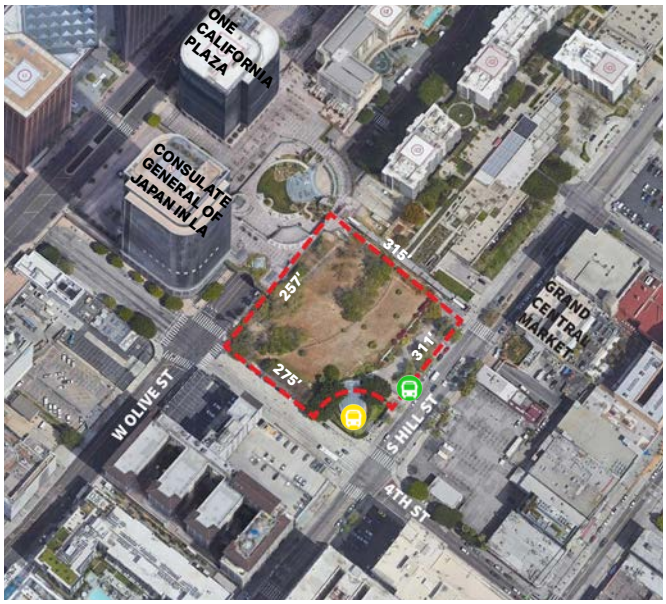


Site Boundary
Metro Station
Bus Stop
Public Parking
1/4 Mile Radius
1/2 Mile Radius

Example #4: 332 South Olive Street
APN 5149-010-951

Example site #4 is located in the Bunker Hill district of DTLA. It is within a 10-minute walking distance from the Civic Center and Gloria Molina Grand Park. The site is zoned for regional center commercial use.

It is conveniently accessible to public parking within a five-minute walking radius, bus routes, and a metro station at the corner of the site. The lot boundary size of 2.19 acres may accommodate a single tower courthouse, but the geometry of the size is not large enough to fit two towers.



Site Boundary
Metro Station
Bus Stop
Public Parking
1/4 Mile Radius
1/2 Mile Radius

During site selection, sites should be evaluated based on established criteria such as the example below. For any subsequent projects included in the Los Angeles Superior Court Long-Range Planning Study, the Judicial Council will establish a Project Advisory Group to developsite selection criteria that address proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns; as such, the development of such criteria is beyond the scope of this report.

Accessibility	**Multimodal Access:** Accessibility to and from the site via public transit, private automobile, detention bus, and pedestrian access			
Potential Program Capacity	**Site Size:** Minimum lot size, ≥ ±2 acres. Refer to minimum site dimensions and size diagrams and notes on Section 5.3	**Future Capacity:** Surplus capacity for future development	**Resiliency:** Ability to fit two, four courtrooms per floor, towers on the site	
Compatibility with Adjacent Uses	**Adjacent Buildings:** Surrounding buildings and their principal uses	**Nearby Public Parking:** Available public parking near the site	**Urban Context:** Surrounding development's impact on the site	**Justice Partners Proximity:** Proximity to various justice partners
Site Prep and Mitigation Work	**Acquisition:** Steps towards taking control of site	**Site Readiness:** Steps towards clearing and leveling site, if applicable. Steps towards provision of utilities		

Base Scenario, Example Site Criteria Matrix

6.4 Base Scenario Summary

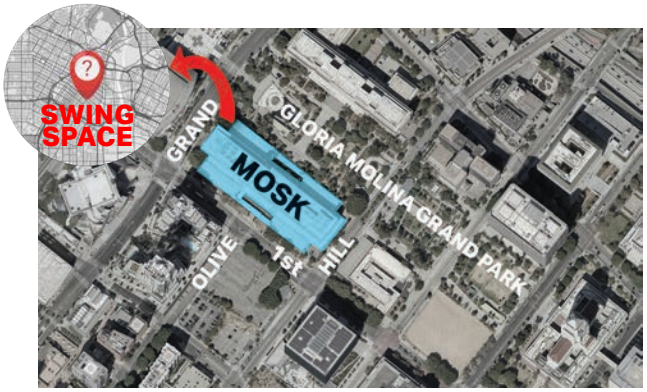
While the civil courthouse base scenario heavily depends on acquiring a suitable site in DTLA for the new civil courthouse, it is a more feasible and cost-effective scenario. The acquisition of a new site presents the opportunity to design a new courthouse to current standards and engage with a new surrounding context. It migrates the existing operating courtrooms to the new courthouse with no necessary interim steps and sacrificial costs. For a comparison of the pros and cons of each scenario and a recommendation, refer to Section 8, Findings and Recommendations.

6.5 Alternate Scenario Sequence and Cost

The cost of replacing Mosk with a new civil courthouse on the existing Mosk site can be estimated at $2,973,500,000 (refer to Section 12.1.2 for cost estimates). This includes capital costs and excludes operational costs. The sequence is described below, and a cost breakdown description is on the following page.

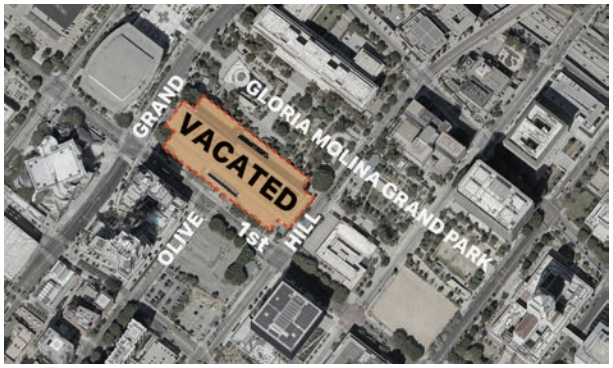
1) SWING OUT MOSK

While the existing 99 courtrooms continue operating in Mosk, leased swing space is renovated for use as courtroom and court operations. All 99 courtrooms migrate from Mosk to the tenant improved leased space for temporary usage.



2) MOSK SITE VACATED

After the 99 courtrooms have temporarily migrated from Mosk to the leased swing space, the Mosk site becomes vacated.



3) NEW CIVIL COURTHOUSE ON MOSK

Construction of a new 100-courtroom civil courthouse begins on the vacated Mosk site. Once complete, the 99 courtrooms operating in leased swing space migrate back to the Mosk site to a newly constructed civil courthouse.

Scope	Cost[7]	'24	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35	'36	'37	'38	'39	'40
Operate Existing (99 CR)	*O.C.																	
Swing Space Search, TI, Migrate, Rent	660M + *O.C.				1			2				3						
Mosk Site Vacated / Demo-ed	85M																	
New (100 CR) on Mosk Site	2,220M							4	5			6						
Migrate to New	8.5M																	
Operate New (100 CR)	*O.C.																	
Total Cost	**$2,973,500,000**																	

FUNDING AVAILABILITY
COMPLETION DATE
*O.C. OPERATIONAL COST

Footnotes:
1. Swing Space Site Search
2. Swing Space Tenant Improvement (TI) and Migration
3. Swing Space Lease (99 Courts)
4. CEQA and Performance Criteria
5. Design-Build Design Phase
6. Design-Build Construction Phase
7. Cost in M for Millions

The existing courtrooms in the Stanley Mosk Courthouse remain in operation until the leased swing space is ready to receive the migrating courtrooms in 2030. Following the funding availability in 2026, the search for and acquisition of swing space, found in leased office space in DTLA, is expected to take a year and a half. The average office building floorplate in DTLA is not capable of supporting courtroom operations, and due to size and configurations of existing building stock, the leased office space will have to undergo renovations to prepare the space. Once the space is prepared for courtroom functions, the existing courtrooms in Mosk can migrate to and operate in the swing space for three years until the end of 2034. The total cost of acquiring and renovating swing space in leased office space is expected to be $660 million, in addition to operational costs. Once the existing site has been vacated, the Stanley Mosk Courthouse can be demolished, estimated to take one year and cost $85 million. After the existing site has been vacated and prepared for new construction, the performance criteria stage will define the program needs of the building and will develop the specifications. The performance criteria stage is expected to take two and a half years. Once the performance criteria is developed, the design-build phase commences and the design of the new civil courthouse will be documented. The design-build phase is expected to take a year and a half. The construction of the new civil courthouse will follow once the design-build phase is complete and the project is permitted by all authorities having jurisdiction. Construction is expected to take three years, finding completion by 2035. The total cost of all three phases is estimated to be $2.2 billion. Once the construction is complete at the end of 2034, the existing courtrooms operating in swing space will migrate to the new civil courthouse. The new courthouse will be operated from this point on. The cost of migrating the existing courtrooms to the new civil courthouse on the existing site is estimated to be $8.5 million.

The total capital cost of this scenario is $2,973,500,000.*

*For basis of SF used for cost, see Appendix C, *New Downtown Los Angeles Courthouses per Court Facilities Standards*.

6.6 Alternate Scenario Swing Space Parameters

Two approaches were studied to temporarily relocate the existing functions at Mosk to swing space locations while the new civil courthouse is constructed on the Mosk site. One approach was reviewing the rooms in Mosk, and the other approach was reviewing the preliminary stage two program document for the new 100-courtroom civil courthouse. High-level average numbers were arrived at after studying the two approaches. It should be noted that this study assumed the swing space state would not contain the program sizes and operational features described in the 2020 CTCFS due to its temporary nature and the hardships of retrofitting the existing structures.

Swing Space Area Assumptions

Court set functions classification: Courtroom, judicial chamber, courtroom waiting, etc.

Operational functions classification: Executive central administrative HQ, sheriff security command center, administrative clerk, special services, stockroom, etc.

Building support functions classification: Loading dock, electrical room, IT room, etc.

Building support functions classification: Loading dock, electrical room, IT room, etc.

Court set functions areas needed: 331,371 CGSF (component gross square feet)

Operational functions areas needed: 175,598 CGSF

Building support functions area needed: 0 CGSF (already contained in a leased structure)

Single building scenario: 532,317 CGSF (court set functions + operational functions + overall 5% inefficiency factor/contingency considered)

In multi-building scenarios, court set functions are counted once with a 5% inefficiency factor. Specific operational functions, such as security screening area, staff lounge, conference room, etc., may need to be replicated as sharing is impaired. Ten percent of the operational functions (10% of 175,598 CGSF = 17,560 CGSF) are assumed to be repeated and should be considered an addition to each location beyond the first swing space.

Minimum grouping: 63,878 CGSF (minimum area for each swing space location)

Assumptions

Minimum 12 courtrooms (12% of [331,371 CGSF + 5%])

Minimum 12% of the operational functions (12% of [175,598 CGSF + 5%])

Example courtroom type grouping (4 locations example)

Location 1: 12 courtrooms (10 probate + 2 specialty)

Location 2: 24 courtrooms (23 family law + 1 presiding/assistant presiding judge

Location 3: 24 courtrooms (24 civil)

Location 4: 39 courtrooms (39 civil)

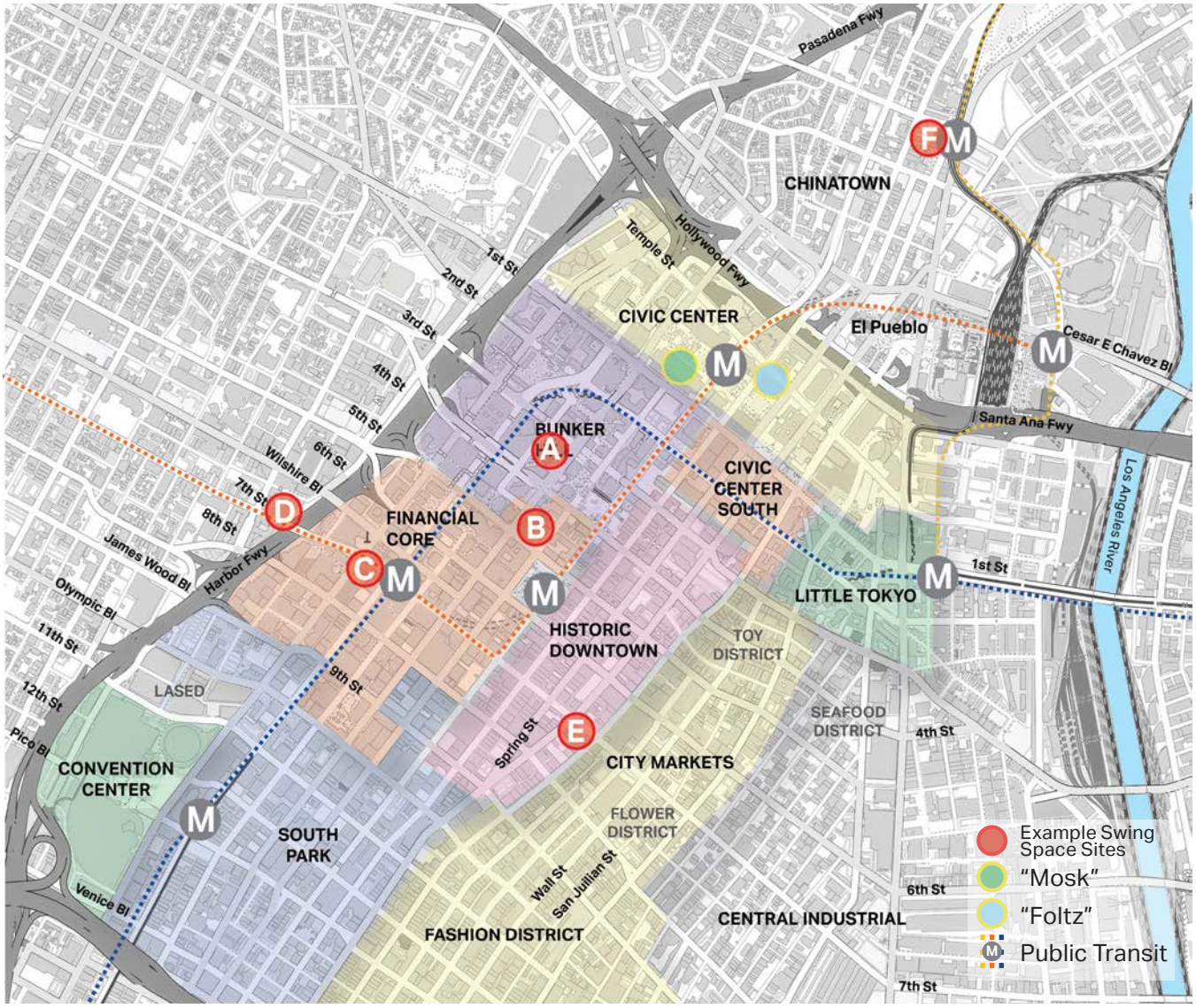
Courtroom type ratios shown reflect the ratio at Mosk at the time of study. Minimizing the number of locations is highly recommended to reduce the inefficiency and challenges associated with the required tenant improvement (TI) work. Courtroom types and operational

grouping are to be further studied for efficiency and functional requirements during the planning stages.

Example Site List: Swing Space Site

Six sites are selected as example sites that are readily available as of the time of this report. All six sites are selected based on the minimum site criteria. Upon funding, new sites will be selected and compared

1) 333 South Grand Avenue
2) 555 West Fifth Street
3) 818 West Seventh Street
4) 1055 West Seventh Street
5) 700 South Main Street
6) 843 North Spring Street



Reference: Downtown Design Guide, City of Los Angeles, Los Angeles Downtown District Map

Example A: 333 South Grand Avenue
APN: 5151-015-012

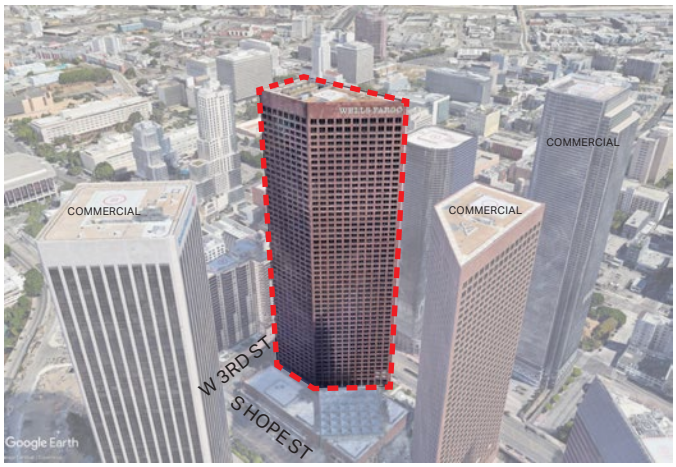
Wells Fargo Center consists of two Class A office towers connected by a three-story, glass enclosed atrium. The office building has large typical floor size that may accommodate up to three to four courtrooms per floor. Leasing site is conveniently located with many bus routes and the Bunker Hill Station one block away.

Property Facts

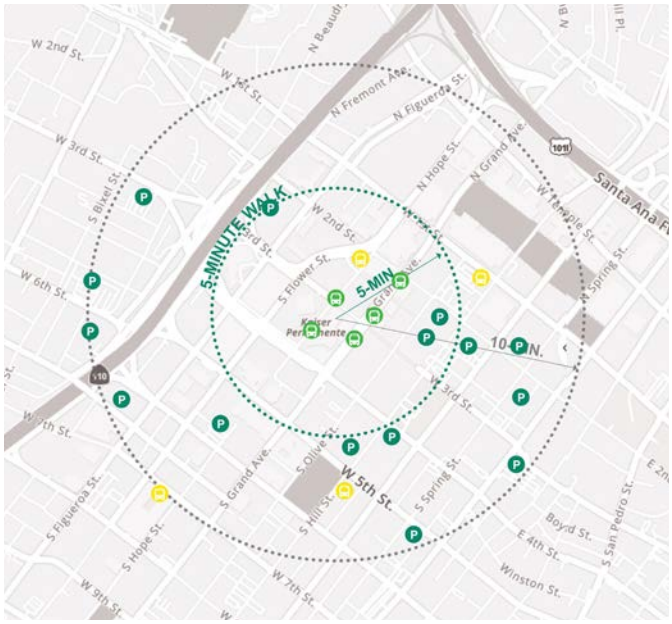
Building Type	**Office**
Year Built/Renovated	**1982/2018**
Building Height	**54 Stories**
Building Size	**1,400,639 SF**
Building Class	**A**
Typical Floor Size	**26,076 SF**
Unfinished Ceiling Ht	**13'**

Available spaces

15th Floor	9,329 SF
21st Floor	25,502 SF
31st Floor	26,116 SF
32nd Floor	26,116 SF
33rd Floor	26,100 SF
34th Floor	13,792 SF
41st Floor	10,251 SF
43rd Floor	16,457 SF
44th Floor	11,488 SF
Total	**165,151 SF**



Building Boundary
Public Parking
Metro Station
1/4 Mile Radius
Bus Stop
1/2 Mile Radius



Example B: 555 West Fifth Street
APN: 5149-029-013

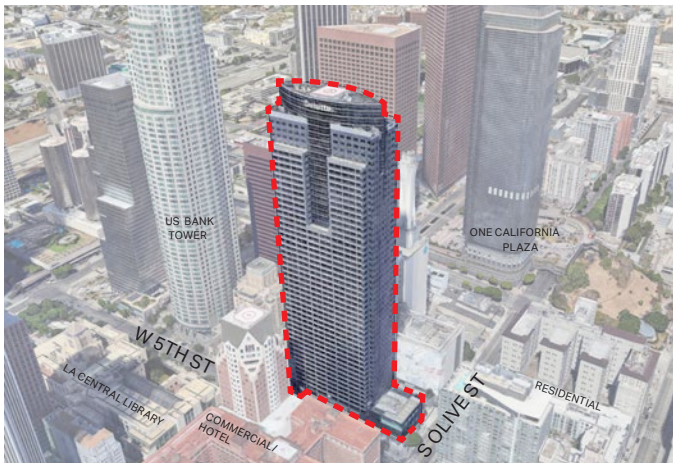
The Gas Company Tower is a 52-story Class A office skyscraper on Bunker Hill in DTLA. The building features high quality finishes and an efficient floor plan. The office building has large typical floor size that may accommodate up to four courtrooms per floor. The leasing site is conveniently located with many bus routes and the Pershing Square Station one block away.

Property Facts

Building Type	**Office**
Year Built	**1991**
Building Height	**50 Stories**
Building Size	**1,338,507 SF**
Building Class	**A**
Typical Floor Size	**26,770 SF**
Unfinished Ceiling Ht	**14'**

Available spaces

23rd Floor	28,007 SF
28th Floor	28,007 SF
37th Floor	11,376 SF
39th Floor	26,301 SF
40th Floor	26,301 SF
41st Floor	26,301 SF
42nd Floor	26,301 SF
43rd Floor	26,301 SF
44th Floor	27,783 SF
45th Floor	20,313 SF
46th Floor	27,314 SF
47th Floor	24,774 SF
Total	**250,983 SF**



Building Boundary
Metro Station
Bus Stop
Public Parking
1/4 Mile Radius
1/2 Mile Radius

Example C: 818 West Seventh Street
APN: 5144-010-022

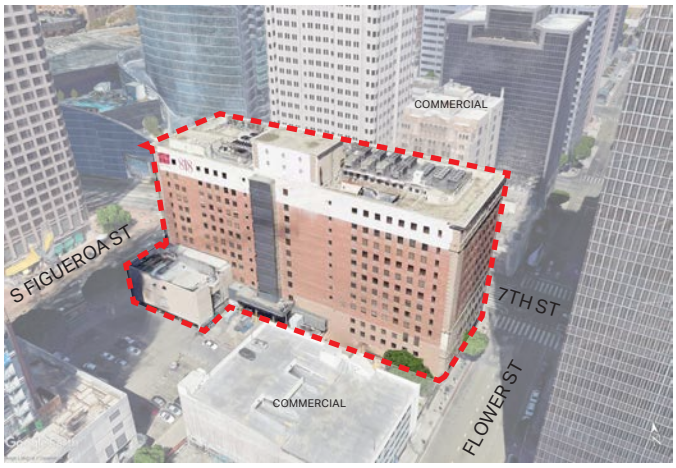
The large typical floor size may accommodate up to three to four courtrooms per floor. The leasing site is conveniently located with many bus routes and a Metro station across the street.

Property Facts

Building Type	**Office**
Year Built/Renovated	**1925/1985**
Building Height	**12 Stories**
Building Size	**470,241 SF**
Building Class	**A**
Typical Floor Size	**23, 478 SF**
Unfinished Ceiling Ht	**12'**

Available spaces

2nd Floor	30,175 SF
4th Floor	13,637 SF
5th Floor	20,000 SF
7th Floor	23,190 SF
8th Floor	17,649 SF
9th Floor	13,401 SF
12th Floor	7,092 SF
Total	**101,954 SF**



Building Boundary
Public Parking
Metro Station
1/4 Mile Radius
Bus Stop
1/2 Mile Radius

Example D: 1055 West Seventh Street
APN: 5143-028-019

The typical floor size may accommodate up to two to three courtrooms per floor. The leasing site is conveniently located near many bus routes and a Metro station within 10-minute walking distance.

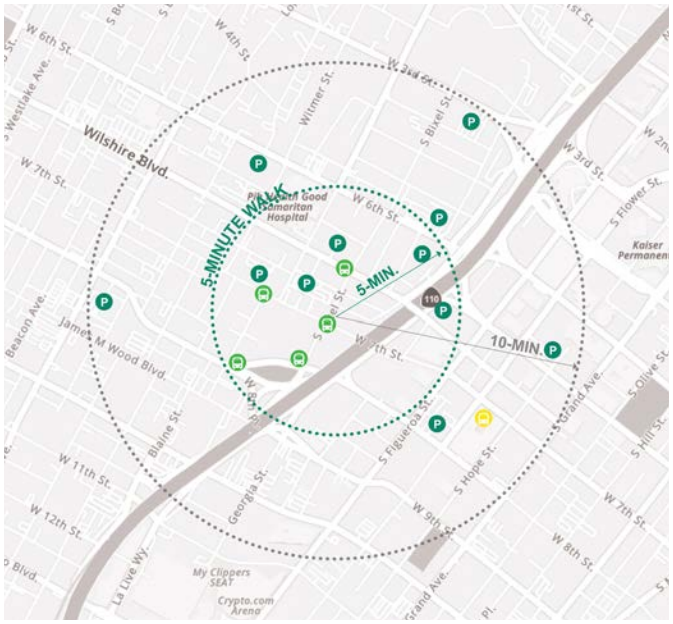
Property Facts

Building Type	**Office**
Year Built	**1989**
Building Height	**33 Stories**
Building Size	**617,919 SF**
Building Class	**A**
Typical Floor Size	**18,725 SF**
Unfinished Ceiling Ht	**14'**

Available spaces

17th Floor	13,804 SF
21th Floor	20,156 SF
23th Floor	20,148 SF
24th Floor	20,148 SF
25th Floor	20,144 SF
26th Floor	19,700 SF
27th Floor	19,700 SF
28th Floor	20,536 SF
31st Floor	17,171 SF
33rd Floor	20,272 SF
Total	**191,779 SF**

Building Boundary
Metro Station
Bus Stop
Public Parking
1/4 Mile Radius
1/2 Mile Radius



Example E: 700 South Main Street
APN: 5145-001-016

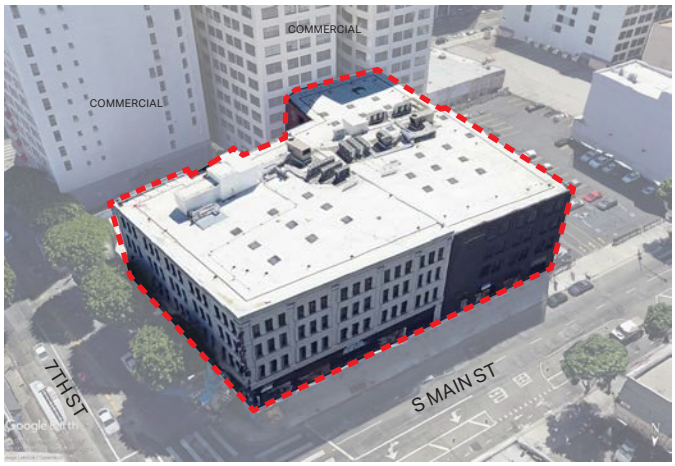
The office building has a large typical floor size that may accommodate up to three to four court-rooms per floor. Two Metro stations are within 10-minute walking distance.

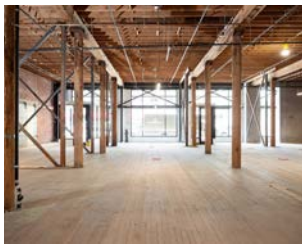
Property Facts

Building Type	**Office**
Year Built	**2023**
Building Height	**4 Stories**
Building Size	**125,000 SF**
Building Class	**A**
Typical Floor Size	**25,000 SF**

Available spaces

1st Floor	6,500 SF
2nd Floor	27,000 SF
3rd Floor	27,000 SF
4th Floor	27,000 SF
Total	**87,500 SF**





Building Boundary
Metro Station
Bus Stop
Public Parking
1/4 Mile Radius
1/2 Mile Radius

Example F: 843 North Spring Street
APN: 5403-031-015

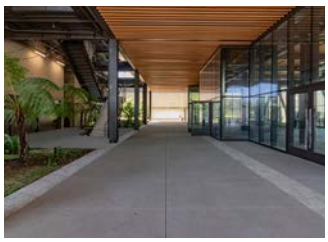
The office building has a large typical floor size that may accommodate up to three to four courtrooms per floor. The leasing site is conveniently located near many bus routes and a Metro station across the street.

Property Facts

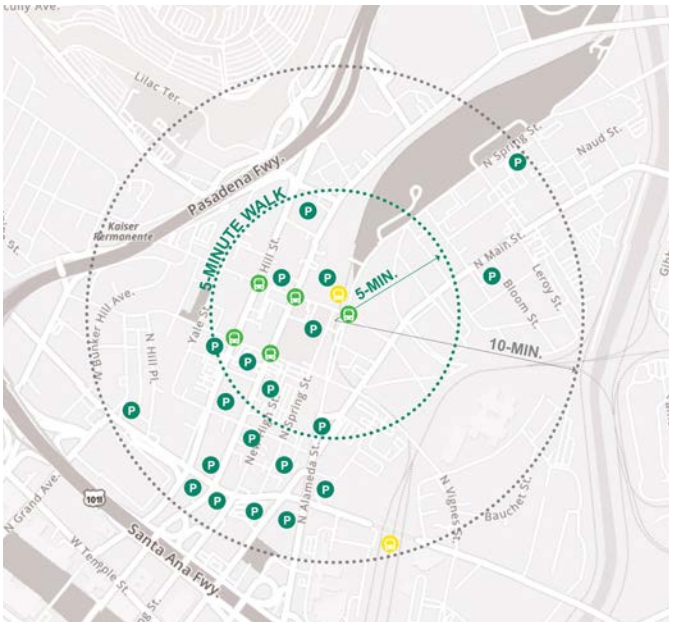
Building Type	**Office**
Year Built	**2023**
Building Height	**5 Stories**
Building Size	**125,000 SF**
Building Class	**A**
Typical Floor Size	**25,000 SF**

Available spaces

1st Floor	4,000 SF
2nd Floor	28,000 SF
3rd Floor	30,000 SF
4th Floor	30,000 SF
5th Floor	30,000 SF
Total	**122,000 SF**



Building Boundary
Public Parking
Metro Station
1/4 Mile Radius
Bus Stop
1/2 Mile Radius



During selection, swing spaces should be evaluated based on established criteria, such as the example below. As described at the beginning of this section, swing space selection criteria shall be considered along with further detailed information about courtroom types and operational groupings; as such, more detailed development of such measures is beyond the scope of this report.

Accessibility	**Multimodal Access:** Accessibility to and from the site via public transit, private automobile, detention bus, and pedestrian access			
Potential Program Capacity	**Overall Swing Space Need:** Overall, >±530,000 CGSF. Refer to Swing Space Area Assumptions in Section 5.6	**Minimum Swing Space Size:** Minimum, >±64,000 CGSF. Refer to Swing Space Area Assumptions in Section 5.6	**Courtroom Grouping:** Group a minimum of 12 courtrooms	**Program Redundancy:** Minimize the number of swing space locations to maximize efficiency
Compatibility with Adjacent Uses	**Adjacent Buildings:** Surrounding buildings and their principal uses	**Nearby Public Parking:** Available public parking near the site	**Justice Partners Proximity:** Proximity to various justice partners	
Site Prep and Mitigation Work	**Acquisition:** Steps towards taking control of the swing space	**Tenant Improvement:** Work required to accommodate courthouse functions	**Circulation:** Work required for separated public, private, and in-custody circulations vertically and horizontally	**Security:** Ability to control building access for security

Example Swing Space Criteria Matrix

6.7 Alternate Scenario Summary

The civil courthouse alternate scenario heavily depends on the ability to acquire suitable swing spaces in DTLA. Following the acquisition, the leased office space still will need to undergo renovation and tenant improvement projects. This Study recognizes the importance of maintaining a strong Civic Center in DTLA; however, there is uncertainty of finding available swing space and cost of renovating to prepare for court operations. For a comparison of the pros and cons of each scenario and a recommendation, refer to Section 8, Findings and Recommendations.

7

New DTLA Criminal Courthouse Scenarios

Clara Shortridge Foltz Criminal Justice Center, Los Angeles - Image Courtesy of AECOM

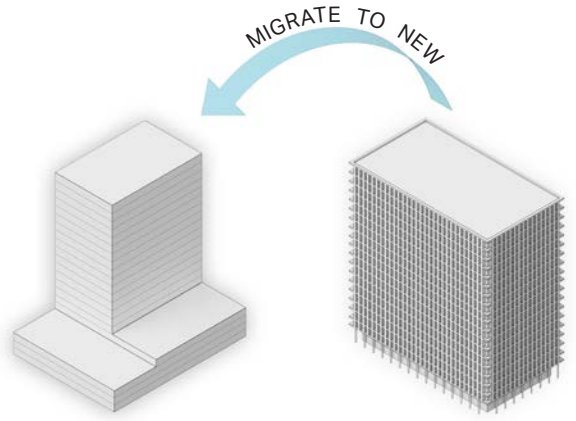
7.1 Scenarios Overview

As described in Section 3, Process and Methodology, the second strategy of this Study focused on maintaining a centralized approach for the criminal caseload. Rather than a phased renovation of the Clara Shortridge Foltz Criminal Justice Center, a full replacement of Foltz with a new criminal courthouse containing 60 courtrooms was explored. This newly constructed criminal courthouse would be located in or near the Civic Center in DTLA. The Civic Center is located at the historical and cultural heart of DTLA. It comprises city, county, state, and federal offices, and courthouses.

Within this criminal courthouse replacement strategy, two scenarios were explored:

BASE SCENARIO

In the new criminal courthouse base scenario, all courtrooms within the Clara Shortridge Foltz Criminal Justice Center migrate to a newly constructed 60-courtroom criminal courthouse on a new DTLA site. This scenario requires finding a new site and is physically separate from other Los Angeles long-range planning projects.

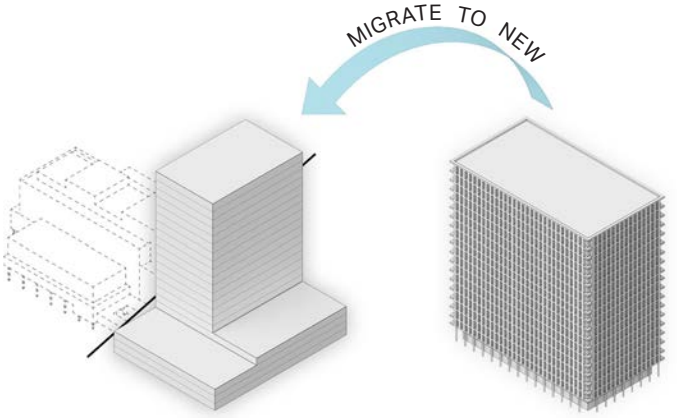


New DTLA Criminal Courthouse on New Site
Refer to Section 4.4

Clara Shortridge Foltz Criminal Justice Center

ALTERNATE SCENARIO

In the new criminal courthouse alternate scenario, all courtrooms within the Clara Shortridge Foltz Criminal Justice Center migrate to a newly constructed 60-courtroom criminal courthouse on the Stanley Mosk Courthouse site. This scenario requires coordination with the new DTLA civil courthouse, as it depends on repurposing the existing Stanley Mosk Courthouse site.



New DTLA Criminal Courthouse on Mosk Site
Refer to Section 4.4

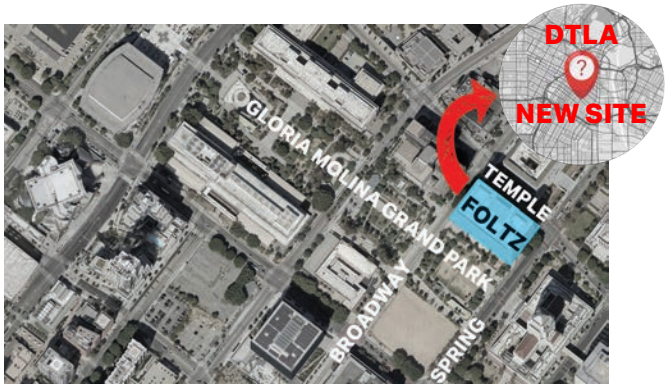
Clara Shortridge Foltz Criminal Justice Center

7.2 Base Scenario Sequence and Cost

The cost of replacing Foltz with a new criminal courthouse on a new site is estimated at $2,792,000,000 (Refer to Section 12.2.1 for cost estimates). This includes capital costs and excludes operational costs. The sequence is described below, and a cost breakdown is described on the following page.

1) MIGRATE FOLTZ TO A NEW SITE

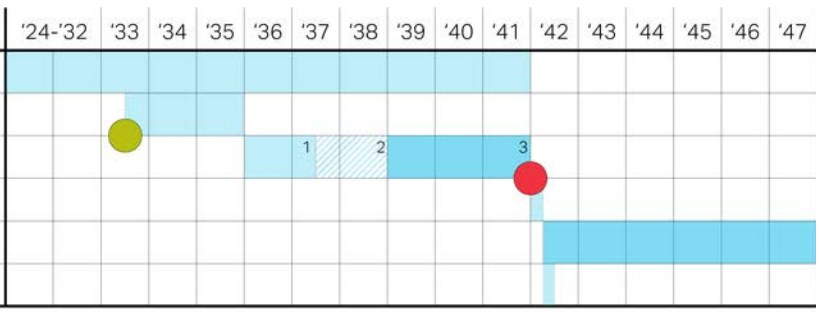
While the existing courtrooms are operated in Foltz, a new site* in DTLA is acquired. Construction of a new 60-courtroom courthouse has begun. Migration of courtrooms in Foltz to the newly constructed criminal courthouse in DTLA occurs. (*Sites explored in Section 6.3 are applicable for the new Criminal Courthouse.)



2) VACATE EXISTING FOLTZ SITE

After the criminal courtrooms migrate from Foltz to the new criminal courthouse, the Foltz site is vacated for future use.

Scope	Cost[4]
Operate Existing (60 CR)	*O.C.
New Site Acquisition	135M
Design Build New (60 CR)	2,580M
Migrate to New	7M
Operate New (60 CR)	*O.C.
Foltz Site Stabilized	70M
Total Cost	**$2,792,000,000**



Footnotes:
1. Performance Criteria
2. Design-Build Design Phase
3. Design-Build Construction Phase
4. Cost in M for Millions

The existing courtrooms in the Foltz Criminal Justice Center remain in operation until the new criminal courthouse is constructed with an expected completion by 2042. Anticipated funding for this scenario occurs in 2033. While the existing courtrooms remain in operation, the new site acquisition effort will include a period for the CEQA process. This process is required prior to acquiring new land. The acquisition of a new site is expected to take two and a half years, with an estimated cost of $135 million.

Once the new site is acquired, the performance criteria stage will define the program needs of the building and will develop the specifications. The performance criteria stage is expected to take a year and a half. Once the performance criteria is developed, the design-build phase commences, and the design of the new criminal courthouse will be documented. The design-build phase is expected to take a year and half. The construction of the new criminal courthouse will follow once the design-build phase is complete and the project is permitted by all authorities having jurisdiction. Construction is expected to take three years, finding completion by 2042. The total cost of all three phases is estimated to be $2.58 billion.

Once the construction is complete at the end of 2041, the existing courtrooms operating in the Foltz Criminal Justice Center will migrate to the new criminal courthouse. The new courthouse will be fully operational at this time from this point on. The cost of migrating the existing courtrooms to the new criminal courthouse is estimated to be $7 million. After all courtrooms have migrated from the Foltz Criminal Justice Center, the Foltz site will be stabilized for future purposes.

The total capital cost of this scenario is $2,792,000,000.*

*For basis of SF used for cost, see Appendix C, *New Downtown Los Angles Courthouses per Court Facilities Standards.*

7.3 Base Scenario Summary

The criminal courthouse base scenario relies on the ability to acquire a suitable site in DTLA for the new criminal courthouse. The acquisition of a new site presents the opportunity to design a new courthouse to current standards and migrate the existing operating courtrooms to the new courthouse and is not directly reliant on the schedule of another project. For a comparison of the pros and cons of each scenario and a recommendation, refer to Section 8, Findings and Recommendations.

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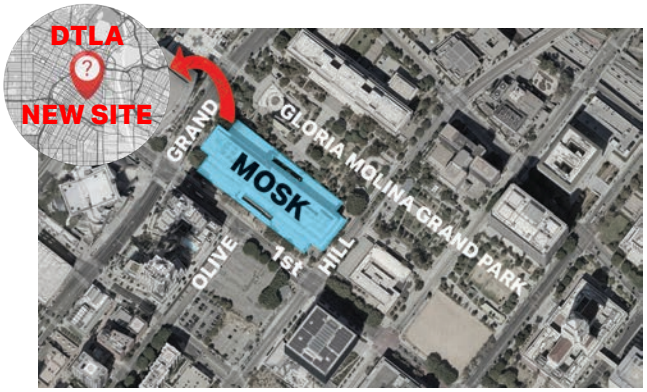
7.4 Alternate Scenario Sequence and Cost

The cost of replacing the Foltz courthouse with a new criminal courthouse on the existing Mosk site can be estimated at $2,631,500,000 (Refer to Section 12.2.2 for cost estimates). This includes capital costs and excludes operational costs. The sequence is described below, and a cost breakdown is on the following page.

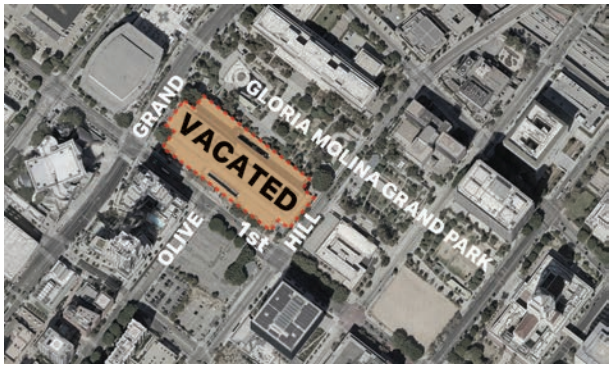
1) MIGRATE MOSK TO A NEW SITE

While the existing 99 courtrooms are operated in Mosk, a new site in DTLA is acquired. Construction of a new 100-courtroom courthouse commences. Migration of courtrooms in Mosk to the newly constructed civil courthouse occurs.



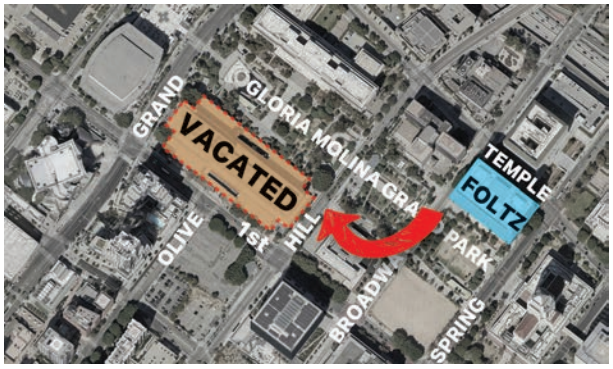
2) MOSK SITE VACATED

After the civil courtrooms migrate from Mosk to the new civil courthouse, the Mosk site is vacated for future use.



3) MIGRATE FOLTZ TO NEW CRIMINAL COURTHOUSE ON MOSK SITE

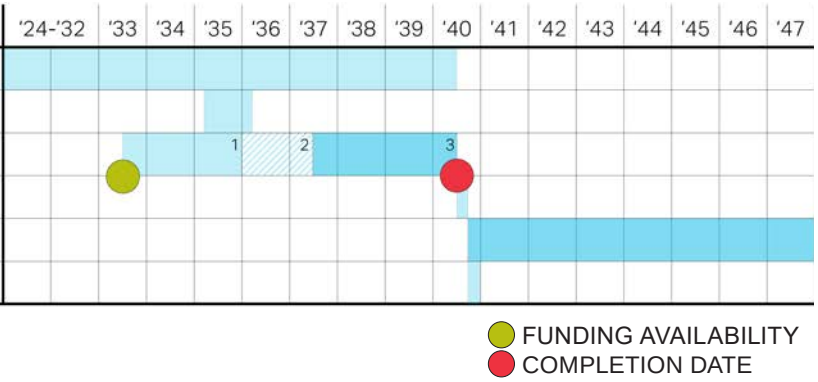
While the existing courtrooms are operated in Foltz, construction of a new 60-courtroom Criminal Courthouse on the vacated Mosk site commences. Once complete, the criminal courtrooms in Foltz migrate to the new criminal courthouse on the Mosk site.



