



2019 Prioritization for Trial Court Capital Outlay Projects

FINAL REPORT

SUPERIOR COURT OF LOS ANGELES COUNTY

REVISED, JANUARY 2020



JUDICIAL COUNCIL
OF CALIFORNIA

Section 1: Court Facility Plan Executive Summary

1.1 Purpose of the Plan

Senate Bill 847 revises Government Code section 70371.9 and requires the Judicial Council of California to reassess projects identified in its update to *Trial Court Capital-Outlay Plan and Prioritization Methodology* adopted 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 reassessments were conducted by the Court Facilities Advisory Committee (CFAC) with support from Judicial Council planning team and in collaboration with the courts. The CFAC submitted its report to the Judicial Council, and it was approved on November 14, 2019. The report was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget.

1.2 Methodology

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

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

Prioritized Groups of Trial Court Capital-Outlay Projects

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

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

1.3 Plan Information

To reassess trial court projects, a Court Facility Plan was prepared for each superior court. The Court Facility Plan summarizes the court's current judicial needs and facilities, as well as its operational plan, priorities and proposed projects.

The Court Facility Plan for each superior court is structured as follows:

- Section 1 Executive Summary. This section includes an overview of the Court Facilities Plan and summary findings for each section.
- Section 2 Court-Specific Data. This section includes county demographics, the court's judicial needs, and a list of facilities. Section 3 Building Inventory and Description. This section includes a description of court-occupied facilities and an overview of any deficient conditions. In addition, this section identifies facilities that are no longer occupied by the court, but are still listed in the Judicial Council inventory, and notes if the court intends to permanently vacate the facility or requests that it be held for future court occupancy.
- Section 4 Court Operations Plan. This section includes descriptions of the organization of the Court, its service model, and its prioritized goals.
- Section 5 Proposed Projects. This section identifies any currently-funded projects that may be active and lists all proposed trial court capital outlay projects.

1.3.1 Overview

This executive summary covers the scope and findings related to the Superior Court of California Los Angeles County. Information was gathered and analyzed in the first half of 2019.

1.3.2 Summary of Court Specific Data (Section 2):

Court Context

Los Angeles continues to grow in size and density as a major metropolitan area. As this growth occurs, demand for court services shifts and changes accordingly. Allocation and organization of court services within Los Angeles County is the purview of the Los Angeles Superior Court. Planning is continual within the LASC to anticipate and respond to capital facility needs and the needs of the citizens served by the courts. This analysis reflects a snapshot of a point of intersection between JCC and LASC related to asset management.

Judicial Needs

Los Angeles County's 2019 Assessed Judicial Need was as follows¹:

A	B	C	D
Authorized and Funded Judicial Positions (AJP) ^a	2019 Assessed Judicial Need (AJN)	Number of Judgeships Needed AJN – AJP (B-A)	% Judicial Need over AJP (C / A) ^b
585.25	520	-65.2	-11

^a Authorized judicial positions include both judgeships and subordinate judicial officer positions. Authorized judgeships consist of those codified in Government Code sections 69580–69611 plus the 50 judgeships that were authorized and funded with SB 56 (Stats. 2006, ch. 390), but not the 48 judgeships that were authorized with AB 159 but never funded.

^b Percentages in this table can be found on Appendix B of The Judicial Workload Assessment: 2018 Judicial Workload Study Updated Caseweights, approved by the Judicial Council September 24, 2019.

Building Inventory

Los Angeles County's court operation occupies 50 court facilities with a total of approximately 8 million building gross square feet (BGSF) of space, as shown in the list of buildings. Four buildings on this list, shown in *italic gray font*, were closed either before or during this study.

ID	Building Name	Address	Type
19-AA1	Catalina Courthouse	215 Summer Avenue, Avalon, CA	Courthouse
19-AC1	San Fernando Courthouse	900 Third Street, San Fernando, CA	Courthouse
19-AD1	Santa Clarita Courthouse	23747 West Valencia Boulevard, Santa Clarita, CA	Courthouse
19-AD2	Santa Clarita Administrative Center	23757 West Valencia Boulevard, Santa Clarita, CA	Multi-Use
19-AE1	Alfred J. McCourtney Juvenile Court	1040 West Avenue J, Lancaster, CA	Courthouse

¹ Judicial Council of Cal., *The Judicial Workload Assessment: 2018 Judicial Workload Study Updated Caseweights*, approved by the Judicial Council September 24, 2019.

COURTHOUSE NEEDS ASSESSMENT

19-AF1	Sylmar Juvenile Court	16350 Filbert Street, Sylmar, Ca	Courthouse
19-AG1	Compton Courthouse	200 West Compton Boulevard, Compton, CA	Courthouse
<i>19-AI1</i>	<i>Los Padrinos Juvenile Court</i>	<i>7281 East Quill Drive, Downey, CA</i>	<i>Courthouse</i>
19-AK1	Norwalk Courthouse	12720 Norwalk Boulevard, Norwalk, CA	Courthouse
19-AI1	Bellflower Courthouse	10025 East Flower Street, Bellflower, CA	Courthouse
19-AM1	Downey Courthouse	7500 East Imperial Highway, Downey, CA	Courthouse
<i>19-AN1</i>	<i>David V. Kenyon Courthouse</i>	<i>7625 South Central Avenue, Los Angeles, CA</i>	<i>Courthouse</i>
19-AO1	Whittier Courthouse	7339 Painter Avenue, Whittier, CA	Courthouse
19-AP1	Santa Monica Courthouse	1725 Main Street, Santa Monica, CA	Courthouse
19-AP3	Santa Monica Court Annex	1725 Main Street, Santa Monica, CA	Courthouse
19-AQ1	Beverly Hills Courthouse	9355 Burton Way, Beverly Hills, CA	Courthouse
<i>19-AR1</i>	<i>West Los Angeles Courthouse</i>	<i>1633 Purdue Avenue</i>	<i>Courthouse</i>
<i>19-AS1</i>	<i>Malibu Courthouse</i>	<i>23525 Civic Center Way, Malibu, CA</i>	<i>Courthouse</i>
19-AU1	Airport Courthouse	11701 South La Cienega Blvd, Los Angeles, CA	Multi-Use
19-AV1	Hall of Records	320 West Temple Street, Los Angeles, CA	Multi-Use
19-AV3	County Records Center	222 North Hill Street, Los Angeles, CA	Multi-Use
19-AX1	Van Nuys Courthouse East	6230 Sylmar Avenue, Van Nuys, CA	Courthouse
19-AX2	Van Nuys Courthouse West	14400 Erwin Street Mall, Van Nuys, CA	Courthouse
19-AY1	Chatsworth Courthouse	9425 Penfield Avenue, Chatsworth, CA	Courthouse
19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	42011 4 th Street West, Lancaster, CA	Courthouse
19-BF1	312 North Spring Street Courthouse	312 North Spring Street, Los Angeles, CA	Courthouse
19-C1	Torrance Courthouse	825 Maple Avenue, Torrance, CA	Courthouse
19-C2	Torrance Annex	3221 Torrance Boulevard, Torrance, CA	Multi-Use
19-C3	South Bay Muni Court [Torrance] Jury Assembly Trailer	825 Maple Drive, Torrance, CA	Modular
19-C4	South Bay Muni [Torrance] Traffic Court Trailer	825 Maple Drive, Torrance, CA	Modular
19-E1	Inglewood Juvenile Court	110 Regent Street. Inglewood, CA	Courthouse
19-F1	Inglewood Courthouse	One Regent Street, Inglewood, CA	Courthouse
19-G1	Burbank Courthouse	300 East Olive , Burbank, CA	Courthouse
19-H1	Glendale Courthouse	600 East Broadway, Glendale, CA	Courthouse
19-I1	Alhambra Courthouse	150 West Commonwealth Avenue. Alhambra, CA	Courthouse
19-J1	Pasadena Courthouse	300 East Walnut Street, Pasadena, CA	Courthouse
19-K1	Stanley Mosk Courthouse	111 North Hill Street, Los Angeles, CA	Courthouse
19-L1	Clara Shortridge Foltz Crim. Justice Center	210 West Temple Street, Los Angeles, CA	Courthouse
19-M1	Central Civil West	600 South Commonwealth Ave., Los Angeles, CA	Courthouse
19-O1	El Monte Courthouse	11234 East Valley Boulevard, El Monte, CA	Courthouse
19-Q1	Edmund D. Edelman Children's Court	201 Centre Plaza Drive, Monterey Park, CA	Courthouse
19-R1	Eastlake Juvenile Court	1601 Eastlake Avenue, Los Angeles, CA	Courthouse
19-S1	Hollywood Courthouse	5925 Hollywood Boulevard, Hollywood, CA	Courthouse
19-T1	Metropolitan Courthouse	1945 South Hill Street, Los Angeles, CA	Courthouse
19-U1	Central Arraignment Courts	429 Bauchet Street, Los Angeles, CA	Courthouse
19-V1	East Los Angeles Courthouse	4848 E. Civic Center Way, East L.A., CA	Courthouse
19-W1	Pomona Courthouse South	400 Civic Center Plaza, Pomona, CA	Courthouse

19-W2	Pomona Courthouse North	350 West Mission Boulevard, Pomona, CA	Courthouse
19-X1	West Covina Courthouse	1427 West Covina Parkway, West Covina, CA	Courthouse
19-Y5	Governor George Deukmejian Courthouse	275 Magnolia Avenue, Long Beach, CA	Courthouse

1.3.3 Building Inventory and Description (Section 3):

A total of 41 of the 50 court facilities serving the Los Angeles Superior Court and included in this analysis received Facility Condition Assessments. The Facility Conditions Assessments assigned each facility a Facility Condition Index, or FCI, for a five-year window and a ten-year window. The Five-Year FCI is the ratio of system replacement costs to the building’s Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value. Based on industry standards, a “Good” condition building is one with an FCI ratio at or below five percent. A “Fair” condition building has an FCI ratio between five and ten percent. A “Poor” condition building has an FCI ratio between 10 and 65 percent. A building with an FCI ratio exceeding 65 percent is considered “Very Poor” and is a candidate for replacement or divestment.

Five-year FCI ratings:

- 2 Good - 19-C2 Torrance Annex, 19-Y5 Governor George Deukmejian Courthouse
- 16 Fair - 19-AP3 Santa Monica Court Annex, 19-AK1 Norwalk Courthouse, 19-C1 Torrance Courthouse, 19-C4 S. Bay Municipal [Torrance] Traffic Court Trailer, 19-AO1 Whittier Courthouse, 19-AG1 Compton Courthouse, 19-AX1 Van Nuys Courthouse East, 19-I1 Alhambra Courthouse, 19-AF1 Sylmar Juvenile Court, 19-AY1 Chatsworth Courthouse, 19-AZ1 Michael D. Antonovich Antelope Valley Courthouse, 19-W1 Pomona Courthouse South, 19-K1 Stanley Mosk Courthouse, 19-L1 Clara Shortridge Foltz CJ Center, 19-AV3 County Records Center, and 19-S1 Hollywood Courthouse.
- 23 Poor - 19-AQ1 Beverly Hills Courthouse, 19-AP1 Santa Monica Courthouse, 19-AU1 Airport Courthouse, 19-E1 Inglewood Juvenile Court, 19-F1 Inglewood Courthouse, 19-C3 S. Bay Municipal Court [Torrance] Jury Assembly Trailer, 19-AL1 Bellflower Courthouse, 19-AM1 Downey Courthouse, 19-AA1 Catalina Courthouse, 19-AX2 Van Nuys Courthouse West, 19-J1 Pasadena Courthouse, 19-AD1 Santa Clarita Courthouse, 19-AC1 San Fernando Courthouse, 19-H1 Glendale Courthouse, 19-G1 Burbank Courthouse, 19-AE1 Alfred J. McCourtney Juvenile Justice Center, 19-O1 El Monte Courthouse, 19-W2 Pomona Courthouse North, 19-X1 West Covina Courthouse, 19-Q1 Edmund Edelman Children’s Court, 19-R1 Eastlake Juvenile Court, 19-T1 Metropolitan Courthouse, and 19-V1 East Los Angeles Courthouse.
- Very Poor – no facilities
- 9 facilities did not receive an FCA. These included four closed facilities (19-AI1 Los Padrinos Juvenile Court, 19-AN1 David V. Kenyon Juvenile Justice Center, 19-AR1 West Los Angeles Courthouse, and 19-AS1 Malibu Courthouse) still recent enough to include in the analysis, and four active courthouses/court-related facilities (19-BF1 312 North Spring Street, 19-M1 Central Civil West Court, 19-U1 Central Arraignment Court, 19-AV1 Hall of Records, and 19-AD2 Santa Clarita Administrative Center).

For the ten-year rating, all facilities received “Poor” ten-year FCI scores except 19-Y5 Governor George Deukmejian Courthouse, which received a “Fair” ten-year rating. No facilities received “Good” or “Very Poor” ten-year ratings.

With a majority of “Fair” / “Poor” five-year scores and nearly all facilities receiving “Poor” ten-year scores, it is apparent that the inventory of buildings in this jurisdiction is aging, and that a significant investment will be required over the next decade to rejuvenate these aging facilities. In some cases, the locations of the existing facilities do not match the operational goals of the court. The JCC and the courts should make strategic decisions about re-use, before capital investments are made.

Seismic risk was based on separate prior analyses. Three buildings in the inventory (19-H1 Glendale Courthouse, 19-K1 Stanley Mosk Courthouse, and 19-W2 Pomona Courthouse North) were previously identified as having a very high seismic risk ratings (in the August 2017 memorandum to the Trial Court Facility Modification Advisory Committee). An additional twelve facilities (19-L1 Clara Shortridge Foltz Criminal Justice Center, 19-J2 Pasadena Courthouse, 19-AQ1 Beverly Hills Courthouse, 19-AO1 Whittier Courthouse, 19-O1 El Monte Courthouse, 19-G1E Burbank Courthouse, 19-X1 West Covina Courthouse, 19-I1 Alhambra Courthouse, 19-AD1 Santa Clarita Courthouse, 19-AK1 Norwalk Courthouse, 19-AX2 Van Nuys Courthouse West, and 19-AP1 Santa Monica Courthouse) were found to have a high seismic risk rating.

As a follow-up to the 2017 risk assessment, a subsequent retrofit and replacement study was completed. This more detailed examination categorized facilities at risk into four categories based on estimated benefit-cost ratio and estimated replacement value. The four categories were: candidates for baseline retrofit, candidates for priority upgrades, those for which full renovation was recommended, and those where replacement was the best option.

Recommended for

- Full Facility Replacement: 19-O1 El Monte Courthouse, 19-G1E Burbank Courthouse, 19-W2 Pomona Courthouse North, 19-J2 Pasadena Courthouse, and 19-AQ1 Beverly Hills Courthouse
- Priority Upgrades: 19-W2 Pomona Courthouse North, 19-AO1 Whittier Courthouse, 19-AX2 Van Nuys Courthouse West, and 19-L1 Clara Shortridge Foltz Criminal Justice Center) were recommended for Priority Upgrades.
- Baseline Upgrades: 19-AD1 Santa Clarita Courthouse, 19-K1 Stanley Mosk Courthouse, Santa Monica, West Covina, and 19-I1 Alhambra Courthouse

The FCA and seismic recommendations were taken into account in developing the proposed project list.

1.3.4 Court Operations Plan (Section 4):

The Superior Court of Los Angeles County is divided into 12 districts (Central, East, West, North, North Central, North Valley, Northeast, Northwest, South, South Central, South East, and Southwest) and uses a decentralized model, with full-service operations in all districts. With the exception of Juvenile Dependency, Probate, and Mental Health Courts, all caseload types are processed in each district. Administrative functions are headquartered at the Stanley Mosk Courthouse in the Central District in downtown Los Angeles, the county seat, with court administration staff on-site in each District and many individual court facilities.

Juvenile caseload is served by a mixed system, with juvenile dependency centralized in the Edelman Children’s Court (Central District) plus one 3-courtroom satellite location in the North District; and juvenile delinquency located in seven locations – Eastlake (Southeast District), Compton (South Central District), Governor George Deukmejian Courthouse (South District), Inglewood (Southwest District), Michael D. Antonovich Antelope Valley Courthouse (North District), Pomona (East District), and Sylmar (North Valley District).

For purposes of assigning caseload to a courthouse, caseload originating within a given district is assigned to one or more courthouses in that district. Each district should have the capacity to address the caseload that originates in that district (except for juvenile dependency, probate, and mental health, which are centralized). The Presiding Judge can reassign caseload at any time to ensure expeditious execution of justice. Districts strive to avoid the need to transfer caseload across district boundaries.

To maintain the identity of the Los Angeles County Court, the priority goals for the county are unique for each district, yet there are some overarching goals which emerged during this process, and which are consistent across all districts. The overarching operational goals of this Court were identified as follows (in prioritized order):

Priority 1 – Ensure Parity of Access among Districts

One of the fundamental goals of the Los Angeles Courts is to provide parallel court services to all members of the community within each district.

Priority 2 – Improve Facilities

A secondary goal for the entire jurisdiction is to maintain, renovate, update, and consolidate court facilities to improve the overall conditions of the portfolio of court facilities across Los Angeles County.

Priority 3 – Re-allocate Centralized Civil/Small Claims Caseload Outward

A large portion of the civil/small claims operation is centralized in the Stanley Mosk Courthouse. As population has grown and shifted to the north, east, and south, redeployment of the civil/small claims operation is required to re-center the courtrooms and judicial officers where the population demands services; therefore, a thematic goal is to decentralize civil/small claims caseload outward to the centers where the caseload is generated/where the population resides.

Priority 4 – Establish a Regional Approach to Juvenile Delinquency and Dependency

Juvenile dependency has been centralized for some time in the Central District in one courthouse, which is no longer adequate for the widespread population it serves. Delinquency has been co-located with juvenile detention, a relationship that is no longer operationally essential. The result is an opportunity to disperse dependency and to co-locate delinquency nearby to establish regional juvenile court hubs. A goal is to establish one such hub in the northern part of the county and one in the southern part of the county, and to adjust service in the Central District to include both juvenile delinquency and dependency.