4) FOLTZ VACATED

After the migration of criminal courtrooms from Foltz to the new criminal courthouse, the Foltz Justice Center is vacated for future use.

Scope	Cost[4]
Operate Existing (60 CR)	*O.C.
Mosk Site Vacated / Demo-ed	125M
Design Build New (60 CR)	2,430M
Migrate to New	6.5M
Operate New (60 CR)	*O.C.
Foltz Site Stabilized	70M
Total Cost	**$2,631,500,000**



Footnotes:
1. CEQA and Performance Criteria
2. Design-Build Design Phase
3. Design-Build Construction Phase
4. Cost in M for Millions and B for Billions

The existing courtrooms in the Foltz Criminal Justice Center remain in operation until the new criminal courthouse is constructed with an expected completion in 2040. Anticipated funding for this scenario occurs in 2033. While the existing criminal courtrooms at Foltz remain in operation, the Stanley Mosk Courthouse is vacated and demolished, which is estimated to cost approximately $125 million.

Once the Mosk site is prepared for new construction, the performance criteria stage will define the program needs of the building and will develop the specifications. The performance criteria stage is expected to take approximately two and a half years. Once the performance criteria is developed, the design-build phase commences, and the design of the new criminal courthouse will be documented. The design-build phase is expected to take a year and half. The construction of the new civil courthouse will follow once the design-build phase is complete and the project is permitted by all authorities having jurisdiction. Construction is expected to take three years and be completed in 2040. The total cost of all three phases is estimated to be approximately $2.4 billion.

Once the construction is complete in 2040, the existing courtrooms operating in the Foltz Criminal Justice Center will migrate to the new criminal courthouse on the existing Mosk site. The new courthouse will be operated from this point on. The cost of migrating the existing courtrooms to the new criminal courthouse is estimated to be $6.5 million.

After all courtrooms have migrated from the Foltz Criminal Justice Center, the Foltz site will be stabilized for future purposes.

The total capital cost of this scenario is $2,631,500,000.*

*For basis of SF used for cost, see Appendix C, *New Downtown Los Angles Courthouses per Court Facilities Standards.*

7.5 Alternate Scenario Summary

The criminal courthouse alternate scenario depends on the schedule and successful completion of the new civil courthouse. However, this scenario utilizes a site that is already owned by Los Angeles County and is located within the Civic Center. For a comparisonof the pros and cons of each scenario and a recommendation, refer to Section 8, Findings and Recommendations.

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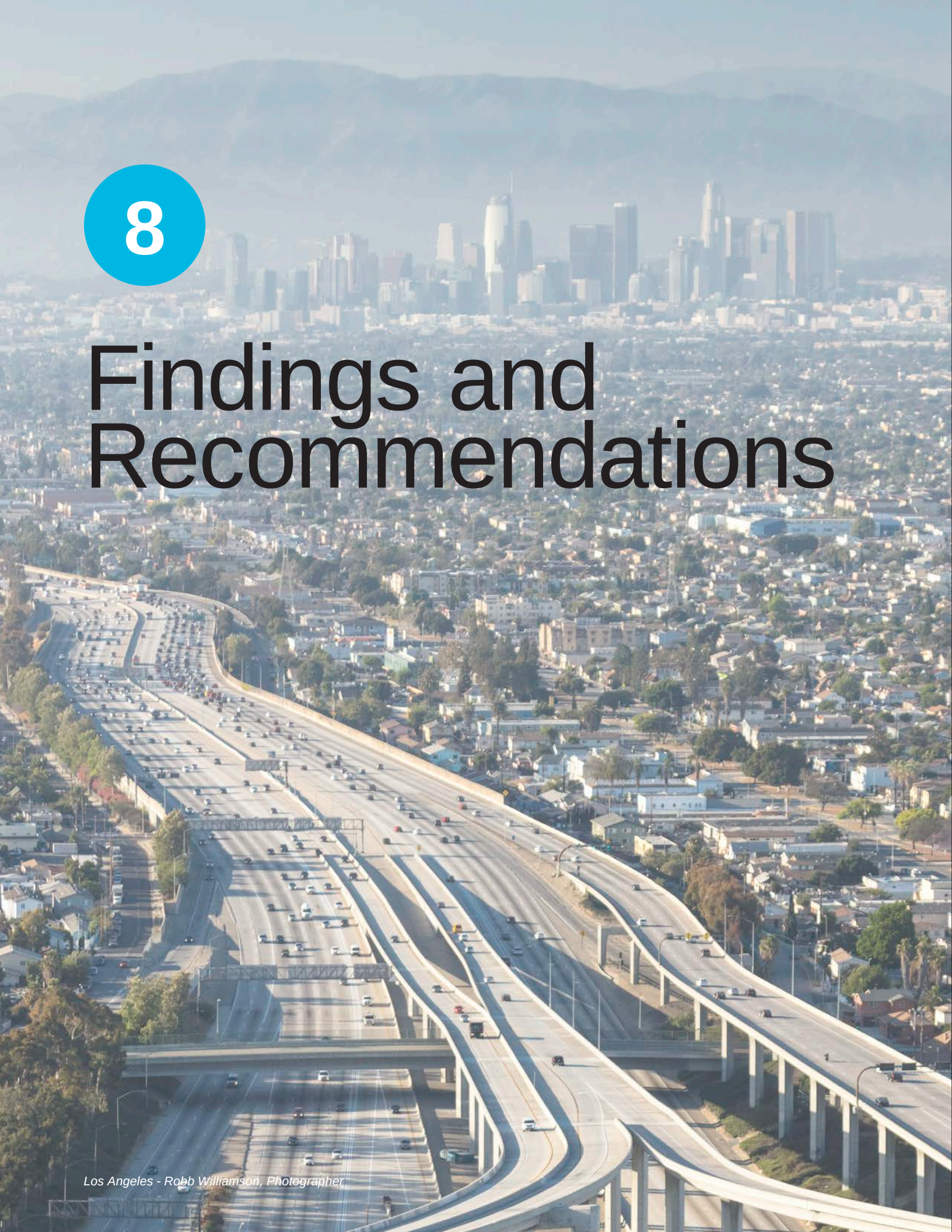
8

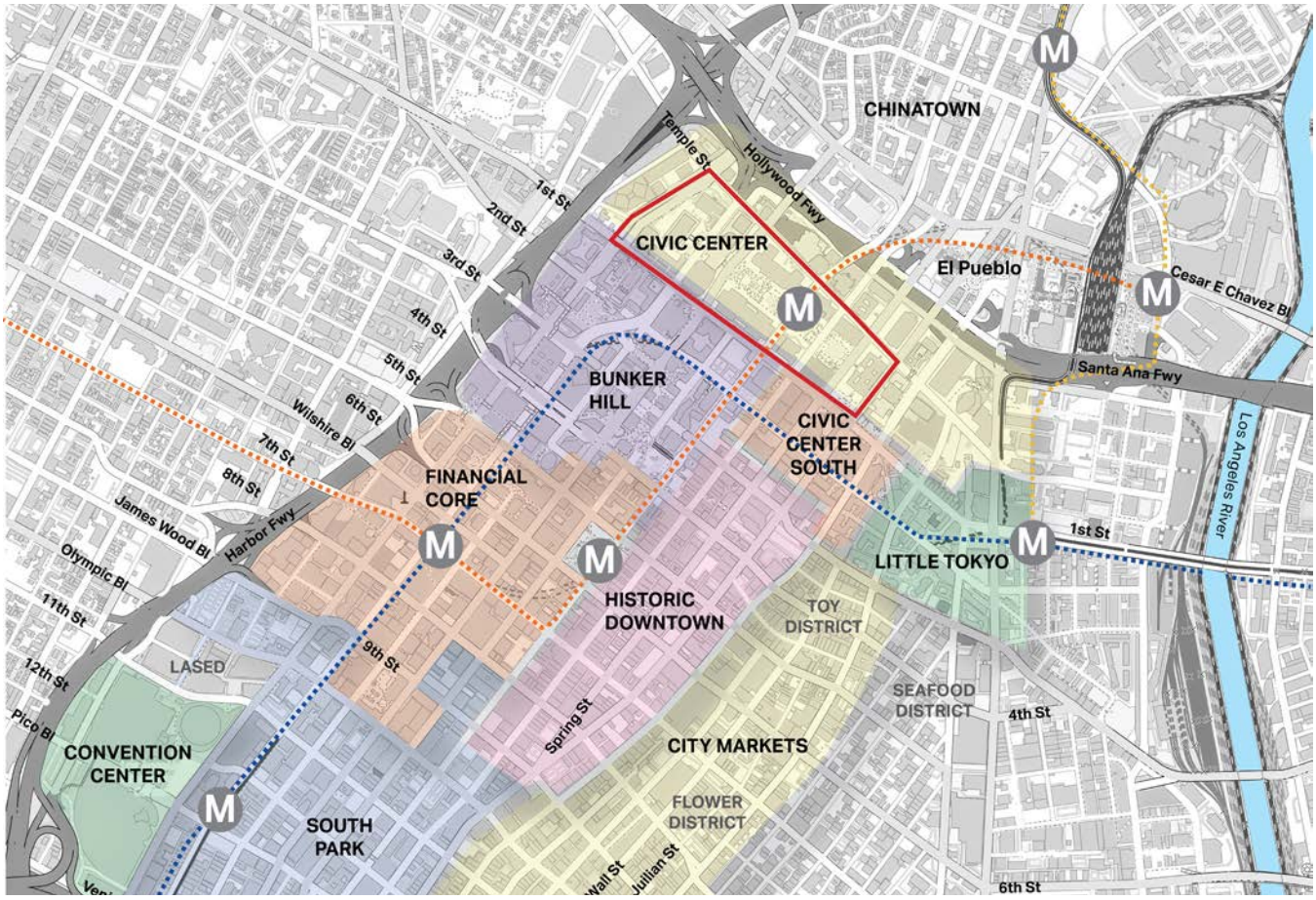
Findings and Recommendations



Los Angeles - Robb Williamson, Photographer

8.1 Judicial Ecosystem

The relationship of the downtown courthouses to the judicial ecosystem of DTLA is an important factor in reinforcing the important role the court system plays as a part of civic life in Los Angeles. The well-established justice ecosystem that exists in downtown Los Angeles is an essential part of the effective operation of the LASC. The proximity of the superior court to the historical and cultural heart of DTLA provides a meaningful symbol of justice for the public in Los Angeles. The Civic Center represents not only the judicial but all three branches of government operating in the city—the executive offices of the mayor and the City Council in City Hall and the judicial branch in both the DTLA civil and criminal courthouses. Having these entities in proximity allows for the presence of the basic constitutional democratic components of American civil society. Highly accessible by public transportation, the Civic Center is traversed by Metro and bus lines that connect to Union Station, thus connecting the entire county to the Civic Center Gloria Molina Grand Park, which runs along the Los Angeles City Hall axis. Gloria Molina Grand Park is an expansive public green space promoting pedestrian access to the area, the city's primary focus in recent years. Due to these developments, the judicial and civic buildings located in the Civic Center are highly visible and accessible to the public.

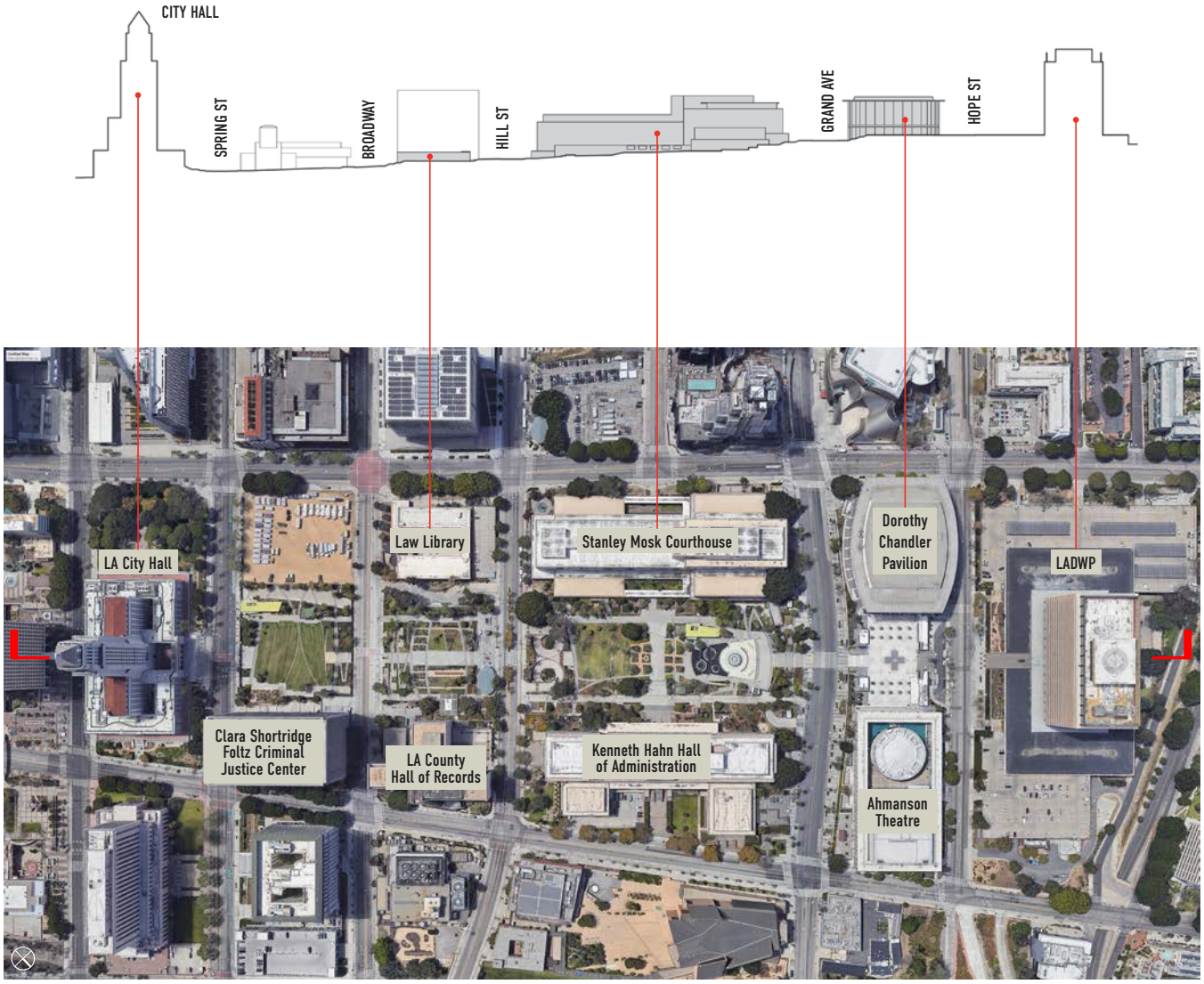


Reference: Downtown Design Guide, City of Los Angeles, Los Angeles Downtown District Map

8.2 Prominence of DTLA Civic Center

DTLA Civic Center Axis

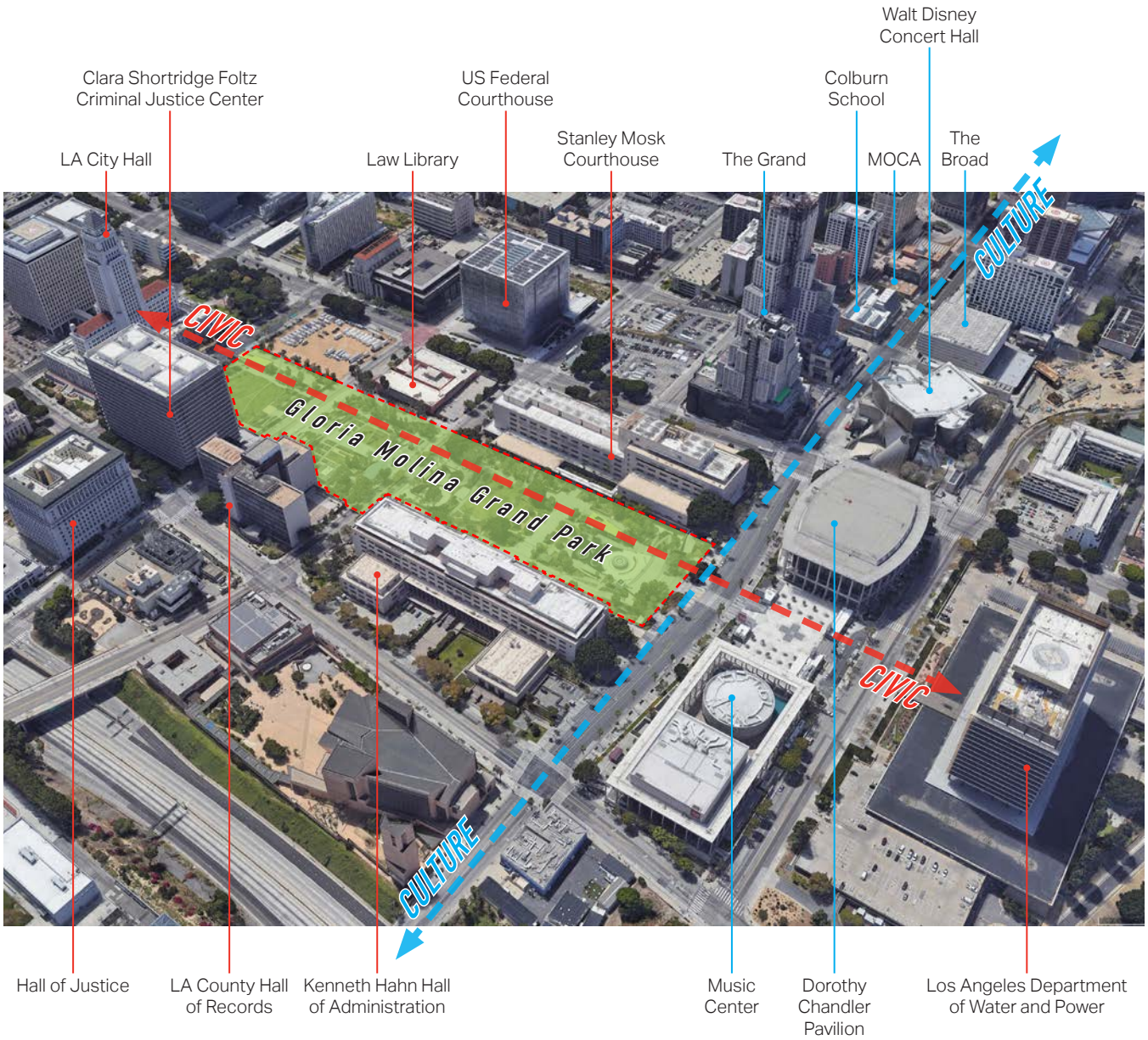
The DTLA Civic Center's axis is anchored by Los Angeles City Hall and the Department of Water and Power, thus creating a defined civic region. Constructed in 1928 in the art deco style, City Hall is an architectural icon and can be seen for miles when approaching downtown from the south and east. Other structures on the axis include the LA Law Library, Stanley Mosk Courthouse, Dorothy Chandler Pavilion, Ahmanson Theatre, Kenneth Hahn Hall of Administration, Los Angeles County Hall of Records, and Clara Shortridge Foltz Criminal Justice Center. As the Stanley Mosk Courthouse and Clara Shortridge Foltz Criminal Justice Center's sites contribute to this prominent Civic Center, the planned uses of these sites shall be considered within the urban context.



DTLA Civic Center Axis Diagram, Satellite Image from Google Earth

Gloria Molina Grand Park and Grand Avenue

The DTLA Civic Center is intersected by the culturally active Grand Avenue, which contains some of the city's most famous art institutions, and Gloria Molina Grand Park, which includes some of the city's most significant civic buildings. Due to this civic and cultural intersection, the area is in constant movement and offers an opportunity to exchange ideas and beliefs. Located at this intersection is Gloria Molina Grand Park, an expansive, accessible public green space that runs from City Hall to the Department of Water and Power. At this intersection, the Civic Center remains highly visible to the public.



DTLA Civic Center Civic-Culture Axis Diagram, Satellite Image from Google Earth

8.3 LASC Long-Range Planning Projects Strategy

The Long-Range Planning Study explored two distinct strategies: a decentralized strategy as outlined in the 2019 Prioritization Plan and a centralized strategy to retain the existing civil court capacity in the DTLA district.

8.3.1 Decentralized Strategy

The Long-Range Planning Study explored the decentralized strategy as identified in the 2019 Prioritization Plan and a new centralized strategy for the LASC. The decentralized strategy looked to redistribute 75 courtrooms from the central civil courthouse in DTLA to five separate satellite courts throughout the county. The result of the redistribution left 47 courtrooms in the DTLA civil court. In summary, the decentralized strategy as previously outlined in the 2019 Report proved unfeasible to achieve due to the following disadvantages.

Disadvantages

- Although the existing Stanley Mosk Courthouse was constructed in separate phases joined by a seismic separation, the building cannot easily be segmented due to services that are shared across the seismic joint.
- Diminished presence of the civil courthouse in the mature judicial ecosystem that has developed around the Civic Center and the two DTLA courts.
- Extended time for replacement of the DTLA civil courthouse. The decentralized plan begins replacement activities for the DTLA civil courthouse two years later than the centralized strategy.
    - This extends the impact of the seismic risk and inferior building systems and outmoded court program in the building.
    - The extended time increases the impact of cost escalation on the project for construction and for ongoing maintenance.

Due to these disadvantages, the findings of the Long-Range Planning Study focused on the advantages and approach of the centralized strategy for replacement of the DTLA civil and criminal courts.

8.3.2 Centralized Strategy

The centralized strategy proposes to retain the existing 100-courtroom capacity of the existing Stanley Mosk Courthouse as well as the central administration in the DTLA district. The centralized strategy recognizes that access to the DTLA district has improved through the

creation of new mass transit options serving downtown, including the Expo Line, the Regional Connector and Gold Line extension, and bus access among others.

Advantages

- The full 100-courtroom program, judges, staff, and central administration all continue to function as an integral part of the mature judicial ecosystem present in the DTLA district and the largest concentration of government employees in the nation outside of Washington, D.C.
- The strategy allows the option to leverage the existing 5.3 acre site between Grand Avenue and North Hill Street to accommodate both the new civil and criminal courthouses.
- The new DTLA civil courthouse replacement can begin two years earlier than the decentralized alternative. This is recognized by the priority capital projects list currently planned by the Department of Finance.
- The accelerated time frame reduces the impact of escalation on the total project cost.

Disadvantages

- To build the new DTLA civil courthouse on the existing site, the courts will need to relocate to interim facilities within the downtown temporarily while the existing building is demolished and a new structure(s) are developed.

Following the exploration of both decentralized and centralized strategies, the study explored alternative approaches for replacement of the DTLA courthouse. The first approach is to replace the new DTLA civil courthouse on a new site in the downtown district. The study developed dimensional criteria for the site and confirmed the viability within the downtown district given the existing block sizes of several vacant sites. The second approach is to replace the new DTLA civil courthouse on the existing site occupied by Mosk.

8.3.3 Recommended Strategy

Following the exploration of decentralized and centralized strategies, the Study recommends the centralized strategy to maintain the current mature judicial ecosystem in DTLA, accelerate the project, and consider utilizing the DTLA Civic Center.

The Study explored different scenarios for replacing the DTLA courthouses, further described in Sections 6 and 7, and a recommendation for each in the following sections.

8.4 New DTLA Civil Courthouse Findings and Recommendation

Findings

Base Scenario

The recommended base scenario is to replace the DTLA civil courthouse by constructing the new building on a new site in the downtown district.

Advantages of a new site:

- Building on a new site is about $615 million less expensive than building on the existing Grand/North Hill site (refer to Sections 12.1.1 and 12.1.2 for cost estimates). This is primarily due to the cost of the temporary swing space. (Refer to Sections 6.2 and 6.5.)

Disadvantages of a new site:

- Building on a new site moves the civil courthouse potentially out of the Gloria Molina Grand Park address to a new site potentially adjacent to the Civic Center district.

Alternate Scenario

An alternative scenario is to replace the DTLA civil courthouse on the existing site occupied by the Stanley Mosk Courthouse. This requires a temporary relocation of the courts to interim facilities in existing buildings within the downtown area.

Advantages of the existing site:

- Keeping the building on the existing site preserves the relationship of the courthouse to the Civic Center and Gloria Molina Grand Park.
- Maintains the pattern of activity within the judicial ecosystem.
- Because the Grand/North Hill site occupies two city blocks, it is large enough to accommodate both a new civil and criminal courthouse as outlined in the massing studies contained in the Study. This would provide a new, exceptionally strong presence for the LASC in the downtown Civic Center and Gloria Molina Grand Park as well.

Disadvantages of the existing site:

- The temporary relocation costs $662M more than building on a new site.
- Significant disruption to ongoing court activities by relocation to new buildings.

- Challenges to maintain separate secure vertical transportation in existing buildings without significant capital investment.
- Courts could be placed in multiple buildings to achieve the needed space requirement given vacancy/availability of buildings at the time of relocation.
- Inability to maintain court standards; for example, ceiling heights or area requirements of courts may be challenging to achieve in available structures.

Recommendation

As the advantages of the base scenario's cost savings and accelerated schedule far outweigh the disadvantages of the alternate scenario's significant operational disruption and challenges of finding and improving, potentially multiple, existing buildings temporarily, the recommended scenario is the construction of the new DTLA civil courthouse on a new site, the base scenario.

This maintains the downtown Civic Center nature that currently exists. Additionally, there will be little disruption in court or civic operations and interaction either during construction or after the new building's completion.

8.5 New DTLA Criminal Courthouse Findings and Recommendation

Findings

Base Scenario

The recommended base scenario is to replace the DTLA criminal courthouse by constructing the new building on a new site in the downtown district.

Advantages of a new site:

- Building on a new site is less expensive than renovating the existing Clara Shortridge Foltz Courthouse.
- The duration of the project is shorter than the alternative scenario.
- The new building can be constructed to preserve the 60-courtroom capacity with the most updated court standards available at the time of the project.
- Potential to construct the new DTLA criminal courthouse on a site near the Justice Center in Los Angeles could provide greater ease of access in transporting in-custody persons from their holding locations to the court. This would significantly improve operational costs for transportation throughout the years.

Disadvantages of a new site:

- Building on a new site potentially moves the criminal courthouse potentially out of the Gloria Molina Grand Park address to a new site potentially adjacent to the Civic Center district.

Alternate Scenario

Construction of the new DTLA criminal courthouse on the site of the existing Stanley Mosk Courthouse following the demolition of the existing building.

Advantages of the Mosk site:

- Building on the existing site maintains the presence of the criminal court in the Civic Center and the Gloria Molina Grand Park.
- Use of the existing site reduces the site acquisition cost of the new DTLA criminal courthouse by $100M (refer to Sections 12.2.1 and 12.2.2 for cost estimates).

- If the existing Mosk site is vacated and the new civil courthouse is designed to occupy a portion of the site, then the new DTLA criminal court could be constructed on the existing Grand/North Hill site consolidating the DTLA court functions within the Grand Park, Civic Center district.

Disadvantages of the Mosk site:

- Requires demolition of the existing Stanley Mosk Courthouse and its historic presence on Grand Park and the Civic Center.

Recommendation

The cost difference between the base and alternate scenarios is relatively small, considering the total cost of the project. Other mitigating factors including environmental impact and features of the actual site will affect both the cost and the schedule of the Foltz replacement as well the potential of currently unknown factors. Therefore, based on this, the Study recommends that the comparison of environmental and historical significance as well as the impact of the actual sites under consideration shall impact the final decision when the project is close to implementation and that both base and alternate scenarios are viable options for future consideration.

9

Appendix A

Court Facilities Standards

9.1 Court Facilities Standards Summary

Each and every courthouse is a miniature city with public and private space networks intertwined throughout the building and ultimately converging at the individual courtroom. The collection of ceremonial, functional, and support spaces serves judges, trial participants, court staff, and allied agencies in the course of their various duties each day.

The core program of any courthouse begins with the designated mix of trial types—proceedings involving criminal cases require additional secure holding facilities, while family law requires adjunct spaces for children, case workers, and mediators, and probate hearings do not need jury facilities. The two new flagship facilities in DTLA are intended to continue their dedicated focuses on civil, family, probate, and criminal proceedings, respectively.

The state utilizes the 2020 California Trial Court Facilities Standards for all new capital projects, which prescribes modern requirements for facility planning, space allocations, and specific technical features. The court standards are the product of contemporary best practices, including technology integration, daylighting, security management, and separation of circulation zones. Efficient and secure circulation is fundamental to successful judicial operations. Courtroom layouts uphold specific conventions to create an environment of impartiality, transparency, and equal access. Current court standards aim to create multipurpose courtrooms that can host multiple types of proceedings for flexible scheduling in support of strict due process timing requirements.

Governor George Deukmejian Courthouse, Long Beach - Images Courtesy of AECOM

9.2 Area and Volume Definitions

The planning and measuring of court buildings can be estimated in various ways, including net square feet (NSF), component gross square feet (CGSF), exterior gross area, ratio of total building area to total number of courtrooms, relative building volume ratios, and predesign planning factors for mechanical and electrical equipment spaces.

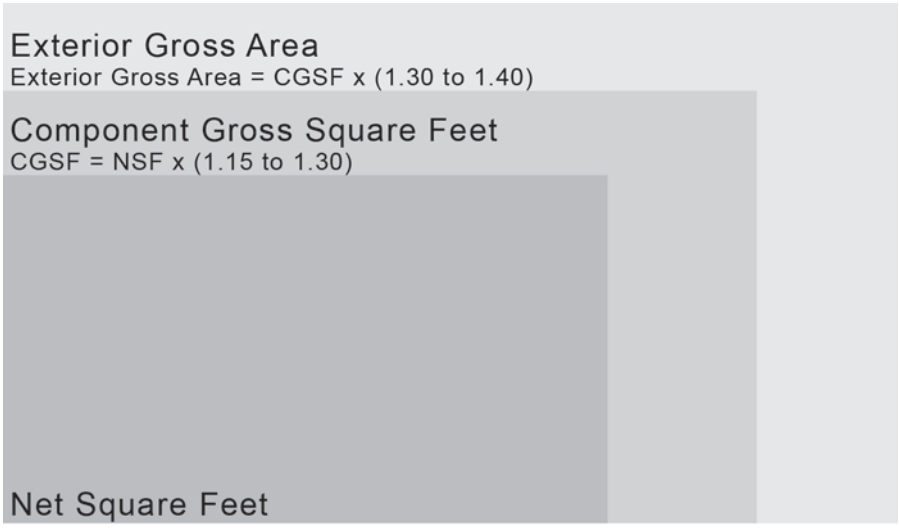
AECOM utilized NSF measurement for court set functions and CGSF measurement for the remaining departments to arrive at the building sizes for the new 48-courtroom civil courthouse facility and the new 60-courtroom criminal courthouse facility.

According to CTCFS, courthouse circulation is organized vertically and horizontally.

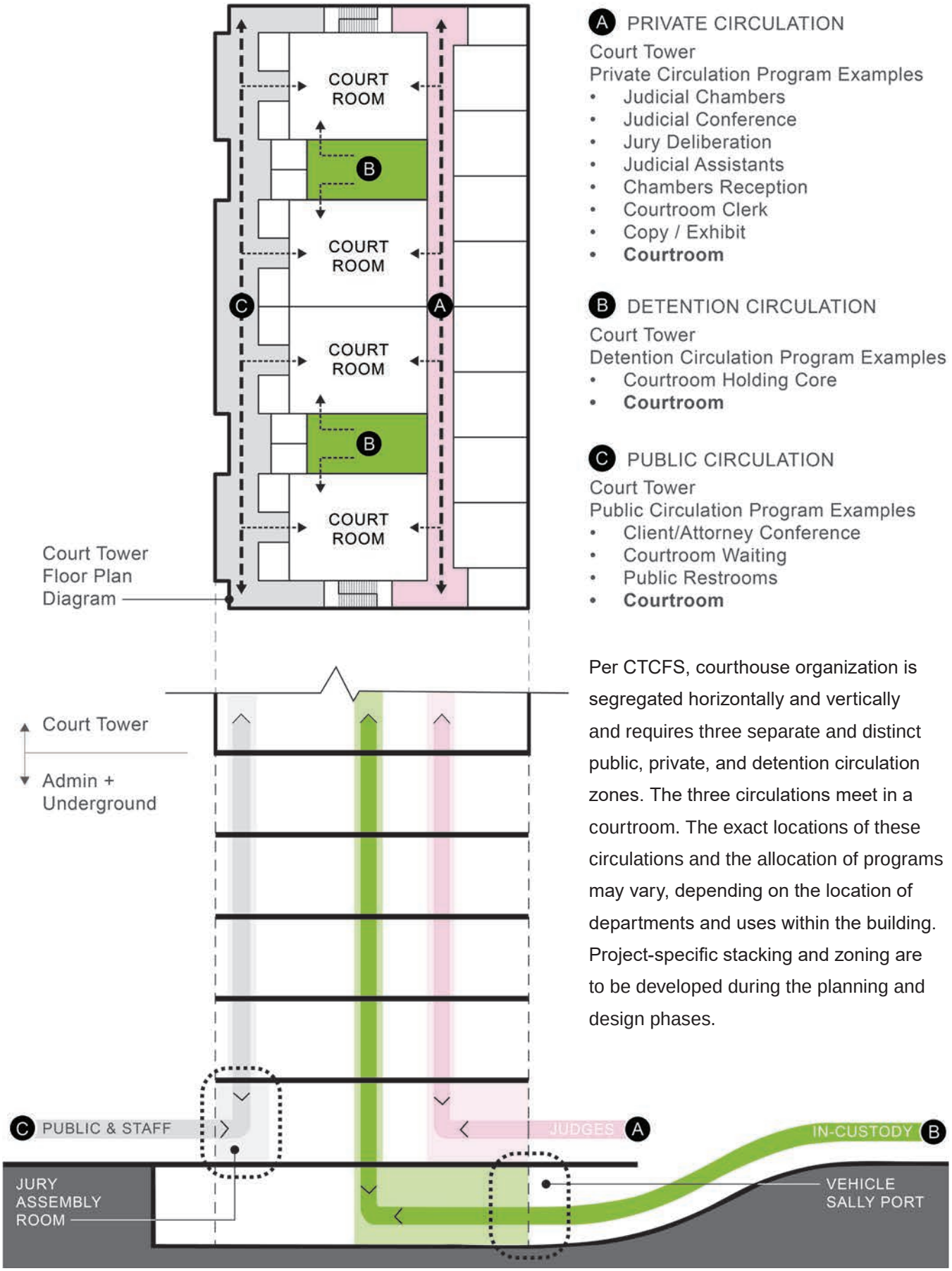
Judges and other courtroom employees have a private circulation path that is separate from public usage to access judges' chambers and other private court operation spaces.

In-custody defendants must have a separate, secure circulation path connecting a vehicle sally port to a secure holding area. To maximize planning efficiency, in-custody defendant holding is shared by a set of courtrooms.

Finally, public circulation connects the main entrance, through security screening, to public services and circulation paths on the courtroom floors.



Courthouse Grossing Factors. Reference: California Trial Court Facilities Standards



A PRIVATE CIRCULATION

Court Tower
Private Circulation Program Examples

- Judicial Chambers
- Judicial Conference
- Jury Deliberation
- Judicial Assistants
- Chambers Reception
- Courtroom Clerk
- Copy / Exhibit
- **Courtroom**

B DETENTION CIRCULATION

Court Tower
Detention Circulation Program Examples

- Courtroom Holding Core
- **Courtroom**

C PUBLIC CIRCULATION

Court Tower
Public Circulation Program Examples

- Client/Attorney Conference
- Courtroom Waiting
- Public Restrooms
- **Courtroom**

Per CTCFS, courthouse organization is segregated horizontally and vertically and requires three separate and distinct public, private, and detention circulation zones. The three circulations meet in a courtroom. The exact locations of these circulations and the allocation of programs may vary, depending on the location of departments and uses within the building. Project-specific stacking and zoning are to be developed during the planning and design phases.

Courthouse Program Zoning and Stacking Diagram. Reference: California Trial Court Facilities Standards

10

Appendix B

Existing Stanley Mosk Courthouse and Clara Shortridge Foltz Criminal Justice Center Analysis

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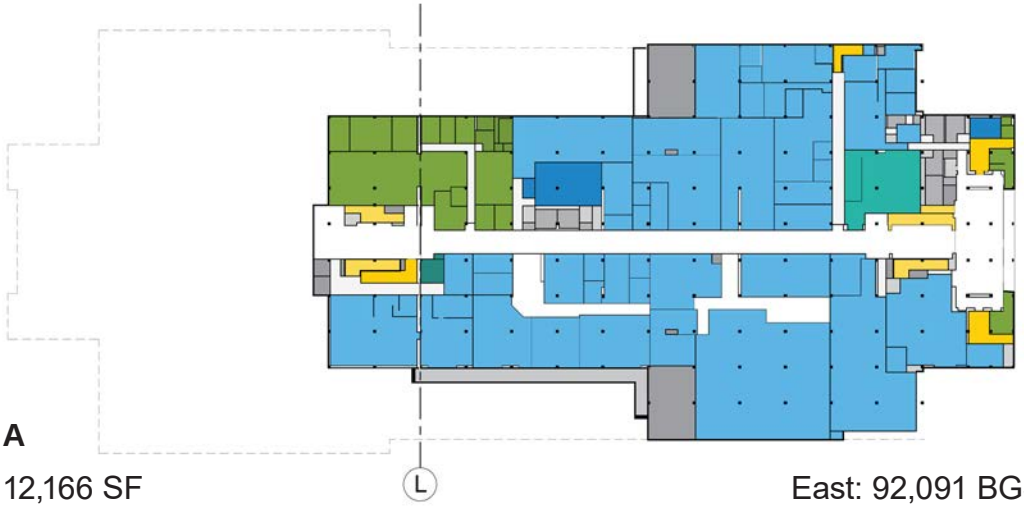
10.1 Existing Mosk Program



Level A

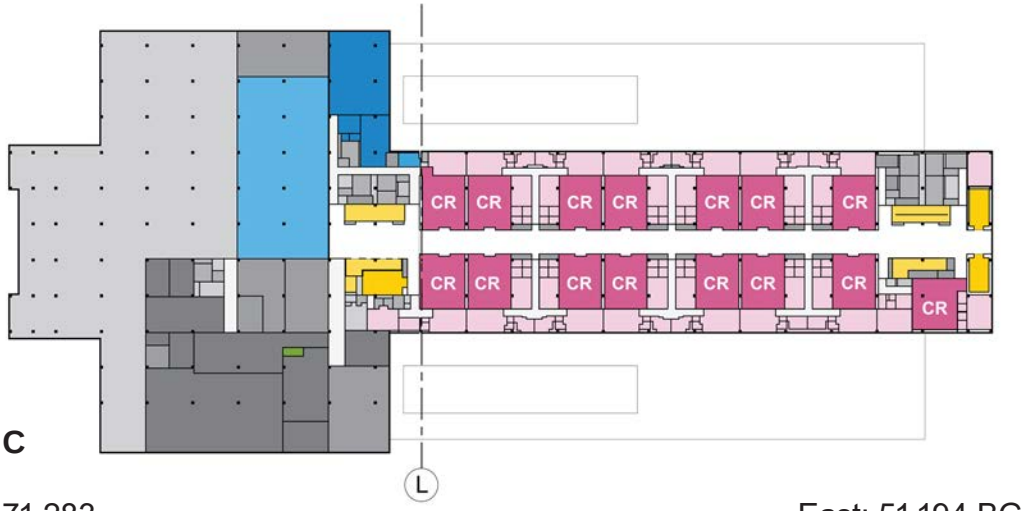
West: 12,166 SF

East: 92,091 BGSF

Level B

West: 19,072

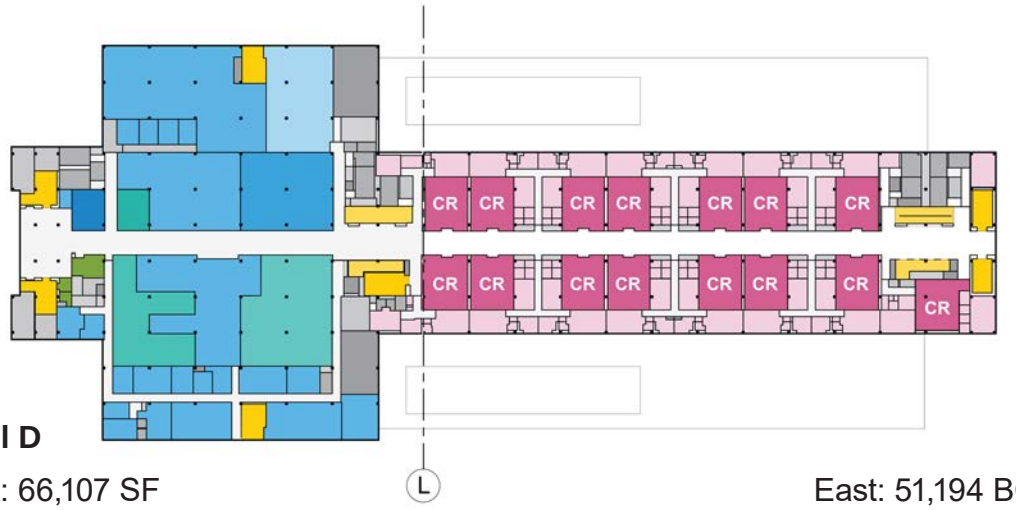
East: 87,922 BGSF



Level C

West: 71,283

East: 51,194 BGSF



Level D

West: 66,107 SF

East: 51,194 BGSF

Level E

West: 64,004 SF

East: 51,194 BGSF

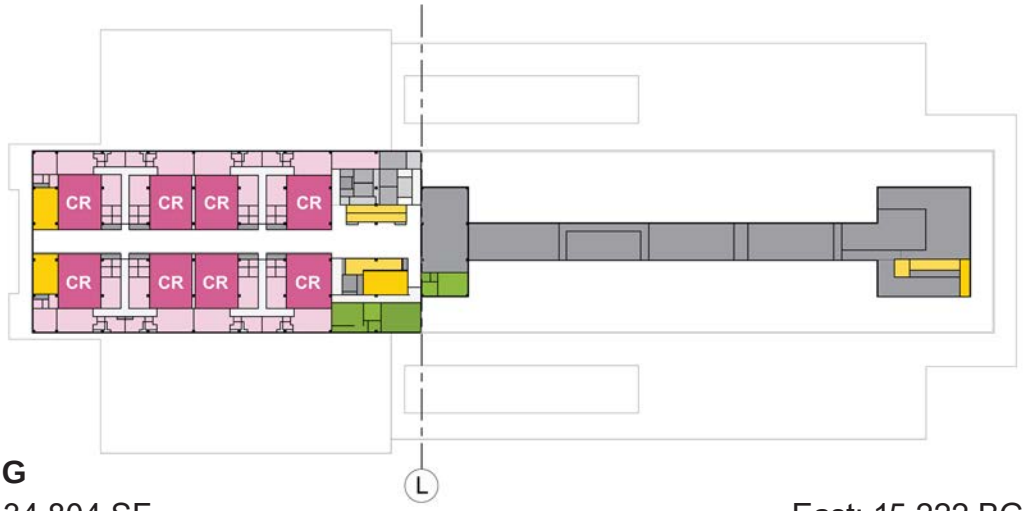
COURT SET	COURTROOM
	COURTROOM SUPPORT
JURY & COURT ADMIN	JUROR ASSEMBLY
	CLERK OFFICES
	EXECUTIVE OFFICER
	STAFF LOUNGE
SPECIAL SERVICES	SELF HELP
	FAMILY COURT
	PROBATE
	APPELLATE
	COURT OPERATIONS
BUILDING SECURITY	HOLDING
	SHERIFF
BUILDING SUPPORT	BUILDING SUPPORT
	PRIVATE RESTROOM & LOCKER
	PUBLIC RESTROOM
	MECH
	FOOD SERVICE
VERTICAL CIRCULATION	ELEVATOR & ESCALATOR
	EXIT STAIR

**Program analysis at the time of study shown. Further verifications are required during the future programming and design phases.*

Level F

West: 34,804 SF

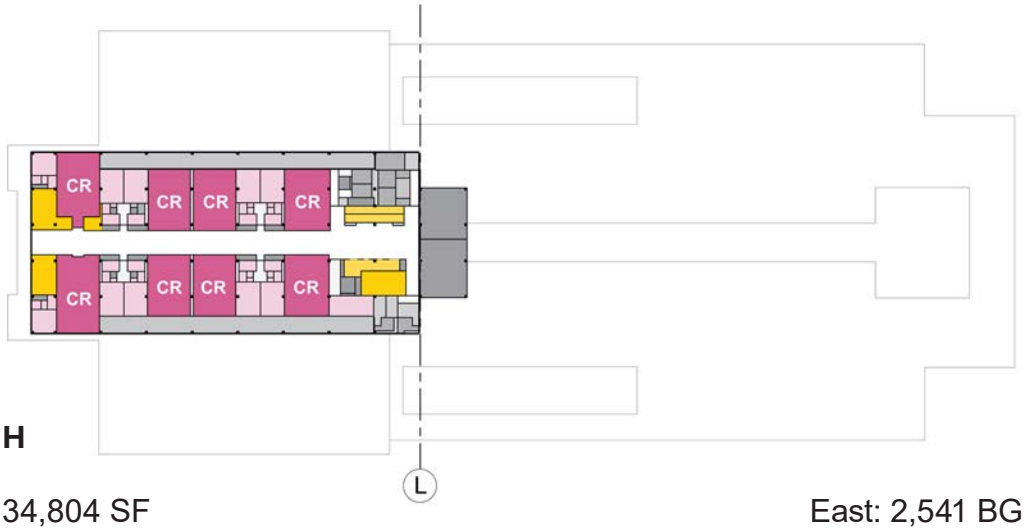
East: 51,194 BGSF



Level G

West: 34,804 SF

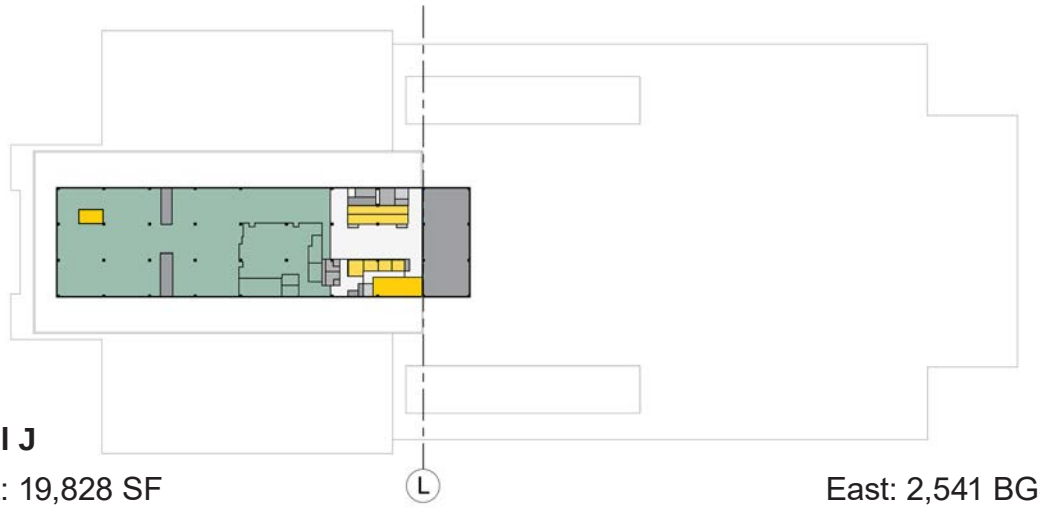
East: 15,222 BGSF



Level H

West: 34,804 SF

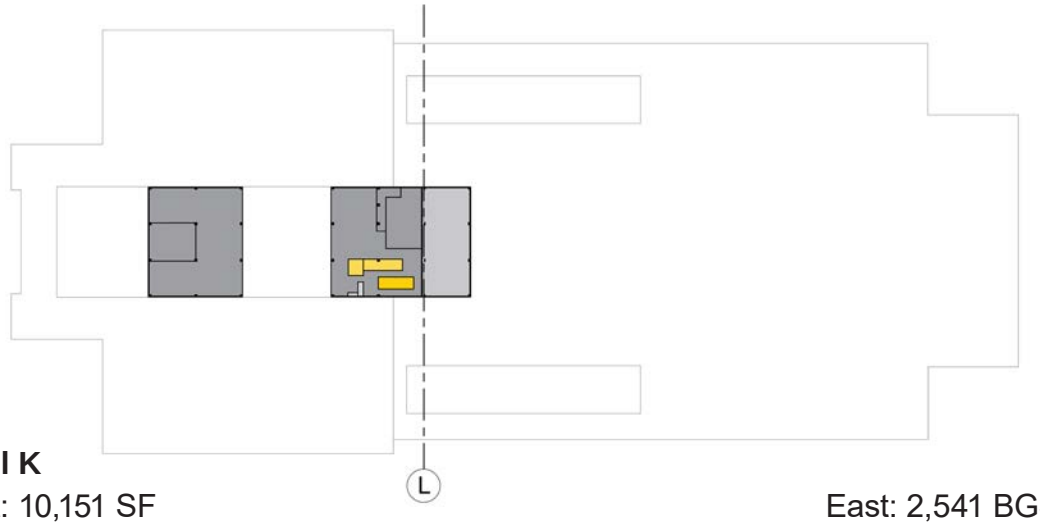
East: 2,541 BGSF



Level J

West: 19,828 SF

East: 2,541 BGSF



Level K

West: 10,151 SF

East: 2,541 BGSF

Mosk Building Gross Square Footage (BGSF) by Level

Level	West (BGSF)	East (BGSF)	West + East (BGSF)
A	12,166	92,091	104,257
B	19,072	87,922	106,994
C	71,283	51,194	122,477
D	66,107	51,194	117,301
E	64,004	51,194	115,198
F	34,804	51,194	85,998
G	34,804	15,222	50,026
H	34,804	2,541	37,345
J	19,828	2,541	22,369
K	10,151	2,541	12,692
TOTAL	**367,023**	**407,634**	**774,657**

COURT SET
- COURTROOM
- COURTROOM SUPPORT

JURY & COURT ADMIN
- JUROR ASSEMBLY
- CLERK OFFICES
- EXECUTIVE OFFICER
- STAFF LOUNGE

SPECIAL SERVICES
- SELF HELP
- FAMILY COURT
- PROBATE
- APPELLATE
- COURT OPERATIONS

BUILDING SECURITY
- HOLDING
- SHERIFF

BUILDING SUPPORT
- BUILDING SUPPORT
- PRIVATE RESTROOM & LOCKER
- PUBLIC RESTROOM
- MECH
- FOOD SERVICE

VERTICAL CIRCULATION
- ELEVATOR & ESCALATOR
- EXIT STAIR

**Program analysis at the time of study shown. Further verifications are required during the future programming and design phases.*

10.2 Existing Mosk Systems Studies

Geotechnical

Geotechnical Design Consideration

- Poor soil conditions are judged unlikely.
- Retaining structures (e.g., subterranean/basement/retaining walls) are anticipated due to site topography. A permanent slope with gradients no greater than 2H:1V may be considered for grade separation.
- Shallow historical high groundwater and site topography shall be factored for foundation design and seismic loading.

Construction Consideration

- Temporary shoring is anticipated during existing building demolition. Temporary tie-back anchors may be required for deeper excavation. De-tensioning of the temporary tie-back anchors within the public right-of-way is required after temporary excavation is completed.
- Temporary slope excavation, if applicable, can be performed at a gradient of 1.5H:1V following Occupational Safety and Health Administration (OSHA) requirements.
- Underpinning of the existing structures may be required during the existing building demolition.
- Groundwater is not anticipated during construction for the planned excavation less than 30 feet below the existing grade. Construction dewatering may be required if deeper excavation is planned. Accordingly, adverse impact on the adjacent improvements (i.e., buildings, structures, etc.) due to construction dewatering shall be evaluated.

The site is underlaid with:

Geologic Surface Unit	Type of Material
Surficial Sediments (Qa)	Unconsolidated flood plain deposits of silt, sand, gravel
Older Surficial Sediments (Qoa)	Slightly consolidated silt, sand, gravel
Fernando Formation (Tfr)	Vaguely bedded Claystone
Puente Formation (Tush)	Thinly bedded Claystone

Faults within 10 miles of site:

Fault	Approximate Distance (Miles)	Fault Type
Upper Elysian Park Fault	0.5	Blind Thrust
Hollywood Fault	4.0	Reverse/Left Lateral Strike Slip
Raymond Fault	4.1	Left Laterial Strike Slip
Puente Hills Fault	4.2	Blind Thrust
Newport-Inglewood Fault Zone	7.7	Right-Lateral Strike-Slip

Historically highest ground water at the site was approximately 20 feet below ground surface (bgs). Anticipated groundwater generally ranges from 30 to 40 feet bgs.

Geologic and Seismic Hazards:

Impact Potential	Stanley Mosk Courthouse
Geologic Hazards	
Expansive Soil	Likely
Compressible/Collapsible Soil	-
Corrosive Soil	Likely
Oil Wells	-
Subsidence due to oil and groundwater extraction	-
Methane	-
Seismic Hazards	
Seismic ground shaking	Likely
Liquefaction / Liquefaction-induced lateral spreading	-
Surface fault rupture	-
Seismically-induced land sliding	-
Seismically-induced flooding	-

Note: Where a dash (-) is shown, likelihood of geologic and seismic hazard is considered low to nil.

Notes:

- Expansive and corrosive soils are likely to impact on all the structures. Compressible soils are unlikely.
- Methane gas is unlikely to impact the Stanley Mosk Courthouse.
- Strong ground motion is anticipated. Site Class C (presence of potential liquefiable soils) should be
- considered.
- When structures are fully or partially founded on older surficial sediments, liquefaction may occur under design earthquake. Liquefaction mitigation measures can be piling, micropiling, compaction grouting, and/or any feasible ground improvement techniques.
- Subsidence, surface fault rupture, earthquake-induced landslide/mudflow, earthquake-induced flooding, tsunamis/seiches, and sedimentation/erosion are unlikely to impact on the structures.

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Circulation

Pedestrian Entry and Circulation

- Comingled public, staff, officer, and in-custody circulation throughout courthouse.
- The west wing (west of seismic joint grid line, L) exclusively has private staff parking access and a loading dock.

Elevator and Escalator System

The building is proportionally divided, east and west:

- One service elevator and three passenger elevators on each side.
- Multiple escalators serve throughout the facility on each side.
- Only one transportation corridor; no separation between judges, passengers, and persons in custody.
- The service elevator has a rear door with separate entryway, likely used for persons in custody.

Pedestrian Entry Points:

Pedestrial Entry Points (with Screening):

- 1 at Level D
- 4 at Level B
- 1 at Level A

Entry from Adjacent Garage:

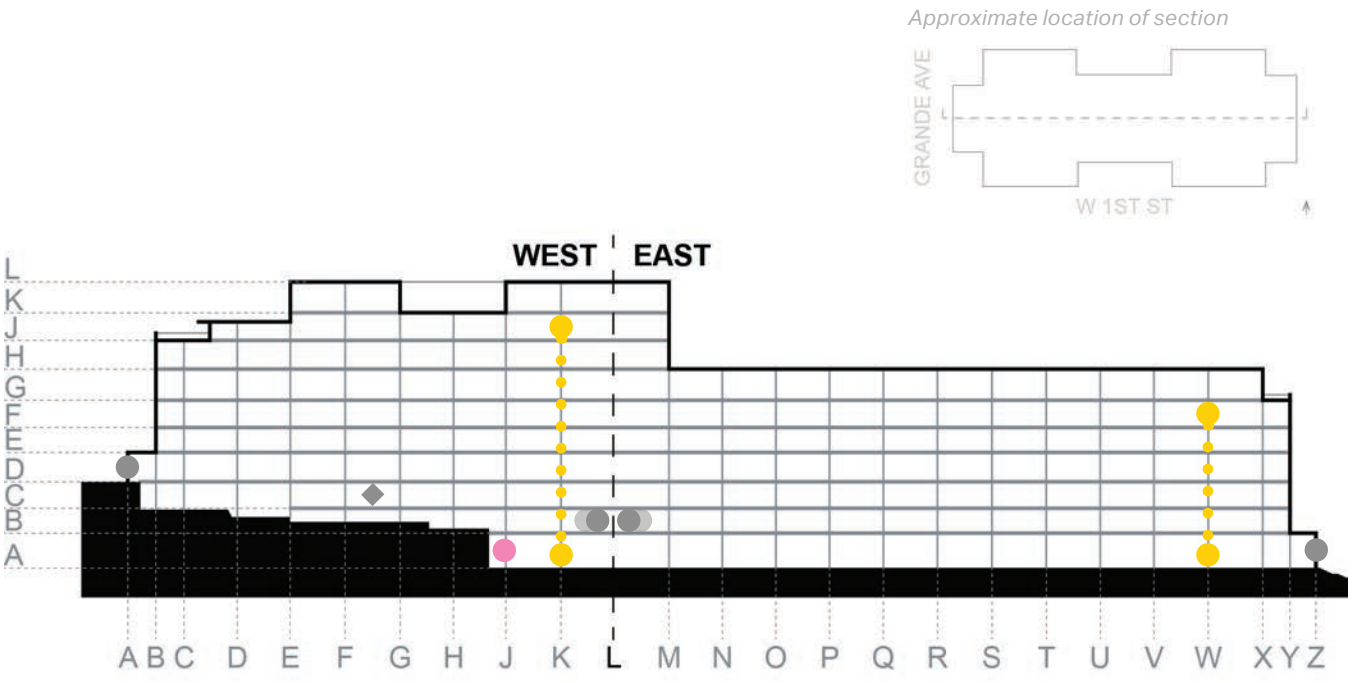
- 1 at Level A

Vertical Transportation Routes:

- 4 elevators + 2 escalators at grid line K
- 4 elevators + 2 escalators at grid line W

Loading Vehicle Entry Point:

- 1 at C Level



Diagrammatic Section of Stanley Mosk Courthouse

Fire and Life Safety

General Conditions

- The existing building is Type I fire-resistive construction.
- Occupancy is listed on the original plans as B-2 (equivalent to A-3 today) and G-1 (similar to F-2 today for the mechanical equipment spaces).
- Fire suppression utilities appear to be served from valves within room A-219.
- A standpipe system and fire extinguishers are provided.
- A fire water storage tank is not provided on-site.
- Partial fire suppression is provided in the following locations:
- Escalators
    - Level A general area;
    - Level C southwest waste and receiving area;
    - Level F supplies and storage area;
    - 4″ vacuum.
- The extent of fire alarm coverage is unknown. A fire alarm system with partial smoke detection and pull stations is provided.
- The fire alarm control panel (FACP) is a Fire-Lite MS-9200UDLS addressable control panel. The location of the FACP is unknown
- The east wing relies on exiting to the west wing stairs.
    - Unknown whether existing wood finishes are fire retardant treated.
    - Building is not fully sprinklered.
    - A fire command center is not provided.

Life-Safety Egress:

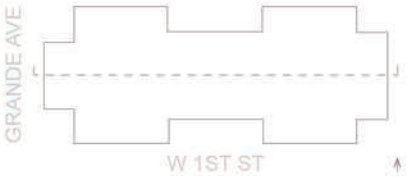
Egress Main Pathways:

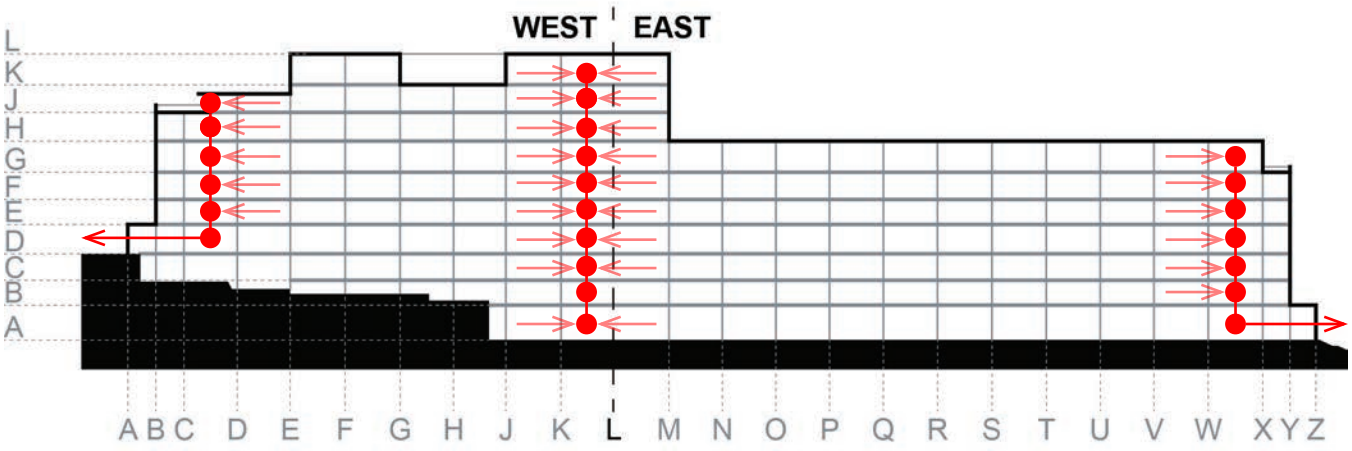
- 2 stairs at west end
- 1 stair at grid line K
- 2 stairs at east end

Legend:

- Exit Access
- Exit
- Exit Discharge

Approximate location of section



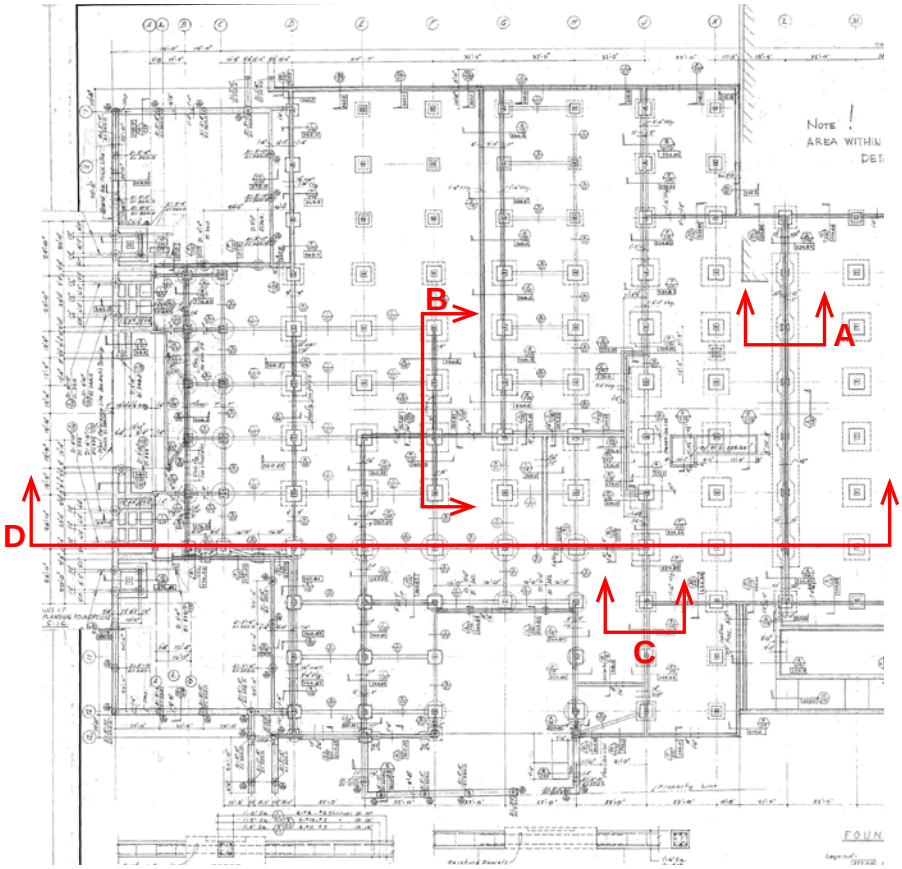


Diagrammatic Section of Stanley Mosk Courthouse

Structural System

General Conditions

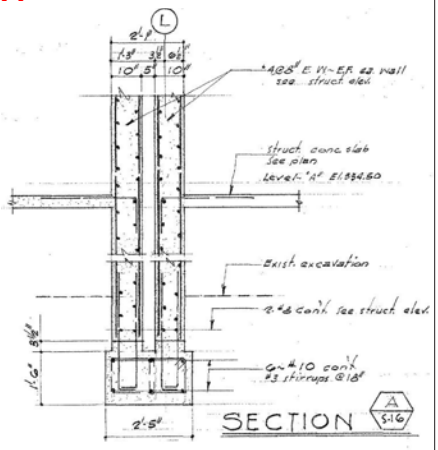
- The grid line L divides the building into east and west with a full-height seismic isolation joint.
- The building was built in 1955 with standard construction using the following structural components:
    - Concrete retaining walls;
    - Seismic force resisting system consisting of concrete shear walls;
    - Concrete-encased steel columns;
    - Cast in place concrete slabs over concrete and steel beams;
    - Steel construction (columns, beams, and girders).
- The building is located in a high seismicity area, and it was designed with non-ductile era building codes (also called low code), which used lower seismic design forces than modern building codes used in today's new construction.
- The building resides on a sloping hillside. The higher-grade elevation is on the west side and slopes to the lower southeast side. The hillside configuration affects mainly the west tower. Hillside buildings are recognized to be significantly more vulnerable to seismic forces than other buildings. Regulations were not in place until after the Loma Prieta earthquake in 1989. The building exhibits numerous cases of seismic walls that sit on top of columns. This configuration for seismic zones is typically recognized as undesirable by modern seismic design codes for high vulnerability.
- Concrete walls on top of columns are commonly recognized as a non-desired configuration for seismic zones.



Partial Foundation Plan

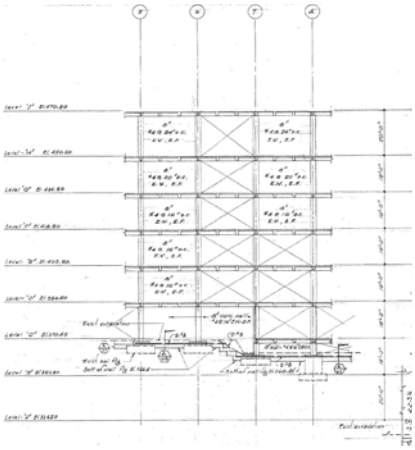
Structural Drawing References, Dated 1955

A



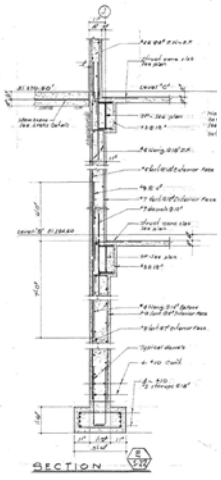
Section at Seismic Joint

B



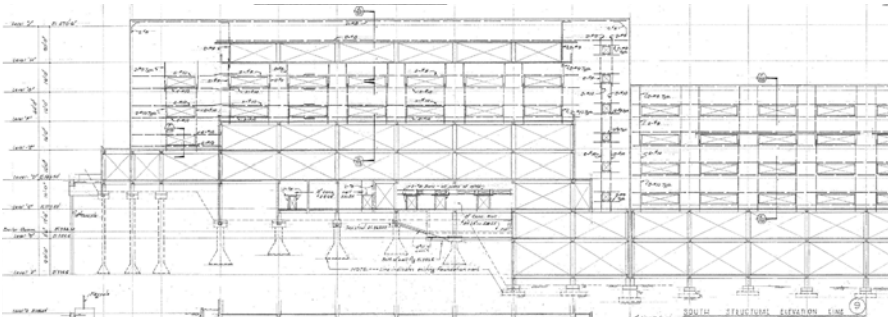
Seismic Concrete Wall Elevation

C



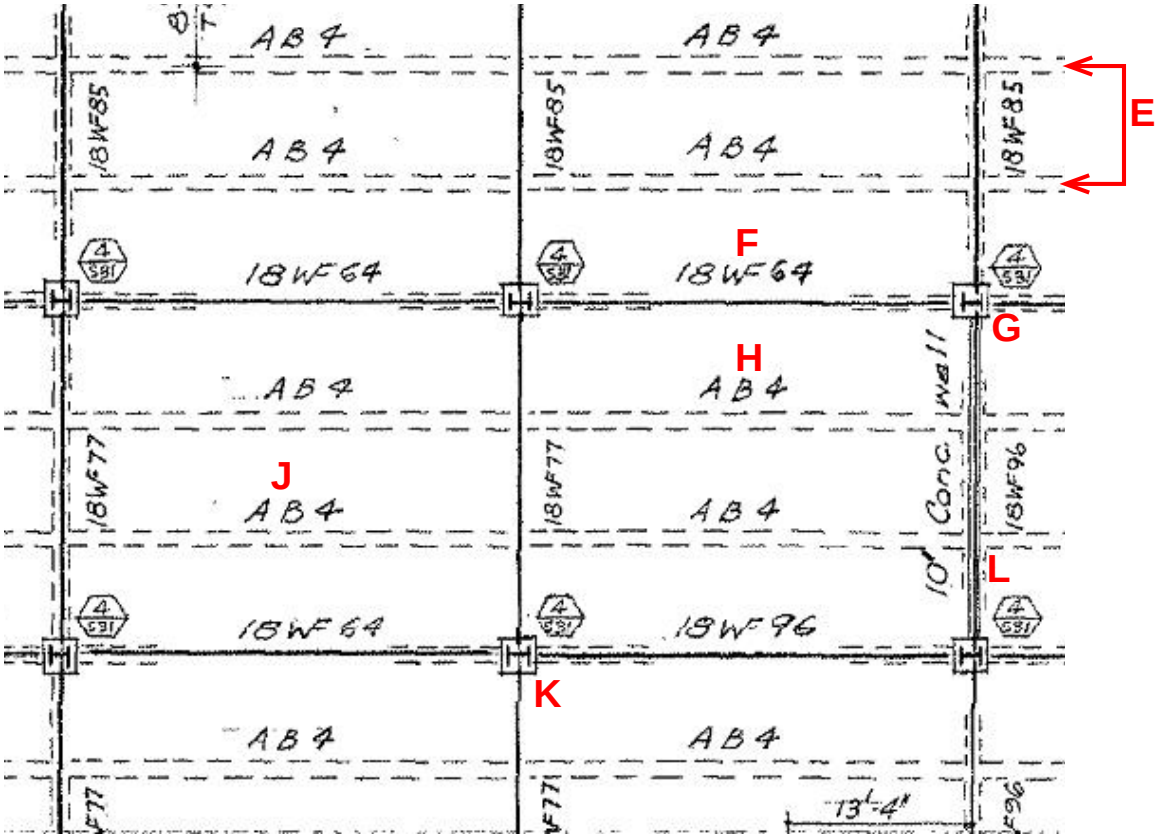
Retaining Wall along Gridline J

D



East-West Partial Foundation Section

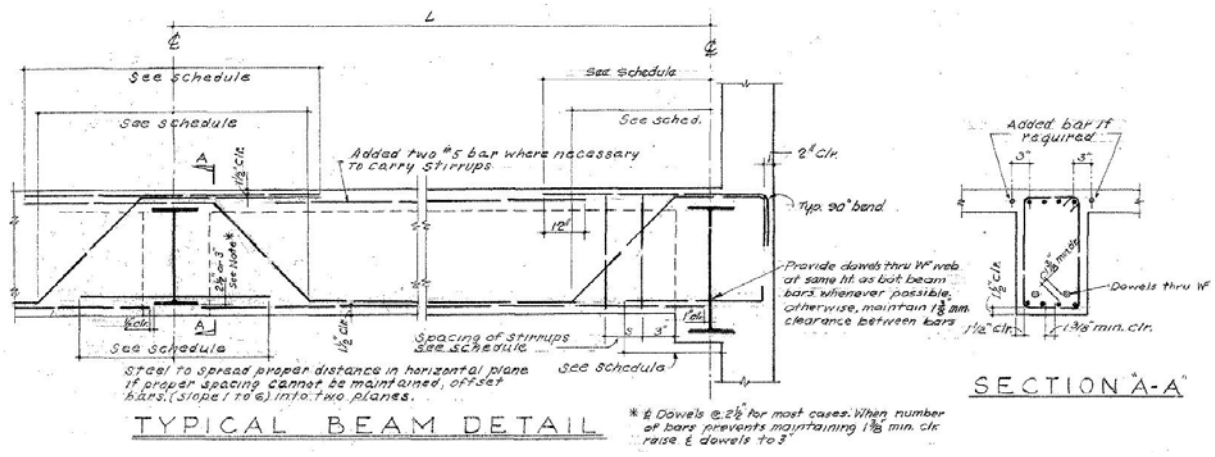
Existing Building: Floor Framing Typical Characteristics



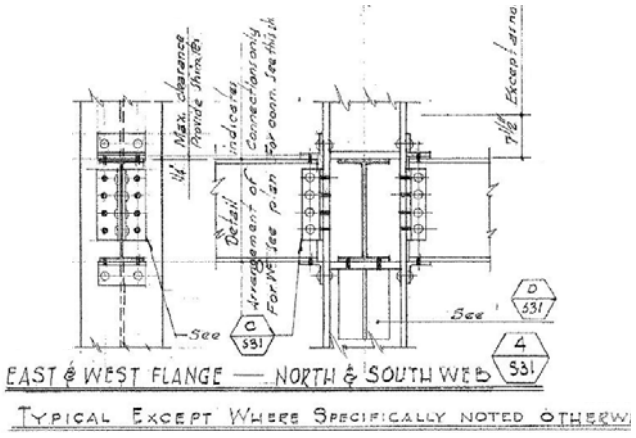
Partial Floor Plan (S2 - Level A)

E - TYPICAL BAYS ARE 25’ x 32’
F - WF STEEL BEAMS AND GIRDERS
G - CONCRETE ENCASED STEEL COLUMNS 14WF
H - CONCRETE SECONDARY BEAMS

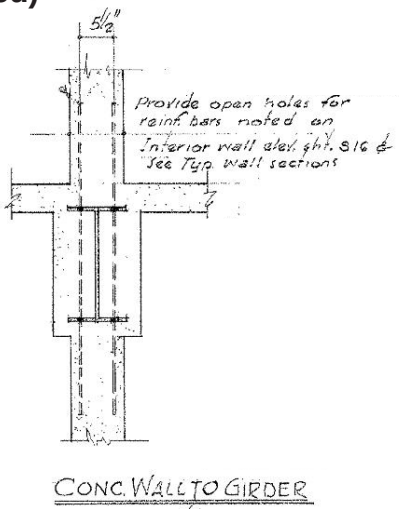
J - CONCRETE BEAMS SUPPORTED BY STEEL GIRDERS



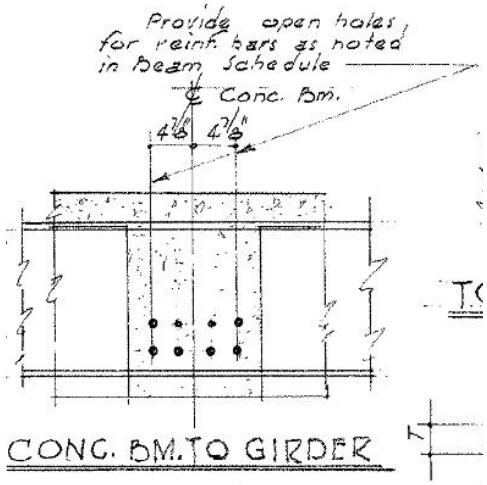
Floor Framing Typical Characteristics (Continued)

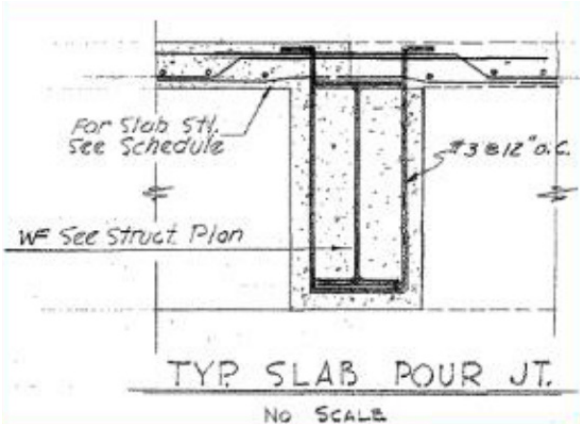


K - STEEL FRAMING CONNECTIONS

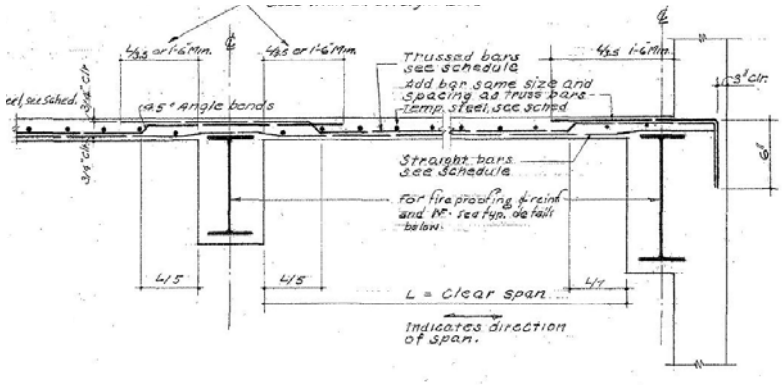


L - SEISMIC FORCE RESISTING SYSTEM WITH CONCRETE WALLS





FLOOR SLAB ON TOP OF CONCRETE AND STEEL BEAMS



TYPICAL CAST-IN-PLACE CONCRETE SLAB

Structural Drawing References, Dated 1955

Mechanical System

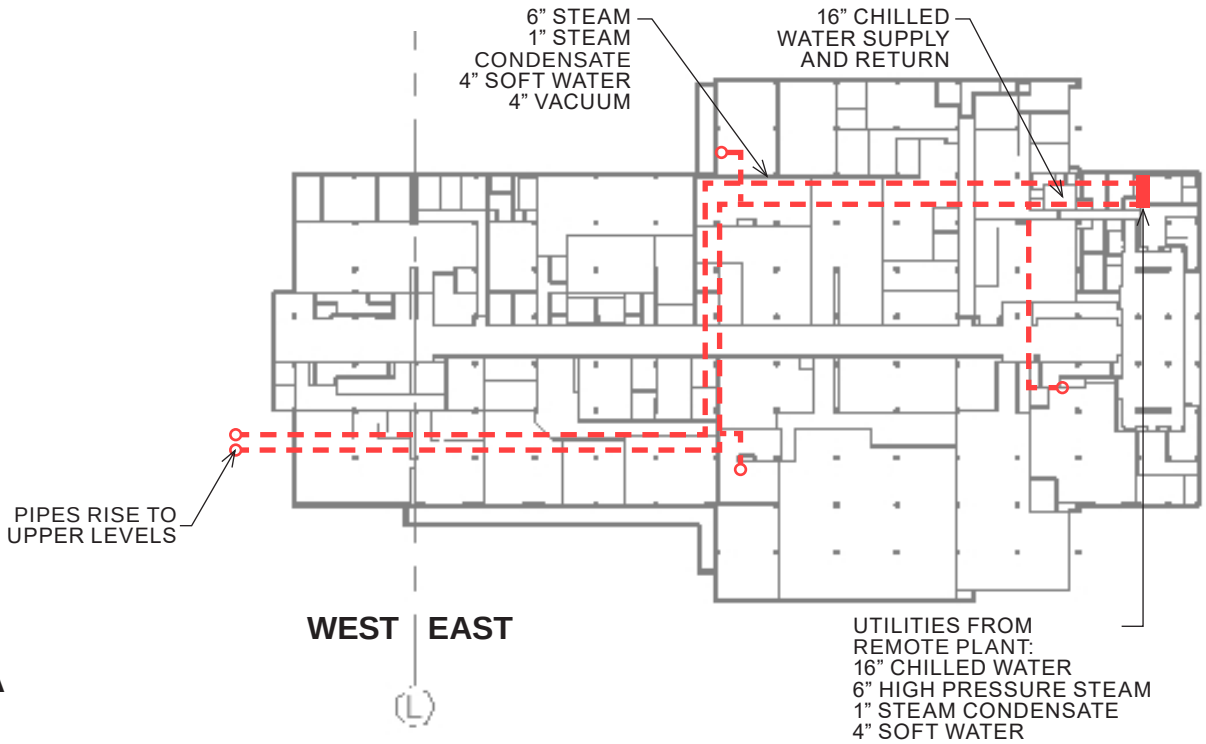
Mechanical, General Conditions

- The grid line L divides the building into east and west.
- All the utilities from the remote central plant enter the building from the northeast corner, at the intersection of North Hill Street and Gloria Molina Grand Park.
- The main utilities from the central remote locations are:
    - 16″ chilled water supply and return;
    - 6″ high-pressure steam;
    - 1″ high-pressure steam condensate;
    - 4″ soft water;
    - 4″ vacuum.
- The east side of the building is served by five air handlers located on level A and four air handlers located on the low roof, level G.
- The west side of the building is served by six air handlers located on levels C and D and eight air handlers located on the roof, level K.
- Building zoning is provided by a dual duct system, carrying hot and cold ducts from the air handlers.
- Heating hot water is generated at level C from high-pressure steam.
- Domestic hot water is generated at level C from high-pressure steam.

Plumbing, General Conditions

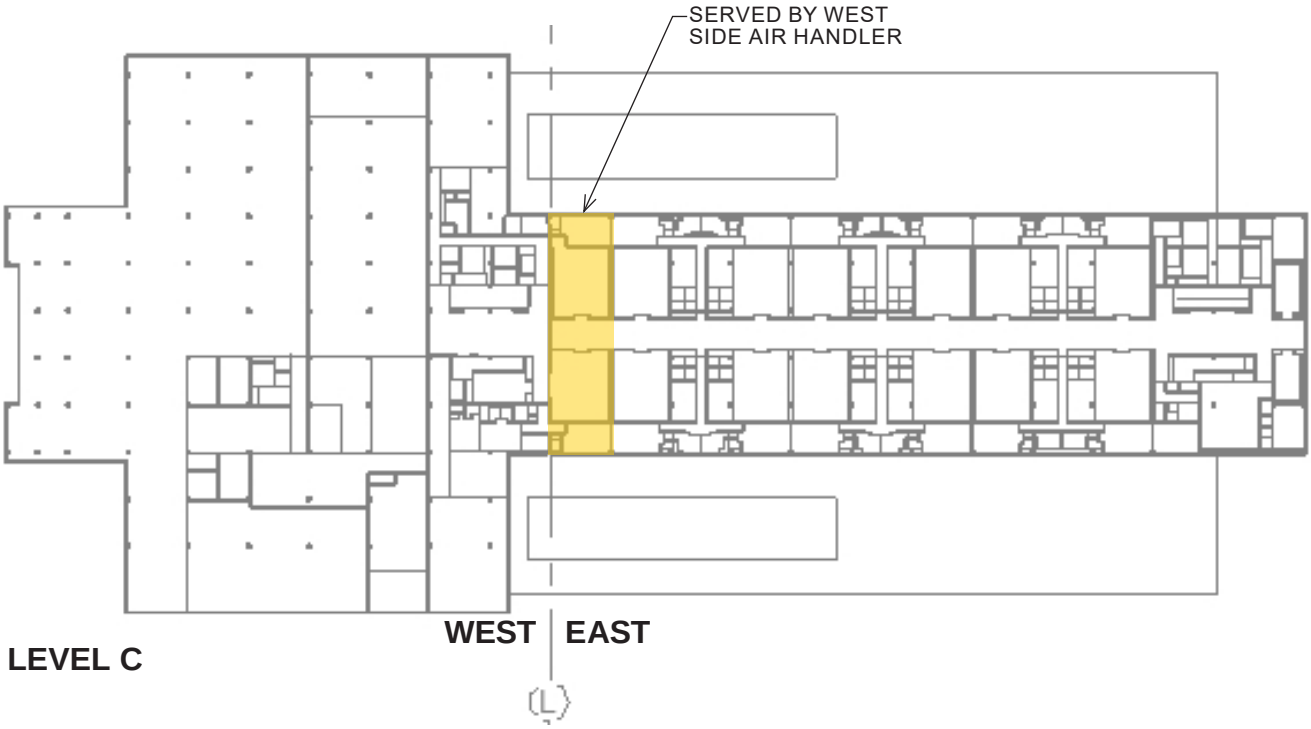
- The grid line L divides the building into east and west.
- All sanitary wastes discharge to the east end of the building. One 8″ sewer lateral located at grid line 9 and one 10″ sewer lateral located at grid line 5 connects to a 15″ sewer system located on North Hill Street.
- All of the west side of the building and the southern portion of the east side discharge into the 8″ sewer lateral.
- The northern portion of the east side of the building discharges into the 10″ sewer lateral.
- The domestic cold water enters the building from the southwest corner of the building, near the intersection of Grand Avenue and First Street, from two locations: one 6″ line from Grand Avenue to the west wall at gridline 9 and one 6″ line from First Street to the south wall at gridline E. The 6″ lines connect at level C to provide one 8″ water service for both sides of the building. Two 7,500-gallon water storage tanks at level K provide pressure for the building.
- The domestic hot water serves both the west and east sides of the building from level H and east of gridline L.
- All storm drains discharge to the southeast end of the building. One 10″ storm drain discharges east between gridlines 7 and 8, and one 10″ storm drain lateral discharges south between gridlines Y and Z.