Priority 5 – Employ a Multipurpose Neighborhood Courthouse Model

Throughout this process Los Angeles County affirmed a desire to employ (or maintain, where it already exists), a neighborhood court presence throughout L.A. County, where all caseload can be heard in a district-level courthouse. This decentralized approach gives simpler access to citizens in a community where travel can be a burden. This approach is also more efficient from a facility standpoint because it allows for consolidation of smaller facilities into one facility that can handle a more diverse range of caseload types – a more efficient approach.

Priority 6 – Construct a New Centralized Mental Health Facility

The one service that genuinely benefits from centralization is the unique problem-solving court, which handles mental competency and treatment-related caseload. The current courthouse is a temporary location for the courts, which does not permit co-location of the numerous related county agencies and staff. A new purpose-built facility will contain all of the unique needs for the Mental Health Court in a centralized location within the county.

1.3.5 Proposed Projects (Section 5):

Trial Court Capital Outlay Projects are considered to be those that increase a facility's gross area, such as a building addition, that substantially renovate a major portion of a facility, that comprise a new facility or an acquisition, or that change the use of a facility, such as the conversion is from non-court to court use.

Some of the Operational Priorities 1-6 in Section 4 require built solutions which meet the criteria as Trial Court Capital-Outlay Projects. These solutions were further developed as projects in Section 5.

New Santa Clarita Courthouse (North Valley District)

Construction of a 24 courtroom Courthouse to replace two existing buildings. 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 L.A. County. In addition, this project allows for relocation of 19 dockets of caseload from the Stanley Mosk Courthouse.

This project will consolidate court operations from the Santa Clarita Courthouse (3 criminal misdemeanor/traffic courtrooms), Santa Clarita Administrative Center (1 courtroom), and the Sylmar Juvenile Court (2 courtrooms), as well as relocating 19 dockets of civil and small claims caseload from the Stanley Mosk Courthouse (Central District) to a new multi-service justice center in the North Valley District. The redeployment of cases from the Central District to the North Valley will aid in the court's goals of decentralizing the small claims/civil functions and will also provide a full-service justice hub for the North Valley District.

Chatsworth Buildout (North Valley District)

This project is a renovation to build out seven shelled courtrooms inside the Chatsworth Courthouse. This project allows for relocation of seven dockets of civil/small claims caseload from the Stanley Mosk Courthouse in the Central District to the growing North Valley District.

Within the North Valley District, the buildout will allow for larger civil/small claims and family law programs at the Chatsworth Courthouse. County-wide, the buildout will allow for several dockets of civil/small claims caseload to be relocated from the Stanley Mosk Building (Central District) to the North Valley, where a growing population is centered. Finally, this project will enhance the utility of the Chatsworth Courthouse, which is a valuable asset in the courthouse portfolio.

New Van Nuys Courthouse (Northwest District)

Construction of a 32 courtroom Courthouse and renovate Van Nuys West, resulting in the replacement of one existing building. This project will rejuvenate Van Nuys West for continued use and will relieve the space shortfall, improve security, and replace inadequate and obsolete facilities in the Northwest District of L.A. In addition, this project allows for relocation of 15 dockets of caseload from the Stanley Mosk Courthouse (Central District) to the Northwest District.

The Van Nuys West facility was recommended for priority upgrades to remedy seismic concerns. These upgrades are estimated at \$160 million dollars. In addition to the retrofits, the facility conditions assessment determined the FCI to be poor, with approximately \$55 million in ten-year capital facility needs. Among these is \$16.4 million for electrical system upgrades and \$14 million for HVAC system replacement. The HVAC system is shared with Van Nuys East, so replacement affords the opportunity to replace the combined system with two independent systems. Ultimately, these upgrades will rejuvenate the building, which is located in a hub of Federal, State, and local government services, and will upgrade this one-location court district.

Concurrent to the renovation of Van Nuys West is a conjoined project for the replacement of the aging 19-courtroom Van Nuys East courthouse with a larger 32-courtroom Van Nuys East. A new Van Nuys East, with a physical connection with Van Nuys West, will greatly improve the operations at this location. The two facilities do not offer public circulation between the two buildings, despite the reliance of court functions (such as jury assembly) on both buildings. As many as 250 jurors assemble on peak days in Van Nuys East, but all jury trials are held in the

adjacent Van Nuys West. The lack of handicapped accessibility throughout the Van Nuys East Courthouse is another element that complicates public, staff, and in-custody circulation.

A replacement 32-courtroom Van Nuys East Courthouse will provide a fully accessible courthouse for Small Claims, Unlawful Detainer, Family, and Traffic caseload. The increase of 16 courtrooms will allow for the decentralization of 16 dockets of civil/small claims caseload from the Stanley Mosk Courthouse (Central District) to the Northwest District.

New West L.A. Courthouse (West District)

The New West L.A. Courthouse project will create a 32 courtroom courthouse that will consolidate Santa Monica courthouse, Santa Monica Annex and Beverly Hills courthouse. This project will consolidate court operations from three facilities and will relieve the current space shortfall, increase security, and replace inadequate and obsolete buildings in the West District of L.A. County. In addition, this project allows for relocation of 16 dockets of caseload from the Stanley Mosk Courthouse (Central District) to the West District.

Consolidation of these three facilities into one courthouse with better access from major highways that close to other government services would create one centralized justice center for the West District which could serve the citizens of that District. The new courthouse will maintain district level coverage of civil, family law, and traffic caseload currently heard in the Santa Monica and Beverly Hills Courthouses in one location and will also offer the opportunity to decentralize 12 dockets of civil/small claims caseload from Stanley Mosk (Central District) to the West District – part of a long-term decentralization goal for civil/small claims.

New Inglewood Courthouse (Southwest District)

Construction of a 30 courtroom Courthouse to replace two existing buildings. 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 L.A. County. In addition, this project allows for relocation of 18 dockets of caseload from the Stanley Mosk Courthouse.

This project will consolidate operations housed in the Inglewood Juvenile Courthouse and the Inglewood Courthouse together in one multi-purpose courthouse with a full range of caseload. The new courthouse will hear criminal, civil, small claims, and juvenile delinquency from the Inglewood Courthouse and Inglewood Juvenile Courthouse, as well as taking on an additional 16 dockets of small claims/civil caseload from the Stanley Mosk Courthouse (Central District) as part of the effort to decentralize that function.

New Downtown Los Angeles Courthouse (Mosk Replacement)

Construction of a new 47 courtroom Courthouse to replace three existing buildings. This project will consolidate court operations from three facilities and will relieve the current space shortfall, increase security, and replace inadequate and obsolete buildings in the Central District of L.A. County.

This project will consolidate the operation housed in the North Spring Street Courthouse, the family law operation currently housed in leased space in the Central Civil West Courthouse, and the remaining civil/small claims/family law operation in the Stanley Mosk Courthouse (after all prior projects have drawn down the dockets there) into a new courthouse facility with 47 courtrooms. The building will be the Central District's civil, small claims, and family law location.

Foltz Renovation (Central District)

Renovate Foltz Courthouse. This project will remedy code issues, abate hazardous materials, relieve the current space shortfall, increase security, and renovate an inadequate and obsolete building in the Central District of L.A. County.

This building serves as the main criminal courthouse for the Central District. With 60 criminal courtrooms fully operational every day, and the courthouse located in a high-cost centrally located space where land is unavailable, phased renovation in place is the best strategy to extend the estimated useful life for this facility.

New Lancaster Dependency Court (North District)

Construction of a new 6 courtroom Courthouse to replace two existing buildings. 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 Valley District of L.A. County. In addition, this project will decentralize juvenile dependency by relocating two dockets of dependency caseload away from the Edmund D. Edelman Children's Court.

The North District is one of the highest growth areas for Los Angeles County. This community is served by two courthouses – the Michael D. Antonovich Antelope Valley Courthouse and the Alfred J. McCourtney Juvenile Justice Center (both located in Lancaster). The Antonovich Courthouse is a multi-purpose courthouse, handling civil, criminal, family law, small claims, traffic, probate, and juvenile delinquency. This community is located at an extreme distance from the court services that are centralized, such as Probate (centralized in the Stanley Mosk Courthouse, Central District) and Juvenile Dependency (centralized in the Edmund D. Edelman Children's Courthouse, Central District), resulting in a need for those caseload types to be covered here. Probate is handled in the Antonovich Courthouse and Juvenile Dependency is handled in the Alfred J. McCourtney Juvenile Justice Center.

Operationally, a new dependency courthouse for the North District will strengthen the presence of the Dependency Court in this community, as well as nearby districts to the south, by creating a court of sufficient size to serve as a regional dependency hub for the North District, North Valley District, North Central, and Northeast Districts. Redeploying two dockets of dependency caseload to the new courthouse will release two courtrooms from the Edmund L. Edelman Courthouse, a precursor for the long-term strategy of retrofitting a portion of that courthouse for Juvenile Delinquency.

New Torrance Dependency Court and Traffic Annex (Southwest District)

This project includes construction of a new seven courtroom Courthouse to replace four existing buildings that serve a variety of functions adjacent to the Torrance Courthouse. This project will relieve the current space shortfall, increase security, and replace several inadequate and obsolete buildings in the Southwest District of L.A. County. In addition, this project decentralizes four dockets of juvenile dependency caseload away from the Edmund Edelman Children's Court, a precursor to renovation of that facility to accommodate juvenile delinquency caseload, while strengthening the full-service capabilities of the Torrance Courthouse.

Upon completion of the New Inglewood Courthouse, the only caseload type not heard in the Southwest District will be juvenile dependency. The site adjacent to the Torrance Courthouse is sufficient to accommodate a replacement structure that will house the traffic court and jury assembly elements currently located in trailers and the Annex, plus a full-service six-courtroom juvenile dependency operation. This New Torrance Dependency Court and Traffic Annex will serve the Torrance Courthouse operation for traffic court but will serve as a regional hub for juvenile dependency for the Southwest, South, South Central, and Southeast Districts.

Edelman Courthouse Renovation (Central District)

Renovation of the Edelman Children's Court to create juvenile holding required to backfill this facility with Juvenile Delinquency dockets from Eastlake Juvenile Court [4] and Los Padrinos Juvenile Court [3] (Los Padrinos dockets were moved to Eastlake [1]/Compton [2] during the course of this analysis). This project will consolidate court operations from two facilities and will relieve the space shortfall, increase security, and replace inadequate and obsolete buildings for juvenile delinquency caseload in L.A. County. In addition, this project will support the strategy for regionalization of Juvenile delinquency and dependency, aiding in redeployment of delinquency caseload.

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.

New Eastlake Courthouse (Southeast District)

Construction of a 6 courtroom New Eastlake Courthouse to replace two existing buildings. The project will consolidate Eastlake Juvenile Court [4] and Los Padrinos Juvenile Court [3] (Los Padrinos dockets were moved to Eastlake [1]/Compton [2] during the course of this analysis) to relieve the space shortfall, increase security, and replace inadequate and obsolete buildings for juvenile delinquency caseload in L.A. County. In addition, this project will support the strategy for regionalization of Juvenile delinquency and dependency, aiding in redeployment of delinquency caseload.

This project is one option for consolidating and updating juvenile delinquency court facilities in this region. The other option is to renovate and backfill the Edelman Children's Court in the Central District.

New Los Angeles Mental Health Courthouse (Central District)

The Mental Health Court is a unique specialty court that only exists in certain jurisdictions around the State of California. The caseload processing combines active involvement of not only the courts, but also medical and mental health treatment professionals, who contribute on caseload with unique spatial needs that the current courthouse does not meet. The Mental Health Court was housed in 19-P1 (the “pickle factory”) and was in the planning stages for a new custom-built facility when the roof collapsed. The court elements of the operation were quickly relocated to the Metropolitan Courthouse while a better interim solution was sought. The vacated Hollywood Courthouse had the correct number of courtrooms, so a renovation was completed in 2018-2019 to relocate the Mental Health Court into a better and more deliberate interim space.

The Hollywood Courthouse has known seismic issues and a limited footprint, which did not permit the addition that would have been required for the full space program to be housed there. Court elements were accommodated, but related county functions are located off-site. As such, a long-term purpose-built Mental Health Court, as envisioned, is still needed. Relocating the Mental Health Court would allow for the Hollywood Courthouse to be released, according to a plan in place when the building was originally vacated and closed.

New North Central Los Angeles Courthouse (North Central District)

Construction of a 12 courtroom Courthouse to replace two existing buildings, 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 L.A. County.

Operationally, these courthouses are both small (six courtrooms each) and sufficiently close (approximately 15 minutes apart) to be good candidates for consolidation. Both courthouses handle the same caseload types (criminal and civil trials, traffic) so there is a duplication of jury assembly and in-custody holding that would be more efficient, if consolidated.

New Pasadena Courthouse (Northeast District)

Construction of a 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 inadequate and obsolete buildings in the Northeast District of L.A. County.

Operationally, the Pasadena Courthouse has challenges. It was built in two parts, resulting in ongoing circulation/security issues and ADA problems. Maintaining this building’s security is a staff-intensive challenge due to blind corners and insufficient separation in public areas. This courthouse is the main courthouse in the Northeast District, with 17 departments handling a full range of criminal, civil, family law, and traffic caseload. This building is supported by a smaller 8-courtroom facility in Alhambra that only handles criminal and civil trials. Replacing the

Pasadena Courthouse with a new facility will remove a building with known seismic and other issues from the portfolio and will advance the goal of establishing full-service courthouses in each District.

New West Covina Courthouse (East District)

Construction of a 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 L.A. County. In addition, this facility may replace the seven courtrooms in Pomona North.

The El Monte Courthouse was reviewed for seismic considerations and was recommended for replacement at an estimated cost of \$41 million. The Facility Conditions Assessment completed as part of this analysis estimated full replacement value at \$79.6 million and the ten-year capital improvements cost at \$26 million. This courthouse is small (six courtrooms) and sufficiently close (approximately 15 minutes way) to be a good candidates for consolidation with a new West Covina Courthouse.

The Pomona North Courthouse was reviewed for seismic considerations and was recommended for replacement at an estimated cost of \$47.9 million. This seven-courtroom building is nearly vacant, remaining open as an adjunct holding for the Pomona South Courthouse. The courtrooms in this building had been considered as candidates for long-term growth (an uncertain possibility in this District). Replacement of any courtrooms from Pomona North that might be active at the time of the New West Covina Courthouse should be considered.

Compton Courthouse Renovation (South Central District)

Renovation of the Compton Courthouse. This project will remedy water intrusion and aging building system issues in an existing building in the South West District of L.A. County. Scope to be derived from the EMG FCA report.

The Compton Courthouse is the only courthouse facility in the South Central District. The building was constructed in 1978 and has an estimated \$44.2 million in ten-year capital improvements, including \$19.5 million in HVAC upgrades. Staff indicate ongoing operational challenges due to water leaks, both internally (plumbing) and externally (poor drainage). As the only courthouse serving this District, this facility handles a full range of criminal, civil, small claims, family law, traffic, and juvenile delinquency caseload. Completing the recommended scope of capital improvements is critical to continuation of operations in this district.

Los Angeles Metropolitan Courthouse Renovation (Central District)

The Metropolitan Courthouse is the main location in the Central District for traffic infractions, as well as being one of the locations handling criminal cases. It is a high-volume courthouse that experiences very heavy public use.

The Facility Conditions Assessment found this facility to be in poor condition and recommended a total of \$80.9 million in ten-year capital improvements to this building. Projects identified touch on every major building system, including an “immediate” project of \$8.9 million 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.

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Section 2: Court-Specific Background Information

2.1 Introduction/Purpose of this Section

This section includes county demographics, the court's judicial needs, and an inventory of court-occupied buildings.

2.2 Court Context

Los Angeles County is one of the original counties in the state of California and when first established, it stretched from the Pacific coast to the border of Nevada. As the population increased, sections were split off, creating San Bernardino, Kern, and Orange Counties. L.A. County remains a hub of all activity associated with California, from Hollywood’s film industry to its major international airport, which serves as a throughway to Asia, Australia and the Pacific.¹ The jurisdiction includes San Clemente and Santa Catalina islands.



In terms of population, L.A. County is the most populous county in the United States, with more than 9,818,605 million people inhabiting its 4,751 square miles. In fact, the population of Los Angeles County is greater than the populations of 41 of the U.S. States, making it the most populous non-state jurisdiction within the United States. It is hard to overstate the size of the population of L.A. County, which is home to more than 25 percent of all Californians.

Because it is so large, the county is divided into 5 supervisorial districts, each of which each encompasses approximately 2,000,000 inhabitants and numerous municipalities. The City of Los Angeles is the county seat, and is the second most populous city in the United States, after New York City.

Los Angeles County is the most ethnically diverse county in the United States. According to the 2010 Census (as reported by the California Department of Finance²), the inhabitants were 50 percent white, 47.7 percent Hispanic/Latino, 13.7 percent Asian (including Asian Indian as well as Chinese, Filipino, Japanese, Korean, and Vietnamese), 8.7 percent African American, 0.7 percent Native American/Alaska Native, 0.3 percent Hawaiian/Pacific Islander, and 4.5 percent more than one race. This broad racial mix is reflected in the vast diversity of food, recreational, and social groups, as well as various ethnic communities.

Manufacturing and international trade make up the bulk of the local industry, with the Port of Los Angeles (the nation’s largest port for both value of goods and tonnage) as a major industrial center. Steel fabrication and fashion apparel are the largest manufacturing industries. Proximity to Japan, Korea, and Taiwan make this one of the biggest centers of shipping, rail, and trucking

¹ Wikipedia – Los Angeles County, California, https://en.wikipedia.org/wiki/Los_Angeles_County,_California, as of 1-22-2019.