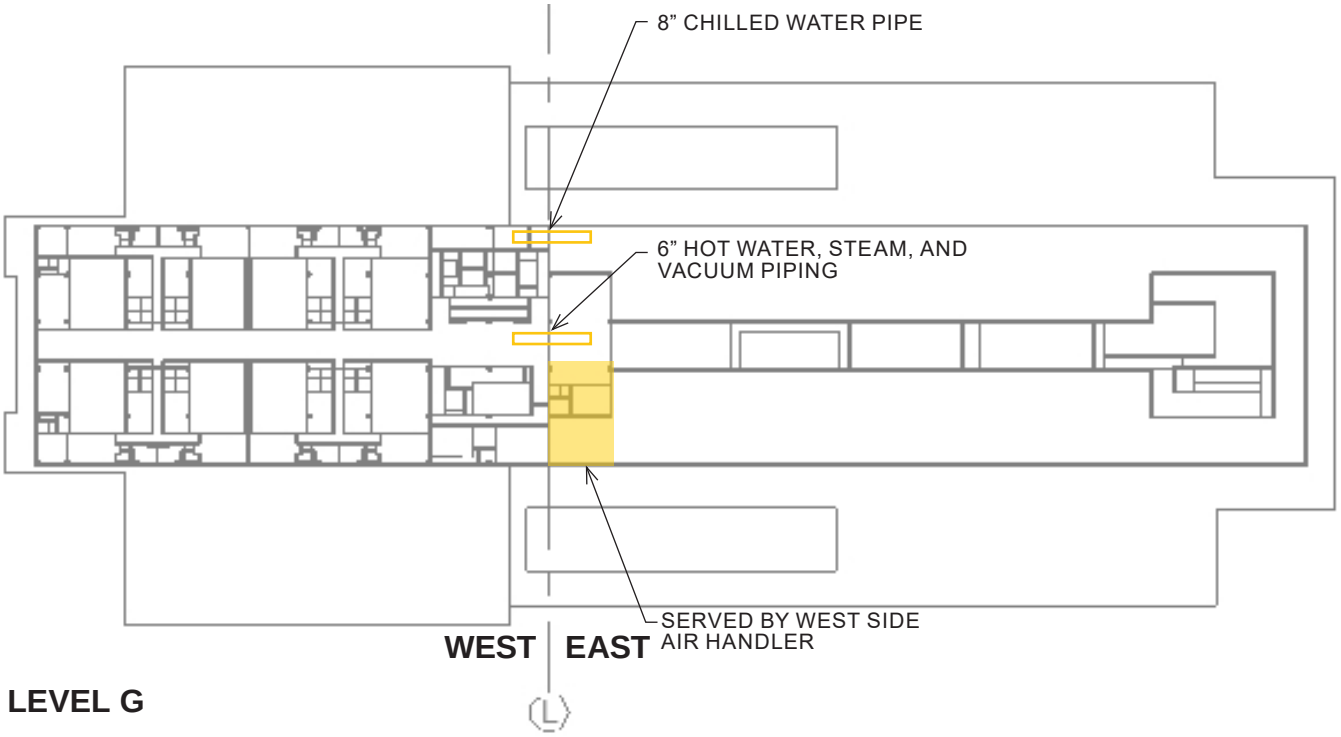
Mechanical System



LEVEL A

LEVEL B

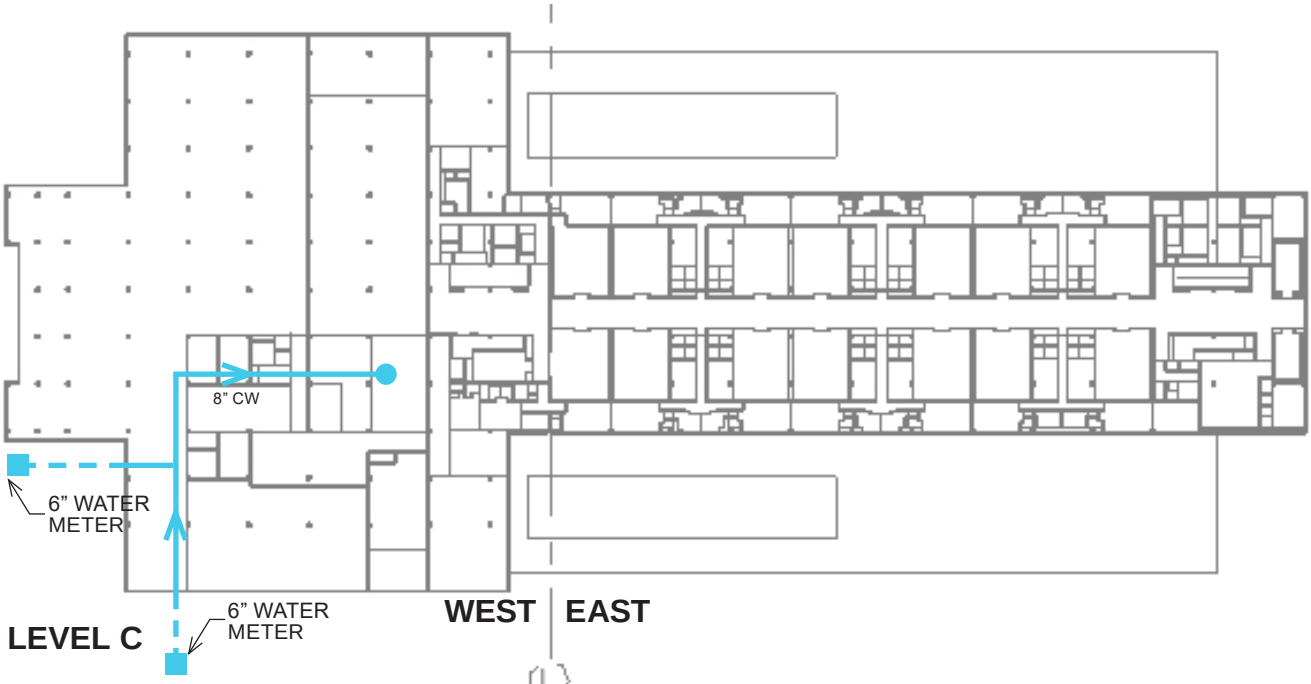

SERVED BY WEST
SIDE AIR HANDLER
WEST
EAST
LEVEL C


8” CHILLED WATER PIPE
6” HOT WATER, STEAM, AND
VACUUM PIPING
SERVED BY WEST SIDE
AIR HANDLER
WEST
EAST
LEVEL G

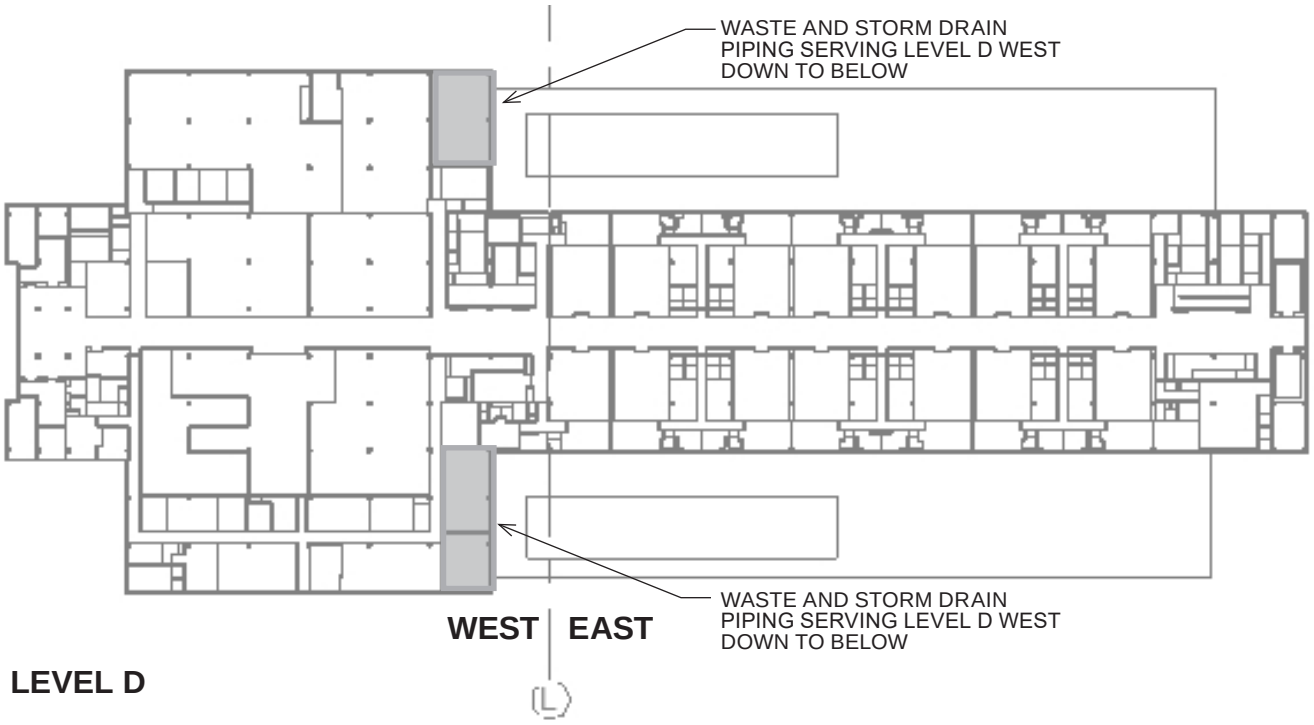
Plumbing System: Existing Utilities

LEVEL A

LEVEL B



LEVEL C



LEVEL D

Electrical and Technical Systems

Electrical, General Conditions

- Electrical utility enters on the west side of the building from the south on level C.
- The primary switchboard is located on the west side of the building, with 4.8 kV high voltage running to the roof of the west side of the building on level K and to the roof of the east side of the building on level G. From there, transformers step down to 480Y/277V and feed distribution panels located throughout each half of the building.
- Emergency generators are located on the west side of the building on level C. The generators feed the emergency switchboard.
- The emergency switchboard is located on the west side of the building on level C. It feeds emergency panel boards on both the west side and east side of the building.

Technology, (Audio Visual [AV], Information Technology [IT], and Security [SC]) General Conditions

- The technology systems support administration, holding spaces, judicial spaces, conference spaces, and other public spaces.
- All the technology systems are distributed throughout the building and support areas through established individual distribution frame (IDF) and main distribution frame (MDF) rooms.
- There does not appear to be a centralized point or room for the technology systems. The assumption is they follow the same methodology as the electrical, and the IDFs are stacked in the building.
- The existing systems, based on the provided information, are outdated and may not have the capability to take advantage of emerging technology.
- Previously cited surveys indicated the desire to evaluate increased video/ teleconferencing capabilities and have new infrastructure to support increased bandwidth to support the impacts of implementing California Trial Court Facilities Standards requirements.

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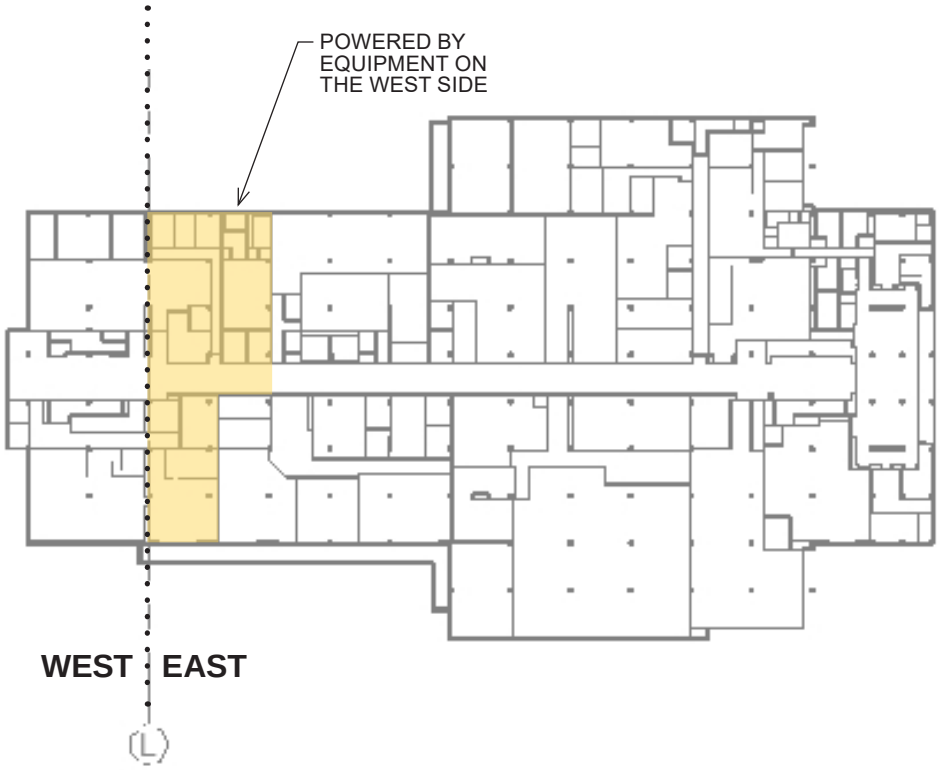
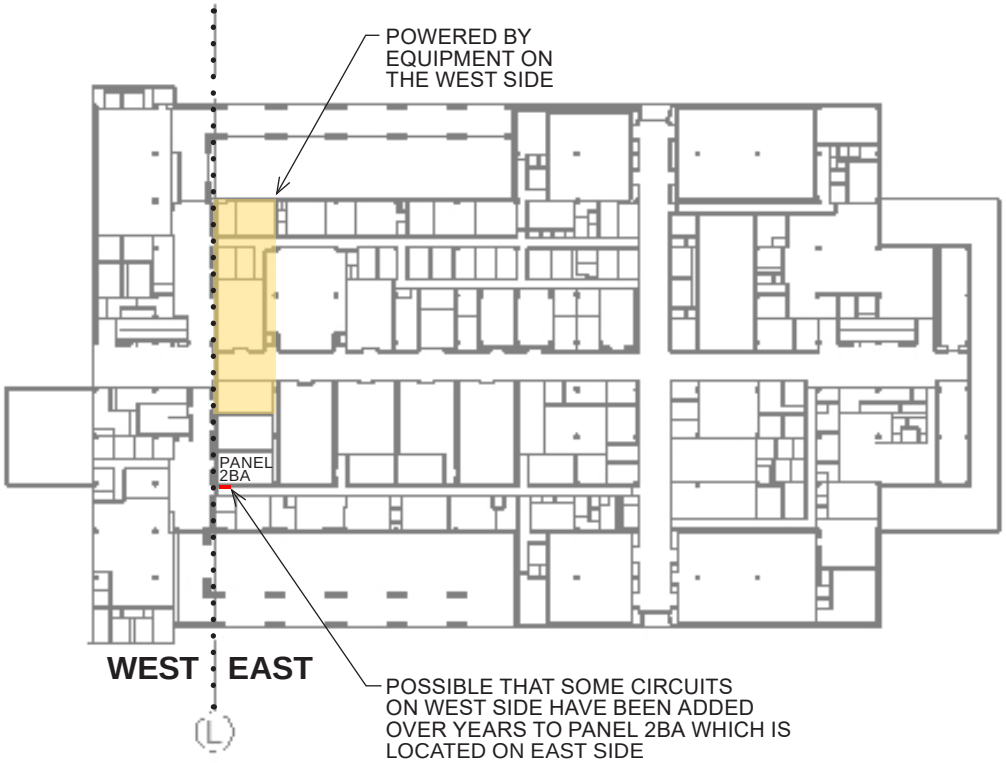
Electrical: Existing Utilities



LEVEL A



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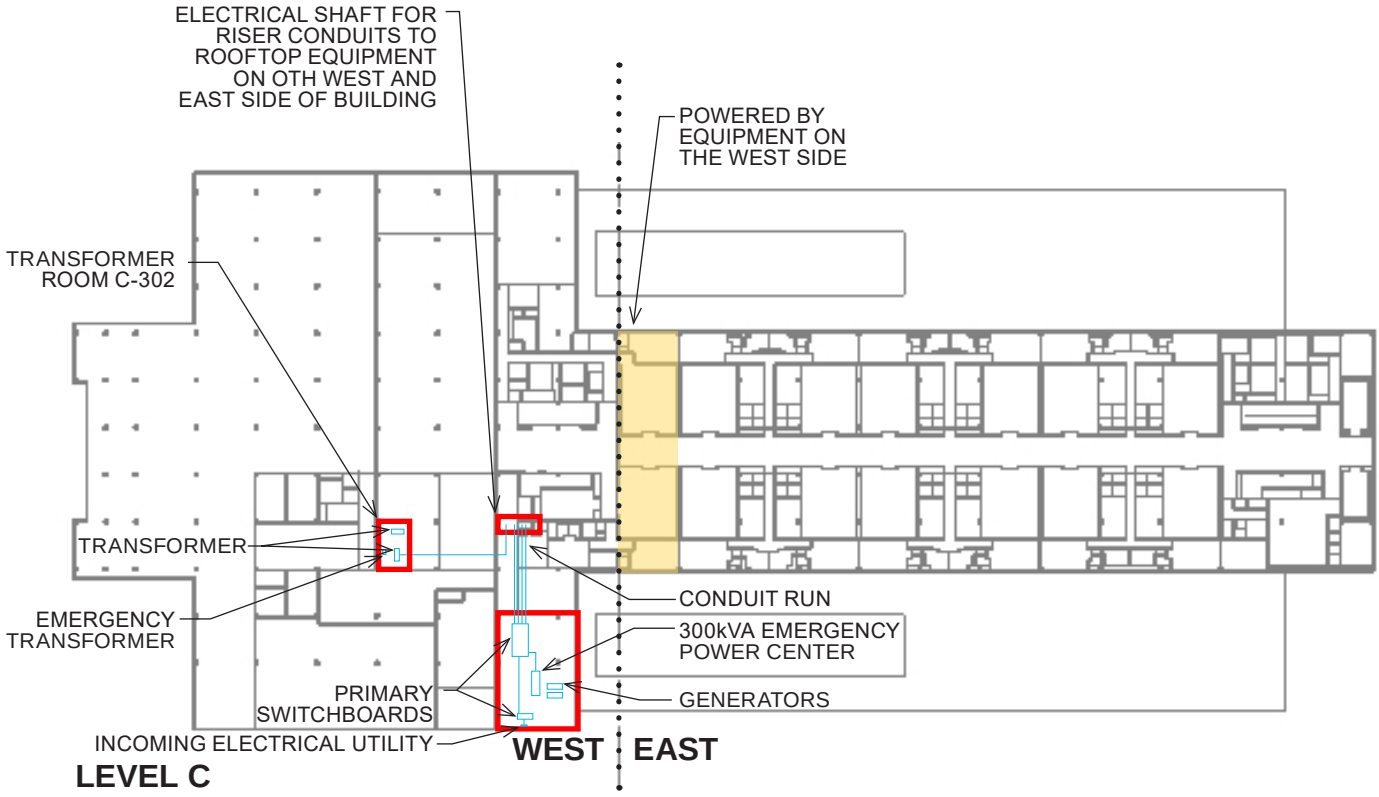

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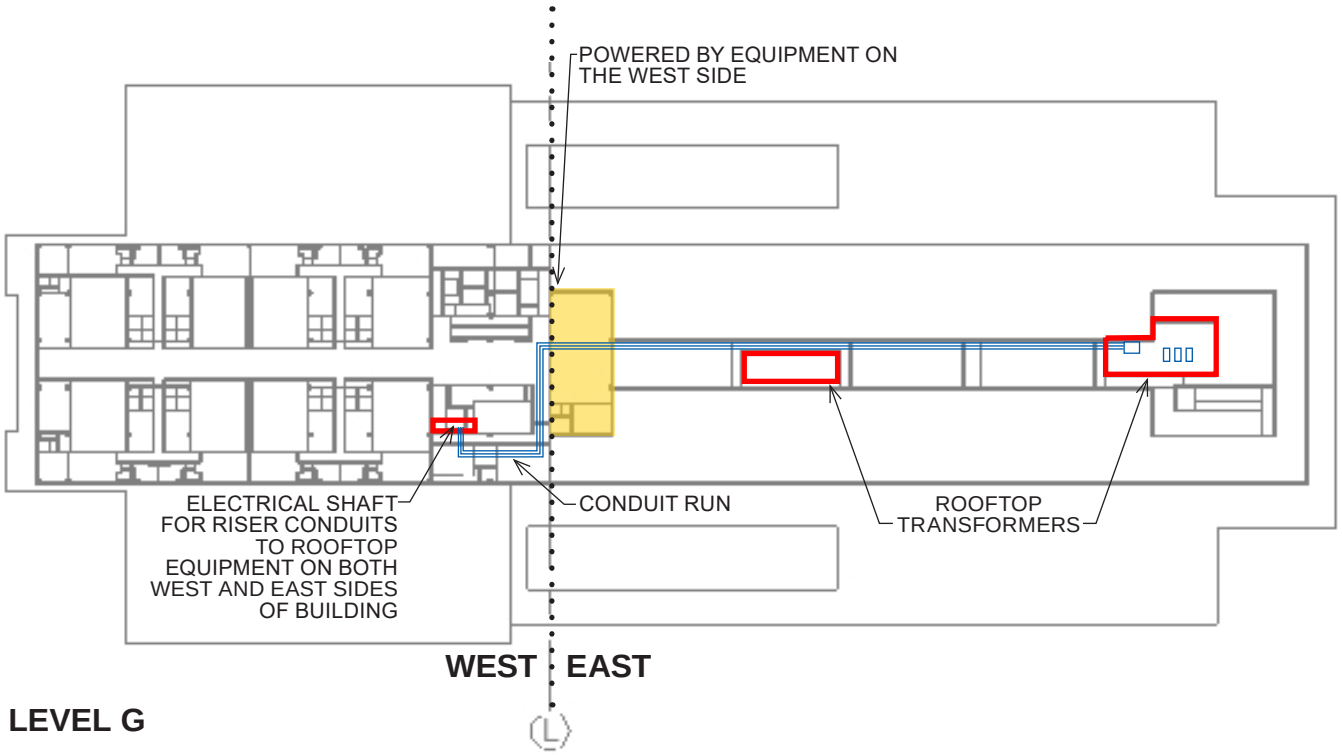
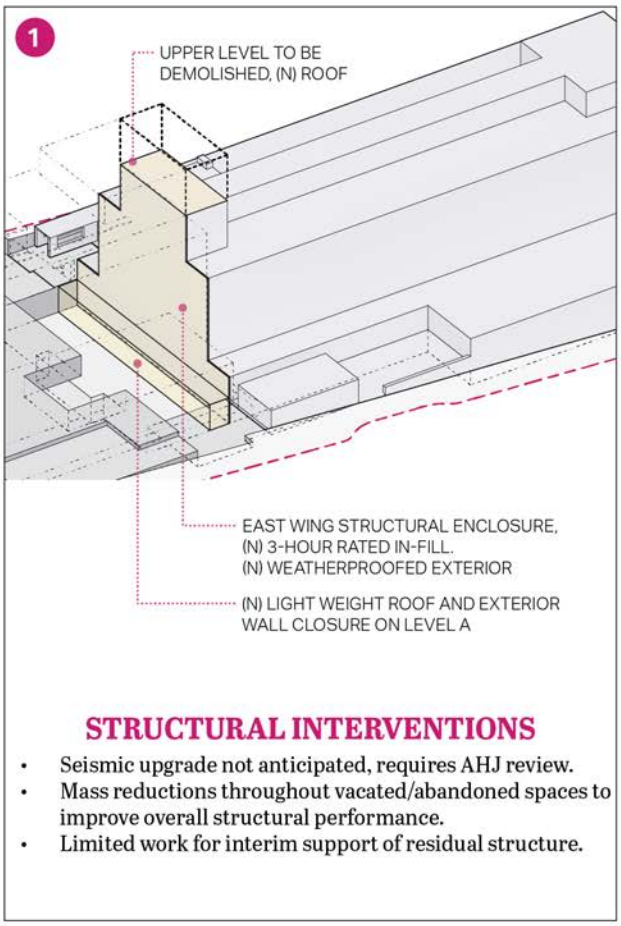
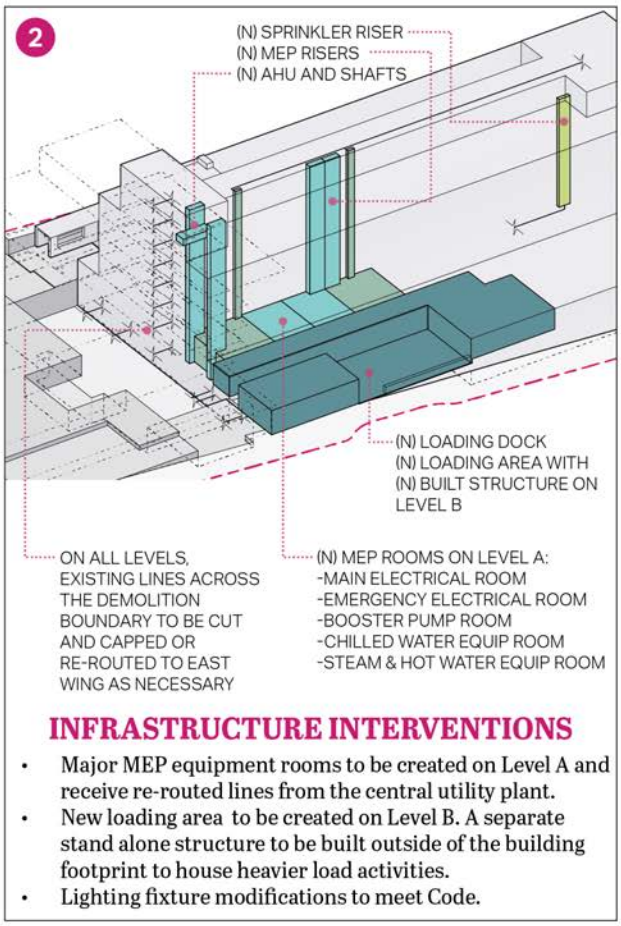


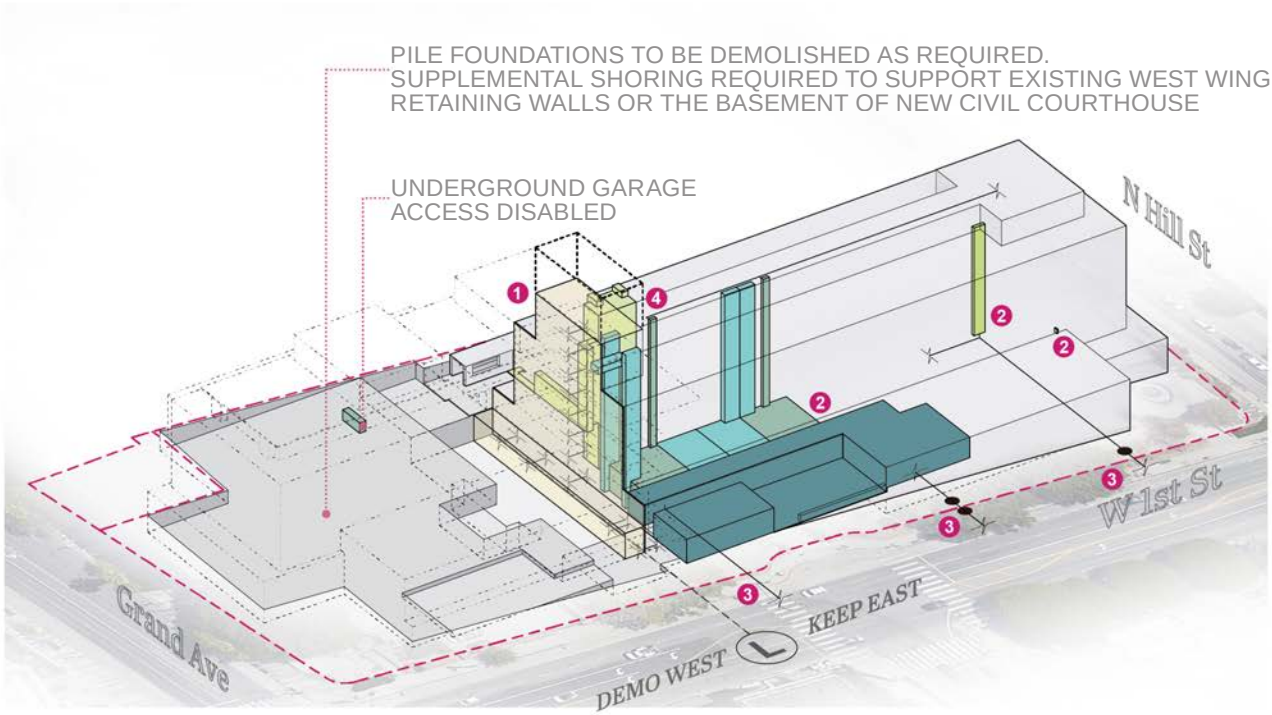
LEVEL G

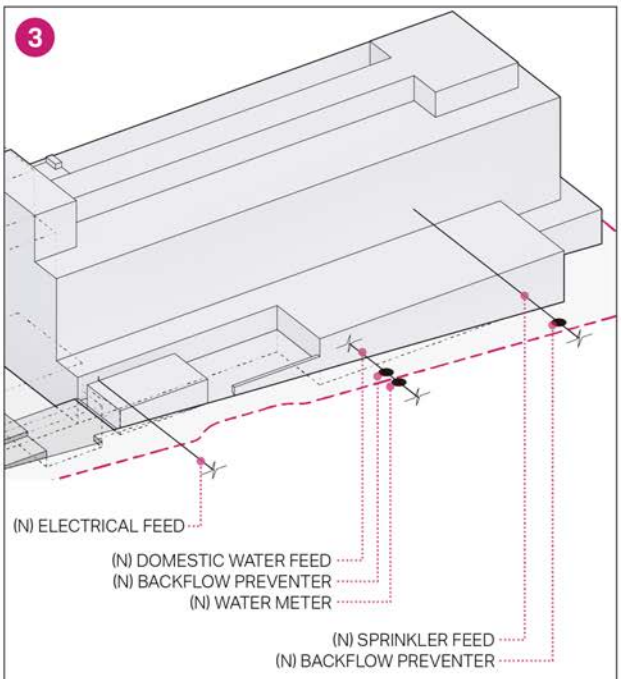
10.3 Existing Mosk Partial Demolition Studies

Sustain East



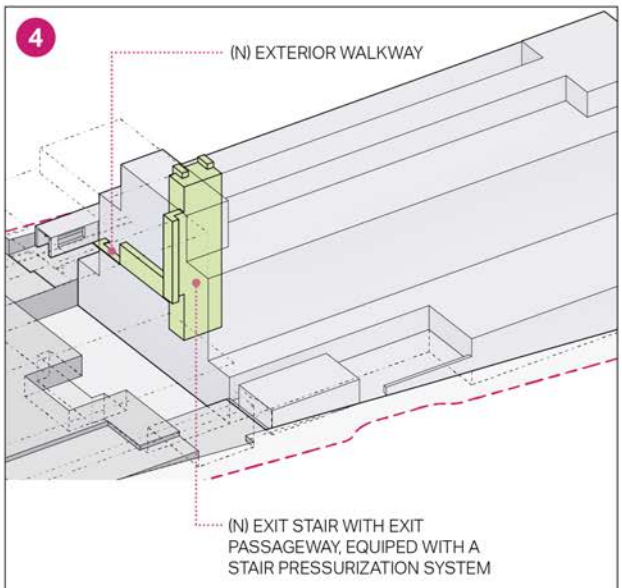






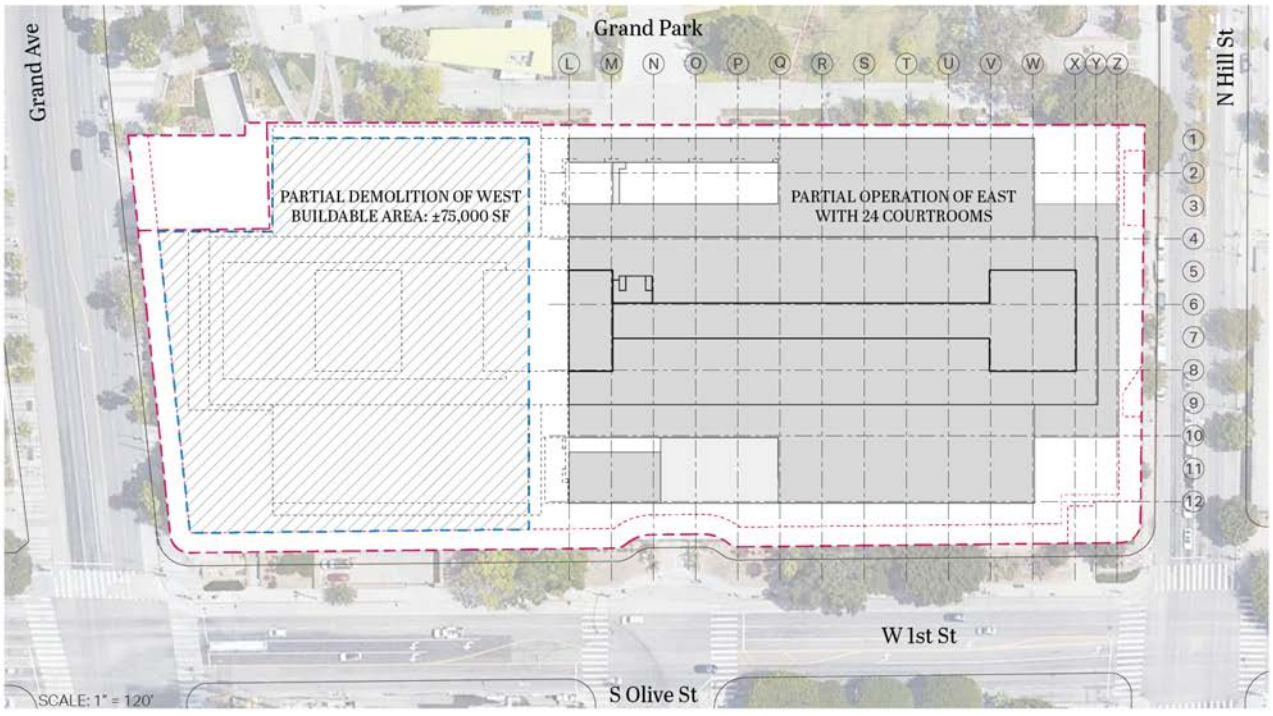
OFF-SITE INTERVENTIONS

- New electrical, water, and sprinkler line feeds required.
- Private staff parking entry from underground garage is disabled, refer to the overall diagram.

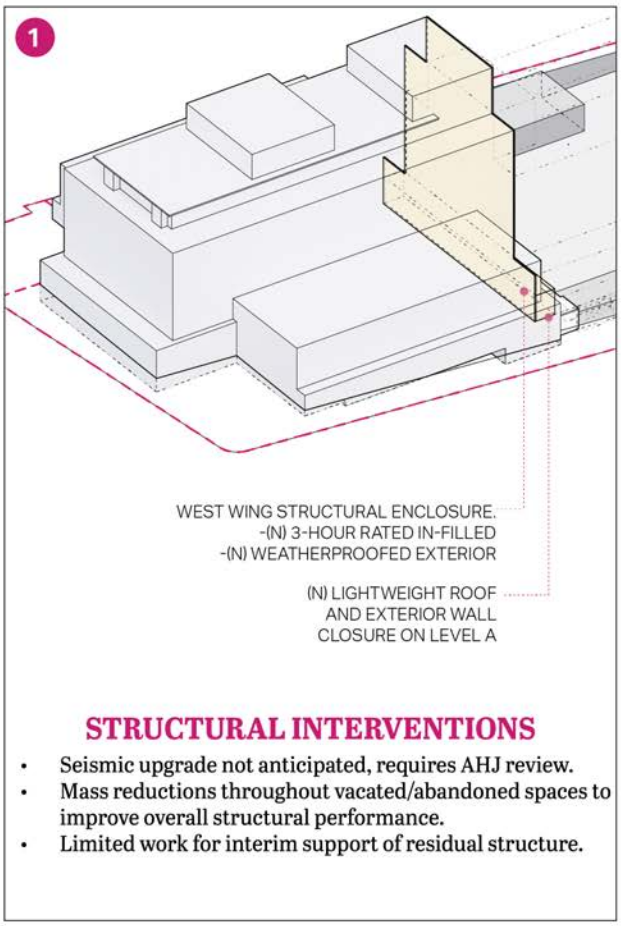


EGRESS INTERVENTIONS

- Multiple, intermediate egress configurations during make-ready phase to be coordinated with the user group.
- Attain final (interim partial courthouse) configuration, near grid line L, before partial demolition and construction of new civil courthouse.

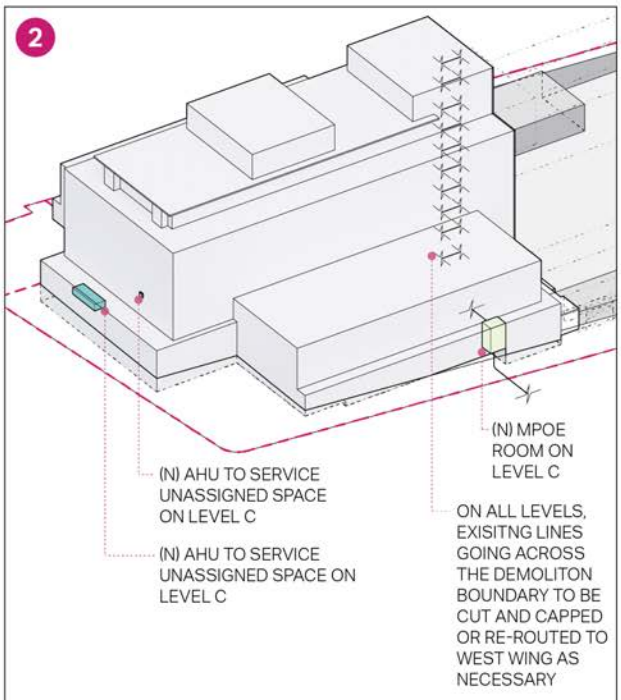


Sustain West



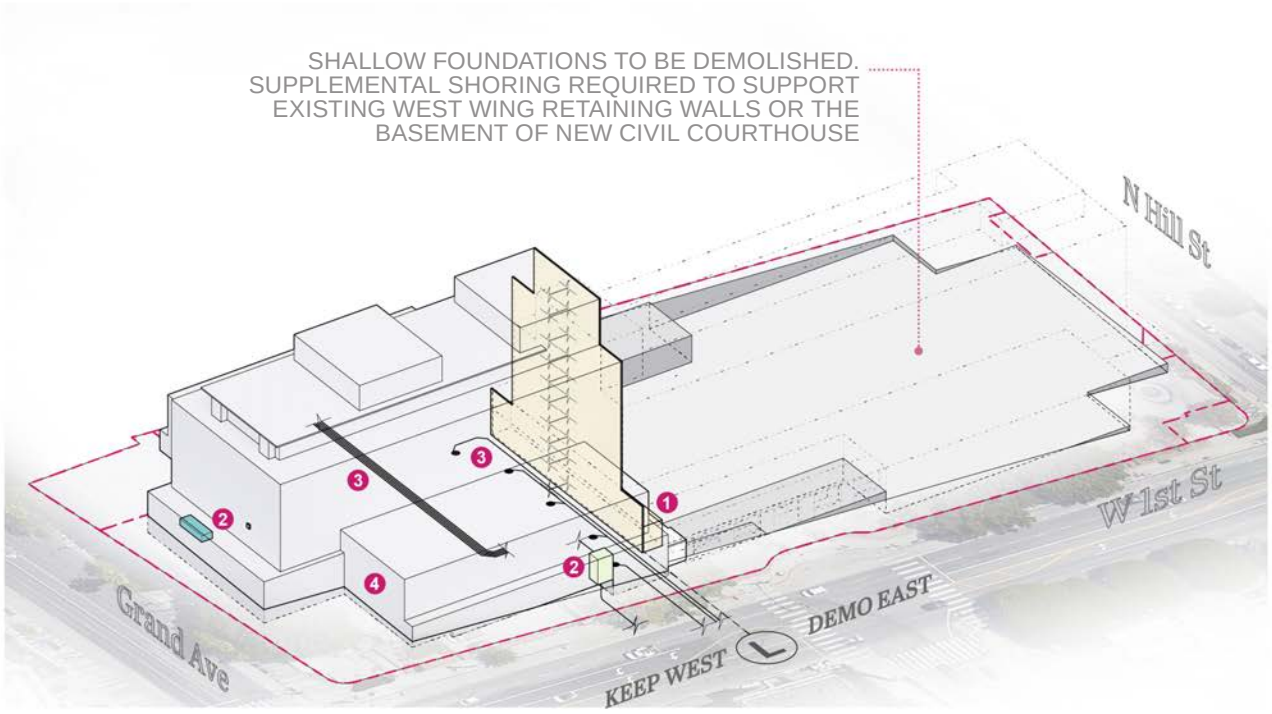
STRUCTURAL INTERVENTIONS

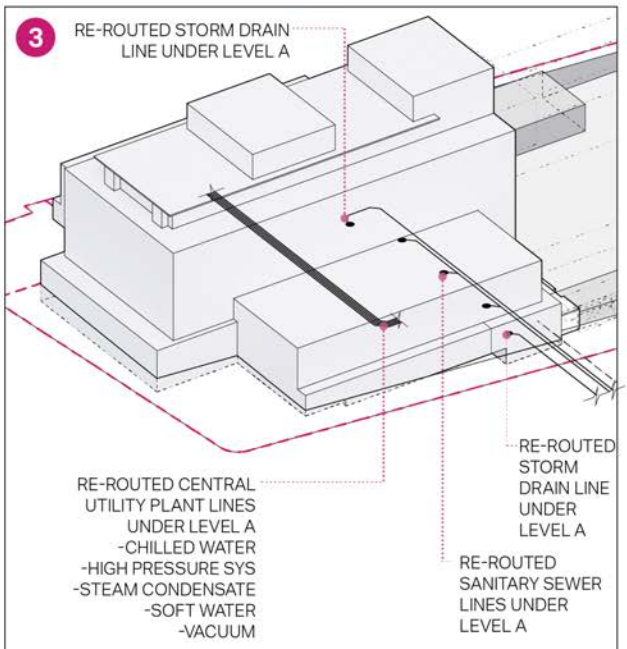
- Seismic upgrade not anticipated, requires AHJ review.
- Mass reductions throughout vacated/abandoned spaces to improve overall structural performance.
- Limited work for interim support of residual structure.



INFRASTRUCTURE INTERVENTIONS

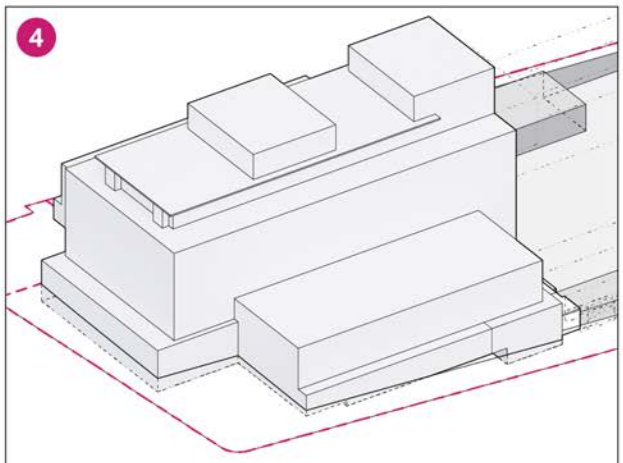
- Major MEP equipment and the loading area are located in the West Wing. Utilize current equipment.
- Lighting fixture modifications to meet Code.





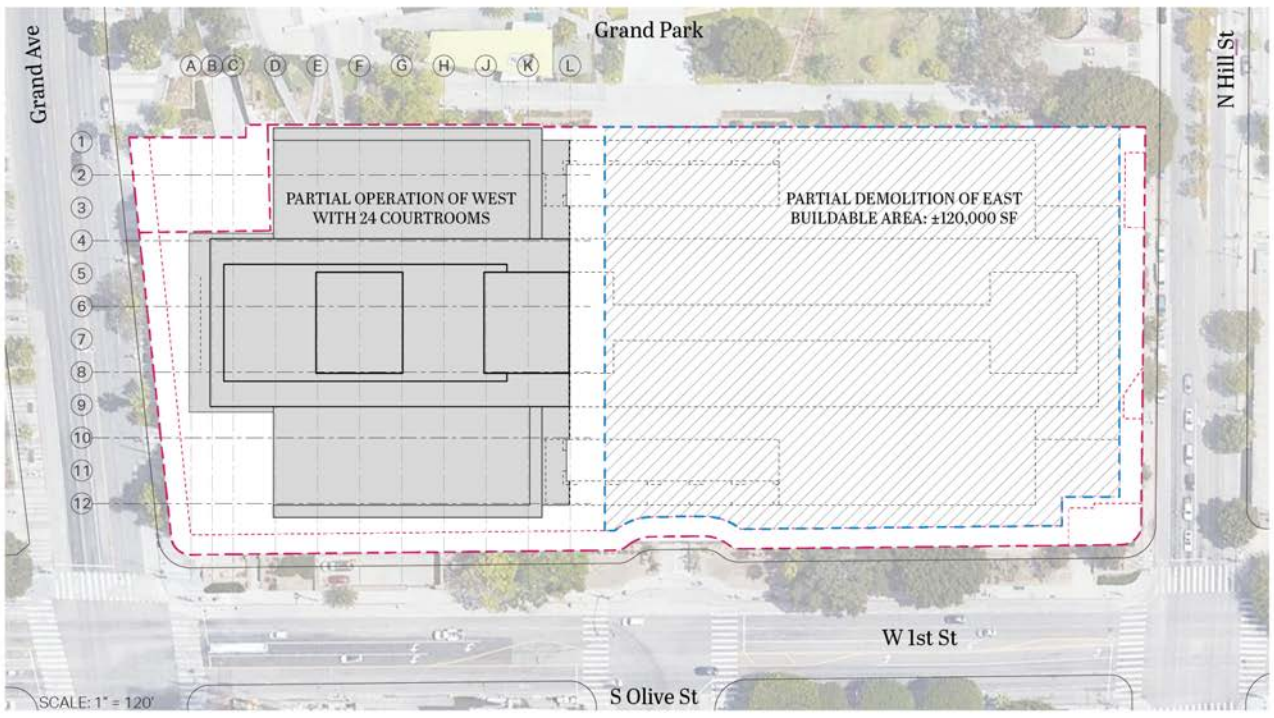
OFF-SITE INTERVENTIONS

- Various utility lines running across and under East Wing to be re-routed, to be solely located within the West Wing.
- Private staff parking entry from underground garage is maintained.



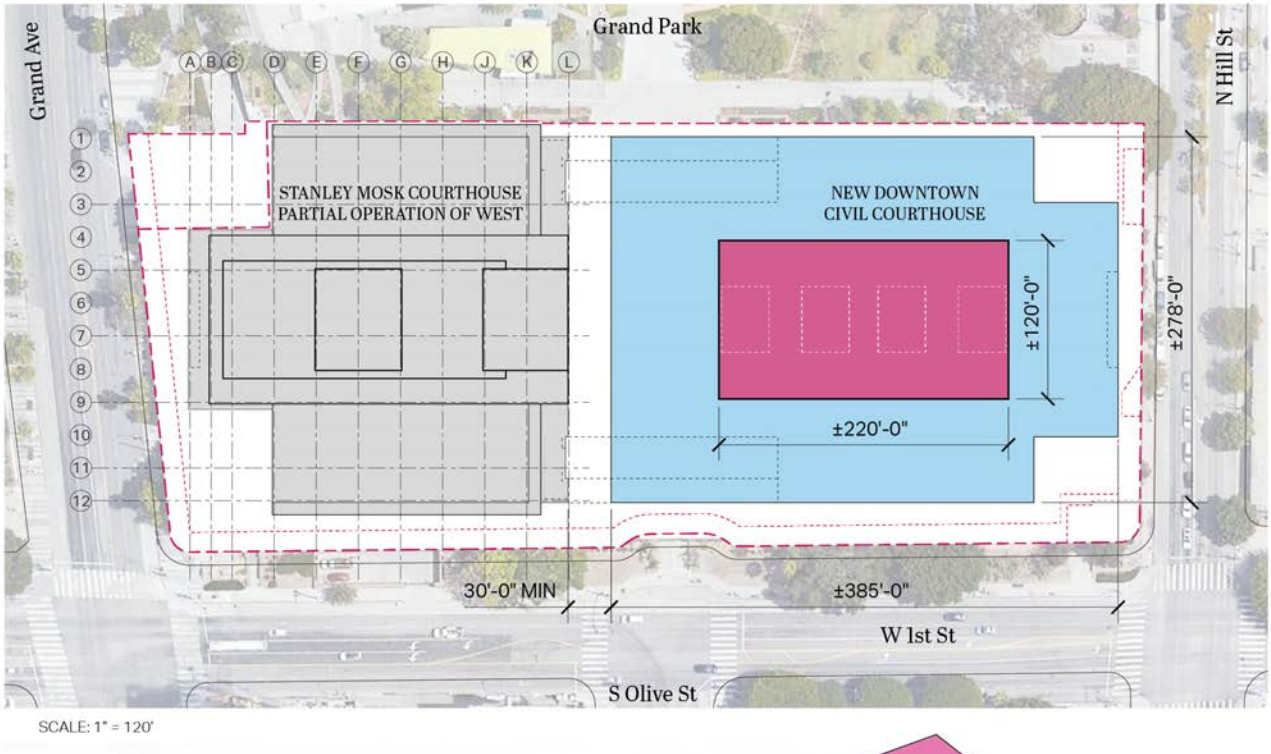
EGRESS INTERVENTIONS

- Multiple, intermediate egress configurations during make-ready phase to be coordinated with the user group.

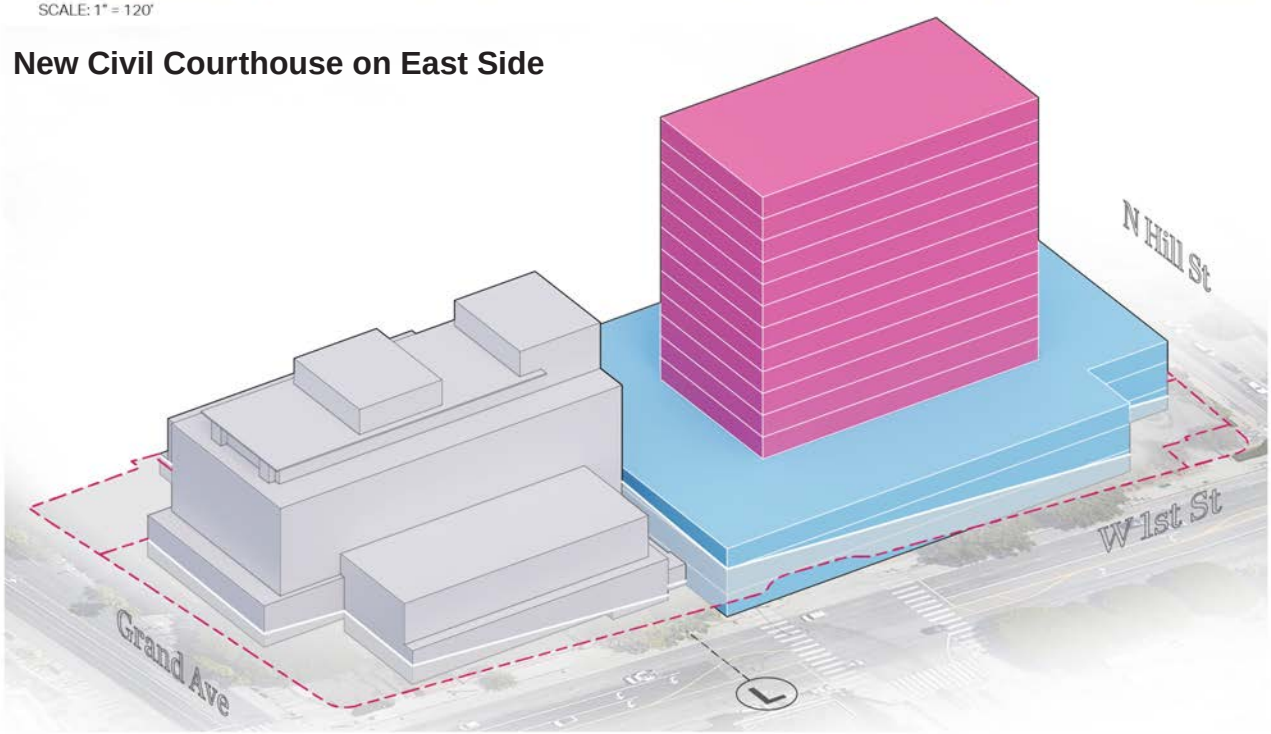


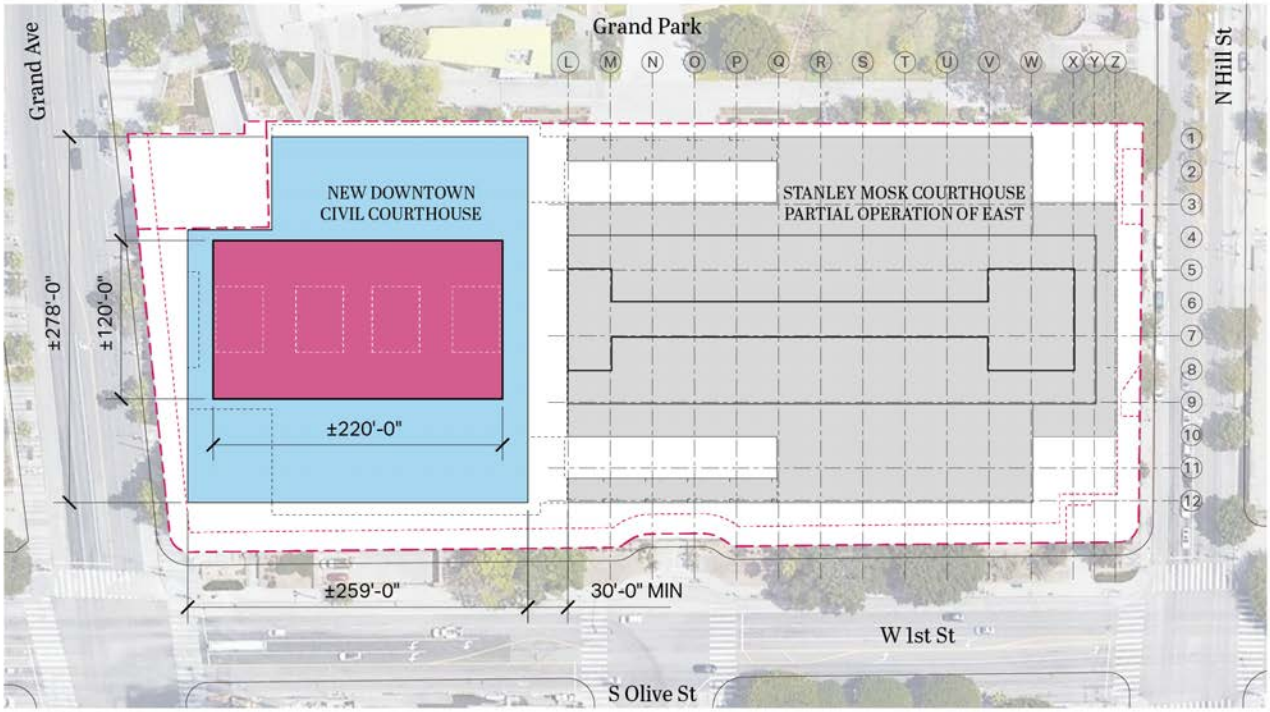
New 47-Courtroom Civil Courthouse per the 2019 Prioritization Plan

The partial demolition studies were done to analyze and evaluate the feasibility of partially demolishing the Stanley Mosk Courthouse to make room for the new 47-courtroom civil courthouse as a part of the decentralized strategy. As described in Sections 1, 3, and 4, the study finds this strategy is not recommended due to multiple operational disruptions and technical hardships.

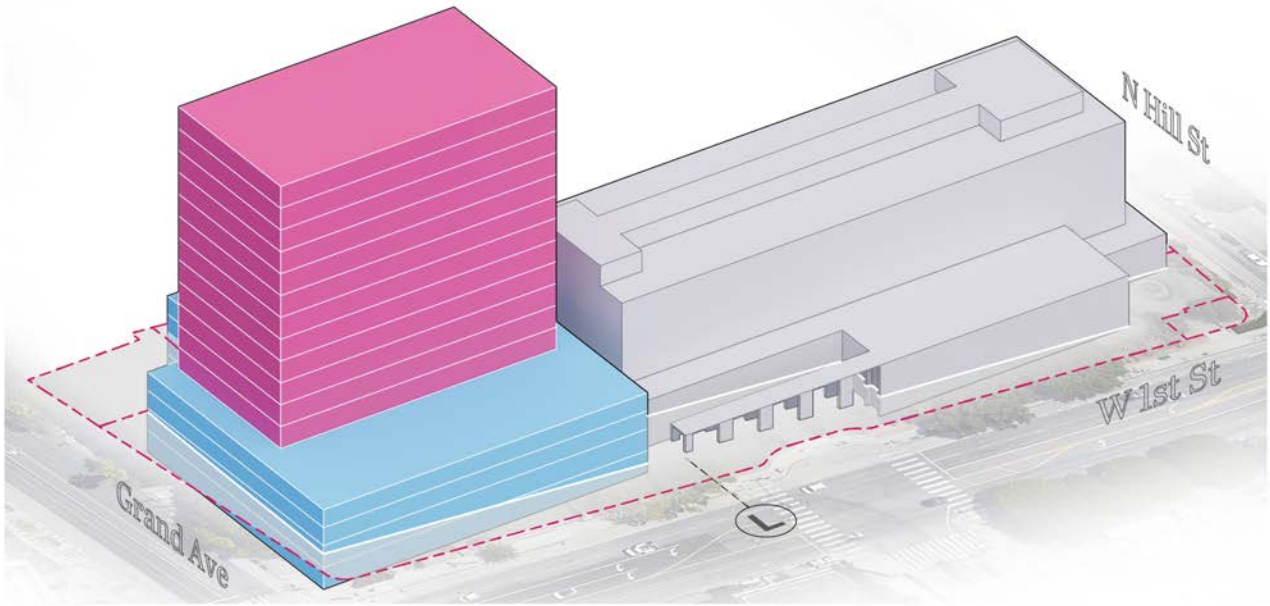


New Civil Courthouse on East Side





New Civil Courthouse on West Side



Partial Demolition: Vertical Transportation

Sustain East/Demolish West: Prerequisite Challenges

- Elevator service will be halved. Elevator traffic is not always linear; a half-sized building does not always require half the number of elevators.
- Existing elevators are at or have exceeded their expected useful life.
- The existing transportation corridor is not compliant with the segregation of traffic—public, judges, and persons in custody.

Sustain East/Demolish West: Potential “Make Ready” Updates

- Existing elevators (EL1 through EL4) will require modernization. An assessment will be needed, but likely includes the following:
- New or modernized overhead, gearless motors. (Existing elevators utilize DC motors, likely with legacy M-G set.)
- New controllers and wiring.
- Refurbished elevator cabs.
- Elevator configuration and control need to be revised to improve transportation for the public, judges, and persons in custody.

Sustain West/Demolish East: Prerequisite Challenges

- Elevator service will be halved. Elevator traffic is not always linear; a half-sized building does not always require half the number of elevators.
- Existing elevators are at or have exceeded their expected useful life.
- The existing transportation corridor is not compliant with the segregation of traffic—public, judges, and persons in custody.

Sustain West/Demolish East: Potential “Make Ready” Updates

- Existing elevators (EL5 through EL8) will require modernization. An assessment will be needed, but likely includes the following:
- New or modernized overhead, gearless motors. (Existing elevators utilize DC motors, likely with legacy M-G set.)
- New controllers and wiring.

- Refurbished elevator cabs.
- Elevator configuration and control need to be revised to improve transportation for the public, judges, and persons in custody.

New Courthouse, General Narrative

- No existing and legacy vertical transportation infrastructure needs to be reused.
    - All elevators in the building would be new, without the need to do temporary modernization work on the existing elevators.
    - Previous escalator modernization work (if completed already) would be taken out of service well before the end of their new expected useful life.
- New elevators and elevator/escalator layouts can be optimized for the entire new building.
    - There is no need to design a vertical transportation layout for partial and subsequent future wings.
    - Elevator quantity and analysis compared to building usage are not always linear. For example, if an entire building requires 10 total elevators, 50% of that same building may require 6 elevators. This can result in additional units for the building (higher cost) or uneven vertical transportation distribution.

Partial Demolition: Fire and Life Safety

Existing Areas, General Conditions

- The California Existing Building Code is expected to change significantly in 2023.
- Currently, the prescriptive compliance method only requires maintaining the existing level of compliance.
- The code is expected to change to the work area method of the International Existing Building Code (IEBC) and may require additional unplanned work where more than 50% of a floor area is modified.
    - Where more than 50% of the remaining building area is modified to accommodate the new work, some upgrades may be required for code compliance.
    - Work areas in the existing building may require sprinklers where the existing water supply is sufficient.
- The best option is to separate the new half from existing one using a double fire wall (two independent 2-hour fire barriers).
    - The fire wall can be removed after the construction of both halves.

New Areas, General Conditions

- All new work is to comply with the applicable codes for new construction.
- Fire suppression is to be provided with a new fire service and full sprinkler and standpipe systems for the building.
- Fire alarm to be new and independent from existing.
- The new work will have a fire pump, fire water storage tank, and fire command center.

Sustain East/Demolish West

- A new egress stair must be constructed, ideally between columns L and M, to address exit access travel distance, common path of travel, and exit capacity.
- The best option may be to demolish an existing courtroom or other room adjacent to the public corridor to make space for a stair. This stair would connect levels A through F.
- Partial vacancy is not an option to resolve egress for the upper floors as the existing stairs do not have enough separation to be considered as two means of egress.

- Level B would likely be the level of exit discharge for the new egress stairs. The stairs need to be provided with a corridor for discharge out to the exterior, so some additional existing space must be reallocated.
- At levels C through F, the demolition of the west side will cause the aforementioned egress issues, requiring a new stair.

Sustain West/Demolish East

- From an egress perspective, this option may prove easier than the Sustain East/ Demolish West option. New means of egress will be required for both scenarios but will be more extensive if demolishing the west half first.
- Level A will be left with only one means of egress. Areas with occupant load over 49 persons require two means of egress, so a new, separate exit must be provided for the left half. This scenario also removes all restrooms from this level.
- At level B, this option may not require new means of egress for the remaining west side, but construction may obstruct exit discharge. A new exterior egress configuration may be needed.
- At levels C through L, egress on the west side will be unaffected by the demolition of the east side.

Partial Demolition: Structural

Sustain East/Demolish West

- The existing retaining walls in the west building and the rest of the west tower will be demolished. Additional coordination to stabilize the retaining walls is necessary for demolition efforts. Options may include supplementary shoring and retaining wall replacement, which may be of critical importance for the stability of the excavation and the stability of the east building foundation.
- Portions of backfill between the east and the west buildings may need to remain for the proper stability of the east building. This may require the configuration of new retaining walls or shoring of the existing walls.
- Demolition with special care at the shared wall foundation along the seismic joint due to the sensitivity of the shared foundation between the two buildings along grid line L is required.
- Existing buildings use a combination of shallow foundations (footings) and deep foundations (caissons). It is recommended to abandon the existing foundations in the new construction areas and avoid interference with new foundations.
- Concrete shear walls along grid line L (on each side of the seismic joint) are very close. Special care must be taken to ensure that east walls will not be harmed during demolition.
- To avoid disturbance of the existing foundation at gridline L, the first gridline of columns for the new construction shall be recessed at least 6 ft offset from the building's finished line parallel to gridline L to remain. In addition, new construction is expected to impose a limited settlement in the new construction areas; therefore, proximity with foundations to remain is not desirable.

Sustain West/Demolish East

- The existing retaining walls in the east building and the rest of the east tower will be demolished. Additional coordination to stabilize the retaining walls is necessary for demolition efforts. Options may include supplementary shoring and retaining wall replacement, which may be of critical importance for the stability of the excavation and the stability of the west building foundation.
- Portions of backfill between the east and the west buildings may need to remain for the proper stability of the west building. This may require the configuration of new retaining walls or shoring of the existing walls.

- Demolition with special care at the shared wall foundation along the seismic joint due to the sensitivity of the shared foundation between the two buildings along grid line L is required.
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- To avoid disturbance of the existing foundation at gridline L, the first gridline of columns for the new construction shall be recessed at least 6 ft offset from the building's finished line parallel to gridline L to remain. In addition, new construction is expected to impose a limited settlement in the new construction areas; therefore, proximity with foundations to remain is not desirable.

New Courthouse, General Narrative

- Complete demolition would ease the basement design and limit the detrimental effect of the hillside configuration.
- It is recommended to abandon the existing foundations in the new construction areas and avoid interference with new ones, as the existing foundations may obstruct the preparation of the subgrade for the new construction.
- New towers may be built using conventional concrete or steel construction.
- New construction is designed and detailed to be more resilient and resistant to seismic events than any retrofitted option.
- The minimum recommended separation between new construction and the existing construction to remain is approximately 12 inches (finish to finish), which is intended to avoid collision between the two buildings in case of a seismic event.

Partial Demolition: Mechanical

Mechanical, Sustain East/Demolish West: Prerequisite Challenges

- The chilled water, steam, condensate, domestic soft water, and vacuum piping enter the building from the east side; however, they are routed to the west side before circulating to the entire building.
- All steam to heating hot water heat exchangers serving the building are located on the east side of level C; however, they are routed through the west side of the building.
- At level C, courtrooms C-264 and C-332 and associated areas are served by west side air handlers.
- At level D, courtrooms D-264 and D-343 and associated areas are served by west side air handlers.
- At level E, courtrooms E-435 and E-264 and associated areas are served by west side air handlers.
- At level G, detention and associated areas are served by west side air handlers.

Mechanical, Sustain East/Demolish West: Potential “Make Ready” Updates

- The chilled water, steam, condensate, domestic soft water, and vacuum piping need to be rerouted to the east side.
- The chilled water pumps circulating the chilled water throughout the building are on the west side of level C. As the building size will be reduced, the new reduced-size pumps will be required. These pumps will need to be on the east side of the building.
- All steam to heating hot water heat exchangers are located on the east side of level C. The piping serving these equipment needs to be routed from the east side of the building.
- At level C, courtroom C-264 and associated areas served by the west side air handlers need to be disconnected. A new air handler on the east side will be required to serve these disconnected courtrooms.
- At level D, courtrooms D-264 and D-343 and associated areas served by the west side air handlers need to be disconnected. A new air handler on the east side will be required to serve these disconnected courtrooms.

- At level E, courtrooms E-435 and E-264 and associated areas served by west side air handlers will need to be disconnected. A new air handler on the east side will be required to serve these disconnected courtrooms.
- At level G, detention and associated areas served by west side air handlers will need to be disconnected. A new air handler on the east side will be required to serve these disconnected rooms.
- The previous reports show that all the air handlers are at the end of their service life and will need replacement.

Mechanical, Sustain West/Demolish East: Prerequisite Challenges

- The chilled water, steam, condensate, domestic soft water, and vacuum piping are entering the building from the east side.
- The piping feeding to the east side of the building needs to be removed.
- All heating hot water routed to the east side of the building will need to be removed.
- At level C, courtroom C-264 and associated areas are fed from west side air handlers. This connection will need to be disconnected to demolish the east side.
- At level D, courtroom D-264 and D-343 and associated areas are fed from west side air handlers. This connection will need to be disconnected to demolish the east side.
- At level E, courtroom E-435 and E-264 and associated areas are fed from west side air handlers. This connection will need to be disconnected to demolish the east side.
- At level G, detention and associated areas are fed from west side air handlers. This connection will need to be disconnected to demolish the east side.

Mechanical, Sustain West/Demolish East: Potential “Make Ready” Updates

- The chilled water, steam, condensate, domestic soft water, and vacuum piping need to be rerouted to the west side, as the point of entry for these utilities is on the northeast corner.
- As the building size will be reduced, the new reduced-size chilled water pumps will be required.
- At level C, courtroom C-264 and associated areas are fed from west side air handlers. As this is demolished, the air-handling unit on the west side will need to be rebalanced.
- At level D, courtrooms D-264 and D-343 and associated areas are fed from west side air handlers. As this is demoed, the air-handling unit on the west side will need to be rebalanced.

- At level E, courtrooms E-435 and E-264 and associated areas are fed from west side air handlers. As this is demoed, the air-handling unit on the west side will need to be rebalanced.
- At level G, detention and associated areas are fed from west side air handlers. As this is demoed, the air-handling unit on the west side will need to be rebalanced.
- The previous reports show that all the air handlers are at the end of their service life and will need replacement.

Mechanical, New Courthouse, General Narrative

- Cooling and Heating Utilities:
    - Depending on the available utilities from the remote central plant and the size of the building, either the existing chilled water and steam can be used, or a new dedicated central plant can be built on the roof of the new courthouse.
    - The new equipment is more efficient. There will be no need to pump the utilities from the remote central plant, thus reducing the total power required by the dedicated central plant.
    - Steam can be eliminated using a heat recovery chiller and gas-fired water boilers. This can help in overall decarbonization.
- The currently used HVAC air-handling system is not energy efficient, as it uses dual duct constant air volume system. The room temperature requirement is met by mixing cold and hot air at the room level. The new single duct variable air volume system is typically more energy efficient. Air handlers can be located on the roof penthouse or every other floor.
- Each courtroom, chambers suite, jury deliberation room, entrance lobby, mailroom, staff lounge, conference room, child waiting area, and equipment rooms can be provided with independent zone temperature control to meet the current California Trial Court Facilities Standards.
- The building management system (BMS) can use a direct digital control system with all electric sensors instead of the current pneumatic system. This system is more mainstream, and parts and services are readily available. The BMS system includes:
    - Control of building heating, ventilation, and air-conditioning (HVAC);
    - Lighting, including exterior lights;
    - Security (including detention locking system and duress alarms);
    - Audio-visual equipment (including closed-circuit television); and

- Court communication systems (wireless local area network, wireless cell phones, sheriff/police/fire, satellite/cable TV, telephone, broadcast, etc.).

Plumbing, Sustain East/Demolish West

- Two sanitary waste lines and two storm drain lines serve the west side of the building. Sanitary waste and storm drain piping will need to be permanently capped below level A.
- Domestic hot water, cold water, and compressed air risers are located west of grid line L from level C to level K. All water risers will need to be relocated to the east side of the building.
- Cold water storage tanks, soft water tanks, and air compressor units are located west of grid line L at level K. All plumbing equipment will need to be relocated to the east side of the building.
- Steam boilers provide hot water from the remote central plant and enter from the east end of the building. Hot water piping serving the west end will need to be demolished and reconnected to the east side of the building. Steam boiler systems may need to be updated to more efficient hot water tank systems.
- Vacuum systems are located east of grid line L at level K. If current vacuum systems are no longer being used due to obsolete pneumatic tube systems or central vacuuming systems, all related piping and peripherals serving the west side will need to be removed.

Plumbing, Sustain West/Demolish East

- All sanitary waste and storm drain risers serving the east end of the building will need to be permanently capped below level A.
- Domestic hot water, cold water, and compressed air risers are located west of grid line L from level C to level K. All water piping serving the east end will need to be rerouted to the west side of the building.
- Cold water storage tanks, soft water tanks, and air compressor units are located west of grid line L at level K. All plumbing equipment being replaced can remain at the same approximate location.
- Steam boilers provide hot water from the remote central plant and enter the east end of the building. Hot water piping serving the east end will need to be demolished and reconnected to the west side of the building. Steam boiler systems may need to be updated to more efficient hot water tank systems.
- Vacuum systems are located east of grid line L at level K. If current vacuum systems

- are no longer being used due to obsolete pneumatic tube systems or central vacuuming systems, all related piping and peripherals serving the east side will need to be removed.

Plumbing, New Courthouse, General Conditions

- All new sanitary waste and storm drain piping systems will remove all evidence of concealed fractures in older pipe systems.
- All new domestic cold water piping distribution systems will provide increased water flows and less risk of pipe bursting from built-up corrosion in existing pipes and will remove all evidence of lead inherent in older pipe systems.
- All current plumbing equipment is not energy efficient. Air compressor and heating hot water efficiency would be dramatically improved through improved supply line sizing and routing, improved recovery systems, and the lack of small unresolved leaks associated with older systems.
- All major plumbing equipment, such as water booster pumps, air compressors, water heater systems, and water meters, can be better monitored through digital building management systems, thus reducing maintenance and repair costs.

Partial Demolition: Electrical and Technology

Electrical, Sustain East/Demolish West: Prerequisite Challenges

- The incoming electrical utility service, the primary switchboard, the emergency generator, and the main emergency distribution equipment are all located on the west side of the building, which is being demolished. This equipment currently feeds the east side rooftop (level G) transformers and distribution equipment, which feed all the electrical distribution equipment throughout the east side of the building.
- Any renovations of spaces on the east side of the building that impact lighting would require the new lighting in those areas to comply with the latest Title 24 requirements.
- There are areas along grid line L on the east side that are currently powered from panel boards located on the west side of the building.
- Based on previous studies and reports, most of the electrical distribution equipment serving the building is at, or beyond, the expected life.

Electrical, Sustain East/Demolish West: Potential “Make Ready” Updates

- The east side of the building currently has rooftop (level K) transformers and distribution equipment fed from the west side of the building. To reconnect all the electrical systems to power it would require the following:
    - A new incoming electrical utility.
    - A new primary 4.8 kV switchboard to feed the transformers on level K with a route to run new conduits and conductors to the transformers.
    - A new electrical room at a location of incoming electrical utility to house a new 4.8 kV primary switchboard.
    - The current building configuration has only normal power from the utility and emergency power fed from generators. Due to providing the new main switchboard and emergency equipment for the remaining east side of the building, it will likely be required to meet the current CA building code requirements to have emergency distribution split into “Emergency Life Safety,” “Legally Required,” and “Optional Standby.” This would require moving loads from existing emergency panels and refeeding them from new panels separately fed from their respective distribution system.
    - A new emergency electrical room that is separate from the normal power electrical room to house the new generators, a new generator switchboard, and

three new automatic transfer switches for “Emergency Life Safety” load, “Legally Required” load, and “Optional Standby” load.
    - A new “Emergency Life Safety” switchboard.
    - A new “Legally Required” switchboard and new distribution panels throughout the east side of the building for “Legally Required.”
    - A new “Optional Standby” switchboard and new distribution panels throughout the east side of the building for “Optional Standby.”
- Any renovations of spaces that impact lighting and trigger Title 24 requirements will need to be provided with compliant lighting controls and new light fixtures that comply with Title 24 lighting power allowances.
- For electrical equipment and devices located in areas on the east side of the building but are powered from panel boards on the west side, that equipment and those devices will need to be re-circuited to existing panels on the east side with spare capacity, or if no spare capacity is available, then new panels will need to be installed.
- Based on previous studies and reports, most of the electrical distribution equipment serving the building is at, or beyond, the expected life. While the equipment currently functions and could last additional years, there is a risk of decreased reliability. It is recommended that this equipment be replaced. If the electrical distribution system is replaced, the new system will need to meet current code requirements. This will result in several key changes:
    - The National Electrical Code (NEC) will require an emergency generator and transfer equipment to be located in a separate fire-rated room from the normal distribution equipment;
    - NEC will require emergency backup power to be separated into “Emergency Life Safety,” “Legally Required,” and “Optional Standby”;
    - Title 24 will require separating power distribution loads to allow for monitoring.

Electrical, Sustain West/Demolish East: Prerequisite Challenges

- The incoming electrical utility service, the primary switchboard, the emergency generator, and the main emergency distribution equipment are all located on the west side of the building, which is remaining. A vertical riser shaft houses conduit and conductor runs from the main equipment on level C to the west side rooftop (level K) transformers and distribution equipment and to the east side rooftop (level G) transformers and distribution equipment. The rooftop equipment then feeds all the

electrical distribution equipment throughout their respective side of the building. The east side equipment will need to be demolished, and the west side maintained for future use.

- Any renovations of spaces on the west side of the building that impact lighting would require the new lighting in those areas to comply with the latest Title 24 requirements.
- The as-builts do not show any electrical equipment or devices on the west side of the building where the branch circuiting is powered from panel boards on the east side, but changes or additions have been made over the years where this is the case.
- Based on previous studies and reports, most of the electrical distribution equipment serving the building is at, or beyond, the expected life.
- Since the main distribution equipment is located on the west side, it will remain. Because of this, it will likely not be required to provide separation of emergency loads into “Emergency Life Safety,” “Legally Required,” and “Optional Standby”; however, this would need to be confirmed with authorities having jurisdiction.
- Since the existing electrical service equipment is located at level C on the west side of the building, the main equipment will not be demolished and can continue to be used.
- Since the existing generator and emergency distribution equipment are located at level C on the west side of the building, this equipment will not be demolished and can continue to be used.

Electrical, Sustain West/Demolish East: Potential “Make Ready” Updates

- To demolish the east side of the building and maintain the west side electrical system, all conduit and conductor feeding the east side of the building will need to be demolished back to the distribution equipment that feeds it. If any branch circuits from panel boards on the west side that feed devices on both the west and east sides, then the circuiting for the west side will need to be maintained.
- Any renovations of spaces that impact lighting and trigger Title 24 requirements will need to be provided with compliant lighting controls and new light fixtures that comply with Title 24 lighting power allowances.
- For electrical equipment and devices located in areas on the west side of the building but are powered from panel boards on the east side, that equipment and those devices will need to be re-circuited to existing panels on the west side with spare capacity, or if no spare capacity is available, then new panels will need to be installed.
- Based on previous studies and reports, most of the electrical distribution equipment serving the building is at, or beyond, the expected life. While the equipment currently functions and could last additional years, there is a risk of decreased reliability. It is

recommended that this equipment be replaced. If the electrical distribution system is replaced, then the new system will need to meet current code requirements. This will result in several key changes:

- NEC will require an emergency generator and transfer equipment to be located in a separate fire-rated room from the normal distribution equipment.
- NEC will require emergency backup power to be separated into “Emergency Life Safety,” “Legally Required,” and “Optional Standby.”
- Title 24 will require separating power distribution loads to allow for monitoring.

Electrical, New Courthouse, General Narrative

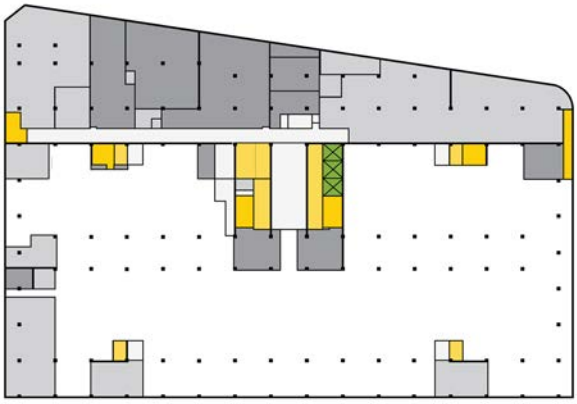
- All new electrical utility service.
- All new electrical normal power distribution system.
- All new emergency power distribution system.
- Separated main electrical room and emergency generator room at the point of incoming electrical utility.
- California Building Code requirement for separation of “Emergency Life Safety,” “Legally Required,” and “Optional Standby.”
- Generator capacity for fire pump, “Emergency Life Safety” loads, “Legally Required” loads, and, if desired, any “Optional Standby” loads.
- The new building would need to meet the California Trial Court Facilities Standards requirements. This includes security requirements for the emergency generators to be located at least 50′ from the primary electrical source and critical utilities to be located away from high-risk areas and exterior walls.

Technology (Audio Visual [AV], Information Technology [IT] and Security [SC]): Potential “Make Ready” Updates

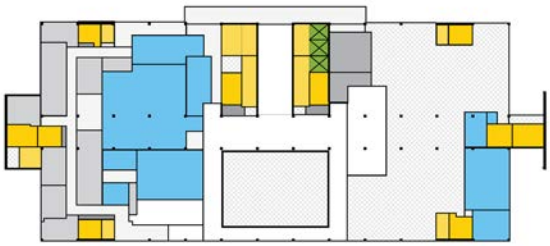
- Problem: The technology systems, likely split between the east and west sides, will need to be reestablished on the active side.
- Solutions: Potential “Make Ready” updates:
    - A main MDF technology room will need to be created to support AV, IT, and
    - security solutions.
    - IDFs will need to be established on each level to support the deployment of AV, IT, security, equipment for courts, and support spaces.

    - The pathways will need to be consolidated into a shared distributed pathway for the technology solutions.
    - Cabling replacements will be required from the IDFs to all IT drop locations, security devices, and AV interconnections.
    - All of the AV, IT, and security technology will be upgraded to provide accommodations as noted in the California Trial Courts Facilities Standards.
    - Security will have to take into consideration the establishment of new screening areas in public lobbies, and current technology should be reused where applicable.
- Secure parking for judicial and support staff is a requirement of the California Trial Courts Facilities Standards and will require further consideration.