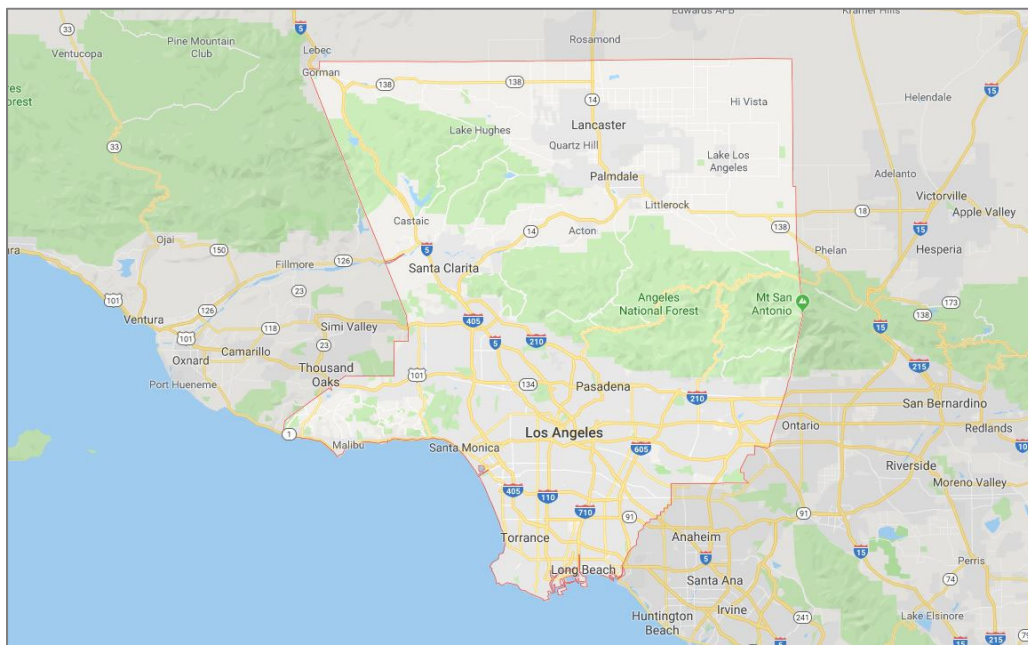
² California Department of Finance, “Profile of General Demographic Characteristics: 2010,” demographics table, http://www.dof.ca.gov/Reports/Demographic_Reports/Census_2010/documents/DP2010-Los_Angeles_County.pdf, as of 3-20-2019. See Appendix A.

COURTHOUSE NEEDS ASSESSMENT

in the United States,³ from which goods are transported either east across the country or west across the ocean.

Another source of its population, Los Angeles County has more than 200 educational facilities⁴, ranging from four-year colleges to language schools, technical colleges, and specialty training for everything from ear candling to bartending. California State University has campuses in Dominguez Hills, Long Beach, Los Angeles, Northridge, and Pomona. The University of California has a campus in Los Angeles. Twenty-one distinct communities in Los Angeles County have their own community colleges.⁵

Known globally for entertainment, specifically movie-making, Los Angeles County is home to all six major studios associated with the Motion Picture Industry. Los Angeles is also home to major sporting teams like the Los Angeles Angels and the Dodgers, the L.A. Clippers and the Lakers, as well as the L.A. Chargers and the Rams⁶. Disneyland, although located in Orange County, is a major tourist attraction drawing visitors to Los Angeles. The Griffith Observatory, the Hollywood Walk of Fame, the La Brea Tar Pits, and the iconic Hollywood sign are all sought-out destinations for visitors, combining to the thriving tourism industry.



³ Los Angeles: Economy – Major Industries and Commercial Activity, <http://www.city-data.com/us-cities/The-West/Los-Angeles-Economy.html> , as of 3-09-2019.

⁴ Employment Development Department of California, “Training Providers in Area in Los Angeles County,” <https://www.labormarketinfo.edd.ca.gov/cgi/databrowsing/localAreaProfileQSMOREResult.asp?viewAll=yes&viewAllUS=¤tPage=¤tPageUS=&sortUp=I.CITY&sortDown=&criteria=training+providers&categoryType=General&geogArea=0604000037×eries=&more=More&menuChoice=localAreaPro&printerFriendly=&BackHistory=-4>, as of 3-7-2019.

⁵ Wikipedia – Universities and colleges in Los Angeles County, California, https://en.wikipedia.org/wiki/Category:Universities_and_colleges_in_Los_Angeles_County,_California as of 3-9-2019.

⁶ Wikipedia – Sports in Los Angeles, https://en.wikipedia.org/wiki/Sports_in_Los_Angeles as of 1-22-2019.

2.3 Judicial Needs / Access to Court Services⁷

Los Angeles County's 2019 Assessed Judicial Need was as follows:

A	B	C	D
Authorized and Funded Judicial Positions (AJP) ^a	2019 Assessed Judicial Need (AJN)	Number of Judgeships Needed AJN – AJP (B-A)	% Judicial Need over AJP (C / A) ^b
585.25	520	-65.2	-11

^a Authorized judicial positions include both judgeships and subordinate judicial officer positions. Authorized judgeships consist of those codified in Government Code sections 69580–69611 plus the 50 judgeships that were authorized and funded with SB 56 (Stats. 2006, ch. 390), but not the 48 judgeships that were authorized with AB 159 but never funded.

^b Percentages in this table can be found on Appendix B of *The Judicial Workload Assessment: 2018 Judicial Workload Study Updated Caseweights*, approved by the Judicial Council September 24, 2019.

The ratio between Assessed Judgeship Needs and Authorized Judicial Positions results in a court-wide percentage rating for each court reflecting the deficiency in judicial resources.

With a -11 percent rating of Assessed Judgeship Needs to Authorized Judicial Positions, Los Angeles County has 0 points assigned based on judicial need. Los Angeles ranks 38th out of the 58 California court systems for judicial needs.

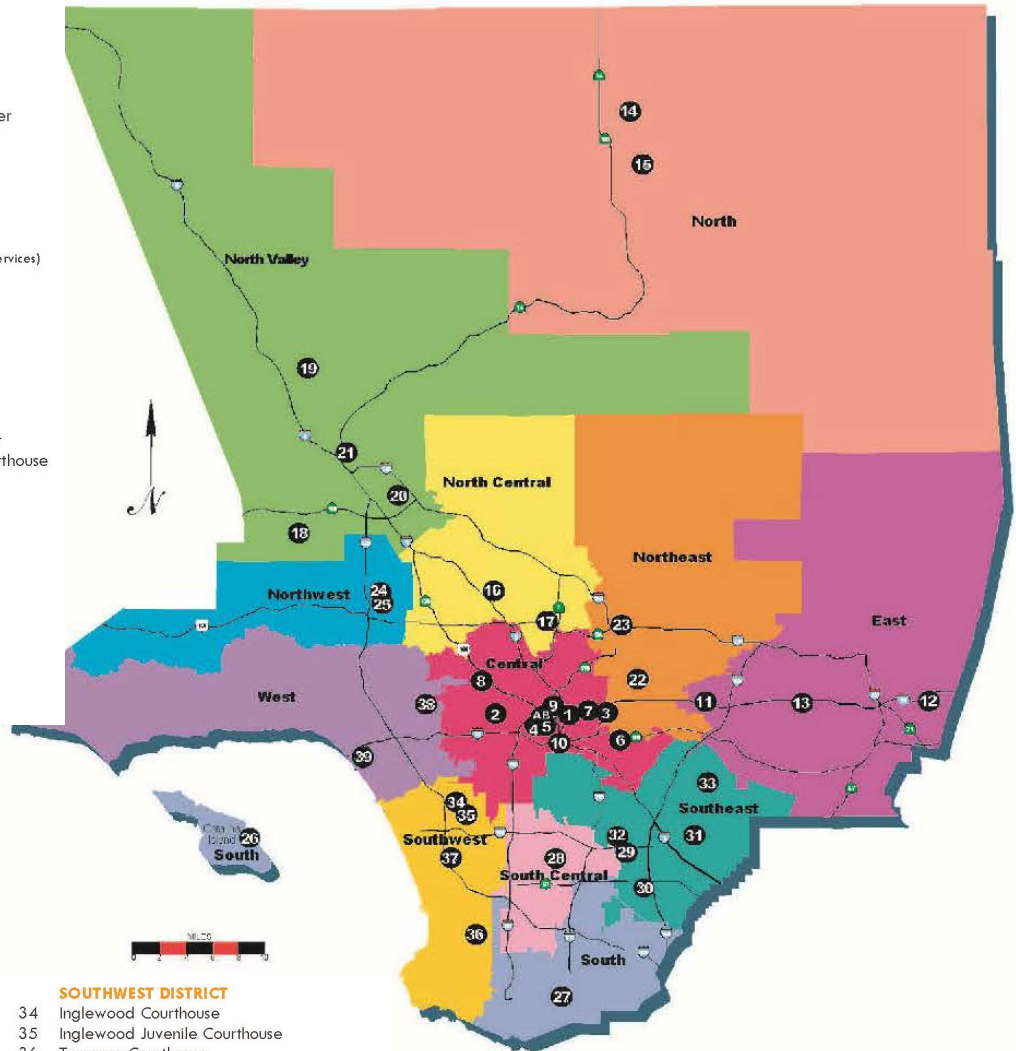
⁷ Judicial Council of Cal., *The Judicial Workload Assessment: 2018 Judicial Workload Study Updated Caseweights*, approved by the Judicial Council September 24, 2019.

2.4 Court-Occupied Buildings

There are 50 buildings in Los Angeles County that house court operations and which were included in this analysis. Of these, four were closed during the course of this study or just before. The newest of these buildings is the Governor George Deukmejian Courthouse in Long Beach, which was built in 2013. The oldest is the 312 Spring Street Courthouse, constructed between 1937 and 1940.

COURT DISTRICTS AND COURTHOUSE LOCATIONS

- CENTRAL DISTRICT**
 - 1 Central Arraignment Courthouse
 - 2 Central Civil West Courthouse
 - 3 Edmund D. Edelman Children's Courthouse
 - 4 Stanley Mosk Courthouse
 - 5 Clara Shortridge Foltz Criminal Justice Center
 - 6 East Los Angeles Courthouse
 - 7 Eastlake Juvenile Courthouse
 - 8 Hollywood Courthouse*
 - 9 Spring Street Courthouse
 - 10 Metropolitan Courthouse
 - A Court Archives and Record Center
 - B Hall of Records (Court Technology Services, Jury Services)
- EAST DISTRICT**
 - 11 El Monte Courthouse
 - 12 Pomona Courthouse
 - 13 West Covina Courthouse
- NORTH DISTRICT**
 - 14 Alfred J. McCourtney Juvenile Justice Center
 - 15 Michael D. Antonovich Antelope Valley Courthouse
- NORTH CENTRAL DISTRICT**
 - 16 Burbank Courthouse
 - 17 Glendale Courthouse
- NORTH VALLEY DISTRICT**
 - 18 Chatsworth Courthouse
 - 19 Santa Clarita Courthouse
 - 20 San Fernando Courthouse
 - 21 Sylmar Juvenile Courthouse
- *Opening 2019*
- NORTHEAST DISTRICT**
 - 22 Alhambra Courthouse
 - 23 Pasadena Courthouse
- NORTHWEST DISTRICT**
 - 24 Van Nuys East Courthouse
 - 25 Van Nuys West Courthouse
- SOUTH DISTRICT**
 - 26 Catalina Courthouse
 - 27 Governor George Deukmejian Courthouse
- SOUTH CENTRAL DISTRICT**
 - 28 Compton Courthouse
- SOUTHEAST DISTRICT**
 - 29 Downey Courthouse
 - 30 Bellflower Courthouse
 - 31 Norwalk Courthouse
 - 32 Los Padrinos Juvenile Courthouse
 - (temporarily closed as of 9/3/2019)**
 - 33 Whittier Courthouse



- SOUTHWEST DISTRICT**
 - 34 Inglewood Courthouse
 - 35 Inglewood Juvenile Courthouse
 - 36 Torrance Courthouse
- WEST DISTRICT**
 - 37 Airport Courthouse**
 - 38 Beverly Hills Courthouse
 - 39 Santa Monica Courthouse

**Geographically located in the Southwest District.

⁸ Source: Map of LA Judicial Districts, Superior Court of California, County of Los Angeles website, retrieved on Jan 15, 2020 from <http://www.lacourt.org/courthouse/pdf/districtmap2019.pdf>

COURTHOUSE NEEDS ASSESSMENT

The court facilities in Los Angeles are managed centrally from the Stanley Mosk Courthouse, but the operation is also divided into 12 districts, each of which has district-level management.

The districts are indicated on the map entitled “Court Districts and Court Locations.” The districts and facilities/court locations [buildings] are allocated as follows:

- Central District (13 court facilities - Los Angeles [11], East Los Angeles, Monterey Park)
- East District (4 court facilities - El Monte, Pomona North, Pomona South, and West Covina)
- North Central District (2 court facilities – Burbank, Glendale)
- North District (2 court facilities – McCourtney, Antelope Valley)
- North Valley District (5 court facilities – Chatsworth, Santa Clarita [2], San Fernando, Sylmar)
- Northeast District (2 court facilities – Alhambra, Pasadena)
- Northwest District (2 court facilities - Van Nuys [2])
- South Central District (1 court facility - Compton)
- South District (2 court facilities - Long Beach, Catalina)
- Southeast District (5 court facilities – Downey, Bellflower, Norwalk, Whittier, Los Padrinos [closed during the course of this analysis])
- Southwest District (6 court facilities – Inglewood [2], Torrance [4])
- West District (6 court facilities – Airport, Beverly Hills, Santa Monica [2], Malibu, West L.A.)

Four buildings on this list, shown in *italic gray font*, were closed either before or during this study.

ID	Building Name	Address	Type
19-AA1	Catalina Courthouse	215 Summer Avenue, Avalon, CA	Courthouse
19-AC1	San Fernando Courthouse	900 Third Street, San Fernando, CA	Courthouse
19-AD1	Santa Clarita Courthouse	23747 West Valencia Boulevard, Santa Clarita, CA	Courthouse
19-AD2	Santa Clarita Administrative Center	23757 West Valencia Boulevard, Santa Clarita, CA	Multi-Use
19-AE1	Alfred J. McCourtney Juvenile Court	1040 West Avenue J, Lancaster, CA	Courthouse
19-AF1	Sylmar Juvenile Court	16350 Filbert Street, Sylmar, Ca	Courthouse
19-AG1	Compton Courthouse	200 West Compton Boulevard, Compton, CA	Courthouse
<i>19-AI1</i>	<i>Los Padrinos Juvenile Court</i>	<i>7281 East Quill Drive, Downey, CA</i>	<i>Courthouse</i>
19-AK1	Norwalk Courthouse	12720 Norwalk Boulevard, Norwalk, CA	Courthouse
19-AI1	Bellflower Courthouse	10025 East Flower Street, Bellflower, CA	Courthouse
19-AM1	Downey Courthouse	7500 East Imperial Highway, Downey, CA	Courthouse
<i>19-AN1</i>	<i>David V. Kenyon Courthouse</i>	<i>7625 South Central Avenue, Los Angeles, CA</i>	<i>Courthouse</i>
19-AO1	Whittier Courthouse	7339 Painter Avenue, Whittier, CA	Courthouse
19-AP1	Santa Monica Courthouse	1725 Main Street, Santa Monica, CA	Courthouse
19-AP3	Santa Monica Court Annex	1725 Main Street, Santa Monica, CA	Courthouse

COURTHOUSE NEEDS ASSESSMENT

19-AQ1	Beverly Hills Courthouse	9355 Burton Way, Beverly Hills, CA	Courthouse
19-AR1	<i>West Los Angeles Courthouse</i>	<i>1633 Purdue Avenue</i>	<i>Courthouse</i>
19-AS1	<i>Malibu Courthouse</i>	<i>23525 Civic Center Way, Malibu, CA</i>	<i>Courthouse</i>
19-AU1	Airport Courthouse	11701 South La Cienega Blvd, Los Angeles, CA	Multi-Use
19-AV1	Hall of Records	320 West Temple Street, Los Angeles, CA	Multi-Use
19-AV3	County Records Center	222 North Hill Street, Los Angeles, CA	Multi-Use
19-AX1	Van Nuys Courthouse East	6230 Sylmar Avenue, Van Nuys, CA	Courthouse
19-AX2	Van Nuys Courthouse West	14400 Erwin Street Mall, Van Nuys, CA	Courthouse
19-AY1	Chatsworth Courthouse	9425 Penfield Avenue, Chatsworth, CA	Courthouse
19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	42011 4 th Street West, Lancaster, CA	Courthouse
19-BF1	312 North Spring Street Courthouse	312 North Spring Street, Los Angeles, CA	Courthouse
19-C1	Torrance Courthouse	825 Maple Avenue, Torrance, CA	Courthouse
19-C2	Torrance Annex	3221 Torrance Boulevard, Torrance, CA	Multi-Use
19-C3	South Bay Muni Court [Torrance] Jury Assembly Trailer	825 Maple Drive, Torrance, CA	Modular
19-C4	South Bay Muni [Torrance] Traffic Court Trailer	825 Maple Drive, Torrance, CA	Modular
19-E1	Inglewood Juvenile Court	110 Regent Street, Inglewood, CA	Courthouse
19-F1	Inglewood Courthouse	One Regent Street, Inglewood, CA	Courthouse
19-G1	Burbank Courthouse	300 East Olive , Burbank, CA	Courthouse
19-H1	Glendale Courthouse	600 East Broadway, Glendale, CA	Courthouse
19-I1	Alhambra Courthouse	150 West Commonwealth Avenue, Alhambra, CA	Courthouse
19-J1	Pasadena Courthouse	300 East Walnut Street, Pasadena, CA	Courthouse
19-K1	Stanley Mosk Courthouse	111 North Hill Street, Los Angeles, CA	Courthouse
19-L1	Clara Shortridge Foltz Crim. Justice Center	210 West Temple Street, Los Angeles, CA	Courthouse
19-M1	Central Civil West	600 South Commonwealth Ave., Los Angeles, CA	Courthouse
19-O1	El Monte Courthouse	11234 East Valley Boulevard, El Monte, CA	Courthouse
19-Q1	Edmund D. Edelman Children's Court	201 Centre Plaza Drive, Monterey Park, CA	Courthouse
19-R1	Eastlake Juvenile Court	1601 Eastlake Avenue, Los Angeles, CA	Courthouse
19-S1	Hollywood Courthouse	5925 Hollywood Boulevard, Hollywood, CA	Courthouse
19-T1	Metropolitan Courthouse	1945 South Hill Street, Los Angeles, CA	Courthouse
19-U1	Central Arraignment Courts	429 Bauchet Street, Los Angeles, CA	Courthouse
19-V1	East Los Angeles Courthouse	4848 E. Civic Center Way, East L.A., CA	Courthouse
19-W1	Pomona Courthouse South	400 Civic Center Plaza, Pomona, CA	Courthouse
19-W2	Pomona Courthouse North	350 West Mission Boulevard, Pomona, CA	Courthouse
19-X1	West Covina Courthouse	1427 West Covina Parkway, West Covina, CA	Courthouse
19-Y5	Governor George Deukmejian Courthouse	275 Magnolia Avenue, Long Beach, CA	Courthouse

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Section 3: Building Inventory and Description

3.1 Introduction/Purpose of this Section

This section includes a description of the court-occupied facilities and an overview of any deficient conditions. In addition, this section identifies any facilities that are no longer occupied by the court, but are still identified in the Judicial Council inventory, and notes if the court intends to permanently vacate the facility or requests that it be held for future court occupancy.

For each facility, a description and a photo (when available) are provided. In addition, this section provides:

- a summary of the facility's condition, including renovation information.
- a description of how the space is utilized by the court.
- the way the facility supports court operations.
- asset management considerations specific to the facility, if any.

3.2 Court-Occupied Facilities

There are thirty cities in Los Angeles County that house court facilities included in this study. Those cities are Los Angeles (county seat and most populous city), East Los Angeles, Lancaster, Pomona, West Covina, Burbank, Chatsworth, San Fernando, Alhambra, Pasadena, Van Nuys, Long Beach, Compton, Bellflower, Downey, Norwalk, Inglewood, Torrance, Santa Monica, Monterey Park, El Monte, Glendale, San Fernando, Santa Clarita, Sylmar, Avalon, Whittier, Beverly Hills, Monrovia, and Malibu. The Los Angeles Superior Court (LASC) manages 42 facilities, 36 of which were included in this analysis.

The Superior Court is divided into twelve Districts, each of which strives to handle the criminal, family, small claims, civil, juvenile, and traffic caseload generated within its boundaries. The districts are named by their location as follows: Central, Southeast, Northeast, East, South Central, South, Southwest, West, Northwest, North Central, North Valley, and North. Each District has one or more courthouses where caseload is processed.

Exceptions to the distribution of cases include centralization of Probate caseload in the Stanley Mosk Courthouse; of Mental Health caseload in the Mental Health Court (currently in the Metropolitan Courthouse, but soon to be located in the newly renovated Hollywood Courthouse); and of Juvenile Dependency in the Edmund D. Edelman Children's Court in Monterey Park, with a three-courtroom satellite operation in Antelope Valley. This centralization runs counter to the LASC operational goals, which are to provide each caseload type in each district of the county.

The map indicates the locations of the active court locations serving the Los Angeles Superior Court. In some cases, one "courthouse" on this map is actually made up of multiple "court facilities" as considered in this facility assessment, such as Torrance (where one "courthouse" is actually four "court facilities.") This discrepancy, plus the inclusion in this analysis of four facilities recently closed (and not on the attached map) accounts for the difference between the 50 facilities included in this study and the 41 locations shown on the map.

COURT DISTRICTS AND COURTHOUSE LOCATIONS

1

- CENTRAL DISTRICT**
- 1 Central Arraignment Courthouse
- 2 Central Civil West Courthouse
- 3 Edmund D. Edelman Children's Courthouse
- 4 Stanley Mosk Courthouse
- 5 Clara Shortridge Foltz Criminal Justice Center
- 6 East Los Angeles Courthouse
- 7 Eastlake Juvenile Courthouse
- 8 Hollywood Courthouse*
- 9 Spring Street Courthouse
- 10 Metropolitan Courthouse
- A Court Archives and Record Center
- B Hall of Records (Court Technology Services, Jury Services)

- EAST DISTRICT**
- 11 El Monte Courthouse
- 12 Pomona Courthouse
- 13 West Covina Courthouse

- NORTH DISTRICT**
- 14 Alfred J. McCourtney Juvenile Justice Center
- 15 Michael D. Antonovich Antelope Valley Courthouse

- NORTH CENTRAL DISTRICT**
- 16 Burbank Courthouse
- 17 Glendale Courthouse

- NORTH VALLEY DISTRICT**
- 18 Chatsworth Courthouse
- 19 Santa Clarita Courthouse
- 20 San Fernando Courthouse
- 21 Sylmar Juvenile Courthouse

- NORTHEAST DISTRICT**
- 22 Alhambra Courthouse
- 23 Pasadena Courthouse

- NORTHWEST DISTRICT**
- 24 Van Nuys East Courthouse
- 25 Van Nuys West Courthouse

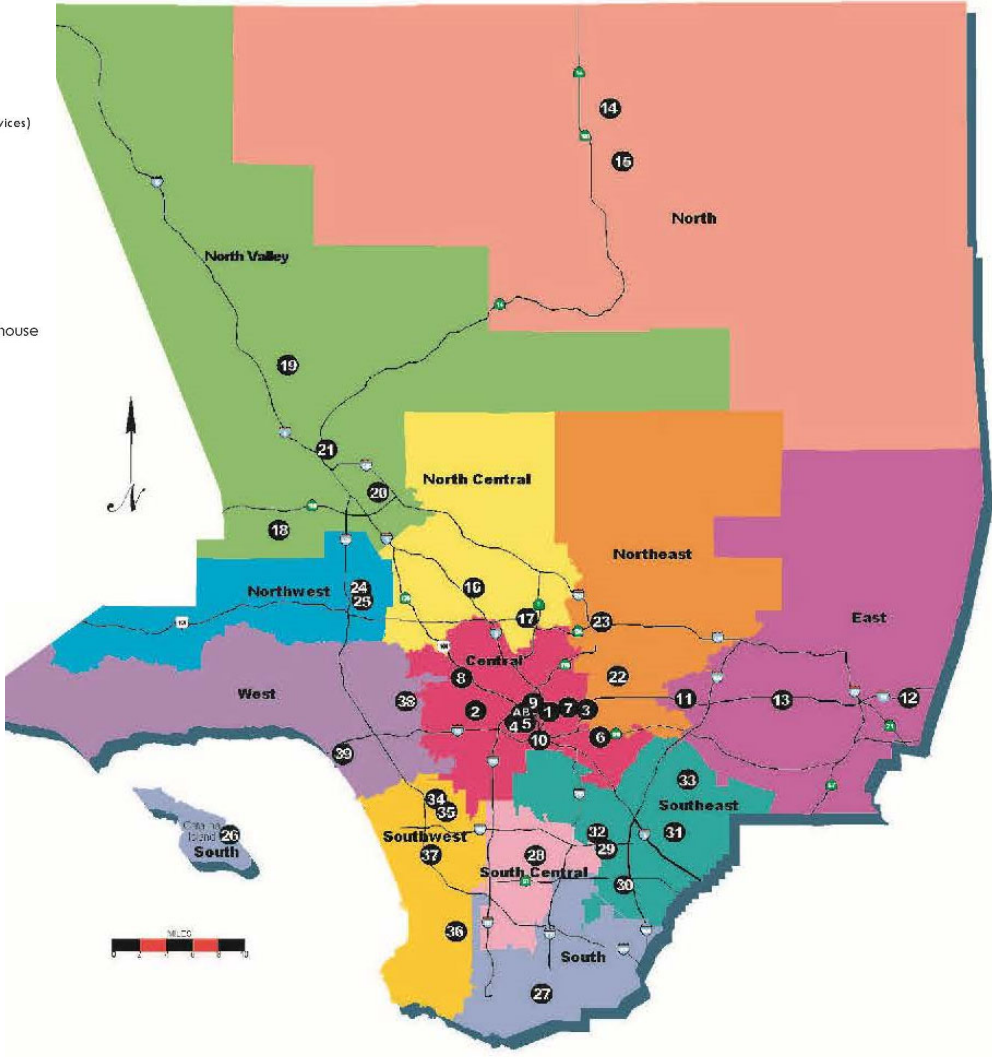
- SOUTH DISTRICT**
- 26 Catalina Courthouse
- 27 Governor George Deukmejian Courthouse

- SOUTH CENTRAL DISTRICT**
- 28 Compton Courthouse

- SOUTHEAST DISTRICT**
- 29 Downey Courthouse
- 30 Bellflower Courthouse
- 31 Norwalk Courthouse
- 32 Los Padrinos Juvenile Courthouse
(temporarily closed as of 9/3/2019)
- 33 Whittier Courthouse

- SOUTHWEST DISTRICT**
- 34 Inglewood Courthouse
- 35 Inglewood Juvenile Courthouse
- 36 Torrance Courthouse

- WEST DISTRICT**
- 37 Airport Courthouse**
- 38 Beverly Hills Courthouse
- 39 Santa Monica Courthouse



**Geographically located in the Southwest District.

¹ Source: Map of LA Judicial Districts, Superior Court of California, County of Los Angeles website, retrieved on Jan 15, 2020 from <http://www.lacourt.org/courthouse/pdf/districtmap2019.pdf>

COURTHOUSE NEEDS ASSESSMENT

3.2.1 Central District (Los Angeles, East Los Angeles, Hollywood, David V. Kenyon,)

Downtown Los Angeles is referred to as the Central District. Eleven courthouses and two administrative buildings serve the Central District. The Stanley Mosk Courthouse, Clara Shortridge Foltz Criminal Justice Center, Hall of Records, and County Records Center are located in downtown Los Angeles, with the Central Arraignment Court just on the other side of Dodger Stadium and the 110. The Central Civil West Courthouse is located to the west and the Spring Street Courthouse is located to the south. The Metropolitan Courthouse is located near the junction of the 10 and the 110. The East Los Angeles Courthouse is located in East L.A. off of Route 60. To the south is the recently closed David V. Kenyon Juvenile Justice Center.



Label	ID	Name	Address	Type
A	19-AV1	Hall of Records	320 West Temple Street, Los Angeles, CA	Multi-Use
B	19-AV3	County Records Center	222 North Hill Street, Los Angeles, CA	Multi-Use
C	19-K1	Stanley Mosk Courthouse	111 North Hill Street, Los Angeles, CA	Courthouse
D	19-L1	Clara Shortridge Foltz Criminal Justice Center	210 West Temple Street, Los Angeles, CA	Courthouse
E	19-M1	Central Civil West Court	600 South Commonwealth Avenue, L.A., CA	Courthouse
F	19-Q1	Edmund D. Edelman Children's Court	201 Centre Plaza Drive, Monterey Park, CA	Courthouse
G	19-R1	Eastlake Juvenile Court	1601 Eastlake Avenue, Los Angeles, CA	Courthouse
H	19-S1	Hollywood Courthouse	5925 Hollywood Boulevard, Los Angeles, CA	Courthouse
I	19-T1	Metropolitan Courthouse	1945 South Hill Street, Los Angeles, CA	Courthouse
J	19-U1	Central Arraignment Courts	429 Bauchet Street, Los Angeles, CA	Courthouse
K	19-AN1	David V. Kenyon Juv. Justice Ctr (closed)	7625 South Central Avenue	Courthouse
L	19-BF1	312 North Spring Street Courthouse	312 North Spring Street, Los Angeles, CA	Courthouse
M	19-V1	East Los Angeles Courthouse	4848 E. Civic Center Way, East L.A., CA	Courthouse

3.2.1.1 David V. Kenyon Juvenile Justice Center (1976) 19-AN1

The David V. Kenyon Juvenile Justice Center was constructed in 1976 and was closed in 2019. The 17,489 BGSF county-owned juvenile courthouse is in the process of being removed from the inventory of court facilities.

3.2.1.2 Hall of Records (1958) 19-AV1

This 447,000 BGSF building is shared with other county administrative functions. The courts do not have any courtrooms in this facility, but approximately two hundred twelve staff occupy 26,700 CGSF of leased office space.



Facility Condition/Renovations.

Staff report several concerns with the facility conditions at this facility. The HVAC system is old, resulting in ongoing issues with temperature balance, and continual staff discomfort. The CTS group experiences ongoing disruptions and displacements due to internal plumbing failures, which combine with the asbestos insulation to create a hazardous and unoccupiable environment. No FCA² was completed on this facility.

Space Utilization and Occupancy.

The Court Technology Services group, Jury Services Headquarters, and the court Budget and Finance Department are housed in the leased court-exclusive space within this building. All are office-type space.

Operations.

These office-based functions do not have regular or ongoing interactions with the public. These court functions can be located nearly anywhere in the county that suits the court administration.

Asset Management Considerations.

This is a county-owned facility. The court has an equity interest in the portion of the facility that it occupies.

² An FCA, or Facility Conditions Assessment, was completed for this building in 2019 as part of this analysis. Findings identified a Facility Conditions index (FCI) as either good, fair, poor or very poor; identified “immediate needs” and “capital needs,” and Plan Types over the 10-year planning horizon in the following categories: 1. Safety; 2. Performance/Integrity; 3. Accessibility; 4. Environmental; 5. Retrofit/Adaptation; and 6. Lifecycle/Renewal.

3.2.1.3 County Records Center (1962) 19-AV3

The County Records Center occupies the whole block at the corner of Hill Street and West Temple Street. This building is the Los Angeles County's central location for a variety of archives, records, and exhibit storage. The address is listed as 222 North Hill Street.



The facility was constructed in 1962 and was designed by signature architect Richard Neutra. The facility features aluminum “spider legs” that were signature features of Neutra’s facilities. A notable interior mosaic, created by Joseph Young, was recently restored and depicts Los Angeles County’s water sources and geological features. There are two wings on the building – a windowless storage wing and a windowed employee/office wing. The JCC occupies six areas (rooms) inside this building.

Facility Condition/Renovations.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Fair” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$47,900, and include \$16,400 in Basement Wall Construction, \$16,500 in Emergency Light & Power Systems, and \$15,000 in Low Tension Service & Distribution.

Ten year capital needs for the facility were estimated at approximately \$5,028,157 and include a largely lifecycle/renewal efforts. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$4,963,757 of the total projects fall into the Lifecycle/Renewal category, with \$48,000 in Safety and \$16,400 in Performance/Integrity.

No security deficiencies were identified for in-custody circulation, judicial staff circulation, or building security screening.

Space Utilization and Occupancy.

This facility houses forty-two FTEs of court records staff and is used to store court records for the entire Los Angeles Superior Court system. Staff serve the public-facing Archives and Records Center, which is the customer service and records retention element of the Los Angeles Superior Court (LASC). There are no courtrooms in this building. The customer service function is available from 8:30 am to 4:30 pm, Monday through Friday, except for court holidays.

Operations.

Operational challenges were identified for this facility, as follows:

- 1) There is a crack in the building, which allows water to penetrate into the file storage area utilized by the LASC;
- 2) Plumbing failures jeopardize the security of the court files, and when they occur, cause irreparable damage;
- 3) The HVAC is not up to date, resulting in uncomfortable heat or cold for staff and the public throughout the year.

Asset Management Considerations.

Space in this facility is leased. The building contains a consolidated records storage function serving a broad range of County archival functions, which makes co-location of court records a good fit for customer service reasons. At the same time, the danger of water damage is an ongoing concern in a historic facility where space is leased.

3.2.1.4 Stanley Mosk Courthouse (1957) 19-K1

The Stanley Mosk Courthouse was constructed in 1957 and has historically served as the flagship courthouse within Los Angeles County, the City of Los Angeles, and in the Central District. In addition to its role as a courthouse, the Stanley Mosk Courthouse is the home of the administrative personnel who manage the Superior Court of Los Angeles County.



It is a nine (9) story steel-framed structure with a plaza on the north side facing the Hall of Administration, located at 111 North Hill Street.

The exterior is faced with pre-cast concrete, terra cotta, and tile. This JCC-owned facility includes 736,200 BGSF of space, 97% of which is court-exclusive space.

The shape of the building steps back from the ground up. The total footprint is approximately 100,000 BGSF, which is consistent for the first through fifth floors. The building steps back to 84,000 BGSF on the 6th floor, 49,000 BGSF on the 7th floor, 30,000 BGSF on the 8th floor, and 20,000 BGSF on the 9th floor.

Facility Condition/Renovations.

During the prior Task Force process (2001), this building was assumed to pose a seismic risk based on the level of risk addressed by the seismic code in place at the time when it was constructed and what was known about the building's construction.³ Abandonment/replacement was recommended in the 2003 Master Plan based on this assumption.⁴ Subsequent detailed evaluations focused on seismic risk have found that with seismic improvements, the building can continue in use. The 2019 seismic assessment for this analysis found the Stanley Mosk Courthouse to be a "VHR" (Very High Risk) but identified that "Baseline" modifications would remedy the issues. These baseline modifications were estimated at \$461.3M per the Court Building Renovation Feasibility Study contracted by CFAC.⁵

The 2003 report assumed replacement and suggested a range of options, including nine possible nearby sites for a new "flagship" courthouse followed by demolition of the Mosk Building.⁶ That study considered replacement for as many as two hundred eighteen of the District's estimated

³ *California Courts Facility Study – Task Force on Court Facilities*, Los Angeles County Plan, DMJM Spillis, Candela & Partners in association with Vitetta Group/Justice Planning Associates, April 2001, Volume 1, p. 2.69 (PDF p. 110)

⁴ Superior Court of California, County of Los Angeles, Final Master Plan, December 19, Jacobs, 2003, p. 4-4

⁵ *Seismic Renovation Project Feasibility Report, Stanley Mosk Courthouse 19-K1*, Superior Court of California, County of Los Angeles, ARUP, January 22, 2019.