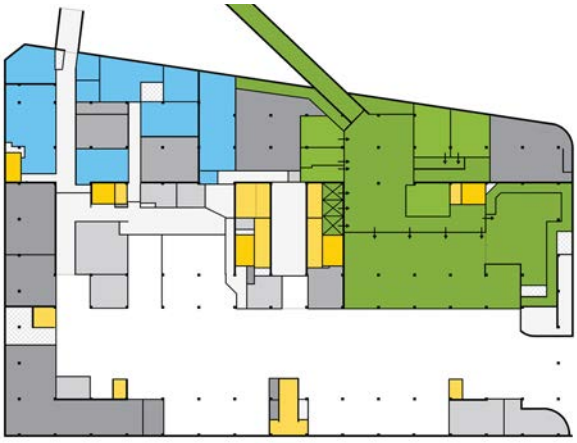
10.4 Existing Foltz Program



Parking
60,606 SF



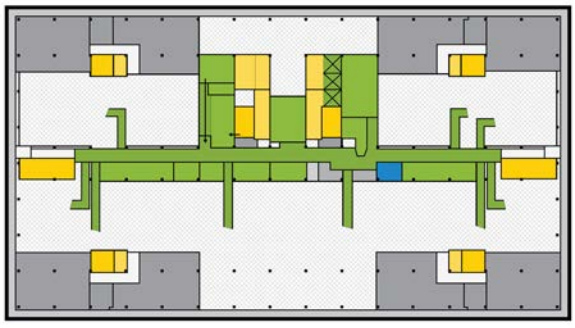
Level 2
31,861 SF



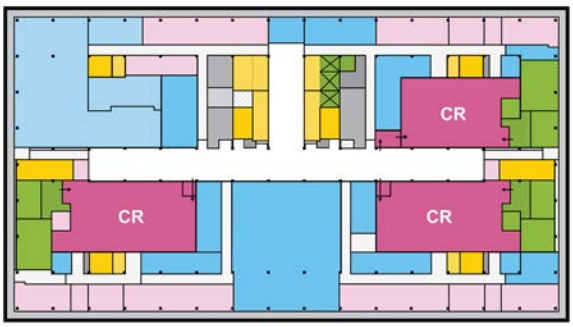
Service
58,901 SF

Level 3
48,251 SF

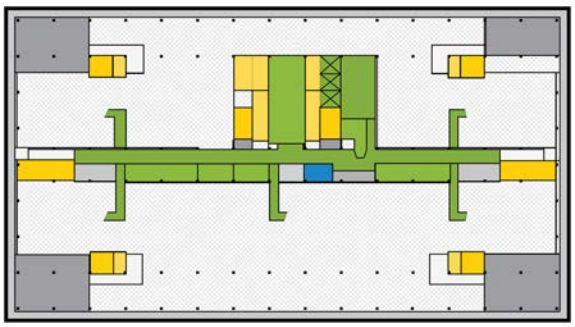
Level 1
32,271 SF



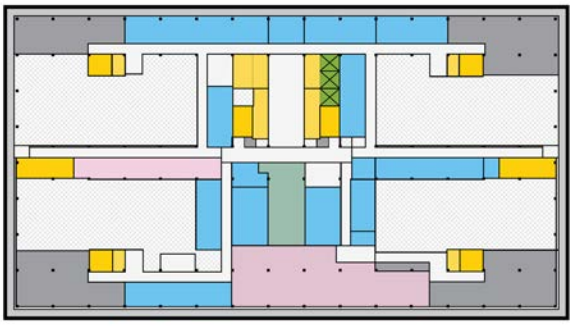
Level 4
48,251 SF



Level 5
48,251 SF



Level 8
48,251 SF



Level 6
48,251 SF

Level 7
48,251 SF

COURT SET
- COURTROOM
- COURTROOM SUPPORT

JURY & COURT ADMIN
- JURY SERVICES
- CLERK OFFICES
- STAFF LOUNGE

SPECIAL SERVICES
- COURT OPERATIONS

BUILDING SUPPORT
- BUILDING SUPPORT
- RESTROOM & LOCKER
- PUBLIC RESTROOM
- MECH
- FOOD SERVICE

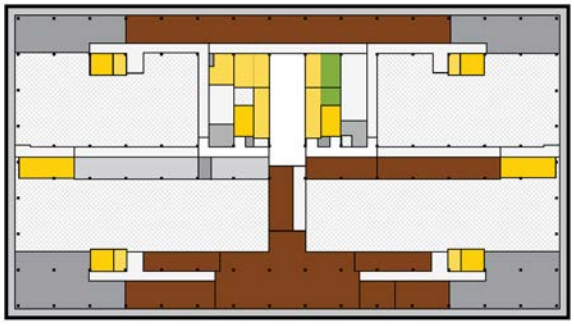
BUILDING SECURITY
- DETENTION CIRCULATION
- DETENTION SPACE

VERTICAL CIRCULATION
- ELEVATOR & ESCALATOR
- EXIT STAIR

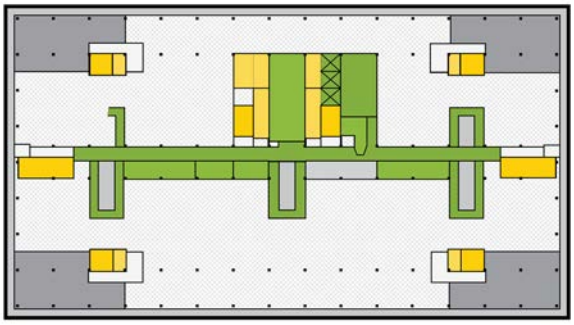
OTHERS
- DISTRICT ATTORNEY
- JUDICIAL SUPPORT
- LAW LIBRARY

**Program analysis at the time of study shown. Further verifications are required during the future programming and design phases.*

Level 9
48,251 SF



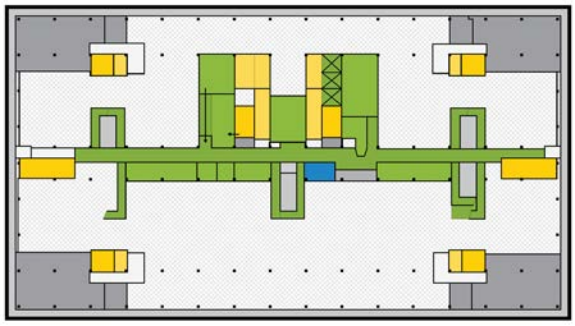
Level 12
48,251 SF



Level 10
48,251 SF

Level 13
48,251 SF

Level 11
48,251 SF

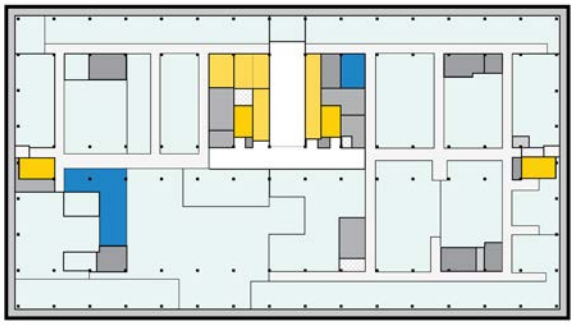


Level 14
48,251 SF

Level 15
48,251 SF

Level 18
48,251 SF

Level 16
48,251 SF



Level 17
48,251 SF

COURT SET
- COURTROOM
- COURTROOM SUPPORT

JURY & COURT ADMIN
- JURY SERVICES
- CLERK OFFICES
- STAFF LOUNGE

SPECIAL SERVICES
- COURT OPERATIONS

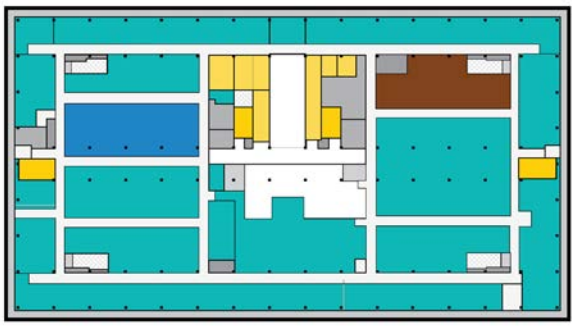
BUILDING SUPPORT
- BUILDING SUPPORT
- RESTROOM & LOCKER
- PUBLIC RESTROOM
- MECH
- FOOD SERVICE

BUILDING SECURITY
- DETENTION CIRCULATION
- DETENTION SPACE

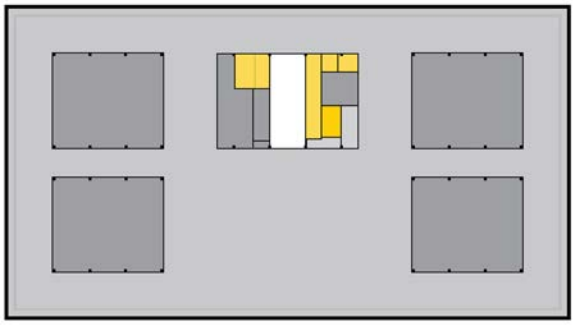
VERTICAL CIRCULATION
- ELEVATOR & ESCALATOR
- EXIT STAIR

OTHERS
- DISTRICT ATTORNEY
- JUDICIAL SUPPORT
- LAW LIBRARY

**Program analysis at the time of study shown. Further verifications are required during the future programming and design phases.*



Level 19
48,251 SF



Penthouse
16,361 SF

Foltz Building Gross Square Footage (BGSF) by Level

FLOOR	(BGSF)
Parking	60,606
Service	58,901
1	32,271
2	31,861
3	48,251
4	48,251
5	48,251
6	48,251
7	48,251
8	48,251
9	48,251
10	48,251
11	48,251
12	48,251
13	48,251
14	48,251
15	48,251
16	48,251
17	48,251
18	48,251
19	48,251
Penthouse	16,360
TOTAL	**1,020,000**

COURT SET
- COURTROOM
- COURTROOM SUPPORT

JURY & COURT ADMIN
- JURY SERVICES
- CLERK OFFICES
- STAFF LOUNGE

SPECIAL SERVICES
- COURT OPERATIONS

BUILDING SUPPORT
- BUILDING SUPPORT
- RESTROOM & LOCKER
- PUBLIC RESTROOM
- MECH
- FOOD SERVICE

BUILDING SECURITY
- DETENTION CIRCULATION
- DETENTION SPACE

VERTICAL CIRCULATION
- ELEVATOR & ESCALATOR
- EXIT STAIR

OTHERS
- DISTRICT ATTORNEY
- JUDICIAL SUPPORT
- LAW LIBRARY

**Program analysis at the time of study shown. Further verifications are required during the future programming and design phases.*

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10.5 Existing Foltz Systems Studies

Geotechnical

Geotechnical Design Consideration

- Poor soil conditions are judged unlikely.
- Seismic design criteria may be developed based on Site Class C per ASCE 7-16.
- Retaining structures (e.g., subterranean/basement/retaining walls) are anticipated due to site topography. Permanent slope with gradients no greater than 2H:1V may be considered for grade separation.
- Shallow historical high groundwater and site topography shall be factored for foundation design and seismic loading, respectively.

Construction Consideration

- Temporary slope excavation, if applicable, can be performed at a gradient of 1.5H:1V following OSHA requirement.
- Monitoring program related to geotechnical construction shall be implemented during the proposed renovation and construction.

The site is underlaid with:

Geologic Surface Unit	Type of Material
Puente Formation (Tush)	Thinly bedded Claystone
Fernando Formation (Tfr)	Vaguely bedded Claystone

Faults within 10 miles of site:

Fault	Approximate Distance (Miles)	Fault Type
Upper Elysian Park Fault	0.5	Blind Thrust
Hollywood Fault	4.0	Reverse/Left Lateral Strike Slip
Raymond Fault	4.1	Left Laterial Strike Slip
Puente Hills Fault	4.2	Blind Thrust
Newport-Inglewood Fault Zone	7.7	Right-Lateral Strike-Slip

Historically highest ground water at the site was approximately 20 feet below ground surface (bgs). Anticipated groundwater generally ranges from 30 to 40 feet bgs.

Geologic and Seismic Hazards:

Impact Potential	Foltz Criminal Justice Center
Geologic Hazards	
Expansive Soil	Likely
Compressible/Collapsible Soil	-
Corrosive Soil	Likely
Oil Wells	-
Subsidence due to Oil and Groundwater Extraction	-
Methane	-
Seismic Hazards	
Seismic Ground Shaking	Likely
Liquefaction / Liquefaction-Induced Lateral Spreading	-[1]
Surface Fault Rupture	-
Seismically-Induced Land Sliding	-
Seismically-Induced Flooding	-

Note: Where a dash (-) is shown, likelihood of geologic and seismic hazard is considered low to nil.
1. The site is just 135 feet northwest of the edge of the liquefaction zone.

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Circulation

The Clara Shortridge Foltz Criminal Justice Center in DTLA features a complex circulation system, as detailed in the provided section. While the design incorporates various circulation types tailored to different user groups, several critical issues hamper its efficacy and operational efficiency:

1. General Layout:

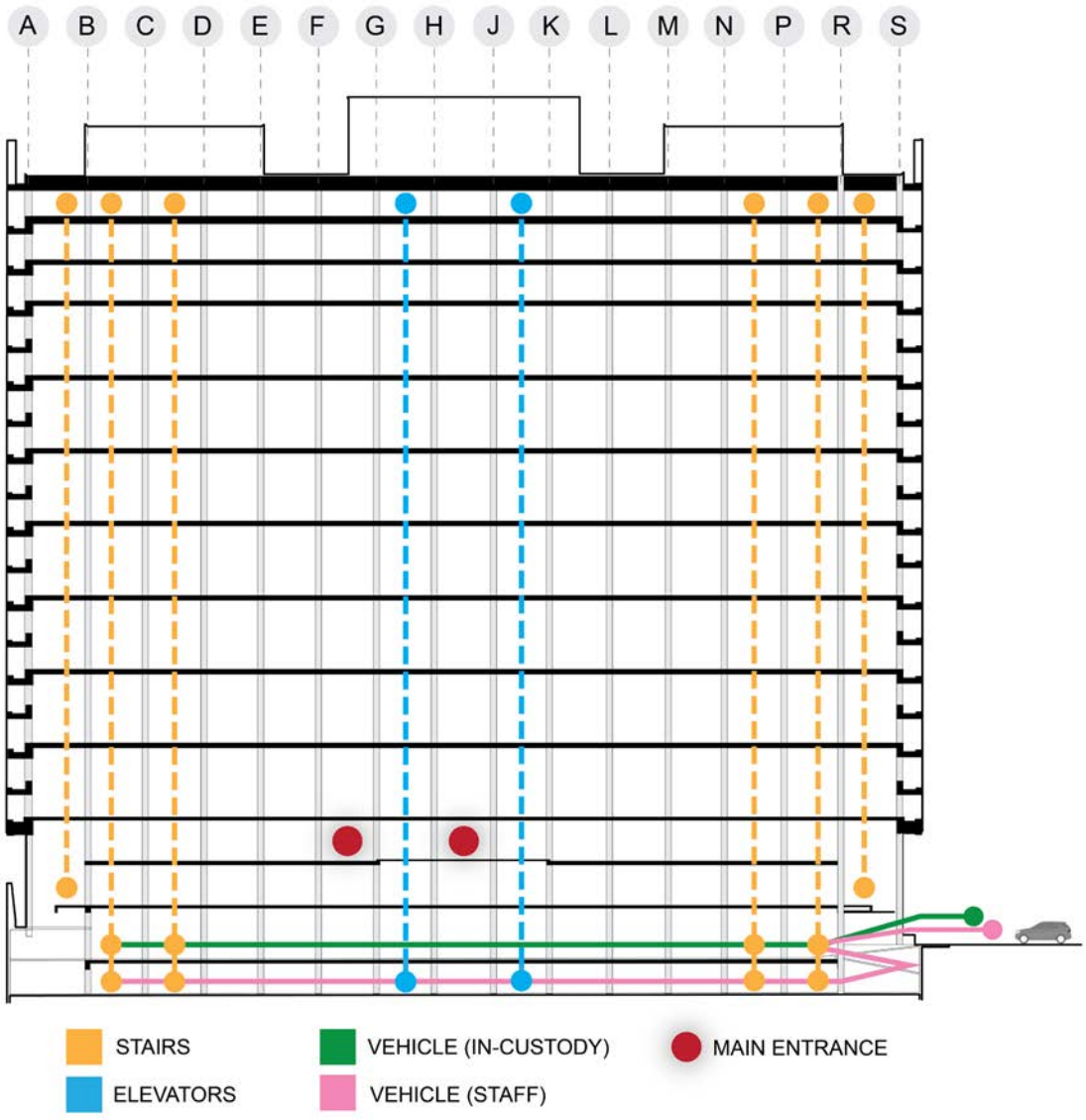
- Exit stair circulation: Positioned at both extremities of the building, these serve as essential safety and evacuation routes.
- Vertical circulation: Positioned adjacent to the exit stairs, these cores consist of staircases catering to both the public and staff, facilitating movement across levels.
- Elevator core: Centrally located, this core supports navigation throughout the building. It links to corridors, aiding in horizontal circulation.
- In-custody circulation: Levels 4, 8, 10, and 14 are solely for in-custody circulation, providing access to adjacent courtrooms.
- Vehicular circulation: Located below grade, it offers segregated parking and in-custody transportation paths.

2. Drawbacks:

- In-custody holding limitations: Recent data highlights a significant shortfall in the building's "special" holding capabilities, making it challenging to segregate conflicting populations or individuals. This raises concerns over safety and efficient operations.
- Surveillance issues: The current detention spaces present numerous blind spots, compounded by extended circulation paths. These design flaws pose considerable surveillance and control challenges, potentially compromising security.
- Inaccessible courtrooms: A glaring oversight is that courtrooms cannot be directly accessed via in-custody elevator routes, making the process inefficient and cumbersome.
- Staff-intensive management: The present in-custody circulation system demands an elaborate, segmented movement management. Inmates must be navigated through four distinct stages, from arrival to the mezzanine, to the courtroom, back to the mezzanine, and finally, to departure. This segmented approach necessitates intensive staff involvement, driving up operational demands.
- Incomplete staff circulation: The design lacks a comprehensive staff circulation system, leading to potential inefficiencies and hindrances in daily operations.

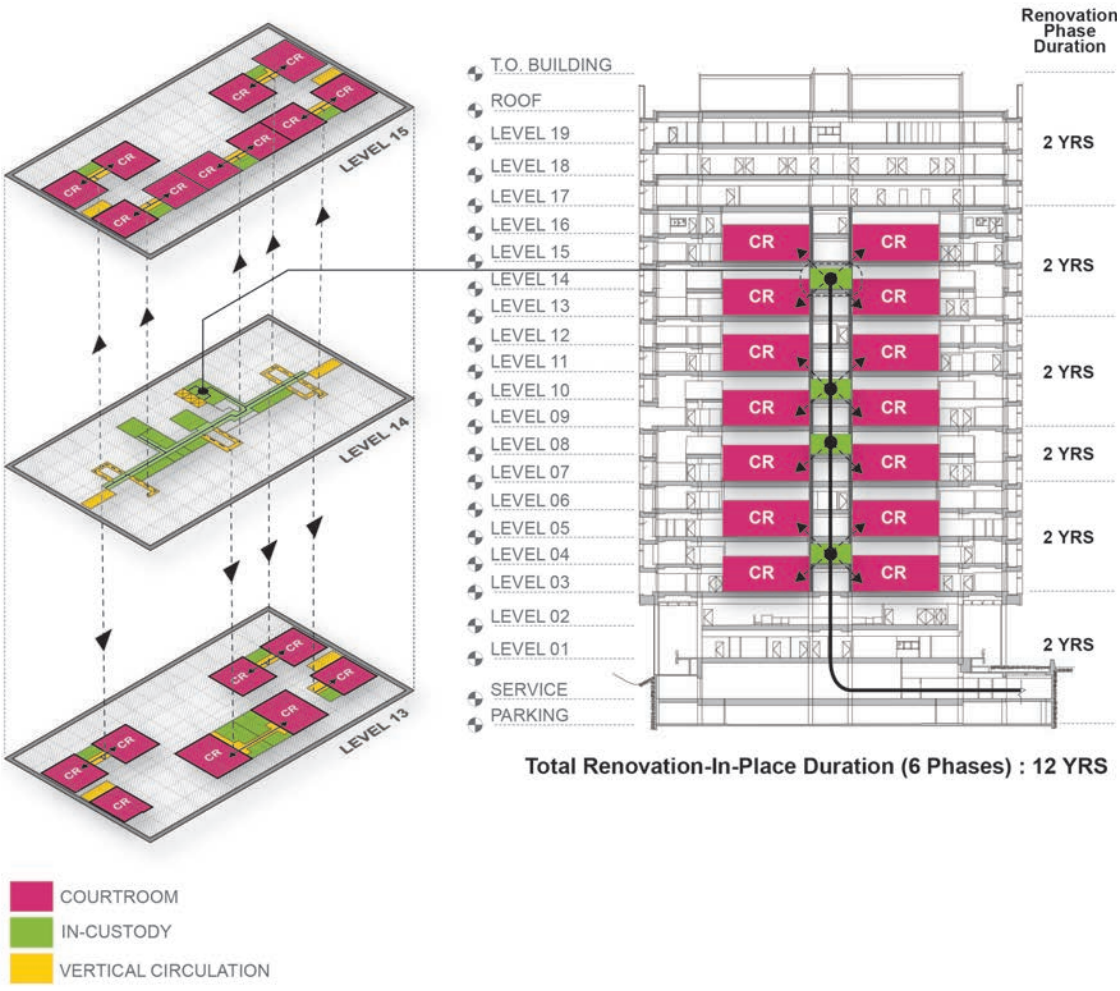
- Accessibility concerns: A notable flaw is the absence of accessible in-custody routes, limiting the building's inclusivity and posing potential legal and ethical concerns.

In summary, while the Clara Shortridge Foltz Criminal Justice Center in DTLA features a thought-out circulation design that satisfied courthouse operations in the past, it is riddled with inefficiencies and challenges. Addressing these drawbacks is essential to ensure security, operational efficacy, and inclusivity.



In-Custody Circulation

- Existing in-custody circulation requires staff-intensive management of movements in four segments from arrival to mezzanine to courtroom and back to mezzanine to departure.
- Recent in-custody data show a significant shortfall in “special” holding capabilities to separate conflicting populations/individuals.
- Existing detention spaces have numerous blind spots and long circulation paths, creating surveillance and control challenges.
- In-custody elevator routes cannot access courtrooms.
- Renovation of each detention mezzanine may force two adjacent courtroom levels to go dark, affecting up to 18 courtrooms in a round. Or renovation may need to subdivide each floor in half for phased work.

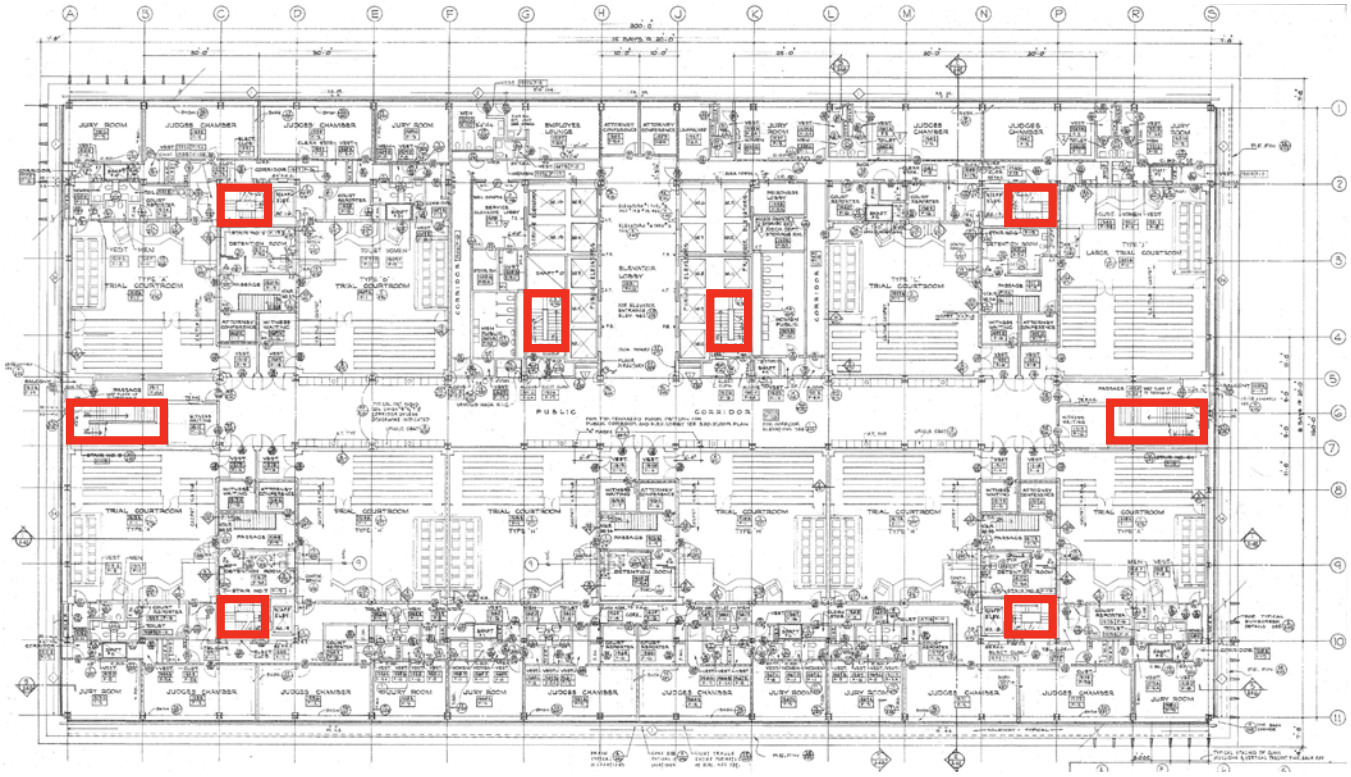


Fire and Life Safety

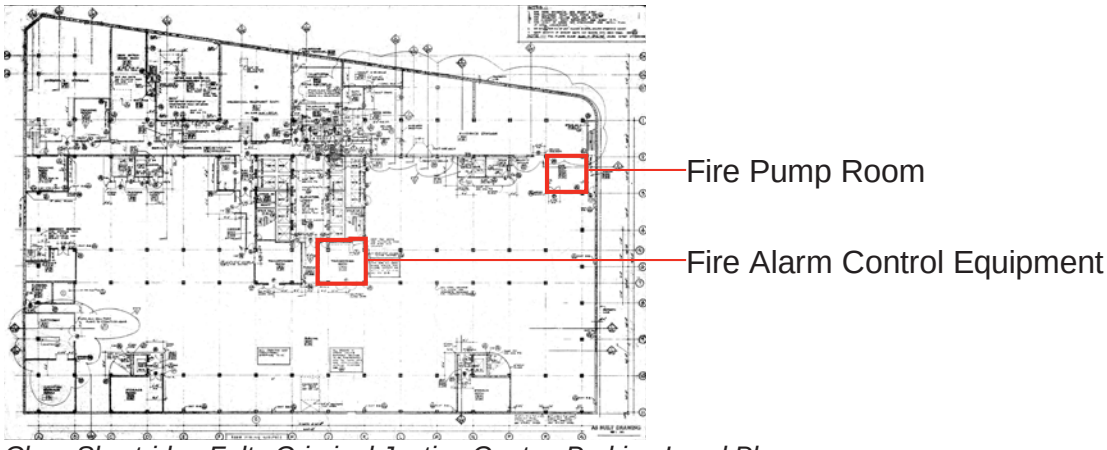
- The existing building is Type 1A construction.
- Non-separated mixed occupancy:
    - B (office);
    - S-2 (below-grade parking and service levels);
    - A-2 (cafeteria), A-3 (courtrooms and jury assembly);
    - I-3 (detention).
- Partial fire suppression is serviced by a fire pump at the parking level.
    - Parking and service levels sprinklered;
    - New jury room sprinklered.
- Wet standpipe system provided from ground level/level 1 to roof level with fire hose cabinets adjacent to stairwells.
- An on-site fire water storage tank is not provided.
- Fire alarm system planned for replacement. Shop drawings developed January 2022.
- Fire alarm system will be Edwards EST-3 addressable system.
- Non-emergency responder radio coverage system.
    - Hard-wired fire department communications system to be installed as part of the fire alarm replacement project.
- Building is not fully sprinklered.
- A fire command center is not provided.

Egress

- Four main egress stairs in the center core and east/west ends. Stairs 3 and 4 are scissor stairs from levels 3-14.
- Four additional egress stairs at corners.



Clara Shortridge Foltz Criminal Justice Center, Level 15 Plan



Clara Shortridge Foltz Criminal Justice Center, Parking Level Plan

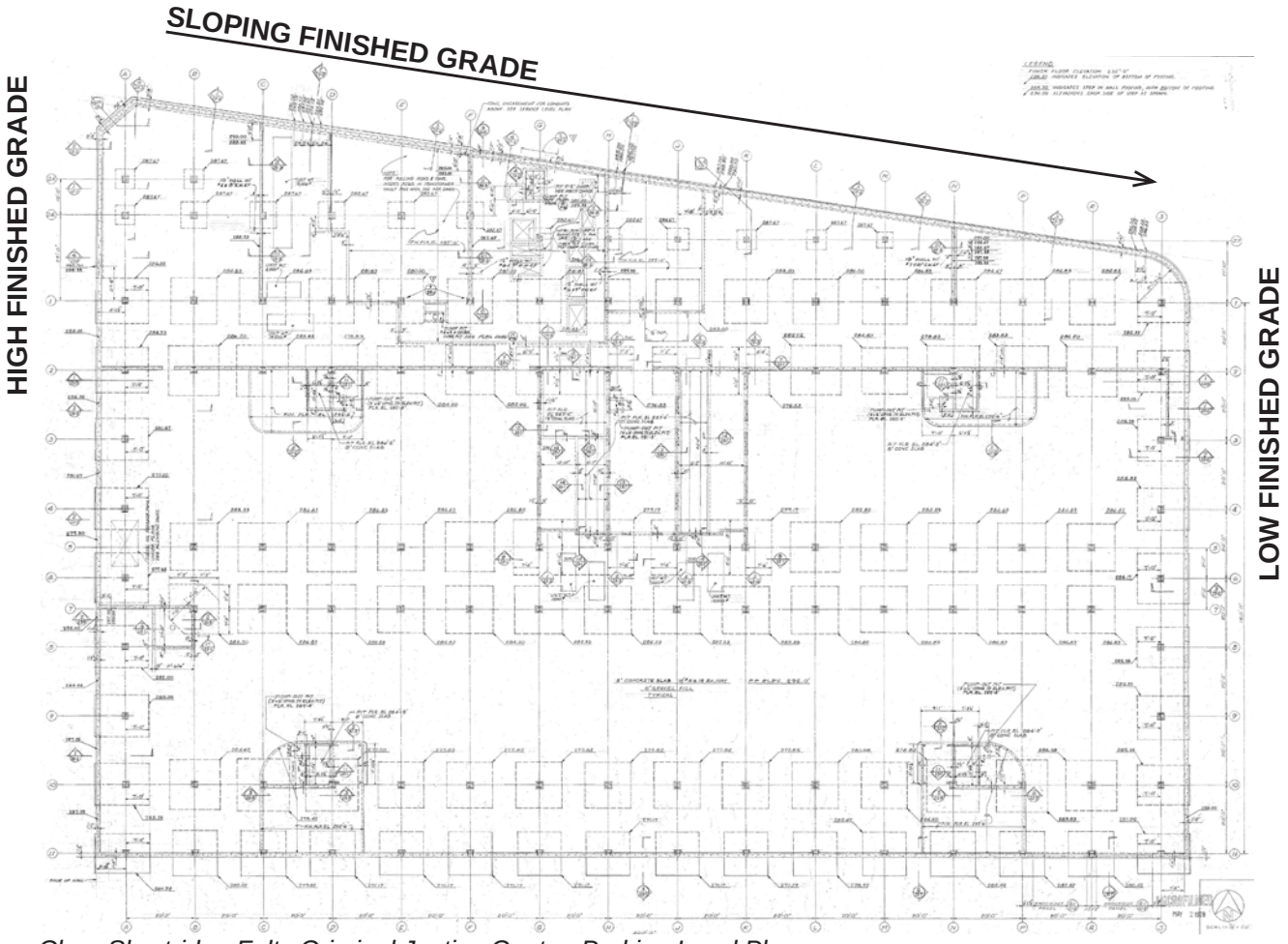
Structural

General Conditions

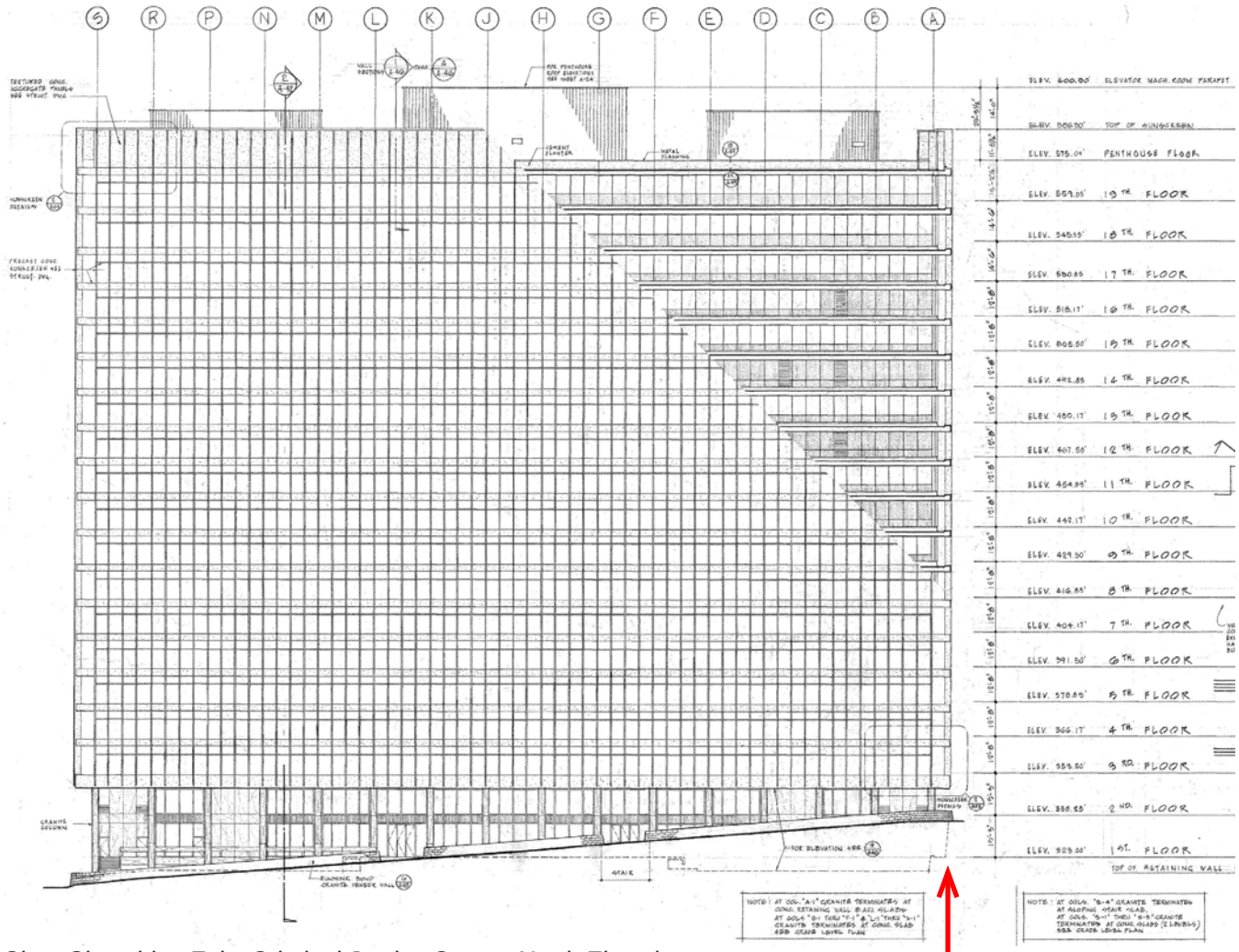
- Nineteen-story conventional construction built in 1973.
- The building was built with standard construction of the 1970s era using the following structural components:
    - Concrete retaining walls in the basement;
    - Shallow foundations for retaining walls and columns;
    - Seismic force resisting system consisting of steel pre-Northridge moment frames;
    - Concrete-encased steel columns;
    - Cast in place concrete slabs over concrete and steel beams;
    - Steel construction (columns, beams, and girders);
    - Non-structural facade concrete panels.
- The building is located in a high seismicity area, and it was designed with non-ductile steel detailing era building codes (also called Moderate Code), which used lower seismic design forces than modern building codes used in today's new construction. The building seems to be based on the Los Angeles Building Code 1965, which is based on the Uniform Building Code 1964.
- The building resides on a sloping hillside. The higher-grade elevation is on the west side and slopes to the lower southeast side . Hillside buildings are recognized to be significantly more vulnerable to seismic forces than other buildings. Regulations were not in place until after the Loma Prieta earthquake in 1989.
- The building seismic force resisting system includes pre-Northridge moment frames, which have limited ductility and have been demonstrated to perform poorly after the Northridge earthquake.

Existing Building Foundation Typical Characteristics

- Original notes indicate the foundation was designed with a very firm gray shale soil (12,000 pounds per square foot).

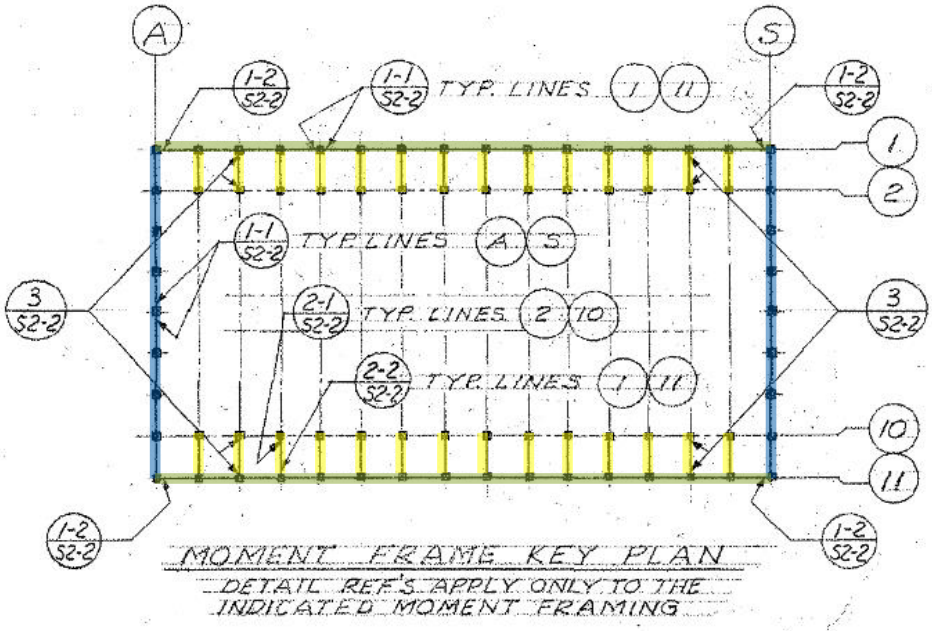


Clara Shortridge Foltz Criminal Justice Center, Parking Level Plan



Clara Shortridge Foltz Criminal Justice Center, North Elevation

Hillside Configuration



Clara Shortridge Foltz Criminal Justice Center, Moment Frame Key Plan

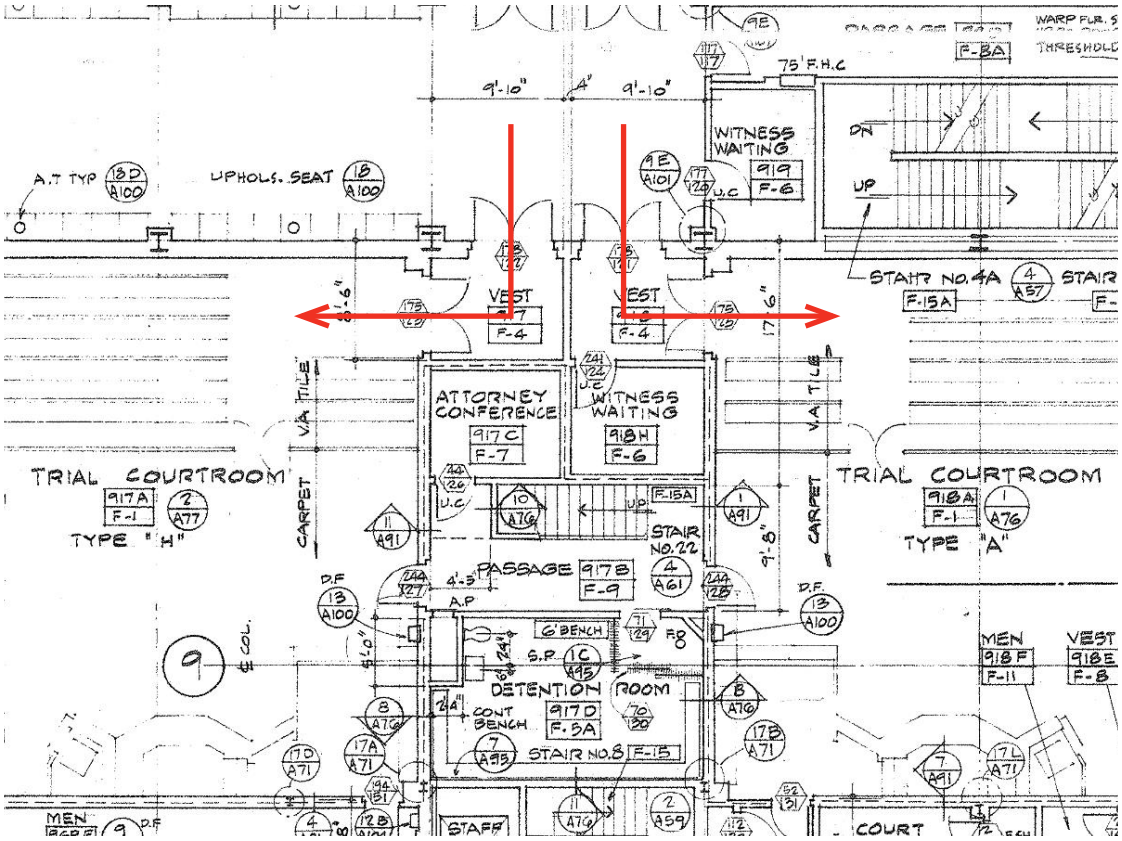
10.6 Existing Foltz Renovation-in-Place Studies

Transverse Section, One detention mezzanine serves two courtroom levels

Existing in-custody circulation requires staff-intensive management of movements in four segments from arrival to mezzanine to courtroom and back to mezzanine to departure. Recent in-custody data shows a significant shortfall in “special” holding capabilities to separate conflicting populations/individuals. Existing detention spaces have numerous blind spots and long circulation paths that create surveillance and control challenges. Courtrooms cannot be accessed by in-custody elevator routes. Renovation of each detention mezzanine may force two adjacent courtroom levels to go dark, affecting up to 18 courtrooms in each round. Renovation may need to subdivide each floor in half for phased work. Existing in-custody circulation requires staff-intensive management of movements in multiple segments from arrival to mezzanine to courtroom and back to mezzanine to departure.

Level 13, Courtrooms cannot be accessed by in-custody elevator routes.

Due to detention and courtroom floor groupings, Foltz renovation-in-place would occur in six phases, three contiguous floors simultaneously. The existing courtroom sizes are smaller than the California Trial Court Facilities Standards; thus, the total number of courtrooms needs to be reduced, or a renovation toward a smaller-than-the-standard size is needed to house the existing 60 courtrooms.



Existing courtroom sets lack conference rooms adjoining public vestibules.

Jury and staff restroom facilities are undersized and not accessible.

Per CTCFS:

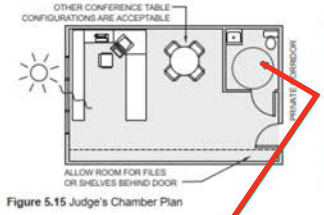


Figure 5.15 Judge's Chamber Plan

At least one accessible toilet compartment is provided in every restroom

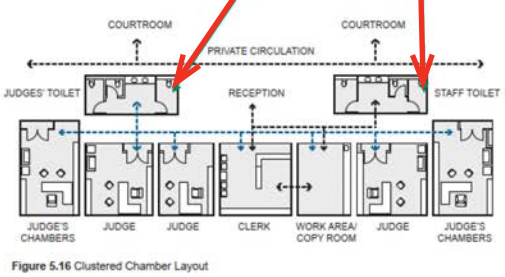
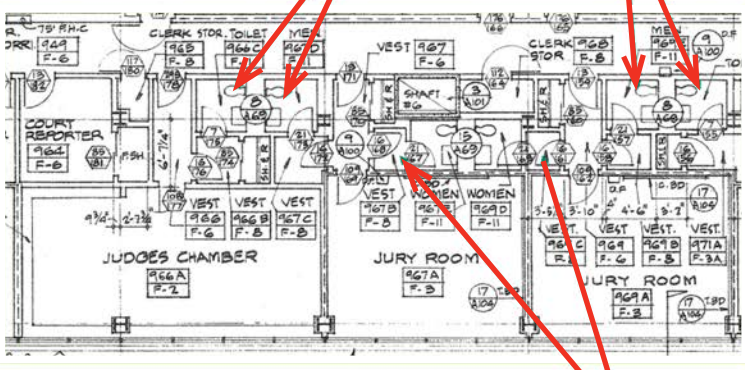


Figure 5.16 Clustered Chamber Layout

Non-compliant single accommodation toilet facilities typical throughout



Compliant single-accommodation toilet facility

Non-compliant vestibules typical throughout

Test Fits

Courtroom Floor

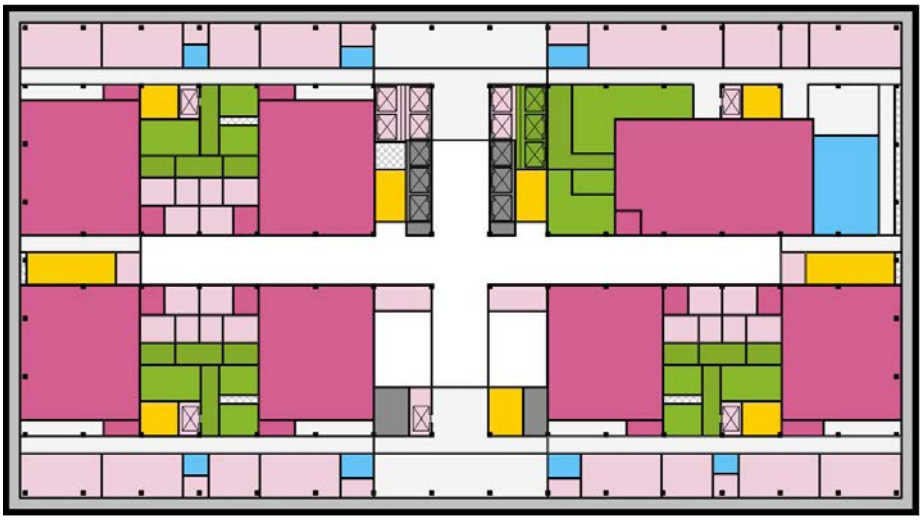
- The lack of a staff corridor connecting the backcourt “north” from “south” is not ideal.
- The large courtroom may benefit from more attorney/client conferencing opportunities in the holding area. A more detailed space planning analysis is needed.
- The entrance to the large courtroom might be better from the side or further “east,” as access between holding and the litigation area is more likely to be separated from the spectator area by the two ends of the courtroom. This is a minor adjustment but would demonstrate a handle on such issues.