⁶ Superior Court of California, County of Los Angeles, Final Master Plan, December 19, Jacobs, 2003, Table 7.6.1 Central District Summary of Development Actions, pages 7-71 to 7-73

three hundred three courtrooms.⁷ Many of those sites are now occupied by new facilities, and are no longer available; furthermore, this part of downtown Los Angeles had been targeted as a center for the arts, including outdoor activities that require green space. This new focus combined with an improved view of seismic risk make renovation a much more viable option than replacement.

The 2001 report found that of the building's 101 courtrooms, 35 were adequate and 61 were marginal.⁸ Most of the inadequacies were associated with poor in-custody holding and circulation. Secure circulation for in-custody parties and judges was found to be fully deficient; building entrance screening was found partially deficient. Some issues have been mitigated per recommendations in the 2003 Master Plan by handling in-custody cases in the Clara Shortridge Foltz Courthouse, and by using this building for non-custody matters only; however, there are still in-custody parties involved in cases in Mosk, and other security issues remain.

A number of major capital improvements have been authorized and are in progress or pending (soon to start), as follows:

- A phased upgrade/renovation to the escalators was underway concurrent to this analysis
- Elevators were on the verge of an \$8.4M upgrade
- There are issues with the exterior building envelope, with funding allocated at \$145,200 to address the exterior shell⁹.

A Facility Conditions Assessment (FCA) completed as a part of this study found that most of the MEP systems are original to the 1957 construction and are due for replacement. These include the mechanical ductwork (cleaning), air handlers, battery bank, expansion tanks, exhaust fans, pumps, and other elements. No architectural features were found to be in poor or failing condition; however, accessibility issues in restrooms and courtrooms (bench and witness seating) were also noted. Most of the projects identified fall into the category of routine maintenance.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Fair” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$8,813,118 and consists of a range of issues touching most parts of the facility.

Ten-year capital needs for the facility were estimated at approximately \$153,833,335 and include a variety of major building system upgrades. Long-term capital needs were identified by six

⁷ Superior Court of California, County of Los Angeles, Final Master Plan, December 19, Jacobs, 2003, Table 7.6.1 Central District Summary of Development Actions, page 7-76

⁸ *California Courts Facility Study – Task Force on Court Facilities*, Los Angeles County Plan, DMJM Spillis, Candela & Partners in association with Vitetta Group/Justice Planning Associates, April 2001, Volume 2, p. 2-47-2-51 (PDF pp.88-93)

⁹ Trial Court Facility Modification Advisory Committee Meeting, October 12, 2018,

COURTHOUSE NEEDS ASSESSMENT

categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$145,020,217 in capital project needs was identified, with \$135,037,092 of that in the Lifecycle/Renewal category, and \$9,983,125 in Performance/Integrity.

Space Utilization and Occupancy.

In 2019, the Stanley Mosk Courthouse still has ninety-nine working courtrooms and one hundred two assigned judicial officers. The caseload has been adjusted to include only civil (sixty-three courtrooms), family law (twenty-three courtrooms), small claims (one courtroom), probate (ten courtrooms), and one courtroom for the presiding judge, with no in-custody parties appearing here.

This building is considered to be a main courthouse, both within the District and within the Court. Court administration, jury assembly, family law facilitator, and self-help are all included in this building.

Jury assembly occurs in this facility, with approximately 150 jurors called at once. Jurors may be sent to any of the other courthouses in this District after being called here. The jury assembly room is 3,120 SF in size.

The Sheriff's Office is the only partner agency occupying space in this facility. Their presence provides courtroom and building security.

Operations.

The Stanley Mosk Courthouse has a number of operational issues, including the lack of secure holding that prevents in-custody cases from being heard here. Additionally, the following operations-related issues have been documented in prior reports and assessments:

- Many of the rooms utilized as courtrooms in this building are smaller than 1,000 CGSF, making them smaller than any courtrooms in the current California Trial Court Facilities Standards. These rooms should be more accurately labeled as hearing rooms, and used for caseload types appropriate to hearing rooms (family law, some civil).
- Staff circulation is not completely separate from public circulation, resulting in floors in the building where staff is forced to share circulation with the public.
- Judicial parking is not secure, nor is there a secure, separate path of travel for judges between their parking and the rest of the judicial circulation. To get from their parking to chambers, the judges transit the width of a public corridor and then use the rear entrance of the two-sided freight elevator. A Sheriff's Deputy sits in the corridor and the parking area has signs to deter public entry.

Staff identified the greatest operational challenges with the Stanley Mosk Courthouse as follows:

- 1) Security issues. Although cases with in-custody parties are not heard in this courthouse, there are other security concerns. As the main location for Probate, this court serves highly emotional litigants. Lack of dedicated staff circulation forces staff to share elevators and escalators with the public. Finally, the building lacks a comprehensive security communications system, such as an “A” phone, which would enable the Sheriff to respond promptly within the building.
- 2) Age - this building has many routine issues associated with its age, including elevator and escalator failures, water leaks, and air conditioner/heating issues. There are issues with adequate ventilation and maintenance of public restrooms.
- 3) Accessibility and public circulation are problematic, with no accessible courtrooms and no waiting areas for mobility impaired individuals on gurneys or wheelchairs.
- 4) The downtown location results in limited available and affordable parking for employees and the public.

Some of these issues could be remedied through incremental capital improvements; others require a major renovation effort.

Asset Management Considerations.

The Stanley Mosk Courthouse is located in the middle of the Grand Park Expansion, a rectangular 12-acre park which provides downtown Los Angeles with its first major green space, which is anticipated to become a new cultural hub for the region. The expectation by civic leaders is that as more development occurs in the area, older buildings (such as this one) will be torn down, thereby creating more space for the park, and better linking the green space to other downtown activities. In 2006, officials discussed a plan to raze the courthouse, but those discussions were suspended as a result of the economic recession.

The Mosk Building has an important role in the Los Angeles Superior Court, both as a courthouse and as the headquarters of the administration for this court operation; however, the deteriorating condition of the facility and the need for constant reinvestment impel a plan that will include replacement or extensive renovation of this facility. This building can continue to be a long term asset if maintained and upgraded to support the Court in providing the necessary services and ensuring timely resolution of justice. This building appears to be a good candidate for modernization. If modernization is not possible, a replacement strategy will be necessary, as the role of this facility is critically important to the Los Angeles Superior Court in downtown Los Angeles.

If replacement is consideration, competing needs in the downtown core may place a higher and better value on this parcel for a more vital contributor to the Grand Park Expansion. As a consideration in the long-term, court staff have identified this facility as a potential source of judicial officers to be re-deployed to the North Valley District, where increased caseload has increased the need for judicial officers. Relocation of judicial officers from this location to other courthouses (and potentially other districts) would reduce the size of a potential replacement facility in the Central District down the road.

3.2.1.5 Clara Shortridge Foltz Criminal Justice Center (1972) 19-L1

The Clara Shortridge-Foltz Criminal Justice Center was constructed in 1972, and is located at 210 West Temple Street, diagonally at the opposite end of the Grand Park from the Stanley Mosk Courthouse. This building is the largest criminal courthouse in the county, with all sixty-one courtrooms handling criminal caseload. It serves as the main criminal courthouse for the Central District, but also handles caseload from around Los Angeles County.



This JCC-owned facility provides approximately 1,020,266 BGSF, of which 355,151 CGSF is court-exclusive.

Facility Condition/Renovations.

This building has known seismic issues. A seismic report in 2018 recommended renovations (Priority Upgrades level of effort) estimated at \$300.2M for this facility. As part of this analysis an updated seismic assessment was completed, scoring the Clara Shortridge Foltz Criminal Justice Center as “HR” (High Risk).

The 2003 Master Plan estimated the renovation cost without seismic or parking improvements to be \$10.2M (2003 dollars). With seismic retrofits, the project was estimated at \$58.6 million.¹⁰

There are major interior plumbing issues that often disrupt court operations. During the course of this study, an internal plumbing issue had resulted in a temporary shutdown of one large section of the building for plumbing repairs and an associated abatement of asbestos (insulation used around the original pipes). According to staff, this type of system failure is common in this facility, and creates large-scale, long-term disruptions.

This building pre-dates the Americans with Disabilities Act, so there are a number of ADA/accessibility issues in the facility. The most challenging is the lack of accessible path of travel between the courtroom holding and the courtrooms. Mobility impaired in-custody defendants must utilize the staff elevators and corridors to enter the courtrooms. Both in-custody and judicial circulation were found fully deficient because of this aspect.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Fair” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs (year 0) were identified in the FCA totaled \$2,767,763 and consist of a range of issues touching most parts of the facility.

¹⁰ Superior Court of California, County of Los Angeles, Final Master Plan, December 19, Jacobs, 2003, Table 7.6.27 Foltz Criminal Justice Center Renovation Project Cost, page 7-117

Total ten-year capital needs for the facility were estimated at approximately \$77,226,562 divided with \$40,871,489 of effort required in years 1-5 and \$33,586,311 required in years 6-10. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$77,226,562 in capital project needs was focused in four areas, with \$64,528,176 in the Lifecycle/Renewal category, \$10,100,633 in Retrofit/Adaption, \$2,341,783 in Performance/Integrity, and \$255,970 in Safety.

Space Utilization and Occupancy.

Courts occupy approximately 355,151 CGSF of space, with the remainder of the usable space (approximately 161,134 CGSF) occupied by partner agencies.

The sixty-one courtrooms are used as follows:

- Criminal Felonies – 44.9
- Criminal Misdemeanors – 9.0
- Arraignments – 3
- Cooperative/Specialty Courts – 2.7
- Other – 0.4
- Dark – 1.0

Jury Assembly is held in this building, with as many as 445 jurors called in a single day. The building has in-custody holding, and also houses elements of Court Administration. Approximately 318 FTEs of court staff are housed in the court-exclusive space.

Partner agencies include the District Attorney, the Public Defender, a financial evaluator, a health services counselor, a community service center volunteer center, and a bail/bond office.

Operations.

The Clara Shortridge Foltz Criminal Justice Center has two significant operational issues.

- The holding cells are located in interstitial levels between the courtroom floors, but the only access on and off those floors is by staircases. This makes the holding system non ADA compliant, and results in in-custody defendants being transported through staff-secure areas to reach the courtroom(s).
- The plumbing system fails on a regular basis. When the plumbing system leaks, large portions of the courthouse have to be closed in order to repair the plumbing and remove old asbestos insulation, thereby rendering portions of the court facility inaccessible during the repair.

Asset Management Considerations.

This building, like the Stanley Mosk Courthouse, occupies a key corner of the Grand Park Expansion, a visionary rejuvenation of the downtown civic core. As such, it is a site under consideration for long-term repurposing as a more vibrant element of that plan.

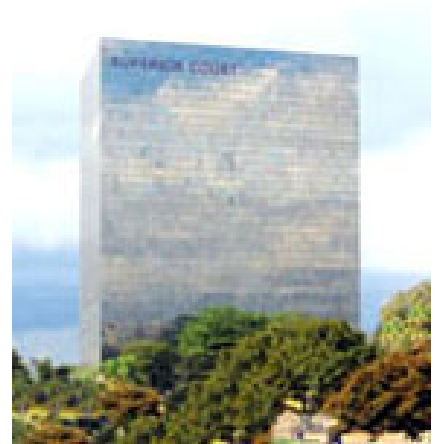
The 2003 Master Plan¹¹ recommended continued use of the Clara Shortridge Foltz Criminal Justice Center in all scenarios, including those which replaced the Stanley Mosk Courthouse.

This facility is critical in the Los Angeles court system, and any replacement strategy would require construction of the replacement, followed by demolition of Clara Shortridge Foltz. Although that idea may need to be part of a long-term consideration at this site, for now, this building is a valuable capital asset in need of an extensive renovation and upgrade.

¹¹ Superior Court of California, County of Los Angeles, Final Master Plan, December 19, Jacobs, 2003, p. 7-115

3.2.1.6 Central Civil West Court (1970) 19-M1

The Central Civil West Court is a mixed use high-rise facility built in 1970, with approximately 350,000 rentable SF.¹² The courts lease space inside this facility, which also houses the Los Angeles County Clerk, the Bakoo Gift shop, a contract court reporter agency, a law firm, and Commonwealth Management (the property management company)¹³.



The courts lease and occupy 88,315 CGSF, of which approximately 70,291 CGSF is court-exclusive. The remaining 18,024 CGSF of court space is occupied by partner agencies.

Facility Condition/Renovations.

This building is privately owned, with space leased by the JCC for court use. No FCA was completed for this building or for space occupied within this building.

The 2001 analysis of this building found it to be adequate (85%) from a physical conditions standpoint, but only marginal (69%) for court use. The detailed courtroom analysis at that time found nine courtrooms were adequate, but that the remainder were “deficient.”¹⁴

Today’s security standards for civic buildings, and particularly courthouses, prefer single-use facilities where building access can be managed and controlled by security staff trained in the unique challenges of court security. Aside from mixed use, this building noted no security deficiencies with in-custody, judicial staff, or building entrance security/circulation.

Space Utilization and Occupancy.

This facility serves as the main location in the Central District for child support hearings and other family law caseload. The facility was listed as having 20 courtrooms in the 2003 Master Plan¹⁵ with eighteen in use (two criminal, thirteen civil, and five family), of which two were dark. Updated 2019 documents identify eight courtrooms for nine assigned judicial officers. Partner agencies in the court’s leased space include the Family Law Facilitator, Alternate Dispute Resolution, and a Self-Help Center.

Operations.

No operational concerns were identified for this facility, aside from the co-location in a mixed use building.

¹² <https://www.loopnet.com/Listing/600-S-Commonwealth-Ave-Los-Angeles-CA/4109025/>, May 16, 2019

¹³ Yellow Pages, <https://www.b2byellowpages.com/street/600/s/commonwealth-ave/los-angeles-ca.html>, accessed May 16, 2019.

¹⁴ Spillis report, Volume 1, page 2-54 County-Wide Summary.

¹⁵ Superior Court of California, County of Los Angeles, Final Master Plan, December 19, Jacobs, 2003, p. 4-9

Asset Management Considerations.

This facility is leased. The mixed-use nature of the facility has allowed for co-location over time of agencies and groups that support the family law specialization in this building. Removing the courts to a 100% court-exclusive facility would result in a diluted presence for those agencies and groups.

3.2.1.7 Edmund D. Edelman Children's Court (1992) 19-Q1

Juvenile Dependency is one of the caseload types that has been centralized in the county for some time (along with Probate and Mental Health), with a satellite location in Antelope Valley (North District). The Edmund D. Edelman Children's Court is a courthouse constructed in 1992 to serve this function. The building consists of 263,623 BGSF and is in Monterey Park, California, in the Central District.



The building has seven above-ground stories and a mechanical penthouse. Ground and first floor areas are leased to county agencies.

Facility Condition/Renovations.

This facility is relatively new, compared to other facilities in the inventory, but at 27 years old has a number of major building systems due for replacement. The HVAC, electrical systems, elevators, and interior finishes are all due for either replacement or upgrades. This building does not have internet connection and the emergency generator lacks capacity to power the whole facility.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$262,408, and include \$177,000 in Exterior Wall Construction, \$60,000 in Low Tension Service & Distribution, \$21,508 in Flooring and \$2,400 in Retaining Walls.

Ten year capital needs for the facility were estimated at approximately \$29,185,189 and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$29,447,598 in capital project needs was identified, with \$29,363,189 of that in the Lifecycle/Renewal category, \$60,000 in Safety, and \$24,408 in Performance/Integrity. The bulk of the recommended capital investments are based on upgrading the HVAC (\$6.8 million), elevator (\$3.9 million), and electrical (\$5.4 million) systems, as well as a need to update/renew interior finishes (approximately \$8.2 million for interior construction and finishes combined).

Space Utilization and Occupancy.

This building houses 25 courtrooms, which are assigned to a total of 28 judges handling juvenile dependency caseload. In addition to the courtrooms and judicial officers, a total of 168 court staff work at this location. This facility houses court administration and a Self-Help Center.

COURTHOUSE NEEDS ASSESSMENT

Court partners in the building include CASA of LA, the Children’s Law Center, Free Arts for Abused Children, and a cafeteria.

Operations.

This location is the centralized location for Juvenile Dependency caseload processing. A satellite location with three courtrooms for this purpose is located in Antelope Valley, 75 miles to the north.

Two operational challenges face this court function in this location. The first is that, with population shifts and growth to the north, this centralized service no longer meets the needs of the citizens of much of Los Angeles County. This building is fully occupied with no expansion available, and there is unmet need in this division. The Los Angeles Superior Court is actively seeking a regional solution to the expansion needs for juvenile dependency caseload coverage.

Within this building, the greatest operational challenge is the inability to accommodate in-custody youth. The building’s original design did not take into account the possibility of in-custody juveniles as parties to the caseload, so the holding was designed for adults only.

This facility has inadequate parking for the daily staff and visitor demand.

Asset Management Considerations.

This building is considered to be a long-term capital asset within the Los Angeles Superior Court system. Its function as a centralized juvenile dependency hub is under review going forward, with a high probability that the mission of this facility will change, and that juvenile (delinquency and dependency) will be reorganized on a regional basis.

3.2.1.8 Eastlake Juvenile Court (1954) 19-R1

This building is located next to the main Juvenile Detention Center (Juvenile Hall), which is located at 1605 Eastlake Avenue, and is the largest dedicated juvenile delinquency courthouse in Los Angeles. The 46,064 BGSF facility is located at 1601 Eastlake Avenue, and the court occupies 19,022 CGSF of court-exclusive space. Partner agencies occupy approximately 15,705 CGSF.