In-Custody Mezzanine Floor

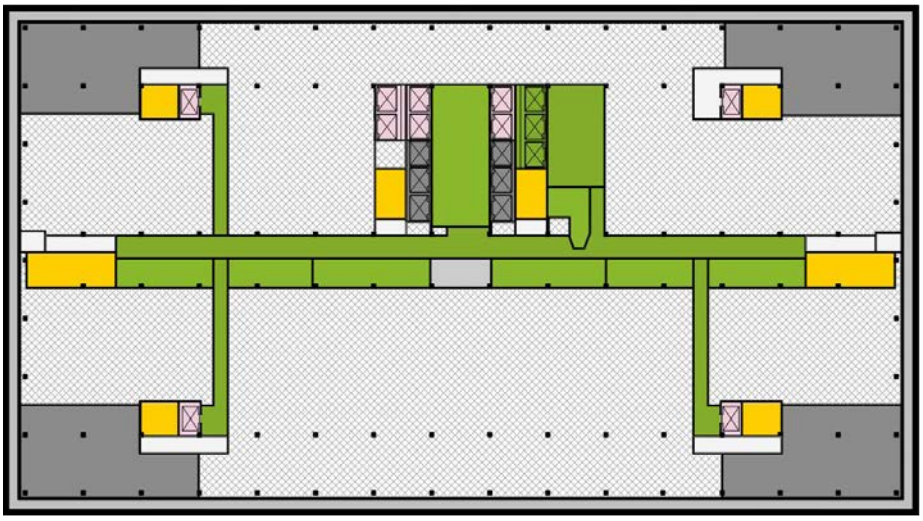
- The test fit works within the limitations of the existing floorplate.
- There could be opportunities for a higher level of eyes-on contact with holding cells opposite the control room by arching the corridor around the view bubble in the corridor and arching two or more holding cells around that with enhanced visual surveillance. The holding cells farthest from the control room could relocate to this location.

Existing Level 15, Courtroom Floor

COURT SET
JURY & COURT ADMIN
SPECIAL SERVICES
BUILDING SECURITY
BUILDING SUPPORT
VERTICAL CIRCULATION



Test-Fit, Courtroom Floor



Test-Fit, In-Custody Mezzanine Floor

Renovation-in-Place Structural Studies

Strengthening Existing Structural System General Considerations

- Primary system (seismic force resisting system deficiencies):
    - The seismic force resisting system (SFRS) is configured with pre-Northridge moment connections (PNMFs). A PNMF is a type of steel work beam-column connection that has potential design flaws. After the 1994 Northridge earthquake, the design code of new structures was changed to correct these deficient connections.
    - SFRS exhibits inadequate strength and stiffness and needs to be strengthened with a supplementary SFRS.
    - Wide separation between the east and west stiff facades imposes challenges at floor diaphragms, which span between the east and west facade-moment frames (MFs). Diaphragm strength and stiffness are inadequate to transfer forces to the SFRS.
    - Numerous short bay moment frames, part of the SFRS, contribute marginally to the north-south building strength and stiffness and are exposed to larger horizontal displacements in the MF with brittle PNMFs.
- Additional issues not reported in previous studies:
    - Direct material testing nor observation of existing PNMFs was reported. Existing softened or cracked connections need to be identified and repaired to restore the connection capacity.
    - Strengthening retaining wall connections to the building system due to hillside configuration.
    - The condition of structural underpinning (40 ft depth approx.) along the northwest corner under the basement level is unknown.
    - Non-structural facade concrete panel connections may need more detailed inspection and possible strengthening.
- The following are feasible strengthening options for the building based on earlier studies (Arup, 2019 and Rutherford + Chekene):
    - Strengthening of existing foundation.
    - Adding buckling restrained brace frames (BRBs) as supplemental seismic force resisting system (SFRS).

    - Strengthening of concrete diaphragms with additional connections in the steel framing and/or fiber reinforced polymer strips (FRPs).
    - Partial demolition at all levels to connect a new BRB system.
    - Strengthening of specific steel beams and concrete beams is required.
    - Strengthening/bracing of existing ceilings or replacement.
    - Non-structural facade concrete panel connections need strengthening.
- BRBs distributed along the building plan will minimize the need to strengthen existing PNMF connections, components, and the seismic collector force system.
- Seismic collector strengthening options may include adhered carbon fiber strips (FRPs) and strengthening existing steel components and connections as required.

11

Appendix C

New Downtown Los Angeles Courthouses per Court Facilities Standards

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11.1 New DTLA Civil Courthouse Program Analysis

The variety of space types that need to be accommodated and organized in a new civil courthouse are shown in the table below:

Space Program Summary			
Division / Functional Area		**Total NSF [2]**	**Total CGSF [3]**
1.0	Public Area - Lobby, Security Screening	7,010	8,412
2.0	Court Sets **(100 Courtrooms)**	302,350	393,055
3.0	Chambers & Courtroom Support	86,212	107,765
4.0	Court Operations	24,892	31,115
5.0	Clerk's Office	30,269	40,863
6.0	Family Court Services	15,150	20,453
7.0	Self Help	8,314	10,808
8.0	Administration/Information Technology	10,328	12,910
9.0	Jury Services	13,477	15,499
10.0	Sheriff	15,040	19,552
11.0	Central In-Custody Holding	10,888	16,332
12.0	Building Support	85,621	107,026
	SUBTOTAL	609,551	783,789
	GROSSING FACTOR [1]		1.4
	TOTAL GROSS SQUARE FEET (GSF)		**1,097,305**
	GSF PER COURTROOM		10,973

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

Assumptions:
100 courtrooms. Matches 1,097,305 GSF.

Courtrooms by Type: (4) Large Courtroom / (96) Multi-purpose Courtroom

Division/Functional Area shown for reference only and subject to change during the planning and design phases.

11.2 New DTLA Criminal Courthouse Program Analysis

The variety of space types that need to be accommodated and organized in a new criminal courthouse are shown in the table below:

Space Program Summary			
Division / Functional Area		**Total NSF [2]**	**Total CGSF [3]**
1.0	Public Area - Lobby, Security Screening	6,710	8,052
2.0	Court Sets **(60 Courtrooms)**	180,085	234,111
3.0	Chambers & Courtroom Support	32,920	41,150
4.0	Court Operations [4]		*included in unallocated space*
5.0	Clerk's Office [4]		*included in unallocated space*
6.0	Family Court Services [4]		*included in unallocated space*
7.0	Self Help [4]		*included in unallocated space*
8.0	Administration/Information Technology [4]		*included in unallocated space*
9.0	Jury Services	17,078	19,640
10.0	Sheriff [4]		*included in unallocated space*
11.0	Central In-Custody Holding [4]		*included in unallocated space*
12.0	Building Support [5]	29,602	37,003
	SUBTOTAL	266,395	339,955
	ESTIMATED % OF SPACE UNALLOCATED	30.00%	143,412
	PROJECTED SUBTOTAL		483,366
	GROSSING FACTOR [1]		1.4
	TOTAL GROSS SQUARE FEET (GSF)		**676,713**
	GSF PER COURTROOM		11,279

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
4. CGSF for noted Division/Functional Areas are included under estimated % of Space Unallocated below.
5. Includes space for staff breakroom, building storage, building loading and receiving, etc.

Courtrooms by Type: (1) Large Courtroom / (52) Multi-purpose Courtroom / (4) Arraignment Courtroom / (3) Specialty Courtroom

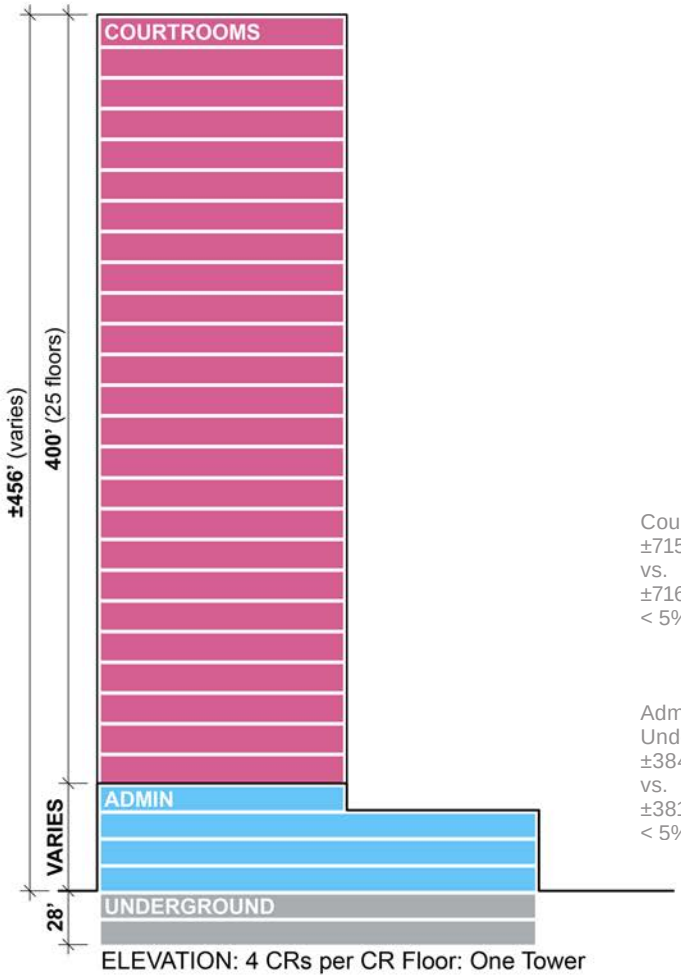
Division/Functional Area shown for reference only and subject to change during the planning and design phases.

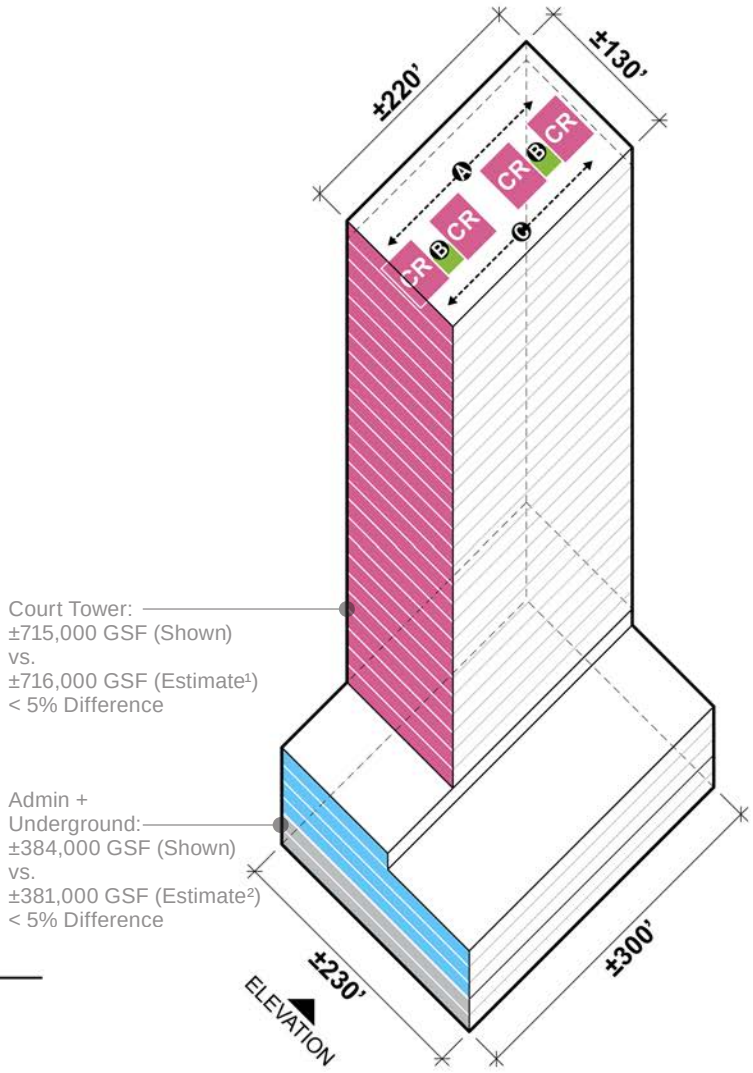
11.3New DTLA Courthouses Massing Studies

New DTLA civil courthouse and new DTLA criminal courthouse massing studies shown in Sections 10.3.1 and 10.3.2 reflect the total gross square feet (GSF) depicted for respective courthouses in Sections 10.1 and 10.2. The massing studies referenced the site dimensions of example sites in Section 6.3. In general, the massing studies are site agnostic and drawn for diagrammatic purposes to illustrate various sizes and configurations of the new courthouses.

11.3.1 New DTLA Civil Courthouse

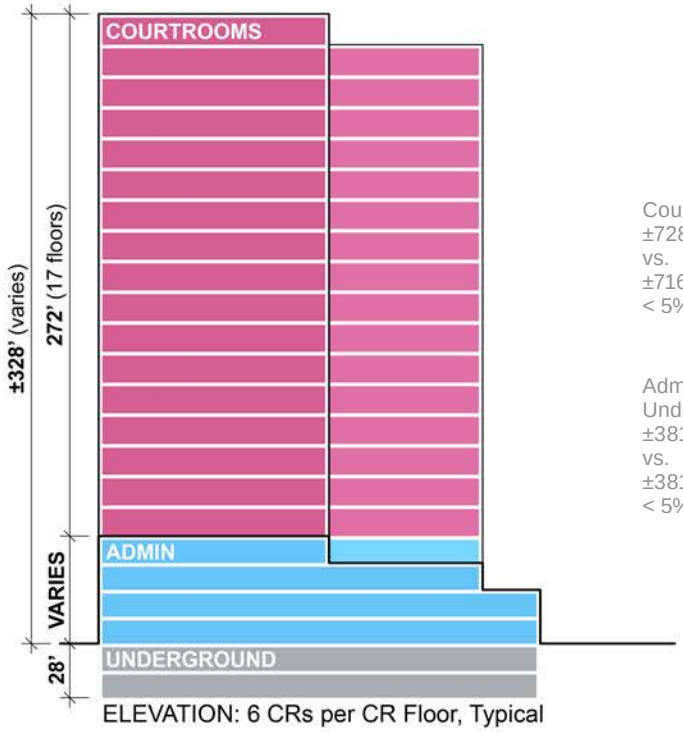
The new DTLA civil courthouse anticipates 100 courtrooms. The building area is primarily divided into a court tower and admin and underground. The court tower, which contains courtrooms, is assumed to have a 16′ floor-to-floor dimension. The admin and underground, which includes administrative programs, staff parking, building support, etc., is considered to have a 14′ floor-to-floor dimension. The sizes and adjacencies of the programs, the massing configuration, and the circulation entry points are some subjects to be further studied during the planning and design phases.





Footnotes and Legend:
1. Preliminary estimate of the Court Tower GSF of the total 1,097,305 GSF
2. Preliminary estimate of the Admin + Underground GSF of the total 1,097,305 GSF.

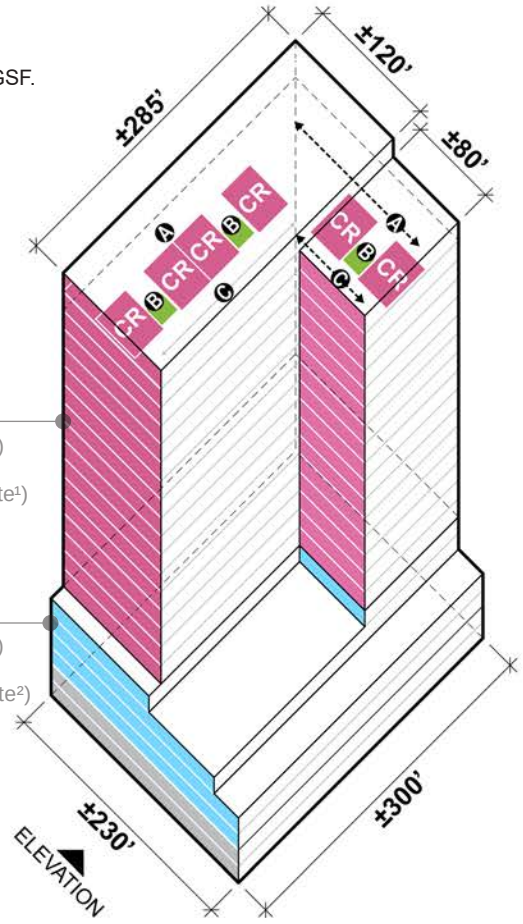
Ⓐ PRIVATE CIRCULATION
Ⓑ DETENTION CIRCULATION
Ⓒ PUBLIC CIRCULATION

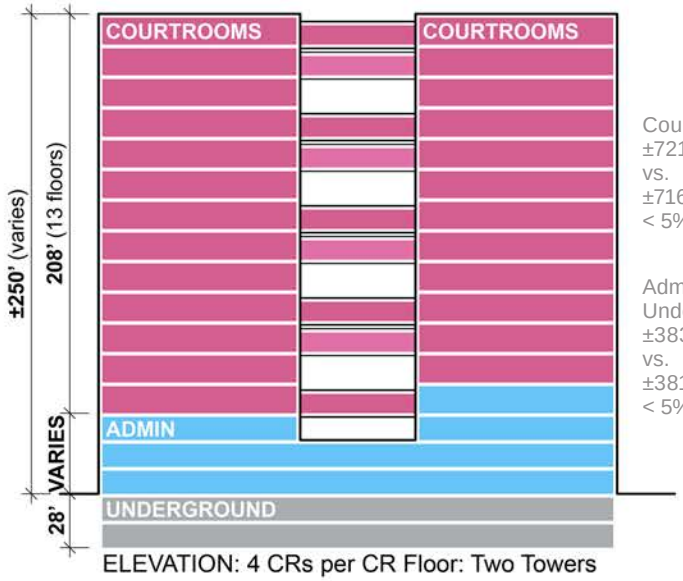


ELEVATION: 6 CRs per CR Floor, Typical

Court Tower:
±728,600 GSF (Shown)
vs.
±716,000 GSF (Estimate[1])
< 5% Difference

Admin + Underground:
±381,200 GSF (Shown)
vs.
±381,000 GSF (Estimate[2])
< 5% Difference

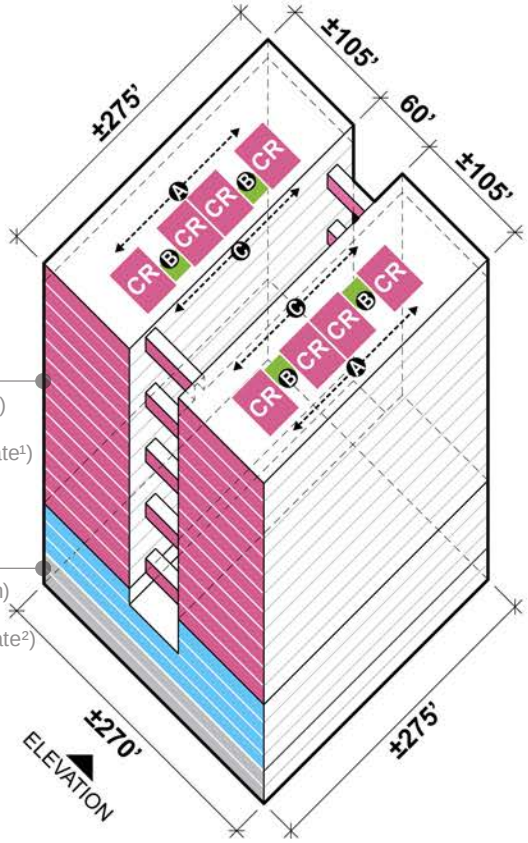




ELEVATION: 4 CRs per CR Floor: Two Towers

Court Towers:
±721,875 GSF (Shown)
vs.
±716,000 GSF (Estimate[1])
< 5% Difference

Admin + Underground:
±383,625 GSF (Shown)
vs.
±381,000 GSF (Estimate[2])
< 5% Difference

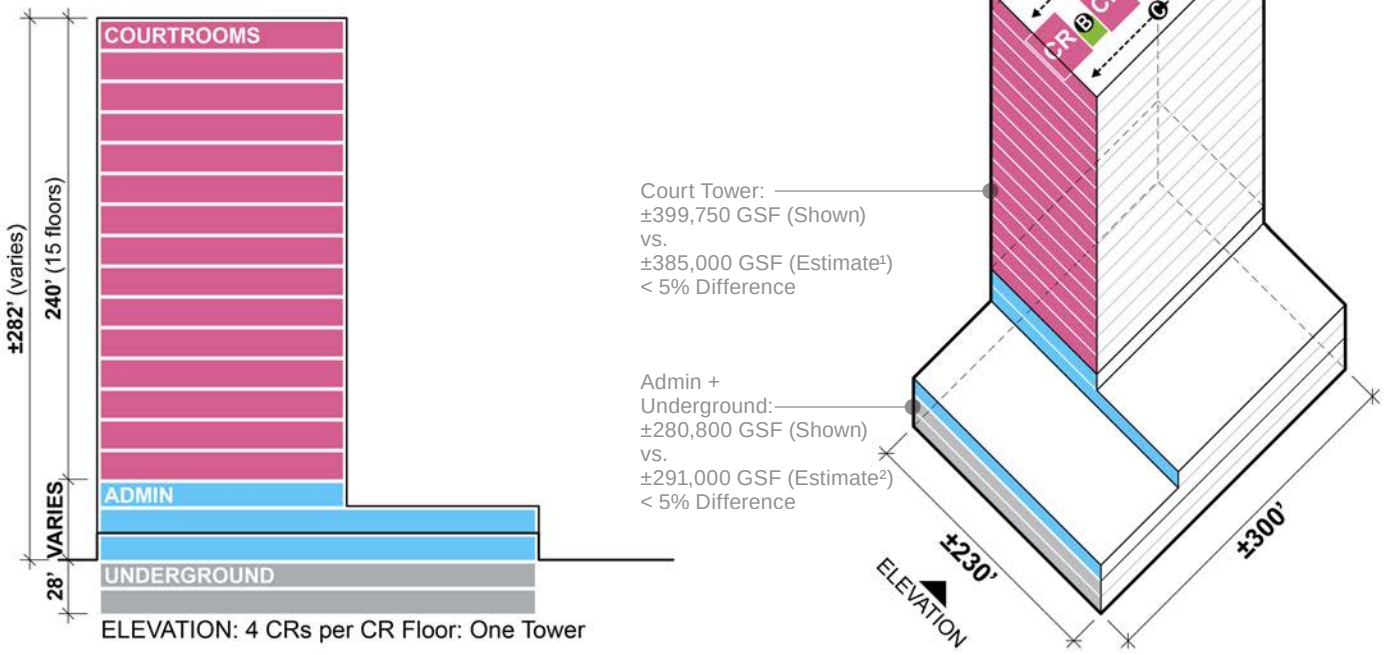


11.3.2 New DTLA Criminal Courthouse

The new DTLA criminal courthouse anticipates 60 courtrooms. The building area is primarily divided into court tower and admin and underground. The court tower, which contains courtrooms, is assumed to have a 16′ floor-to-floor dimension. The admin and underground, which includes administrative programs, staff parking, building support, etc., is considered to have a 14′ floor-to-floor dimension.

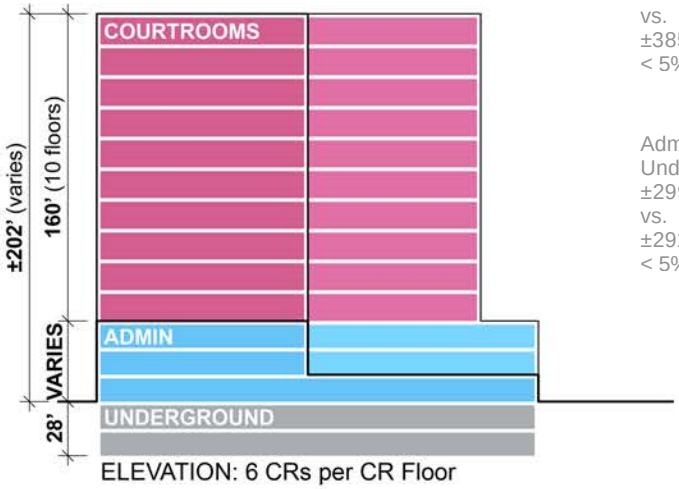
Per the facilities standard diagram in Section 9.2, in-custody circulation must have a separate, secure circulation path connecting a vehicle sally port, suggested to be located underground, to a secure holding area. For the new DTLA criminal courthouse, a more extensive underground holding area is anticipated compared to the new DTLA civil courthouse.

The sizes and adjacencies of the programs, the massing configuration, and the circulation entry points are some subjects to be further studied during the planning and design phases.



Footnotes and Legend:
1. Preliminary estimate of the Court Tower GSF of the total 676,713 GSF.
2. Preliminary estimate of the Admin + Underground GSF of the total 676,713 GSF.

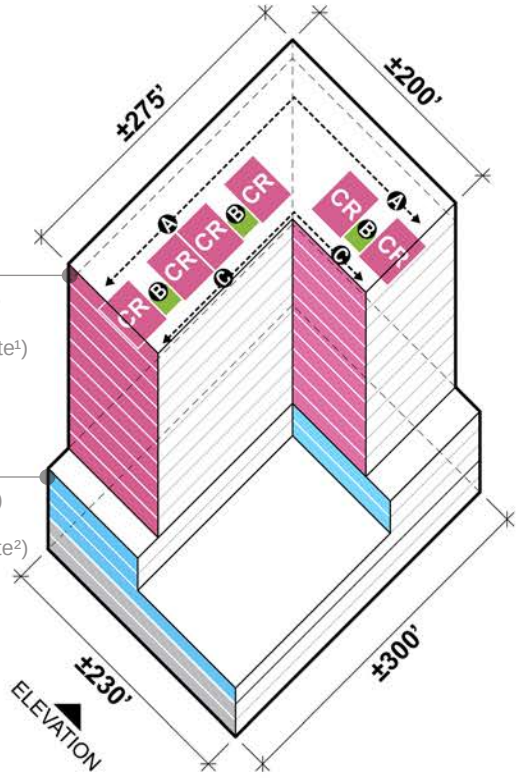
Ⓐ PRIVATE CIRCULATION
Ⓑ DETENTION CIRCULATION
Ⓒ PUBLIC CIRCULATION

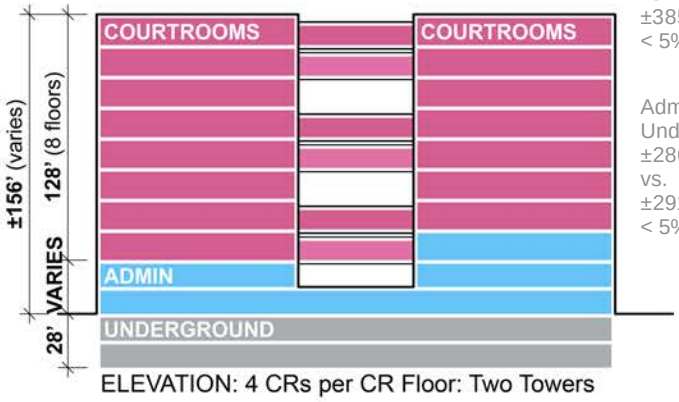


ELEVATION: 6 CRs per CR Floor

Court Tower:
±401,500 GSF (Shown)
vs.
±385,000 GSF (Estimate[1])
< 5% Difference

Admin +
Underground:
±299,400 GSF (Shown)
vs.
±291,000 GSF (Estimate[2])
< 5% Difference

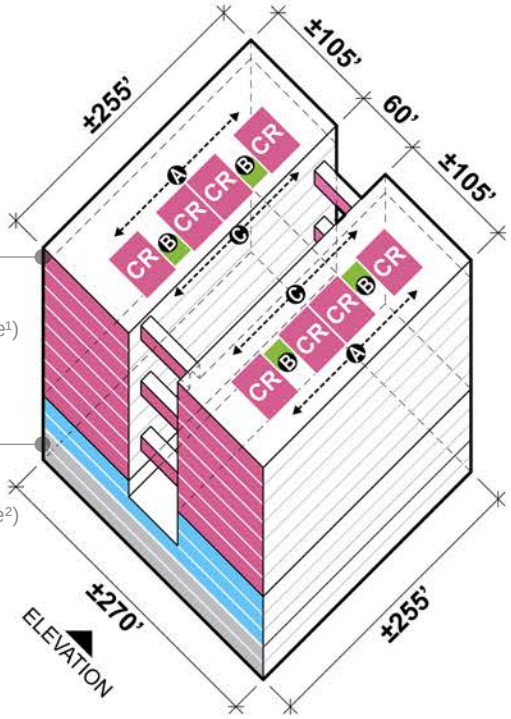




ELEVATION: 4 CRs per CR Floor: Two Towers

Court Towers:
±401,625 GSF (Shown)
vs.
±385,000 GSF (Estimate[1])
< 5% Difference

Admin +
Underground:
±286,875 GSF (Shown)
vs.
±291,000 GSF (Estimate[2])
< 5% Difference



12

Appendix D

New DTLA Civil and Criminal Courthouses Cost Estimates

Cost Estimates for the 17 Projects (Listed in Section 5)

Estimated Total Project Costs

In Section 5, total project costs listed for the new DTLA civil courthouse (Mosk replacement) (Section 5.2) and new DTLA criminal courthouse (Foltz replacement) (Section 5.7) projects are based on the detailed cost estimates for the base and alternate scenarios provided below. For the other 15 projects (Sections 5.1, 5.3–5.6, and 5.8–5.17), detailed cost estimates have not been provided below, as total project costs have been developed by Judicial Council Facilities Services using its cost estimating tool, which factors in escalation to the midpoint of construction.

Note: Each project's total cost will be reviewed and updated at the time its Capital Outlay Budget Change Proposal is being prepared to request initial funding or continuation funding for a particular phase as recommended by the Judicial Council's Court Facilities Advisory Committee and as directed by the Judicial Council.

12.1New DTLA Civil Courthouse Cost Estimate

12.1.1 Base Scenario Cost Estimate

Scope			
Operate Existing (99 CR)	$249,324,295		$250,000,000
New Site Acquisition	$101,567,012	$100,000,000	
New (100 CR) on New Site	$2,219,474,059	$2,220,000,000	
Migrate to New	$8,980,494	$9,000,000	
Mosk Site Stabilized	$27,839,532	$30,000,000	
Operate New (100 CR)	$174,764,033		$175,000,000
Total Operational	$424,088,328		$425,000,000
Total Capital	$2,357,861,097	**$2,359,000,000**	

Estimated Cost

New DTLA Civil Courthouse Base Scenario Cost Estimate Notes

- Refer to Appendix B, Section 10.1, for the existing Stanley Mosk Courthouse program and areas in SF.
- Refer to Appendix C, Sections 11.1 and 11.3.1, for the new DTLA civil courthouse program and areas in SF.
- Four acres is used as a preliminary recommended size for a new site.

Cost Estimate Worksheet Overview

Captial Cost (without Escalation)			
New Site Acquisition	4 AC	$20,000,000	$80,000,000
New (100 CR) on New Site	1,097,305 SF	$1,255.00	$1,377,100,000
Mosk Site Stabilized (West)	367,023 SF	$20.00	$7,300,000
Mosk Site Stabilized (East)	407,634 SF	$20.00	$8,200,000
Operational Cost (without Escalation)			
Operate Existing (East)	407,634 SF	$19.40	$7,900,000
Operate Existing (West)	367,023 SF	$19.40	$7,100,000
Operate New (100 CR)	1,097,305 SF	$15.00	$16,500,000
Move Cost (without Escalation)			
Migrate to New	99 EA	$50,000.00	$5,000,000
Total			**$1,740,850,000**
Total Escalated			**$2,781,800,000**
Total DCF			**$1,708,400,000**
Captial Cost (with Escalation)			
New Site Acquisition	4 AC	$25,391,753	$101,567,012
New (100 CR) on New Site	1,097,305 SF	$2,022.66	$2,219,474,059
Mosk Site Stabilized (West)	367,023 SF	$35.72	$13,111,521
Mosk Site Stabilized (East)	407,634 SF	$36.13	$14,728,010
Operational Cost (with Escalation)			
Operate Existing (East)	407,634 SF	$322.13	$131,310,795
Operate Existing (West)	367,023 SF	$321.54	$118,013,500
Operate New (100 CR)	1,097,305 SF	$159.27	$174,764,033
Move Cost (with Escalation)			
Migrate to New	99 EA	$90,712.06	$8,980,494

Cost Estimate Worksheet Year-by-Year Breakdown

	2024	2025	2026
Captial Cost (without Escalation)			
New Site Acquisition			$72,000,000
New (100 CR) on New Site			
Mosk Site Stabilized (West)			
Mosk Site Stabilized (East)			
	$0	$0	$72,000,000
Operational Cost (without Escalation)			
Operate Existing (East)	$7,900,000	$7,900,000	$7,900,000
Operate Existing (West)	$7,100,000	$7,100,000	$7,100,000
Operate New (100 CR)			
	$15,000,000	$15,000,000	$15,000,000
Move Cost (without Escalation)			
Migrate to New			
	$0	$0	$0
Total	**$15,000,000**	**$15,000,000**	**$87,000,000**
Total Escalated	**$17,300,000**	**$18,200,000**	**$109,800,000**
Total DCF	**$15,700,000**	**$15,700,000**	**$90,300,000**
Captial Cost (with Escalation)			
New Site Acquisition	$0	$0	$90,857,894
New (100 CR) on New Site	$0	$0	$0
Mosk Site Stabilized (West)	$0	$0	$0
Mosk Site Stabilized (East)	$0	$0	$0
	$0	$0	$90,857,894
Operational Cost (with Escalation)			
Operate Existing (East)	$9,129,240	$9,585,702	$9,969,130
Operate Existing (West)	$8,204,760	$8,614,998	$8,959,598
Operate New (100 CR)	$0	$0	$0
	$17,334,000	$18,200,700	$18,928,728
Move Cost (with Escalation)			
Migrate to New	$0	$0	$0

2027	2028	2029	2030	2031	2032
$4,000,000	$4,000,000				
		$68,855,000	$137,710,000	$137,710,000	$413,130,000
$4,000,000	$4,000,000	$68,855,000	$137,710,000	$137,710,000	$413,130,000
$7,900,000	$7,900,000	$7,900,000	$7,900,000	$7,900,000	$7,900,000
$7,100,000	$7,100,000	$7,100,000	$7,100,000	$7,100,000	$7,100,000
$15,000,000	$15,000,000	$15,000,000	$15,000,000	$15,000,000	$15,000,000
$0	$0	$0	$0	$0	$0
$19,000,000	**$19,000,000**	**$83,855,000**	**$152,710,000**	**$152,710,000**	**$428,130,000**
$24,900,000	**$25,900,000**	**$119,000,000**	**$225,400,000**	**$234,500,000**	**$683,600,000**
$19,500,000	**$19,300,000**	**$84,600,000**	**$152,600,000**	**$151,200,000**	**$419,700,000**
$5,249,567	$5,459,550	$0	$0	$0	$0
$0	$0	$97,738,501	$203,296,081	$211,427,924	$659,655,124
$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0
$5,249,567	$5,459,550	$97,738,501	$203,296,081	$211,427,924	$659,655,124
$10,367,895	$10,782,611	$11,213,916	$11,662,472	$12,128,971	$12,614,130
$9,317,982	$9,690,701	$10,078,329	$10,481,462	$10,900,721	$11,336,750
$0	$0	$0	$0	$0	$0
$19,685,877	$20,473,312	$21,292,245	$22,143,934	$23,029,692	$23,950,880
$0	$0	$0	$0	$0	$0

Cost Estimate Worksheet Year-by-Year Breakdown

	2033	2034	2035
Captial Cost (without Escalation)			
New Site Acquisition			
New (100 CR) on New Site	$344,275,000	$275,420,000	
Mosk Site Stabilized (West)			$7,300,000
Mosk Site Stabilized (East)			$8,200,000
	$344,275,000	$275,420,000	$15,500,000
Operational Cost (without Escalation)			
Operate Existing (East)	$7,900,000	$7,900,000	$3,950,000
Operate Existing (West)	$7,100,000	$7,100,000	$3,550,000
Operate New (100 CR)		$8,250,000	$16,500,000
	$15,000,000	$23,250,000	$24,000,000
Move Cost (without Escalation)			
Migrate to New			$5,000,000
	$0	$0	$5,000,000
Total	**$359,275,000**	**$298,670,000**	**$44,500,000**
Total Escalated	**$596,600,000**	**$515,800,000**	**$79,900,000**
Total DCF	**$348,800,000**	**$287,200,000**	**$42,400,000**
Captial Cost (with Escalation)			
New Site Acquisition	$0	$0	$0
New (100 CR) on New Site	$571,701,108	$475,655,322	$0
Mosk Site Stabilized (West)	$0	$0	$13,111,521
Mosk Site Stabilized (East)	$0	$0	$14,728,010
	$571,701,108	$475,655,322	$27,839,532
Operational Cost (with Escalation)			
Operate Existing (East)	$13,118,695	$13,643,443	$7,094,590
Operate Existing (West)	$11,790,220	$12,261,828	$6,376,151
Operate New (100 CR)	$0	$14,247,899	$29,635,630
	$24,908,915	$40,153,171	$43,106,371
Move Cost (with Escalation)			
Migrate to New	$0	$0	$8,980,494

2036	2037	2038	2039
$0	$0	$0	$0
$16,500,000	$16,500,000	$16,500,000	$16,500,000
$16,500,000	$16,500,000	$16,500,000	$16,500,000
$0	$0	$0	$0
$16,500,000	**$16,500,000**	**$16,500,000**	**$16,500,000**
$30,800,000	**$32,100,000**	**$33,300,000**	**$34,700,000**
$15,600,000	**$15,400,000**	**$15,300,000**	**$15,100,000**
$0	$0	$0	$0
$0	$0	$0	$0
$0	$0	$0	$0
$0	$0	$0	$0
$0	$0	$0	$0
$0	$0	$0	$0
$0	$0	$0	$0
$30,821,056	$32,053,898	$33,336,054	$34,669,496
$30,821,056	$32,053,898	$33,336,054	$34,669,496
$0	$0	$0	$0

12.1.2 Alternate Scenario Cost Estimate

Scope			
Operate Existing (99 CR)	$138,058,796		$140,000,000
Migrate to Swing Space	$7,381,311	$7,000,000	
Swing Space Tenant Improvement	$446,189,017	$445,000,000	
Swing Space Operate	$69,564,441		$70,000,000
Swing Space Rent	$208,693,324	$208,000,000	
Mosk Site Vacated/Demolish	$83,213,953	$85,000,000	
New (100 CR) on Mosk Site	$2,219,198,736	$2,220,000,000	
Migrate to New	$8,635,090	$8,500,000	
Operate New (100 CR)	$189,011,932		$190,000,000
Total Operational	$396,635,170		$400,000,000
Total Capital	$2,973,311,432	**$2,973,500,000**	

Estimated Cost

New DTLA Civil Courthouse Base Scenario Cost Estimate Notes

- Refer to Appendix B, Section 10.1, for the existing Stanley Mosk Courthouse program and areas in SF.
- Refer to Appendix C, Sections 11.1 and 11.3.1, for the new DTLA civil courthouse program and areas in SF.
- Refer to Section 6.6 for swing space SF analysis; 580,000 SF is used as a preliminary assumption.