Facility Condition/Renovations.

This building is county-owned and is connected to the juvenile detention facility, which is also county-owned. The courthouse portion of the building is reported to require ongoing maintenance and repair, and the HVAC and plumbing systems are frequently inoperable.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$164,160, and include \$74,250 in Emergency Light & Power Systems, \$45,000 in Low Tension Service & Distribution, \$43,230 in Chilled Water Systems and \$1,680 in Sinks.

Ten year capital needs for the facility were estimated at approximately \$6,088,723. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, the total of \$6,088,723 in capital project needs had \$5,838,433 in the Lifecycle/Renewal category, \$195,180 in Safety, and \$55,110 in Performance/Integrity.

The central lockup has one waiting area, which does not afford sufficient separation for the genders, ages, and conflicts presented by today’s juvenile delinquency in-custody defendants. In-custody circulation was found fully deficient, as was judicial staff circulation. Building security screening had no deficiencies.

The condition of this facility does not enhance the image of the court.

Space Utilization and Occupancy.

This facility contains 5 courtrooms, which are utilized by 5 assigned judicial officers for Juvenile Delinquency caseload. There are approximately 27 FTEs of court staff located at this courthouse.

Additional justice partners occupying space in the building include the District Attorney, the Public Defender, and the Juvenile Delinquency Clerk.

Operations.

This facility lacks sufficient separation for in-custody parties and does not have secure paths of travel for in-custody juveniles between the detention facility and the courtroom. Youth are moved through a public area, which results in security risks, escape attempts, and lack of confidentiality for underage defendants.

Public parking is inadequate to meet the needs of the many parties – attorneys, family members, litigants, and members of the public – who come to court.

Regular facility issues create operational challenges. Plumbing problems, HVAC issues, and ongoing repairs, as well as incidents like ceiling tiles falling down, are an ongoing challenge for those working in this facility.

Asset Management Considerations.

This facility is part of a larger campus of county services. The county has been working to develop a village concept for a wide range of public services. The University of Southern California also has extensive medical facilities on the campus and is interested in expanding. As such, this site might have a higher and better use outside of the Juvenile Justice arena.

3.2.1.9 Hollywood Courthouse (1986) 19-S1

The Hollywood Courthouse was built in 1986 and is currently under renovation to accommodate the specialty mental health court. The courthouse is a 57,772 BGSF, JCC-owned courthouse. The courts occupy approximately 23,820 CGSF of space, which is nearly all of the usable portion of the building. The Sheriff's holding and vehicle sallyport occupy the remainder of the facility.



Facility Condition/Renovations.

This courthouse had been vacated by the Los Angeles Superior Court and was pending disposal due to facility conditions, including an irremediable fault line running through the rear of the facility (where the holding connects to the building). A concurrent planning effort had been initiated to complete programming and conceptual design for a new, custom-designed, permanent replacement Mental Health Court, to be located on a site as-yet not determined.

When the facility housing the Mental Health Court (1150 North San Fernando Road, the “Pickle Factory”) experienced a roof collapse, the program of space needs was used to accelerate a renovation of this facility for the temporary/long-term Mental Health court. The full program of space needs was larger than this building allowed, so only approximately 50 percent of the desired program was able to be housed here; nevertheless, a dedicated location has been once again established. In the interim, the Mental Health Court has been utilizing three courtrooms in the Metropolitan Courthouse.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Fair” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$43,720, and consisted of \$33,000 Emergency Light & Power Systems, \$5,000 for boilers, and \$5,720 for paving and resurfacing. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$6.073 million was identified, with \$5.858 million of that in the Lifecycle/Renewal category.

Renovations have modified the courthouse to meet ADA requirements in the public areas and to allow ingress by parties on gurneys/wheelchairs through the main front entrance. Parking is being reconfigured in the rear of the building to accommodate secure vehicles and to provide pull-through access to the secure sally port underneath. Parking in the front will accommodate buses and ambulances, as well as visitor cars.

COURTHOUSE NEEDS ASSESSMENT

The holding area will be able to hold 16 individuals in single cells – a necessity for a Mental Health court. In-custody circulation was found with “no deficiency,” but building entrance security screening and judicial circulation were both found “partially deficient.” Also particular to this facility is a public waiting area in a secure courtyard.

While this facility will open in 2019, it is still an interim solution for the Mental Health Court.

Space Utilization and Occupancy.

As the Mental Health specialty court, this location handles caseload associated with guardianships and competency proceedings, as well as conservatorships to commit individuals who are disabled. When it opens, this courthouse will have 3 built-out courtrooms and 3 assigned judicial officers, with 1 shelled courtroom. It will not house the partner agencies that are an integral part of the Mental Health Court operation.

Operations.

The 3 active courtrooms are repurposed civil courtrooms that do fully comply with ADA requirements inside the well or in the spectator seating areas.

Renovations have provided secure circulation between the courtrooms and holding area, as well as secure judicial circulation.

One shelled courtroom has been fitted (temporarily) with administrative functions. This space may eventually serve as the ADA-compliant courtroom once it is built out; however, that buildout would likely result in the need to install a sprinkler system throughout the building due to changes in occupancy. This buildout would be costly and complex to complete.

A significant operational challenge at this location will be the off-site location of a number of service agencies and professionals who support this specialty court, but which were not able to fit within the building envelope on this site.

Asset Management Considerations.

This building has seismic issues and size constraints that preclude long-term use as the Mental Health court. The land may have a high potential re-sale value on Hollywood Boulevard, but also shares a block with a homeless shelter. This facility was already on a list for disposal, and a more comprehensive long term plan needs to be articulated for the Mental Health Court.

3.2.1.10 Metropolitan Courthouse (1972) 19-T1

This facility, located at 1945 South Hill Street, was constructed in 1972 to handle criminal caseload. The JCC-owned building consists of 250,000 BGSF of space, of which 128,980 CGSF is court-exclusive space. The facility has nine above-grade stories and three subterranean levels. The facility is constructed of masonry and concrete with a steel-frame superstructure.



Facility Condition/Renovations.

There are known seismic issues associated with this facility, but the 2019 seismic assessment identified this facility as “MR” (Moderate Risk) with a score of 1.6 on the FEMA P-154 Score, and no seismic remediation was recommended in the Court Building Renovation Feasibility Study contracted by CFAC.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$9.2 million, and consisted of \$8.9 million in air distribution systems, \$288,750 in emergency light and power systems, \$1,500 in ceiling finishes, and \$15,000 in low tension service and distribution.

Ten-year capital needs for the facility were estimated at approximately \$71M and touch every major building system. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$80.9 million in capital project needs was identified, with \$80.369 million of that in the Lifecycle/Renewal category.

Space Utilization and Occupancy.

This building is the main Central District location for traffic infractions, but criminal felony and misdemeanor caseload is also heard here. Approximately 207 FTEs of court staff occupy this facility. The building has a total of twenty courtrooms, of which only sixteen were in use at the time of the 2001 report. At the time of this analysis, only fourteen judicial officers were assigned and a total of 14 courtrooms, utilized as follows:

- Criminal Felonies – 1.0
- Criminal Misdemeanors – 1.0
- Traffic – 4.0
- Dark – 1.0

COURTHOUSE NEEDS ASSESSMENT

Jury assembly occurs in this building, with a maximum of 120 jurors called at once. Other court elements include in-custody holding and inmate movement and court administration.

At the time of this analysis, 3 courtrooms in this courthouse were also in use as the temporary location for the Mental Health Court, pending the move of that function to the Hollywood Courthouse (19-S1).

Operations.

Aside from disruptions associated with the plumbing issues in this facility, staff have identified several other operational challenges:

- Security screening - the building's North and South side entrances do not have enough room for security screening equipment and security staff. Access into the building from the public parking lot enters inside security screening, obligating members of the public and employees to enter the building from the parking lot and immediately re-exit, so they can re-enter the building and queue through security screening. This aspect was found "partially deficient."
- Outdated Technology Infrastructure/Electrical systems - the electrical infrastructure is outdated in the clerk's office work areas and inside the courtrooms. Extension cords and electrical towers are used to power equipment that is required by employees to do their jobs. The improvised wiring creates a fire hazard, among other issues.
- Changes in operations versus design - Cashier windows for both the traffic and criminal units are out dated and pose ergonomic issues for the employees. The cashier windows were designed for employees to stand (as walk-up service windows), and do not provide enough room for employees to process their work.
- Secure circulation – both in-custody and judicial circulation were found to be "fully deficient" during this analysis.

Asset Management Considerations.

There are no immediate asset management considerations relevant to this facility.

3.2.1.11 Central Arraignment Courts (1976) 19-U1

The Central Arraignment Courts is a county-owned courthouse constructed in 1974. This dedicated courts facility is located at the site of the Los Angeles County Jail.

Facility Condition/Renovations.

This building is constructed of concrete and was built in 1974. Staff do not report any specific facility concerns, but the building is in need of modernization.

No FCA was completed for this facility.

Space Utilization and Occupancy.

Although it is located in the Central District, this facility serves the entire county with four courtrooms and four judicial officers hearing only AB 109 hearings (Parole and Post-Release Community Supervision revocation) from anywhere in Los Angeles County. Nearly all defendants (80-100 incarcerated defendants each day) are in custody. No security deficiencies were identified for in-custody circulation, judicial staff circulation, or building security screening.

There are 22 FTEs of court staff at this location to support the court operations.

No justice partners occupy space in this facility, which is one of the operational concerns here.

Operations.

The main operational concerns at this facility relate to the inability to separate defendants from “keep-away” conflicts. There is no secure parking for judicial officers.

County services (such as Mental Health, District Attorney, Alternate Public Defender, or others) would be an enhancement to the operations and directly supportive of the AB 109 caseload at this location.

Asset Management Considerations.

There are no specific asset management considerations associated with this facility as defined by this process, which is focused on building a project-centered cost model for any projects that include this building or its functions. At the same time, this building is county-owned, and until very recently was scheduled for demolition to make way for a new facility. As such, it is reasonable to expect that asset management considerations will emerge going forward that are unknown at this point in time.

3.2.1.12 312 North Spring Street (1940) 19-BF1

This facility was constructed between 1937 and 1940 and previously housed the Central District of California U.S. District Court. The building is located diagonally across the intersection of N. Spring Street and W. Temple Street from the Clara Shortridge Foltz Criminal Justice Center.



The U.S. District Court vacated the space upon completion of the new downtown U.S. District Court in 2016. The building is still owned and managed by the General Services Administration. The Los Angeles Superior Court leases and occupies approximately 201,167 CGSF, which is all court-exclusive space. The remainder of the building is occupied by U.S. Probation, pending their move to an alternate location.

The U.S. Department of the Interior and the National Park Service have designated this courthouse as a national historic monument, in large part because of historic cases that were decided here.¹⁶ Famous cases have included *Mendez v. Westminster Case* (a precursor to *Brown v. Board of Education*) and a Bette Davis lawsuit against Warner Brothers. The building, which was designed by Gilbert Stanley Underwood in the Art Moderne style as a Post Office/Courthouse, is also listed on the National Register of Historic Places.¹⁷

Facility Condition/Renovations.

The Los Angeles Superior Court moved its complex civil program from the Stanley Mosk Courthouse into this facility in April 2018. This facility remains under Federal ownership, and no FCA assessment was completed as part of this study.

Space Utilization and Occupancy.

The facility survey for this building identified 21 assigned judicial officers sharing sixteen courtrooms, all of which are used for complex civil caseload, such as personal injury and long cause trials. No Los Angeles Superior Court clerical or jury functions are housed here. Building security is handled by the Federal Protective Police, instead of by the Los Angeles County Sheriff's Department, as in other LASC courthouses.

This building includes a cafeteria and vending machines.

¹⁶ <http://labusinessjournal.com/news/2018/mar/08/1-county-superior-courts-civil-program-move-downto/> May 20, 2019

¹⁷ <https://www.gsa.gov/about-us/regions/welcome-to-the-pacific-rim-region-9/buildings-and-facilities/california/us-courthouse-spring-street> May 20, 2019

Operations.

There are insufficient courtrooms to provide one courtroom per judicial officer, and only a minimal Superior Court clerical function is housed in this facility. Civil filings are still received in the Stanley Mosk Courthouse, which is located approximately one-half mile (two and a half city blocks) away. Same day documents associated with trials in progress are delivered directly to the courtroom where the trial is being held and are handled on an as-needed basis by the clerical staff in the courtroom.

Entrance security requirements are heightened at this facility due to the Federal management and Federal tenants. A valid photo ID must be shown for entry.

There is no free parking at this facility. Staff and visitors make use of the nearby pay lots.

Asset Management Considerations.

This building is leased from the U.S. General Services Administration under a ten-year lease which expires on December 2, 2028. There is no guarantee that GSA will agree to extend or negotiate an extension to the current lease.

Consolidation of the complex civil courtrooms back into another facility would allow this lease to be released. Other federal courts in the area might be interested in backfilling the space, and might be a better match for the design.

3.2.1.13 East Los Angeles Courthouse (1989) 19-V1

The East Los Angeles Courthouse is a 105,627 square foot courthouse located at 4848 East Civic Center Way. This building is county-owned but is managed by the JCC, and is considered to be 78% court-exclusive.



Facility Condition/Renovations.

This building was constructed in 1989 and consists of a four-story concrete structure above grade.

Facility conditions stem from the overall age of the building, with several building elements (elevators, roof) requiring upgrades due to age. Water leaks have affected the 4th floor courtrooms and some stairwell areas.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$118,050, and consisted of \$28,800 in canopies, \$74,250 in emergency light and power systems, and \$15,000 in low tension service and distribution.

Total ten-year capital needs for the facility were estimated at approximately \$18,994,809. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, \$18,795,051 of that was in the Lifecycle/Renewal category, \$148,000 in Retrofit/Adaptation, \$36,258 in Performance/Integrity, and \$15,000 in Safety.

No security deficiencies were identified for in-custody circulation, judicial staff circulation, or building security screening.

Space Utilization and Occupancy.

This building handles criminal matters in seven courtrooms. There are seven judicial officers assigned here, together with a staff of 42 FTEs of court personnel. The building includes secure in-custody holding and jury assembly, with a total of approximately 76 jurors assembled at once.

In addition to the court elements, this building houses the District Attorney, Public Defender, and Alternate Public Defender.

Operations.

The main issues with this building are associated with accessibility. The Civic Center parking structure, which is used for visitors to this building, is not fully accessible (no elevators). The elevators in the building itself are due for upgrades, which sometimes impact operations.

Asset Management Considerations.

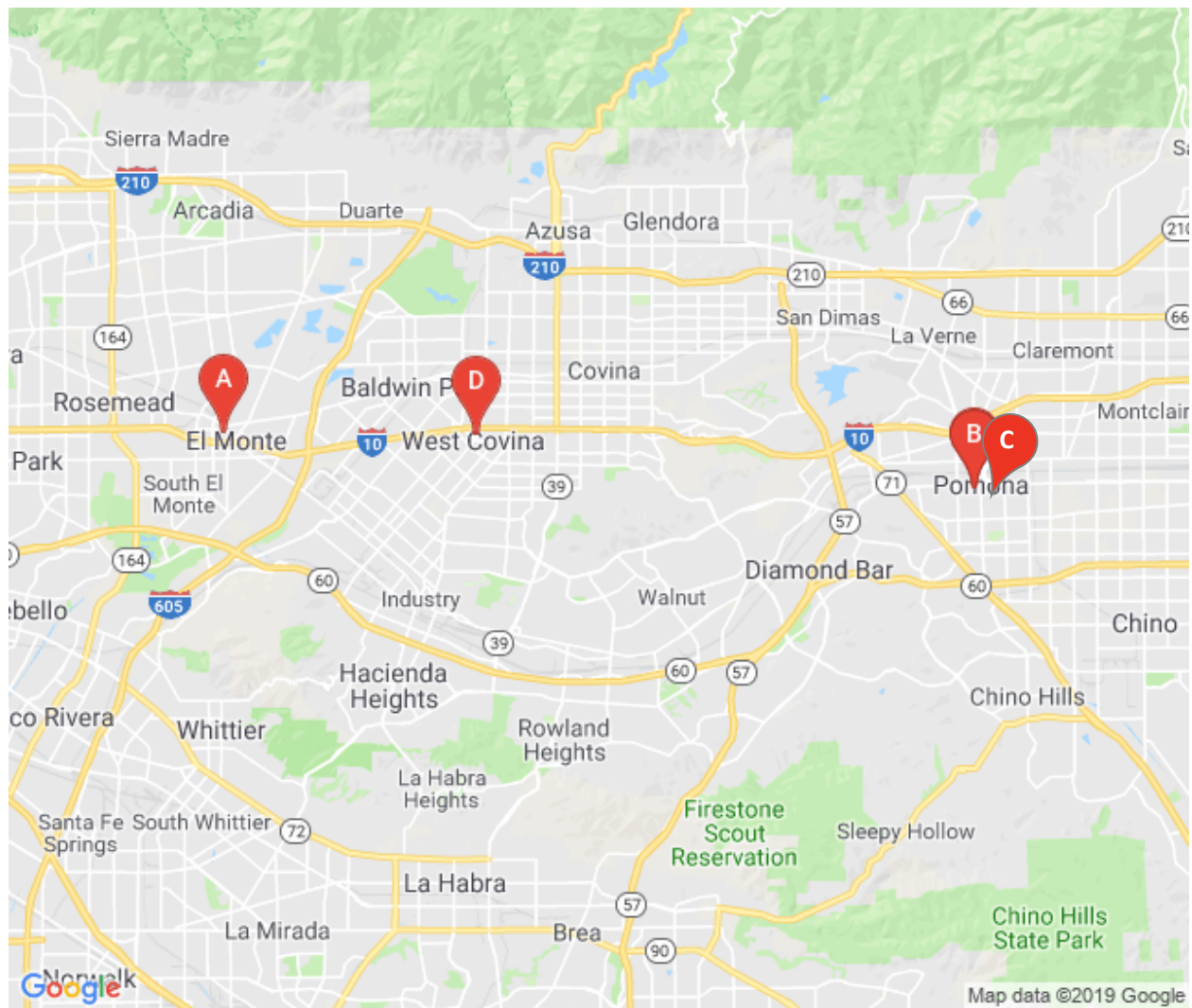
There are no major asset management considerations associated with this facility.

COURTHOUSE NEEDS ASSESSMENT

3.2.2 East District (El Monte, West Covina, Pomona)

The East District is located in the easternmost part of Los Angeles County. The Pomona Courthouse South is located just a few miles from the border between Los Angeles County and San Bernardino County. El Monte is approximately 16 miles west on I-10, and West Covina is midway between them.

The Pomona complex (Pomona Courthouse South [active] and Pomona Courthouse North [closed to the public]) is the main location within this district and handles criminal, unlimited civil, and juvenile caseload types.



Label	Bldg. ID	Name	Address	Type
A	19-O1	El Monte Courthouse	11234 East Valley Boulevard	Courthouse
B	19-W1	Pomona Courthouse South	400 Civic Center Plaza	Courthouse
C	19-W2	Pomona Courthouse North	350 West Mission Boulevard	Courthouse
D	19-X1	West Covina Courthouse	1427 West Covina Parkway	Courthouse

West Covina (county-owned) and El Monte (JCC-owned) facilities are satellite courthouses, each handling certain criminal caseload types, plus traffic, civil, family law, and small claims (West Covina only). Additionally, a drug court operates out of El Monte and a domestic violence court operates out of West Covina.

The 2003 master plan¹⁸ identified a need for a new East District Criminal Courthouse to consolidate three criminal courtrooms from El Monte with 5 from Pomona South, with a “medium” priority. The building, with 9-13 courtrooms, was projected to cost \$131M in \$2007, but it was not funded. No location was identified for this courthouse.

Los Angeles Superior Court has prioritized a new courthouse in this district in 2019, with a focus on replacing El Monte and West Covina.

3.2.2.1 El Monte Courthouse (1977)19-01

This is an 114,829 BGSF JCC-owned courthouse of which 45,993 CGSF is court-exclusive space. This building is a true criminal justice hub, housing Probation, the Public Defender, the District Attorney, and Pre-Trial Services, in addition to the relatively small courtroom component.

Facility Condition/Renovations.

This facility has not been renovated recently, despite recommendations in 2003 that the building be renovated for exclusive use for criminal and traffic courts. The project scored medium priority in 2003 and was not funded. The project was estimated to cost \$33M in \$2007. Despite the lack of renovations, operational changes shifted the utilization of this facility to just criminal and traffic caseload. Family law caseload was shifted to Pomona South.



This building has known seismic issues.¹⁹ The 2019 Court Building Renovation Feasibility Study recommended replacement, with the estimated cost of \$41M. The benefit-cost ratio was 2.283.²⁰

There are code compliance issues with this facility, specifically related to ADA and life-safety.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement

¹⁸ Superior Court of California, County of Los Angeles, Final Master Plan, December 19, Jacobs, 2003, p. 1-7

¹⁹ *Criteria and List of Trial Court Buildings for Renovation Feasibility Study*, Judicial Council Facilities Services Memo, August 21, 2017, to the Trial Court Facility Modification Advisory Committee.

²⁰ *Seismic Risk Rating of California Superior Court Buildings: Summary of Findings* webcast video of the presentation to the CFAC on May 17, 2017,

http://jcc.granicus.com/MediaPlayer.php?clip_id=461&meta_id=20829

Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$206,890, and consisted of \$59,400 in drinking fountains and coolers, \$82,500 in emergency light & power systems, and \$26,250 in fixed partitions. A number of other small interior and exterior projects were also included in immediate needs.

Ten year capital needs for the facility were estimated at approximately \$28,825,490 and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$26,032,380 in capital project needs was identified, with \$25,680,390 million of that in the Lifecycle/Renewal category, \$35,000 in Safety, \$165,000 in Retrofit/Adaptation, and \$151,990 in Performance/Integrity.

In-custody secure circulation was found fully deficient and building entrance security screening was found partially deficient. No security deficiencies were identified with judicial staff circulation.

Space Utilization and Occupancy.

There are six courtrooms and six judicial officers assigned to this location. Five courtrooms are utilized for criminal caseload. One is used for traffic.

In addition to the courtrooms, this facility houses a small court administration component and in-custody receiving/holding and transportation.

Court partners include the DA, Pre-Trial Services, Probation, and the PD, which occupy the majority of this facility.

Operations.

The biggest operational challenge in this facility is lack of ADA compliance, combined with insufficient public seating in and outside the courtrooms. The holding area is insufficient to meet demand at this location, and is also not ADA compliant, nor are secure separations complete between in-custody parties and judges/court staff.

Asset Management Considerations.

If replacement is considered, as recommended for seismic reasons, the various capital improvements that are recommended in the FCA (\$206,890) will be avoided.

3.2.2.2 Pomona Courthouse South (1968) 19-W1

This facility sits across Civic Center Plaza (a narrow access street) from Pomona Courthouse North (19-W2, currently closed), and across a wide civic plaza with a fountain and some artwork, as well as trees and grassy areas, from the Pomona Public Library. This courthouse serves as the main court location for the East District.

This JCC-owned building is 91.2% court exclusive (106,339 CGSF), with 8.8% partner agencies (10,340 CGSF) of the total 116,679CGSF/194,000 BGSF.



Facility Condition/Renovations.

The building was constructed in 1968, so it predates the Americans with Disabilities Act (ADA). The FCA found this facility to have a Facility Conditions Index (FCI) of fair, with a projected FCI of poor in 10+ years without intervention. Average annual capital needs per year were estimated at \$2,266,566.

Immediate building needs were estimated at \$1,500,370, with 92.4% of that cost derived from fixed casework upgrades. Other major expenses were derived from paving and surfacing (estimated at \$79,320, or 5.29% of the total immediate needs), fixed partitions, and low tension service & distribution (both estimated at \$15,000, or 1.00% of the total immediate needs). These projects do not rise to the level of a major capital renovation project.

This facility is projected to start requiring major building system investment in or near the year 2024, with nearly 99% (\$22,048 of \$22,665 total) of the plan types falling into the “Lifecycle/Renewal” category of projects.

Space Utilization and Occupancy. This facility consists of 194,000 building gross square feet, of which 106,339 CGSF is court-exclusive. Court administration for the East District is housed here, as well as jury assembly (up to 175 jurors at once). This building has a family law facilitator and self-help center on site.

This courthouse has a total of 20 courtrooms, with 19 judicial officers assigned. Ten courtrooms are used for criminal caseload, three for civil, four for family law, and two for juvenile delinquency. One courtroom is dark.

Court agencies that occupy space in this building include Family Court Services (mediation and evaluation), Self Help Center, Alternate Dispute Resolution, Jury Assembly, and the Family Law Facilitator.

Justice partners in this facility include the District Attorney (adult and juvenile matters), the Public Defender, a domestic violence clinic, and a snack bar.

Operations.

Secure holding and movement of in-custody parties is the main operational concern at this facility. The courthouse is the hub of in-custody criminal case processing for the East District, despite the lack of a central holding area. In-custody parties are delivered via secure sally port and are lined up against a wall, and then staged vertically using two elevators to one of the group holding areas between pairs of courtrooms. There is neither direct visibility nor electronic surveillance into the holding areas, so officers must make 15-minute welfare checks on all floors to all holding cells. Separation is inadequate for the conflicts that exist between the typical in-custody parties, so there is a resulting churn of in-custody movement as officers shift inmates around during the court day. At the same time, sound carries easily between the staff areas and the cells, so parties in cells can hear what are intended to be staff-private conversations.

If in-custody parties are held in a separate court holding from the courtroom in which they will appear, staff may use the judicial corridor on that same floor to move the in-custody party horizontally to the correct courtroom, instead of taking them down the elevator, across the in-custody circulation floor, and back up another elevator. Because of these limitations, separation of circulation is marginal, in that it does not comply with all guidelines for separation of judicial officers and staff from in-custody parties.

Juvenile delinquency cases are also handled in this courthouse, with in-custody defendants making up a very small portion of the cases. In-custody juveniles use the same sallyport but are held in a completely separate holding area that is managed by Probation. The two courtrooms are used for the juvenile delinquency dockets which are near the juvenile holding area.

Other operational issues relate to the manner and design of office-type space for court staff. These areas are not sufficient and are not designed appropriately for today's court operations.

Finally, technology infrastructure and systems are outdated throughout the building. There are insufficient junction boxes to meet current technology demands in office areas and courtrooms, so staff employ mobile cords and raised boxes. These plentiful additions place a burden on the electrical systems and create tripping hazards, besides the unsightly and outdated image they give of the courts.

Asset Management Considerations.

This building is a valuable capital asset on a civic complex that includes Pomona Courthouse North, a facility that has been closed to public use. Pomona Courthouse North has been recommended for replacement due to seismic issue. This state-owned complex could accommodate expanded court operations in the future, with no land purchase required.

3.2.2.3 Pomona Courthouse North (1958) 19-W2

Pomona Courthouse North is located next to Pomona Courthouse South facing east across a civic plaza characterized by grassy areas, paved walkways, and sculptures. Shady trees line the perimeter and create an inviting and pleasant “civic mall” effect between the two courthouse facilities and the Pomona Library, at the opposite end.

This facility formerly housed the Municipal Court. It is currently closed and not in use due to consolidation of court operations into Pomona Courthouse South, lack of backfill demand, and general concerns about the structural integrity of the facility in the event of an earthquake.

Facility Condition/Renovations.

This facility was evaluated extensively for seismic conditions as part of the set of 2019 Seismic Renovation Feasibility Studies done by Arup.²¹ The study of the Pomona Courthouse North determined that there is inadequate connection of the diaphragm to the walls, inadequate diaphragms, and insufficient strength of the lateral systems in the building to allow for structural improvements to be made that would mitigate the risk of progressive collapse in the event of an earthquake. As such, the facility has been recommended for replacement, with the cost estimated at \$47M.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$36,280 and consisted of \$30,000 in Low Tension Service & Distribution, \$3,960 in Identifying Devices, \$1,500 in Boilers, \$480 in Fences & Gates, and \$340 in Flooring.

Ten year capital needs for the facility were estimated at approximately \$11,220,914 and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$11,184,634 in capital project needs was identified, with \$7,356,628 of that in the Retrofit/Adaption, \$3,736,286 in Lifecycle/Renewal, \$57,760 in Performance/Integrity, and \$33,960 in Safety.

In-custody secure movement and secure circulation for judicial staff were found fully deficient. Building entrance security screening was found partially deficient.

Space Utilization and Occupancy.

This building is currently closed to the public, but it is regularly used as overflow holding for Pomona Courthouse South. Court staff (7 FTEs, CMS and CTS units) are housed here, and the facility is used for court records storage.

²¹ *Seismic Renovation Project Feasibility Report, Pomona Courthouse North 19-W2*, Superior Court of California, County of Los Angeles, ARUP, January 22, 2019.

COURTHOUSE NEEDS ASSESSMENT

The facility contains seven courtrooms and 32,176 CGSF of court space (75% of the 47,267 BGSF), with a footprint of approximately 10,400 SF.

Operations.

There are no ongoing operational issues. This facility is currently closed to the public, and houses only a limited cadre of court staff. Seismic issues continue to be a concern.

Asset Management Considerations.

This facility has no continuing value as a courthouse due to the irremediable seismic issues. The site is immediately adjacent to Pomona Courthouse South, and as such, could serve as a possible expansion of that courthouse on state-owned land.

3.2.2.4 West Covina Courthouse (1969) 19-X1

This courthouse is located on a campus style civic mall near a shopping center in the heart of West Covina. The building is a low profile building typical of the civic architecture of the 1960s.

This county-owned courthouse is a 101,573 BGSF building, of which 64,204 CGSF is court-occupied. The other 13,137 CGSF is occupied by court partners.



Facility Condition/Renovations.

Because it was constructed prior to the ADA and well before modern security needs, the building has no handicapped accessible main entrance. If anyone arrives at the building with limited mobility, security staff must direct them to a rear entrance generally used by staff and wand them upon entry. Building security screening was found to be partially deficient.

Due to inadequate ventilation, indoor air quality issues exist. Smells have been an ongoing complaint in this facility.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$255,488 and consisted of \$144,400 in Paving and Surfacing, \$25,000 in Low Tension Service & Distribution, \$46,000 in Air Distribution Systems, \$19,800 in Emergency Light & Power Systems, \$9,118 Exhaust Ventilation Systems, \$5,000 Sprinkler Water Supply, \$2,730 in Exterior Wall Construction, \$2,240 in Fixed Partitions, and \$1,200 in Stairs.

Ten year capital needs for the facility were estimated at approximately \$23,451,353.

Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility’s total need a total of \$22,359,380 was in Lifecycle/Renewal, \$69,620 was in Retrofit/Adaption, \$982,353 in Performance/Integrity, and \$40,000 in Safety.

This facility has known seismic issues. The 2017 Court Building Renovation Feasibility Study recommended this facility for baseline level seismic renovations. The estimated cost was \$23.6M, and the benefit-cost ratio was 2.256²². At the same time, this facility is County-owned, so major capital investment in this facility by the JCC is not viable.

Security was found partially deficient for in-custody circulation and judicial staff circulation.

²² Trial Court Facility Modification Advisory Committee Meeting presentation, October 12, 2018.

Space Utilization and Occupancy.

There are eleven courtrooms in this facility and nine judicial officers assigned. Six courtrooms are being used for criminal caseload, one is assigned to traffic, and one is used for civil. Two courtrooms are dark. This utilization marks a reduction from the 2001 and 2003 recorded utilizations, which had eight courtrooms assigned to criminal.

In addition to the courtrooms and associated holding, this facility houses court administration, jury assembly (up to 92 jurors at once), and the family law facilitator.

Court partners in the building include the District Attorney, Pre-Trial Services, the Public Defender, and the Sheriff's Office, which occupy a combined total of 10,000 CGSF.

Operations.

The criminal courtrooms in this facility do not all have direct access to holding. At the time of this analysis, in-custody criminal caseload was limited to a sub-set of the criminal courtrooms, and two former criminal courtrooms were dark. This lack of utilization for those courtrooms is partly due to the configuration of the building, which separates those two courtrooms across a public corridor (there is no staff-secure connection).

The Clerk's Office has insufficient space for their staff, resulting in a split operation on two levels of the building, separated by public circulation and stairs (no accessible transit is available inside the staff space). Files are stored in the basement, without elevator access for the staff during active court time (when the elevators are used exclusively for in-custody movement).

Finally, the parking at this location is a constant source of complaints. A relatively new parking deck lacks directional signage, so most visitors spend time in the surface lot in front of the building, which is always full. There is no dedicated, secure staff parking, so bench officers must walk across the same campus to reach the building as any other building visitor. A staff-secure entrance on one end of the building (near the parking structure) also serves as the ADA-compliant visitor entrance. This door is frequently approached by court visitor, who must circumnavigate the building to reach the public entrance. Then, if they need an accessible entrance, they must go all the way back to the compliant door.

Asset Management Considerations.

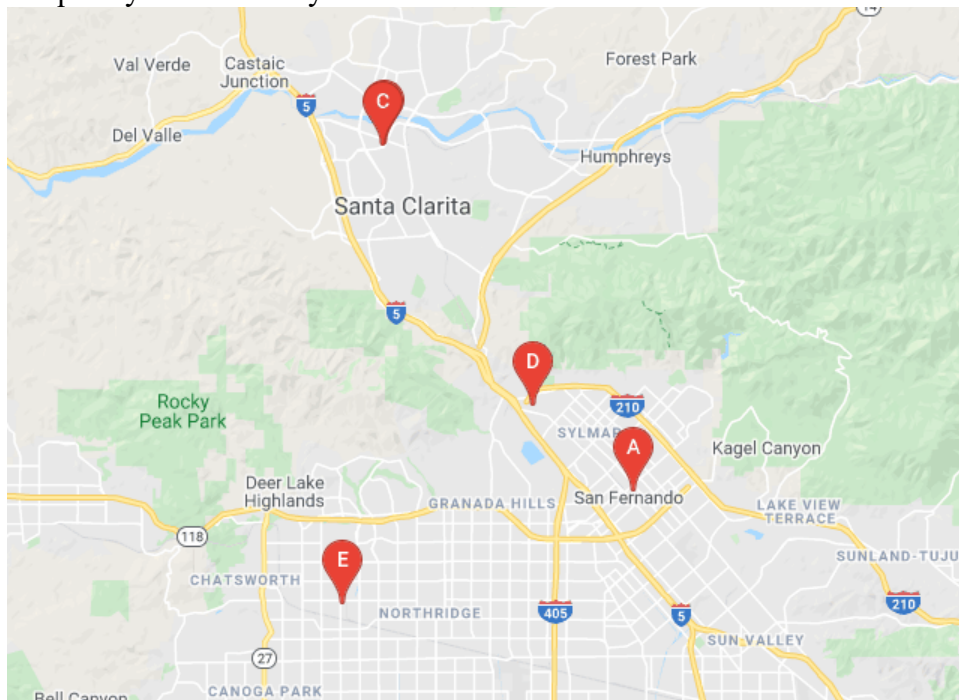
This building is county-owned, which means that the renovation/space reallocation strategies that were recommended for the courts in 2003 are not viable under this analysis. The building is co-located with other county services in a campus-style setting, which is not ideal for the courts. Site security is not ideal, nor is the parking situation (visitors and staff combined). This facility has potential reuse/backfill opportunities for other civic functions.

3.2.3 North Valley District (San Fernando, Chatsworth, Sylmar, Santa Clarita)

The North Valley District is one of two northern districts of the Los Angeles County Superior Court extending up out of the city’s urban core into the rural areas north of the San Fernando Valley near Ventura and Kern counties. This district includes parts of Los Padres National Forest and Angeles National Forest, as well as Vasquez Rocks Natural Area Park. This area is a frequent vacation or weekend destination for urban Angelinos.