Cost Estimate Worksheet Overview

Captial Cost (without Escalation)			
Mosk Vacated/Demo (West)	367,023 SF	$70.00	$25,700,000
Mosk Vacated/Demo (East)	407,634 SF	$70.00	$28,500,000
Swing Space T.I.	580,000 SF	$550.00	$319,000,000
New (100 CR) on Mosk Site	1,097,305 SF	$1,255.00	$1,377,100,000
Operational Cost (without Escalation)			
Operate Existing (East)	407,634 SF	$19.40	$7,900,000
Operate Existing (West)	367,023 SF	$19.40	$7,100,000
Swing Space Operate	580,000 SF	$15.00	$8,700,000
Swing Space Rent	580,000 SF	$45.00	$26,100,000
Operate New (100 CR)	1,097,305 SF	$15.00	$16,500,000
Move Cost (without Escalation)			
Migrate to Swing Space	99 EA	$50,000.00	$5,000,000
Migrate to New	99 EA	$50,000.00	$5,000,000
Total			**$2,138,300,000**
Total Escalated			**$3,370,000,000**
Total DCF			**$2,105,800,000**
Captial Cost (with Escalation)			
Mosk Vacated/Demo (West)	367,023 SF	$107.51	$39,457,539
Mosk Vacated/Demo (East)	407,634 SF	$107.34	$43,756,415
Swing Space T.I.	580,000 SF	$769.29	$446,189,017
New (100 CR) on Mosk Site	1,097,305 SF	$2,022.41	$2,219,198,736
Operational Cost (with Escalation)			
Operate Existing (East)	407,634 SF		$72,710,966
Operate Existing (West)	367,023 SF		$65,347,830
Swing Space Operate	580,000 SF		$69,564,441
Swing Space Rent	580,000 SF		$208,693,324
Operate New (100 CR)	1,097,305 SF		$189,011,932
Move Cost (with Escalation)			
Migrate to Swing Space	99 EA	$74,558.70	$7,381,311
Migrate to New	99 EA	$87,223.14	$8,635,090

Cost Estimate Worksheet Year-by-Year Breakdown

	2024	2025	2026
Captial Cost (without Escalation)			
Mosk Vacated/Demo (West)			
Mosk Vacated/Demo (East)			
Swing Space T.I.			$15,950,000
New (100 CR) on Mosk Site			
	$0	$0	$15,950,000
Operational Cost (without Escalation)			
Operate Existing (East)	$7,900,000	$7,900,000	$7,900,000
Operate Existing (West)	$7,100,000	$7,100,000	$7,100,000
Swing Space Operate			
Swing Space Rent			
Operate New (100 CR)			
	$15,000,000	$15,000,000	$15,000,000
Move Cost (without Escalation)			
Migrate to Swing Space			
Migrate to New			
	$0	$0	$0
Total	**$15,000,000**	**$15,000,000**	**$30,950,000**
Total Escalated	**$17,300,000**	**$18,200,000**	**$39,100,000**
Total DCF	**$15,700,000**	**$15,700,000**	**$32,200,000**
Captial Cost (with Escalation)			
Mosk Vacated/Demo (West)	$0	$0	$0
Mosk Vacated/Demo (East)	$0	$0	$0
Swing Space T.I.	$0	$0	$20,127,547
New (100 CR) on Mosk Site	$0	$0	$0
	$0	$0	$20,127,547
Operational Cost (with Escalation)			
Operate Existing (East)	$9,129,240	$9,585,702	$9,969,130
Operate Existing (West)	$8,204,760	$8,614,998	$8,959,598
Swing Space Operate	$0	$0	$0
Swing Space Rent	$0	$0	$0
Operate New (100 CR)	$0	$0	$0
	$17,334,000	$18,200,700	$18,928,728
Move Cost (with Escalation)			
Migrate to Swing Space	$0	$0	$0
Migrate to New	$0	$0	$0

2027	2028	2029	2030	2031	2032
				$25,700,000	
				$28,500,000	
$31,900,000	$95,700,000	$95,700,000	$79,750,000		
$41,313,000	$55,084,000	$41,313,000	$27,542,000	$110,168,000	$413,130,000
$73,213,000	$150,784,000	$137,013,000	$107,292,000	$164,368,000	$413,130,000
$7,900,000	$7,900,000	$7,900,000	$7,900,000		
$7,100,000	$7,100,000	$7,100,000	$7,100,000		
			$8,700,000	$8,700,000	$8,700,000
			$26,100,000	$26,100,000	$26,100,000
$15,000,000	$15,000,000	$15,000,000	$49,800,000	$34,800,000	$34,800,000
			$5,000,000		
$0	$0	$0	$5,000,000	$0	$0
$88,213,000	**$165,784,000**	**$152,013,000**	**$162,092,000**	**$199,168,000**	**$447,930,000**
$115,800,000	**$226,300,000**	**$215,800,000**	**$239,300,000**	**$305,800,000**	**$715,200,000**
$90,700,000	**$168,900,000**	**$153,400,000**	**$162,000,000**	**$197,100,000**	**$439,100,000**
$0	$0	$0	$0	$39,457,539	$0
$0	$0	$0	$0	$43,756,415	$0
$41,865,299	$130,619,732	$135,844,521	$117,731,918	$0	$0
$54,218,843	$75,183,462	$58,643,100	$40,659,216	$169,142,340	$659,655,124
$96,084,141	$205,803,194	$194,487,621	$158,391,135	$252,356,293	$659,655,124
$10,367,895	$10,782,611	$11,213,916	$11,662,472	$0	$0
$9,317,982	$9,690,701	$10,078,329	$10,481,462	$0	$0
$0	$0	$0	$12,843,482	$13,357,221	$13,891,510
$0	$0	$0	$38,530,446	$40,071,664	$41,674,530
$0	$0	$0	$0	$0	$0
$19,685,877	$20,473,312	$21,292,245	$73,517,862	$53,428,885	$55,566,041
$0	$0	$0	$7,381,311	$0	$0
$0	$0	$0	$0	$0	$0

Cost Estimate Worksheet Year-by-Year Breakdown

	2033	2034	2035
Captial Cost (without Escalation)			
Mosk Vacated/Demo (West)			
Mosk Vacated/Demo (East)			
Swing Space T.I.			
New (100 CR) on Mosk Site	$413,130,000	$275,420,000	
	$413,130,000	$275,420,000	$0
Operational Cost (without Escalation)			
Operate Existing (East)			
Operate Existing (West)			
Swing Space Operate	$8,700,000	$8,700,000	
Swing Space Rent	$26,100,000	$26,100,000	
Operate New (100 CR)		$16,500,000	$16,500,000
	$34,800,000	$51,300,000	$16,500,000
Move Cost (without Escalation)			
Migrate to Swing Space			
Migrate to New		$5,000,000	
	$0	$5,000,000	$0
Total	**$447,930,000**	**$331,720,000**	**$16,500,000**
Total Escalated	**$743,800,000**	**$572,900,000**	**$29,600,000**
Total DCF	**$434,900,000**	**$319,000,000**	**$15,700,000**
Captial Cost (with Escalation)			
Mosk Vacated/Demo (West)	$0	$0	$0
Mosk Vacated/Demo (East)	$0	$0	$0
Swing Space T.I.	$0	$0	$0
New (100 CR) on Mosk Site	$686,041,329	$475,655,322	$0
	$686,041,329	$475,655,322	$0
Operational Cost (with Escalation)			
Operate Existing (East)	$0	$0	$0
Operate Existing (West)	$0	$0	$0
Swing Space Operate	$14,447,171	$15,025,057	$0
Swing Space Rent	$43,341,512	$45,075,172	$0
Operate New (100 CR)	$0	$28,495,798	$29,635,630
	$57,788,682	$88,596,028	$29,635,630
Move Cost (with Escalation)			
Migrate to Swing Space	$0	$0	$0
Migrate to New	$0	$8,635,090	$0

2036	2037	2038	2039
$0	$0	$0	$0
$16,500,000	$16,500,000	$16,500,000	$16,500,000
$16,500,000	$16,500,000	$16,500,000	$16,500,000
$0	$0	$0	$0
$16,500,000	**$16,500,000**	**$16,500,000**	**$16,500,000**
$30,800,000	**$32,100,000**	**$33,300,000**	**$34,700,000**
$15,600,000	**$15,400,000**	**$15,300,000**	**$15,100,000**
$0	$0	$0	$0
$0	$0	$0	$0
$0	$0	$0	$0
$0	$0	$0	$0
$0	$0	$0	$0
$0	$0	$0	$0
$0	$0	$0	$0
$0	$0	$0	$0
$0	$0	$0	$0
$30,821,056	$32,053,898	$33,336,054	$34,669,496
$30,821,056	$32,053,898	$33,336,054	$34,669,496
$0	$0	$0	$0
$0	$0	$0	$0

12.2New DTLA Criminal Courthouse Cost Estimate

12.2.1 Base Scenario Cost Estimate

Scope			
Operate Existing (60 CR)	$687,121,251		$690,000,000
New Site Acquisition	$133,655,258	$135,000,000	
New (60 CR) on New Site	$2,582,544,937	$2,580,000,000	
Operate New (60 CR)	$202,003,672		$200,000,000
Migrate to New	$7,090,631	$7,000,000	
Foltz Site Stabilized	$72,324,431	$70,000,000	
Total Operational	$889,124,924		$890,000,000
Total Capital	$2,795,615,257	**$2,792,000,000**	

Estimated Cost

New DTLA Criminal Courthouse Base Scenario Cost Estimate Notes

- Refer to Appendix B, Section 10.4, for the existing Clara Shortridge Foltz Criminal Justice Center program and areas in SF.
- Refer to Appendix C, Sections 11.2 and 11.3.2, for the new DTLA criminal courthouse program and areas in SF.
- Four acres is used as a preliminary recommended size for a new site.

Cost Estimate Worksheet Overview

Captial Cost (without Escalation)			
New Site Acquisition	4 AC	$20,000,000	$80,000,000
New (60 CR) on New Site	676,713 SF	$1,800.00	$1,218,100,000
Foltz Site Stabilized	1,020,000 SF	$30	$30,600,000
Operational Cost (without Escalation)			
Operate New (60 CR)	676,713 SF	$15.00	$10,200,000
Operate Existing (60 CR)	1,020,000 SF	$21.70	$22,100,000
Move Cost (without Escalation)			
Migrate to New	60 EA	$50,000.00	$3,000,000
Total			**$1,817,050,000**
Total Escalated			**$3,684,900,000**
Total DCF			**$1,687,000,000**
Captial Cost (with Escalation)			
New Site Acquisition	4 AC	$20,000,000	$133,655,258
New (60 CR) on New Site	676,713 SF	$3,816.31	$2,582,544,937
Foltz Site Stabilized	1,020,000 SF	$70.91	$72,324,431
Operational Cost (with Escalation)			
Operate New (60 CR)	676,713 SF	$0.00	$202,003,672
Operate Existing (60 CR)	1,020,000 SF	$0.00	$687,121,251
Move Cost (with Escalation)			
Migrate to New	60 EA	$50,000.00	$7,090,631

Cost Estimate Worksheet Year-by-Year Breakdown

	2024	2025	2026
Captial Cost (without Escalation)			
New Site Acquisition			
New (60 CR) on New Site			
Foltz Site Stabilized			
	$0	$0	$0
Operational Cost (without Escalation)			
Operate New (60 CR)			
Operate Existing (60 CR)	$22,100,000	$22,100,000	$22,100,000
	$22,100,000	$22,100,000	$22,100,000
Move Cost (without Escalation)			
Migrate to New			
	$0	$0	$0
Total	**$22,100,000**	**$22,100,000**	**$22,100,000**
Total Escalated	**$25,500,000**	**$26,800,000**	**$27,900,000**
Total DCF	**$23,100,000**	**$23,200,000**	**$23,000,000**
Captial Cost (with Escalation)			
New Site Acquisition	$0	$0	$0
New (60 CR) on New Site	$0	$0	$0
Foltz Site Stabilized	$0	$0	$0
	$0	$0	$0
Operational Cost (with Escalation)			
Operate New (60 CR)	$0	$0	$0
Operate Existing (60 CR)	$25,538,760	$26,815,698	$27,888,326
	$25,538,760	$26,815,698	$27,888,326
Move Cost (with Escalation)			
Migrate to New	$0	$0	$0

2027	2028	2029	2030	2031	2032
$0	$0	$0	$0	$0	$0
$22,100,000	$22,100,000	$22,100,000	$22,100,000	$22,100,000	$22,100,000
$22,100,000	$22,100,000	$22,100,000	$22,100,000	$22,100,000	$22,100,000
$0	$0	$0	$0	$0	$0
$22,100,000	**$22,100,000**	**$22,100,000**	**$22,100,000**	**$22,100,000**	**$22,100,000**
$29,000,000	**$30,200,000**	**$31,400,000**	**$32,600,000**	**$33,900,000**	**$35,300,000**
$22,700,000	**$22,500,000**	**$22,300,000**	**$22,100,000**	**$21,900,000**	**$21,700,000**
$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0
$29,003,859	$30,164,013	$31,370,574	$32,625,397	$33,930,413	$35,287,629
$29,003,859	$30,164,013	$31,370,574	$32,625,397	$33,930,413	$35,287,629
$0	$0	$0	$0	$0	$0

Cost Estimate Worksheet Year-by-Year Breakdown

	2033	2034	2035
Captial Cost (without Escalation)			
New Site Acquisition	$72,000,000	$4,000,000	$4,000,000
New (60 CR) on New Site			
Foltz Site Stabilized			
	$72,000,000	$4,000,000	$4,000,000
Operational Cost (without Escalation)			
Operate New (60 CR)			
Operate Existing (60 CR)	$22,100,000	$22,100,000	$22,100,000
	$22,100,000	$22,100,000	$22,100,000
Move Cost (without Escalation)			
Migrate to New			
	$0	$0	$0
Total	**$94,100,000**	**$26,100,000**	**$26,100,000**
Total Escalated	**$156,300,000**	**$45,100,000**	**$46,900,000**
Total DCF	**$91,400,000**	**$25,100,000**	**$24,900,000**
Captial Cost (with Escalation)			
New Site Acquisition	$119,562,791	$6,908,072	$7,184,395
New (60 CR) on New Site	$0	$0	$0
Foltz Site Stabilized	$0	$0	$0
	$0	$0	$0
Operational Cost (with Escalation)			
Operate New (60 CR)	$0	$0	$0
Operate Existing (60 CR)	$36,699,134	$38,167,100	$39,693,784
	$36,699,134	$38,167,100	$39,693,784
Move Cost (with Escalation)			
Migrate to New	$0	$0	$0

2036	2037	2038	2039	2040	2041
$73,086,000	$109,629,000	$121,810,000	$365,430,000	$304,525,000	$243,620,000
$73,086,000	$109,629,000	$121,810,000	$365,430,000	$304,525,000	$243,620,000
					$5,100,000
$22,100,000	$22,100,000	$22,100,000	$22,100,000	$22,100,000	$22,100,000
$22,100,000	$22,100,000	$22,100,000	$22,100,000	$22,100,000	$27,200,000
$0	$0	$0	$0	$0	$0
$95,186,000	**$131,729,000**	**$143,910,000**	**$387,530,000**	**$326,625,000**	**$270,820,000**
$177,800,000	**$255,900,000**	**$290,800,000**	**$814,300,000**	**$713,800,000**	**$615,500,000**
$89,800,000	**$123,100,000**	**$133,200,000**	**$355,300,000**	**$296,600,000**	**$243,600,000**
$0	$0	$0	$0	$0	$0
$136,520,465	$212,971,925	$246,100,891	$767,834,780	$665,456,810	$553,660,066
$0	$0	$0	$0	$0	$0
$136,520,465	$212,971,925	$246,100,891	$767,834,780	$665,456,810	$553,660,066
$0	$0	$0	$0	$0	$11,590,454
$41,281,535	$42,932,796	$44,650,108	$46,436,113	$48,293,557	$50,225,299
$41,281,535	$42,932,796	$44,650,108	$46,436,113	$48,293,557	$61,815,753
$0	$0	$0	$0	$0	$0

Cost Estimate Worksheet Year-by-Year Breakdown

	2042	2043	2044
Captial Cost (without Escalation)			
New Site Acquisition			
New (60 CR) on New Site			
Foltz Site Stabilized	$30,600,000		
	$30,600,000	$0	$0
Operational Cost (without Escalation)			
Operate New (60 CR)	$10,200,000	$10,200,000	$10,200,000
Operate Existing (60 CR)	$11,050,000		
	$21,250,000	$10,200,000	$10,200,000
Move Cost (without Escalation)			
Migrate to New	$3,000,000		
	$3,000,000	$0	$0
Total	**$54,850,000**	**$10,200,000**	**$10,200,000**
Total Escalated	**$129,600,000**	**$25,100,000**	**$26,100,000**
Total DCF	**$48,800,000**	**$9,000,000**	**$8,900,000**
Captial Cost (with Escalation)			
New Site Acquisition	$0	$0	$0
New (60 CR) on New Site	$0	$0	$0
Foltz Site Stabilized	$72,324,431	$0	$0
	$72,324,431	$0	$0
Operational Cost (with Escalation)			
Operate New (60 CR)	$24,108,144	$25,072,469	$26,075,368
Operate Existing (60 CR)	$26,117,156	$0	$0
	$50,225,299	$25,072,469	$26,075,368
Move Cost (with Escalation)			
Migrate to New	$7,090,631	$0	$0

2045	2046	2047	2048
$0	$0	$0	$0
$10,200,000	$10,200,000	$10,200,000	$10,200,000
$10,200,000	$10,200,000	$10,200,000	$10,200,000
$0	$0	$0	$0
$10,200,000	**$10,200,000**	**$10,200,000**	**$10,200,000**
$27,100,000	**$28,200,000**	**$29,300,000**	**$30,500,000**
$8,800,000	**$8,700,000**	**$8,700,000**	**$8,600,000**
$0	$0	$0	$0
$0	$0	$0	$0
$0	$0	$0	$0
$0	$0	$0	$0
$27,118,383	$28,203,118	$29,331,243	$30,504,493
$0	$0	$0	$0
$27,118,383	$28,203,118	$29,331,243	$30,504,493
$0	$0	$0	$0

12.2.2 Alternate Scenario Cost Estimate

Scope			
Operate Existing (60 CR)	$610,778,796		$610,000,000
Mosk Site Vacated/Demolish	$125,188,087	$125,000,000	
New (60 CR) on Mosk Site	$2,427,155,075	$2,430,000,000	
Migrate to New	$6,555,686	$6,500,000	
Operate New (60 CR)	$235,883,460		$235,000,000
Foltz Site Stabilized	$69,542,722	$70,000,000	
Total Operational	$846,662,256		$845,000,000
Total Capital	$2,628,441,571	**$2,631,500,000**	

Estimated Cost

New DTLA Criminal Courthouse Alternate Scenario Cost Estimate Notes

- Refer to Appendix B, Section 10.4, for the existing Clara Shortridge Foltz Criminal Justice Center program and areas in SF.
- Refer to Appendix C, Sections 11.2 and 11.3.2, for the new DTLA criminal courthouse program and areas in SF.
- The existing Stanley Mosk Courthouse is required to be vacated and demolished.

Cost Estimate Worksheet Overview

Captial Cost (without Escalation)			
New (60 CR) on New Site	676,713 SF	$1,800.00	$1,218,100,000
Mosk Site Vacated/Demolish	774,657 SF	$90.00	$69,700,000
Foltz Site Stabilized	1,020,000 SF	$30.00	$30,600,000
Operational Cost (without Escalation)			
Operate New (60 CR)	676,713 SF	$15.00	$10,200,000
Operate Existing (60 CR)	1,020,000 SF	$21.70	$22,100,000
Move Cost (without Escalation)			
Migrate to New	60 EA	$50,000.00	$3,000,000
Total			**$1,788,900,000**
Total Escalated			**$3,475,000,000**
Total DCF			**$1,677,100,000**
Captial Cost (with Escalation)			
New (60 CR) on New Site	676,713 SF	$1,800.00	$2,427,155,075
Mosk Site Vacated/Demolish	774,657 SF	$0	$125,188,087
Foltz Site Stabilized	1,020,000 SF	$0	$69,542,722
Operational Cost (with Escalation)			
Operate New (60 CR)	676,713 SF	$0.00	$235,883,460
Operate Existing (60 CR)	1,020,000 SF	$0.00	$610,778,796
Move Cost (with Escalation)			
Migrate to New	60 EA	$50,000.00	$6,555,686

Cost Estimate Worksheet Year-by-Year Breakdown

	2024	2025	2026
Captial Cost (without Escalation)			
New (60 CR) on New Site			
Mosk Site Vacated/Demolish			
Foltz Site Stabilized			
	$0	$0	$0
Operational Cost (without Escalation)			
Operate New (60 CR)			
Operate Existing (60 CR)	$22,100,000	$22,100,000	$22,100,000
	$22,100,000	$22,100,000	$22,100,000
Move Cost (without Escalation)			
Migrate to New			
	$0	$0	$0
Total	**$22,100,000**	**$22,100,000**	**$22,100,000**
Total Escalated	**$25,500,000**	**$26,800,000**	**$27,900,000**
Total DCF	**$23,100,000**	**$23,200,000**	**$23,000,000**
Captial Cost (with Escalation)			
New (60 CR) on New Site	$0	$0	$0
Mosk Site Vacated/Demolish	$0	$0	$0
Foltz Site Stabilized	$0	$0	$0
	$0	$0	$0
Operational Cost (with Escalation)			
Operate New (60 CR)	$0	$0	$0
Operate Existing (60 CR)	$25,538,760	$26,815,698	$27,888,326
	$25,538,760	$26,815,698	$27,888,326
Move Cost (with Escalation)			
Migrate to New	$0	$0	$0

2027	2028	2029	2030	2031	2032
$0	$0	$0	$0	$0	$0
$22,100,000	$22,100,000	$22,100,000	$22,100,000	$22,100,000	$22,100,000
$22,100,000	$22,100,000	$22,100,000	$22,100,000	$22,100,000	$22,100,000
$0	$0	$0	$0	$0	$0
$22,100,000	**$22,100,000**	**$22,100,000**	**$22,100,000**	**$22,100,000**	**$22,100,000**
$29,000,000	**$30,200,000**	**$31,400,000**	**$32,600,000**	**$33,900,000**	**$35,300,000**
$22,700,000	**$22,500,000**	**$22,300,000**	**$22,100,000**	**$21,900,000**	**$21,700,000**
$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0
$29,003,859	$30,164,013	$31,370,574	$32,625,397	$33,930,413	$35,287,629
$29,003,859	$30,164,013	$31,370,574	$32,625,397	$33,930,413	$35,287,629
$0	$0	$0	$0	$0	$0

Cost Estimate Worksheet Year-by-Year Breakdown

	2033	2034	2035
Captial Cost (without Escalation)			
New (60 CR) on New Site	$24,362,000	$36,543,000	$36,543,000
Mosk Site Vacated/Demolish			$69,700,000
Foltz Site Stabilized			
	$24,362,000	$36,543,000	$106,243,000
Operational Cost (without Escalation)			
Operate New (60 CR)			
Operate Existing (60 CR)	$22,100,000	$22,100,000	$22,100,000
	$22,100,000	$22,100,000	$22,100,000
Move Cost (without Escalation)			
Migrate to New			
	$0	$0	$0
Total	**$46,462,000**	**$58,643,000**	**$128,343,000**
Total Escalated	**$77,200,000**	**$101,300,000**	**$230,500,000**
Total DCF	**$45,100,000**	**$56,400,000**	**$122,200,000**
Captial Cost (with Escalation)			
New (60 CR) on New Site	$40,455,399	$63,110,422	$65,634,839
Mosk Site Vacated/Demolish	$0	$0	$125,188,087
Foltz Site Stabilized	$0	$0	$0
	$40,455,399	$63,110,422	$190,822,926
Operational Cost (with Escalation)			
Operate New (60 CR)	$0	$0	$0
Operate Existing (60 CR)	$36,699,134	$38,167,100	$39,693,784
	$36,699,134	$38,167,100	$39,693,784
Move Cost (with Escalation)			
Migrate to New	$0	$0	$0

2036	2037	2038	2039	2040	2041
$146,172,000	$304,525,000	$304,525,000	$243,620,000	$121,810,000	
					$30,600,000
$146,172,000	$304,525,000	$304,525,000	$243,620,000	$121,810,000	$30,600,000
				$10,200,000	$10,200,000
$22,100,000	$22,100,000	$22,100,000	$22,100,000	$22,100,000	
$22,100,000	$22,100,000	$22,100,000	$22,100,000	$32,300,000	$10,200,000
				$3,000,000	
$0	$0	$0	$0	$3,000,000	$0
$168,272,000	**$326,625,000**	**$326,625,000**	**$265,720,000**	**$157,110,000**	**$40,800,000**
$314,300,000	**$634,500,000**	**$659,900,000**	**$558,300,000**	**$343,300,000**	**$92,700,000**
$158,700,000	**$305,200,000**	**$302,300,000**	**$243,600,000**	**$142,600,000**	**$36,700,000**
$273,040,930	$591,588,681	$615,252,228	$511,889,854	$266,182,724	$0
$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$69,542,722
$273,040,930	$591,588,681	$615,252,228	$511,889,854	$266,182,724	$69,542,722
$0	$0	$0	$0	$22,289,334	$23,180,907
$41,281,535	$42,932,796	$44,650,108	$46,436,113	$48,293,557	$0
$41,281,535	$42,932,796	$44,650,108	$46,436,113	$70,582,891	$23,180,907
$0	$0	$0	$0	$6,555,686	$0

Cost Estimate Worksheet Year-by-Year Breakdown

	2042	2043	2044
Captial Cost (without Escalation)			
New (60 CR) on New Site			
Mosk Site Vacated/Demolish			
Foltz Site Stabilized			
	$0	$0	$0
Operational Cost (without Escalation)			
Operate New (60 CR)	$10,200,000	$10,200,000	$10,200,000
Operate Existing (60 CR)			
	$10,200,000	$10,200,000	$10,200,000
Move Cost (without Escalation)			
Migrate to New			
	$0	$0	$0
Total	**$10,200,000**	**$10,200,000**	**$10,200,000**
Total Escalated	**$24,100,000**	**$25,100,000**	**$26,100,000**
Total DCF	**$9,100,000**	**$9,000,000**	**$8,900,000**
Captial Cost (with Escalation)			
New (60 CR) on New Site	$0	$0	$0
Mosk Site Vacated/Demolish	$0	$0	$0
Foltz Site Stabilized	$0	$0	$0
	$0	$0	$0
Operational Cost (with Escalation)			
Operate New (60 CR)	$24,108,144	$25,072,469	$26,075,368
Operate Existing (60 CR)	$0	$0	$0
	$24,108,144	$25,072,469	$26,075,368
Move Cost (with Escalation)			
Migrate to New	$0	$0	$0

2045	2046	2047	2048
$0	$0	$0	$0
$10,200,000	$10,200,000	$10,200,000	$10,200,000
$10,200,000	$10,200,000	$10,200,000	$10,200,000
$0	$0	$0	$0
$10,200,000	**$10,200,000**	**$10,200,000**	**$10,200,000**
$27,100,000	**$28,200,000**	**$29,300,000**	**$30,500,000**
$8,800,000	**$8,700,000**	**$8,700,000**	**$8,600,000**
$0	$0	$0	$0
$0	$0	$0	$0
$0	$0	$0	$0
$0	$0	$0	$0
$27,118,383	$28,203,118	$29,331,243	$30,504,493
$0	$0	$0	$0
$27,118,383	$28,203,118	$29,331,243	$30,504,493
$0	$0	$0	$0

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Appendix E

13.1 Environmental Considerations

Pursuant to California Code of Regulations section 15262 and the Judicial Council's adopted CEQA Objectives, Criteria, and Procedures, this section includes a high-level, preliminary discussion of environmental considerations that may be relevant to each of the 17 courthouse projects discussed in this Study. The consideration of environmental factors that follows is not intended to be exhaustive. As explained in this Study, the Judicial Council will conduct comprehensive environmental review for individual projects pursuant to and in full compliance with CEQA. The Judicial Council will fulfill its obligation to conduct environmental review consistent with CEQA before making any binding decisions on the 17 courthouse projects (i.e., prior to site acquisition approval by the State Public Works Board).

Under the Judicial Council's CEQA procedures, prior environmental review is not required for the Judicial Council to prepare this long-range planning study. Prior to making any binding decisions on the 17 courthouse projects that are discussed in this Study, the Judicial Council will conduct environmental review, as required by CEQA, and provide ample opportunities for the public as well as interested governmental entities such as local agencies, state agencies, federal agencies, and California Native American tribes to participate in the CEQA process.

Consistent with the Judicial Council's CEQA procedures and Public Resources Code section 21102, the discussion that follows includes the required consideration of environmental factors the Judicial Council has considered is a required element of the Study under the Judicial Council's CEQA procedures and Public Resources Code section 21102.

Aesthetics

A detailed assessment of potential aesthetic impacts will be conducted during CEQA review.

The aesthetics requirements for CEQA review typically involve assessing the visual aspects of a project and its compatibility with the surrounding environment. The Judicial Council's aesthetic analysis for the 17 courthouses will include, but will not be limited to, the following topics: scenic vistas, scenic resources, and sources of light or glare.

The Judicial Council's aesthetic analysis during the CEQA process will ensure that the 17 courthouse projects are designed and implemented in a way that minimizes negative visual impacts and preserves the aesthetic qualities of the surrounding environment.

Agriculture and Forestry Resources

A detailed assessment of potential agriculture and forestry impacts will be conducted during CEQA review.

Agriculture and Forestry Resources are critical components of the environmental review process. Once the potential project sites and alternative locations have been identified, the environmental review process for each project will consider potential impacts to agricultural and forestry resources. The Agriculture and Forestry Resources analysis may also include, if appropriate, consideration of conversion of prime farmland, unique farmland, or farmland of statewide importance to non-agricultural use; conflicts with Williamson Act contracts; zoning for forest land and timberland if applicable to the Judicial Council; and other changes in the existing environment that could result in conversion of farmland or forest land to other uses. In a predominately urban environment such as the LASC, impacts to agricultural land and forestry land may not be a major environmental factor, but the Judicial Council will conduct the necessary environmental review on a project-by-project basis. The Judicial Council recognizes that some parts of Los Angeles County remain rural, and they will be given appropriate consideration.

The Judicial Council's Agricultural and Forestry Resources analysis during CEQA review will ensure that the 17 courthouse projects will avoid or minimize impacts to agricultural and forestry resources, where feasible.

Air Quality

A detailed assessment of potential air quality impacts will be conducted during CEQA review.

Air quality is a crucial consideration in the environmental review process, particularly in a largely urban environment such as the LASC system. Once the Judicial Council has identified specific proposals for the 17 courthouse projects, it will assess the potential impacts of each proposed courthouse project on air quality and mitigate impacts to the extent feasible. Greenhouse gas emissions will be addressed as part of the greenhouse gas analysis. The air quality analysis may include, but is not limited to: compatibility with the South Air Quality

Management District or other air districts' significance criteria or plan, an emissions inventory, compliance with applicable air quality standards, public health risk assessments as necessary, cumulatively considerable net increases in criteria pollutants, exposure of sensitive receptors to substantial pollutant considerations, and other emissions such as odors if they affect a substantial number of people.

The Judicial Council's analysis of potential air quality impacts during CEQA review will ensure that the 17 courthouse projects are designed and implemented in a way that minimizes adverse impacts on air quality, protects public health, and complies with relevant air quality standards and regulations.

Biological Resources

A detailed assessment of potential impacts to biological resources will be conducted during CEQA review.

Biological resources, including wildlife and plant species, are essential components of the environment, and CEQA mandates their comprehensive evaluation during project reviews. Once the potential project sites and alternative locations have been identified, the environmental review process for each courthouse project will consider potential impacts to biological resources. The biological resources analysis may include but is not limited to a thorough inventory and assessment of existing wildlife habitats, plant species, and ecosystems; consistency with local, regional, and state conservation plans and regulations; and potential habitat fragmentation.

The Judicial Council's analysis of biological resources impacts during CEQA review will ensure that the 17 courthouse projects are designed and implemented in a manner that conserves and protects biodiversity, minimizes impact on sensitive species and habitats, and complies with relevant conservation plans and regulations.

While the LASC area is largely urbanized, the Judicial Council will conduct the appropriate level of biological review and incorporate mitigation measures for biological resources as necessary and to the extent feasible for each of the 17 projects. The Judicial Council recognizes that parts of Los Angeles County remain rural and may have specific biological resources considerations to analyze.

Cultural Resources

A detailed assessment of potential impacts to cultural resources will be conducted during CEQA review.

Cultural resources, which include archaeological sites, historic structures, and cultural landscapes, are important components of the environment, and CEQA mandates a thorough evaluation of cultural resources. Once the potential project sites and alternative locations have

been identified, the environmental review process for each courthouse project will consider potential impacts to cultural resources. The cultural resources analysis may include, but is not limited to: a thorough inventory and assessment of cultural resources, including archaeological sites, historic structures, and cultural landscapes; assessment of the significance of identified cultural resources based on historical, archaeological, or architectural criteria; and evaluation of how each of the 17 courthouse projects may impact cultural resources, including direct and indirect effects on archaeological sites, historic buildings, and landscapes.

The Judicial Council's analysis of cultural resources impacts during CEQA review will ensure that the 17 courthouse projects are designed and implemented in a manner that protects and preserves cultural heritage, minimizes adverse impacts on significant resources, and complies with established preservation standards and guidelines.

Geology/Soils

A detailed assessment of potential geology and soils impacts will be conducted during CEQA review.

Seismic risk is one of the driving factors in the Judicial Council's investment in improvement of the LASC facilities. The evaluation of potential geology and soils impacts plays a crucial role in CEQA review. Once the potential project sites and alternative locations have been identified, the environmental review process for each courthouse project will consider potential geology and soils impacts. The geology and soils analysis may include but is not limited to a comprehensive inventory of geological and soil conditions, assessment of seismic hazards, potential impacts on stability, and exposure to landslides, subsidence, and other soil movement hazards.

The Judicial Council recognizes that many of the LASC courthouses, and the Stanley Mosk Courthouse in particular, are subject to seismic risk. For example, as discussed in this Study, the Stanley Mosk Courthouse has a 5 out of 7 rating. Applicable prior seismic risk studies will be incorporated into the 17 projects to promote public safety and ongoing access to justice in the event of a significant seismic event.

The Judicial Council's analysis of geology and soils impacts during CEQA review will ensure that the 17 courthouse projects are designed and implemented with consideration for the local geological and soil conditions, minimizing risk and potential adverse impacts on stability, safety, and environmental quality.

Greenhouse Gas Emissions

A detailed assessment of potential greenhouse gas emissions impacts will be conducted during CEQA review. The Judicial Council has a sophisticated practice of reviewing greenhouse gas emissions projects, which incorporates a cross-sector consideration of vehicle miles travelled (VMT) and air quality impacts.

The evaluation of potential greenhouse gas emissions impacts plays an important role in CEQA review. Once the specific project details and construction methods have been identified, the environmental review process for each courthouse project will consider potential greenhouse gas emissions impacts. The greenhouse gas emissions analysis may include but is not limited to development of an inventory of expected greenhouse gas emissions and assessment of the potential impacts of the expected greenhouse gas emissions on climate change.

The Judicial Council's analysis of greenhouse gas emissions impacts during CEQA review will ensure that the 17 courthouse projects are designed and implemented in a manner that considers and mitigates their contribution to climate change in accordance with adopted Judicial Council plans and policies related to sustainability.

Hazards and Hazardous Materials

The Judicial Council has not yet identified specific proposals for any of the 17 courthouse projects, and so it is premature to conduct a detailed assessment of the potential hazards and hazardous materials impacts that might be associated with these projects. However, a detailed assessment of potential hazards or hazardous materials impacts will be conducted during CEQA review for each project. Appropriate mitigation for identified project impacts related to hazards and hazardous materials will be included to the extent feasible.

The Judicial Council is aware that the original materials used to construct some of the existing courthouses that will potentially be rehabilitated or decommissioned, in accordance with individual project-specific environmental reviews, could contain substances currently known to be hazardous. The Judicial Council will fully analyze the potential for hazards and hazardous materials and prepare a comprehensive, project-specific plan to address any such issues. Due consideration will be given to any potential impacts on sensitive receptors or disadvantaged communities in the 17 courthouse project areas as well as proper transport and disposal of hazardous materials. Such plans will include consideration of the use of swing space and the proper disposal of hazardous materials and construction materials.

The Judicial Council's analysis of hazards and hazardous materials may include, but is not limited to: hazards to the public or the environment from the transport, use, or disposal of hazardous materials; creation of a hazard through upset or accident conditions involving the release of hazardous materials into the environment; release of hazardous emissions or materials or waste within one-quarter mile of an existing or proposed school, location on a site which is included on the list compiled pursuant to Government Code section 65962.5; consideration of proximity to or location within airport land use plan areas or a public airport; impairment of the implementation of an adopted emergency plan or emergency evacuation plan; and exposure of people or structures to significant risk from wildland fires. While the LASC area is largely urban, wildland fire risk will be assessed for each of the 17 courthouse projects to the extent applicable. The Judicial Council recognizes that wildland fire risk may be particularly important to consider in the more rural parts of Los Angeles County. This assessment will be done on a project-by-project basis.

Hydrology/Water Quality

A detailed assessment of potential hydrology or water quality impacts will be conducted during CEQA review.

Hydrology/water quality considerations are integral components of the CEQA review process. Once the specific project details and construction methods have been identified, the environmental review process for each courthouse project will consider potential hydrology or water quality impacts. The hydrology/water quality analysis may include but is not limited to evaluation of existing hydrologic conditions, development of a stormwater management plan, and assessment of potential pollution sources or impacts to groundwater resources.

The Judicial Council's analysis of hydrology/water quality impacts during CEQA review will ensure that the 17 courthouse projects are designed and implemented in a manner that protects and preserves water resources, minimizes impacts on water quality, and complies with relevant and applicable environmental regulations and standards.

Land Use and Planning

A detailed assessment of potential land use and planning impacts will be conducted during CEQA review.

The Judicial Council generally is not subject to local land use regulations. On a voluntary basis, it may potentially evaluate local land use and planning during CEQA review. Such a review may include consideration of proximal land uses, zoning designations, and aesthetic considerations, to the extent feasible.

Mineral Resources

The Judicial Council has not yet identified specific proposals for any of the 17 courthouse projects, and so it is premature to conduct a detailed assessment of the potential impacts to mineral resources that might be associated with these projects. However, a detailed assessment of potential impacts on mineral resources will be conducted during CEQA review.

Mineral resources considerations during the CEQA review process focus on evaluating and avoiding impacts to areas that have been recognized as important mineral resources recovery areas. Once the potential project sites and alternative locations have been identified, the environmental review process for each courthouse project will consider potential impacts to mineral resources. The mineral resources analysis may include but is not limited to evaluation of designated mineral resources recovery areas and avoidance of those areas where feasible.

The Judicial Council's analysis of impacts to mineral resources during CEQA review will ensure that the 17 courthouse projects consider designated mineral resources recovery areas and avoid them to the extent feasible.

The Judicial Council does not anticipate mineral resources impacts associated with any of the 17 courthouse projects. Given the largely urbanized environment in Los Angeles County, the Judicial Council does not anticipate that access to mineral resources and mining activities will be a major consideration, but it will assess the potential for these impacts for each project. As a result, this environmental factor currently is unlikely to affect the Judicial Council's potential construction of the 17 courthouse projects.

Noise

A detailed assessment of potential noise impacts will be conducted during CEQA review.

Noise considerations are an important aspect of the CEQA review process. Once the potential project sites and alternative locations have been identified, the environmental review process for each courthouse project will consider potential noise impacts. The noise analysis may include but is not limited to a baseline assessment of existing noise conditions and an assessment of potential noise generated by each project as well as feasible mitigation measures.

The Judicial Council's analysis of noise impacts during CEQA review will ensure that the 17 courthouse projects are designed and implemented in a way that avoids, minimizes, or mitigates noise impacts on surrounding communities and complies with established noise standards and regulations to the extent feasible.

The Judicial Council may also consider the proximity of sensitive receptors, disadvantaged communities, senior centers, and schools in its analysis of noise impacts. Noise impacts will be assessed for the demolition, rehabilitation, and construction phases of each project, as applicable, as well as the project itself.

Population, Housing, and Employment

A detailed assessment of potential impacts to population, housing, and employment will be conducted during CEQA review.

Population, housing, and employment considerations during CEQA review focus on assessing and mitigating potential impacts associated with changes in population growth, housing demand, and employment patterns. Once the potential project sites and alternative locations have been identified, the environmental review process for each courthouse project will consider potential impacts to population, housing, and employment. The population, housing, and employment analysis may include, but is not limited to: assessment of the potential impact of the 17 courthouse projects on population growth, demographic changes, and the overall composition of the community.

The Judicial Council's analysis of impacts to population, housing, and employment during CEQA review will ensure that the 17 courthouse projects are designed and implemented in a way that contribute positively to community development and align with local housing and employment needs to the extent feasible.

Public Services

A detailed assessment of potential impacts on public services will be conducted during CEQA review.

Public services requirements during CEQA review focus on assessing and mitigating potential impacts associated with the demand for public services generated by a proposed project. Once the potential project sites and alternative locations have been identified, the environmental review process for each courthouse project will consider potential impacts to public services.

The public services analysis will include but is not limited to: assessment of relevant public services and their current capacity to meet the needs of the existing and projected population, and evaluation of the potential impacts from the 17 courthouse projects on provision of public services.

The Judicial Council's analysis of impacts to public services during CEQA review will ensure that the 17 courthouse projects are designed and implemented in a way that avoids or mitigates impacts to the provision of public services to the extent feasible.

Traffic and Circulation

A detailed assessment of potential impacts to traffic and circulation will be conducted during CEQA review.

Traffic and circulation requirements in CEQA review focus on assessing potential increases to vehicle miles traveled (VMT) due to the potential projects. Once the specific project details and construction methods have been identified, the environmental review process for each courthouse project will consider potential impacts to traffic and circulation using accepted methods for calculating increases to VMT.

The Judicial Council's analysis of traffic and circulation impacts during CEQA review will ensure that the 17 courthouse projects are designed and implemented in a way that avoids or mitigates increases to VMT to the extent feasible.

The environmental review of traffic impacts may also include consideration of the use of swing space where applicable and impacts to increased VMT during the construction phase of each project.

The VMT analysis and greenhouse gas analysis may be coordinated to the extent feasible to reduce impacts to air quality in the applicable region and to consider impacts to sensitive receptors, disadvantaged communities, and changes to public access. The Judicial Council consistently considers proximity to and inclusion of public transportation and adequate parking as factors in its public access and transit planning.

Tribal Cultural Resources

A detailed assessment of potential impacts to tribal cultural resources will be conducted during CEQA review.

For each project, the Judicial Council will identify, avoid, preserve in place, or mitigate impacts to tribal cultural resources to the extent feasible. The Judicial Council will also offer government-to-government consultation to each California Native American Tribe traditionally and culturally affiliated with the project area within 14 days of deciding to undertake a project.

The Judicial Council will also engage in consultation with the tribes that request it pursuant to Assembly Bill 52 (Gatto) and as part of the environmental review process. The consultations will help the Judicial Council identify, avoid, preserve in place, or mitigate impacts to tribal cultural resources to the extent feasible, while taking into consideration the significance of the resource to the tribe(s).

Utilities

Once the specific project details and construction methods have been identified, the environmental review process for each courthouse project will consider potential impacts to utilities using accepted methods for calculating anticipated utilities consumption.

The Judicial Council's analysis of utilities impacts during CEQA review will ensure that the 17 courthouse projects are designed and implemented in a way that minimizes or mitigates impacts on utility infrastructure, promotes resource efficiency, and addresses potential challenges related to water supply, energy use, and other essential utility services to the extent feasible.

Given the predominately urbanized environment of the anticipated locations of many of the 17 courthouses projects, the Judicial Council may rely on local utilities to provide utility service to the courthouses. The Judicial Council may consider the provision of green- or low-greenhouse gas energy, water, and other utilities to promote consistency with the California Courthouse Energy Goals and other sustainability initiatives.

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Appendix F

14.1 Resources

California Trial Court Facilities Standards 2020
November 13, 2020 - Prepared by the Judicial Council of California

Detailed Methodology Report | California Superior Court Building Seismic Renovation Studies
January 22, 2019 - Prepared by ARUP

Overview and Key Findings Report | California Superior Court Buildings Seismic Renovation Studies. January 22, 2019 - Prepared by ARUP

Seismic Renovation Project Feasibility Report | Clara Shortridge Foltz Criminal Justice Center
January 22, 2019 - Prepared by ARUP

Seismic Renovation Project Feasibility Report | Santa Clarita Courthouse
January 22, 2019 - Prepared by ARUP

Seismic Renovation Project Feasibility Report | Santa Monica Courthouse
January 22, 2019 - Prepared by ARUP

Seismic Renovation Project Feasibility Report | Stanley Mosk Courthouse
January 22, 2019 - Prepared by ARUP

Seismic Renovation Project Feasibility Report | Van Nuys Courthouse West
January 22, 2019 - Prepared by ARUP

Strategic Facility Planning Report | Superior Court of California, County of Los Angeles
October 21, 2019 - Prepared by Mark Cavagnero Associates and ARUP

2019 Prioritization for Trial Court Capital Outlay Projects | Final Report
Revised, January 2020 - Judicial Council of California

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