Santa Clarita is the largest city in the North Valley District and the third largest in Los Angeles County, with approximately 200,000 inhabitants (2017). Chatsworth is home to approximately 40,000 inhabitants. San Fernando is a much smaller municipality within this district, housing approximately 24,700 inhabitants (2017). Sylmar is a community within San Fernando.

The North Valley District uses a central service model as follows: San Fernando handles all felony matters and a portion of the misdemeanor matters for the district. Chatsworth handles all traffic, family law, and civil matters, including unlawful detainers, small claims, and a collections hub. Santa Clarita handles the remainder of the criminal misdemeanor matters. Juvenile Delinquency is heard in Sylmar.



Label	Bldg. ID	Name	Address	Type
A	19-AC1	San Fernando Courthouse	900 Third Street, San Fernando, CA	Courthouse
B	19-AD1	Santa Clarita Courthouse	23747 West Valencia Boulevard, Santa Clarita, CA	Courthouse
C	19-AD2	Santa Clarita Administrative Center	23757 West Valencia Boulevard, Santa Clarita, CA	Multi-Use
D	19-AF1	Sylmar Juvenile Court	16350 Filbert Street, Sylmar, CA	Courthouse
E	19-AY1	Chatsworth Courthouse	9425 Penfield Avenue, Chatsworth, CA	Courthouse

COURTHOUSE NEEDS ASSESSMENT

3.2.3.1 San Fernando Courthouse (1984) 19-AC1

The San Fernando Courthouse is the main criminal courthouse in this district. The building is county-owned and consists of 191,108 BGSF of space, of which 110,212 CGSF (84%) is court-exclusive. The building was constructed in 1984.

Facility Condition/Renovations.

This building is in need of rejuvenation to continue as a valued asset in the portfolio.



The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$1,454,018, and consists of \$774,980 in Fire Alarm Systems, \$464,988 in Sprinkler Water Supply, \$120,000 in Low Tension Service & Distribution. \$49,500 in Emergency Light and Power Systems, and \$44,550 in Clean Agent Systems.

Ten year capital needs for the facility were estimated at approximately \$24,333,164, and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$22,879,146 in capital project needs was identified, with \$19,139,329 of that in the Lifecycle/Renewal category, \$1,859,953 in Retrofit/Adaption, \$1,503,518 in Safety, \$371,346 in Performance/Integrity, and \$5,000 in Accessibility.

Space Utilization and Occupancy.

This building houses 16 courtrooms and 15 authorized judicial officers. Courtrooms are utilized as follows:

- Criminal Felonies – 10
- Criminal Misdemeanors – 3
- Arraignments – 1.9
- Traffic – 0.1
- Dark – 1.0

Jury assembly brings as many as 267 jurors to the building at once. The building also houses the Family Law Facilitator and Self-Help Center, but not Alternate Dispute Resolution.

Non court-exclusive space in the building is occupied by the District Attorney, the Public Defender, Probation, Community Service, an alcohol counseling group, and the Probation “Own Recognizance” program.

Operations.

The biggest physical challenges in this building that impact operations relate to the facility's age (outdated holding areas) and condition (inoperable elevators). This district also has an increasing demand for Criminal Misdemeanor caseload processing but building limitations at this location prevent increases occurring here.

Asset Management Considerations.

This building is not in the center of current population growth, which is occurring to the north. Any new or expanded courts for this district should be located in Chatsworth or Santa Clarita, where the caseload originates.

3.2.3.2 Santa Clarita Courthouse (1972) 19-AD1

The Santa Clarita Courthouse is a 32,124 GSF county-owned courthouse located in Santa Clarita, California. The building is a single story structure with a partial basement, connected to the Santa Clarita Administrative Center (19-AD2).



This building is located on a County Campus with a variety of justice partners and other County services, such as the Department of Health Services, the Santa Clarita Public Library, the Santa Clarita Department of Building and Safety, the District Attorney, the Public Defender, and the Alternate Public Defender. While co-location with some of these agencies is beneficial, space for the courts is limited at this location.

Facility Condition/Renovations.

This facility was constructed in 1972 and is in need of a full range of life-cycle upgrades typical of a 50+ year old building.

The 2018 Projects Seismic Report recommended the Santa Clarita Courthouse for baseline seismic renovations. The estimated cost of these renovations was \$12.9M²³.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Good” for the 5-year FCI and “Good” for the 10-year FCI. Immediate needs identified in the FCA totaled \$233,021 and consisted of sprinkler water supply (\$106,009); emergency power and light (\$82,500); and low tension service and distribution (\$30,000); plus five additional projects of \$6,000 or less.

10-year capital needs were estimated at \$5 million, with 14.7 percent (\$737,473) in HVAC system upgrades, 15.7% (\$787,746) in roofing, and the remainder of the projects touching every part of the building, including site improvements, electrical upgrades, plumbing upgrades, and various interior and exterior upgrades, as well as \$863,516 in interior finish upgrades.

Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$5.238 million was identified, with \$4.1 million of that (78 percent) in the Lifecycle/Renewal category, and \$660,943 (12.6%) in the Performance/Integrity category.

²³ *Seismic Renovation Project Feasibility Report, Santa Clarita Courthouse 19-AD1*, Superior Court of California, County of Los Angeles, ARUP, January 22, 2019.

Space Utilization and Occupancy.

This facility is dedicated to criminal misdemeanor and traffic caseloads. Three courtrooms are utilized for criminal misdemeanor caseload, with approximately 0.1 courtroom used for traffic cases. The attached (but considered a separate building) Santa Clarita Administrative Center has one courtroom, which is dark. There are three judicial officers assigned to this location, and a total of 31 FTEs of court staff to support the operation.

Traffic court is held one night per month at this location to serve the needs of the community.

Operations.

This facility is inadequate to handle the demands of a rapidly growing community.

Asset Management Considerations.

This building has reached a juncture where there is questionable return on investment, and expansion is not possible. The location, a county campus of service agencies, may have a higher and better use as expansion for one of the other campus occupants, while the courts would benefit from a larger, consolidated courthouse on a different site.

COURTHOUSE NEEDS ASSESSMENT

3.2.3.3 Santa Clarita Administrative Center (1972) 19-AD2

The Santa Clarita Administrative Center is connected to the Santa Clarita Courthouse. Both buildings were constructed in 1972.

Facility Condition/Renovations.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$233,021, and consist of \$106,109 in Sprinkler Water Supply, \$82,500 in Emergency Light and Power Systems, \$30,000 in Low Tension Service & Distribution, \$6,000 in Exterior Wall Construction, and the remainder distributed between Suspended Ceilings, Basement Wall Construction, Paving & Surfacing, and Sinks.

Ten year capital needs for the facility were estimated at approximately \$5,005,013 and include a variety of major building system upgrades with the largest efforts in Interior Finishes, Roofing, and HVAC.

Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$5,238,035 in capital project needs was identified, with \$4,100,196 of that in the Lifecycle/Renewal category, \$159,014 in Retrofit/Adaption, \$317,881 in Safety, and \$660,943 in Performance/Integrity.

Space Utilization and Occupancy.

There is one courtroom in this building, which is utilized by a mobile judge to handle some of the district’s criminal misdemeanor matters as well as traffic court (night court once a month). This courtroom is used as an overflow from the adjacent courthouse in this growing district.

Operations.

This building does not have adequate holding to handle the in-custody caseload heard here, nor is secure circulation up to today’s standards. There is little space available for court-related programs. Floors become dangerously slippery when wet, and a number of falls have been recorded during rainy seasons.

Asset Management Considerations.

This building is part of a larger civic complex which houses the Department of Health Services, the Santa Clarita Public Library, the Santa Clarita Department of Building and Safety, District Attorney, Public Defender, and Alternate Public Defender. Many of these uses are not ideally compatible with court functions, and this complex is unable to handle the larger court operation that is increasingly demanded in this region.

3.2.3.4 Sylmar Juvenile Court (1978) 19-AF1

The Sylmar Juvenile Court was constructed in 1978 and is a dedicated juvenile courthouse owned and managed by the County which is connected to a juvenile detention facility. The building includes 36,692 BGSF of space, with approximately 10,981 of the resulting CGSF devoted to courts. The remaining 21,027 CGSF includes a juvenile probation intake and detention center function.



Facility Condition/Renovations.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Fair” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$153,750 and consisted of \$123,750 in Emergency Light & Power Systems, and \$30,000 in Low Tension Service & Distribution.

Ten year capital needs for the facility were estimated at approximately \$5,693,672 and include a variety of major building system upgrades.

Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$5,539,922 in capital project needs was identified, with \$5,203,508 of that in the Lifecycle/Renewal category, \$247,500 in Retrofit/Adaption, \$50,000 in Safety, and \$30,850 in Performance/Integrity.

Space Utilization and Occupancy.

There are four courtrooms and two judicial officers assigned to this location. The other two courtrooms are dark. A total of 13 court staff support the court operation.

There are no additional court, family, or juvenile services (other than Probation/detention) at this location.

Operations.

The biggest operational concern at this location is security. Holding is limited to the adjacent detention center, resulting in a lack of adult holding for in-custody adults who are parties to juvenile cases. The style of the courthouse is open, resulting in some circulation being via open breezeway (to and from certain courtrooms). Finally, separation of circulation is incomplete, so that staff and in-custody parties utilize the same corridor to go to and from the courtrooms.

COURTHOUSE NEEDS ASSESSMENT

Asset Management Considerations.

This facility was constructed at a time when most juvenile delinquency caseload involved detention. With new approaches to delinquency cases, and alternatives to detention, the collocation of detention with courts is no longer required.

The building was constructed with expansion opportunities.

3.2.3.5 Chatsworth Courthouse (2002) 19-AY1

This county-owned courthouse was constructed in 2002, and includes 302,436 building gross square feet of space, of which 153,009 CGSF is currently court-exclusive.

Facility Condition/Renovations.

This building is one of the newer facilities in the Los Angeles County courthouse inventory. It was built to the same style and concept as the Antelope Valley Courthouse, both of which have contemporary holding and circulation, and both of which are built to current California court standards.



This facility was constructed with seven shelled courtrooms to be constructed in the future. This space and the holding areas are considered to be underutilized, due to the lack of in-custody caseload at this location.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Fair” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$118,714 and consists of \$99,000 in Emergency Light & Power Systems, \$18,315 in Package Units, and \$1,399 in Fixed Partitions.

Ten year capital needs for the facility were estimated at approximately \$25,504,494 and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$25,385,782 in capital project needs was identified, with \$25,166,768 of that in the Lifecycle/Renewal category, \$198,000 in Retrofit/Adaption, and \$21,014 in Performance/Integrity.

No security deficiencies were identified for building entrance screening, in-custody circulation, or for judicial staff circulation.

Space Utilization and Occupancy.

This building houses 11 assigned judicial officers, plus 120 FTEs of court staff who support them. Clerical divisions represented include Civil, Limited Civil, Unlimited Civil (non-personal injury), Traffic, and Family Law (including civil harassment/domestic violence/restraining orders).

The courtroom assignment is as follows:

- Civil – 4.0

COURTHOUSE NEEDS ASSESSMENT

- Limited Civil – 2.0 (collections hub)
- Family Law – 3.0
- Traffic – 2.0

In addition to the courts and associated staff, this building has a full holding area, self-help, family law facilitator, and jury assembly for up to 145 jurors at once.

The shelled courtrooms are currently built out for alternate uses, but the column bays and circulation is planned to connect and fit within the existing floorplan and courtroom layout, for an efficient and logical continuation of the existing courtrooms. Court partners (some of whom would be displaced by the build-out) include a cafeteria, a community service office, domestic violence/temporary restraining order support, a traffic school, and a volunteer/intern/extern program.

Operations

This courthouse is located in one of the fastest growing Districts of Los Angeles County. Demand has exceeded the current operation, and staff indicate that both the collections hub (civil) and the family law operations require more space.

The building functions well, with modern security and circulation. The only concern, operationally speaking, is a mezzanine that has a safety barrier that is easily breached.

Asset Management Considerations.

This building is a valuable capital asset, and one which can be built out to better serve the higher demand in this community.

The holding area makes this building a candidate for juvenile delinquency or criminal caseload. The buildout of additional courtrooms will also allow for a larger civil/small claims operation with the transfer of dockets of caseload from the Stanley Mosk Courthouse (Central District).

3.2.4 West District (Beverly Hills, Santa Monica, Malibu, West L.A., Airport)

The West District covers over 42 miles of coastal Los Angeles in some of the most densely populated and congested areas of the County and handles criminal, civil, traffic, unlawful detainer, small claims and family law matters. This includes the areas of West Los Angeles, Santa Monica, Beverly Hills, Culver City, El Segundo, Hawthorne, West Hollywood and portions of Los Angeles including Venice, Marina Del Rey, Playa Del Rey, Mar Vista, and the Los Angeles International Airport.

Three court locations and four buildings serve the West District. They are: The Beverly Hills Courthouse, the Airport Courthouse, and the Santa Monica Courthouse (together with the Santa Monica Court Annex). One facility (Malibu Courthouse) was recently closed and is no longer in use. These facilities are identified by location on the map.



Label	Bldg. ID	Name	Address	Type
A	19-AP1	Santa Monica Courthouse	1725 Main Street	Courthouse
B	19-AP3	Santa Monica Court Annex	1725 Main St.	Courthouse
C	19-AQ1	Beverly Hills Courthouse	9355 Burton Way	Courthouse
D	19-AR1	West Los Angeles Court (closed)	1633 Purdue Avenue	Courthouse
E	19-AS1	Malibu Courthouse (closed)	23525 Civic Center Way	Malibu
F	19-AU1	Airport Courthouse	11701 South La Cienega Boulevard	Los Angeles

Land along the coast has a very high value for purposes other than civic matters. The result is an inability to expand either facility capacity or parking at the Santa Monica Courthouse, and an inability of staff to live close to this courthouse or the Beverly Hills Courthouse. The resulting commute from lower cost-of-living areas makes these challenging locations to staff. Long-term, court leadership favor a consolidation effort in a location a bit further from the coast, perhaps in Culver City (the site of an older, recently closed courthouse that used to serve this district).

3.2.4.2 Santa Monica Courthouse (1950) 19-API

The Santa Monica Courthouse was constructed in 1950 and consists of 122,565 BGSF of JCC-owned space. The modern structure is located at 17725 Main Street in the heart of Santa Monica.



This location handles all civil, unlawful detainer, and small claims matters for the West District. It also handles family law and traffic caseload and houses a Domestic Violence Center.

The facility covers approximately 40% of the site, which is otherwise landscaped with trees, shrubs, and lawns. The facility has appropriate setbacks. There is a stand-alone Annex to this building located on the site (19-AP3) constructed in the 1980s, which is addressed separately.

Facility Condition/Renovations.

The Facility Condition Assessment identified several building issues that are associated with the age of the structure. First of all, the building lacks accessible paths of travel for all parties. Although staff/judicial circulation is fully accessible, jury rooms and jury boxes, as well as other area within the well (bench, witness box) are not accessible. Public restrooms have been modified to have minimal accessible restrooms per floor.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$29,663, and consists of \$10,395 in Cold Water Service, \$9,768 in Branch Wiring Devices, \$6,000 in Retaining Walls, \$2,500 in Passenger Elevators, and 1,000 in Low Tension Service & Distribution.

Ten year capital needs for the facility were estimated at approximately \$30,184,970 and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$30,155,307 in capital project needs was identified, with \$27,343,921 of that in the Lifecycle/Renewal category, \$2,796,211 in Performance/Integrity, \$10,395 in Modernization/Adaption, and \$3,863,836 in Performance/Integrity.

Space Utilization and Occupancy.

This courthouse has a total of 15 courtrooms. Three are dark. The twelve that are in use are assigned to civil (nine courtrooms), family law (one courtroom), and traffic (two courtrooms) dockets. A total of 85 FTEs of court staff are employed here.

This building houses court administration for this district, jury assembly (up to one hundred fifty jurors called at once), the Family Law Facilitator, and Self-Help. There is no in-custody holding at this courthouse, nor is there any provision for Alternative Dispute Resolution.

Partner agencies in this building include the District Attorney, Probation, and Children's Waiting Room.

Operations.

Building circulation is inadequate and is noted as one of the biggest operational challenges in this facility. Jury assembly is held in the main Courthouse on the 3rd floor, so all jurors must come in the building's main entrance and use the elevators upon arrival. Attorneys and staff, as well as parties to all cases, also enter through the main front entrance in the morning. There are two elevators, both there is frequently congestion as staff and visitors wait for elevators to travel to higher floors. There is a third elevator, but it does not go to the third floor, so is not useful for the public, although it is open to public use.

Security screening is another operational concern at this facility. The entrance and queuing areas have only one magnetometer, which is inadequate to handle the volume of visitors at peak times. Screening times result in delays and congestion in the lobby. Staff are prioritized and screened first but doing so creates a disgruntled crowd of visitors waiting.

Asset Management Considerations.

Coastal Los Angeles County has a high land value, so expansion or acquisition of adjacent parcels is cost-prohibitive, and potential site resale value is high.

Parking poses the greatest operational challenge at this location. This courthouse has long benefited from available shared parking at the Civic Center; however, some shared parking is being yielded to the Santa Monica Early Childhood Lab School, under construction on an adjacent parcel. Staging and construction has resulted in an immediate loss of parking in the Civic Center parking lot, and the opening of this facility will increase permanent users of the already busy lot. Two future projects on the same site – a multi-purpose sports field and a sustainable water infrastructure project - will eliminate all surface parking and relocate court employees and jurors to off-site parking at a site as-yet undetermined by the court. Limiting the parking available at this location will significantly increase the time required for everyone coming to this location to do business, including attorneys and jurors.

3.2.4.3 Santa Monica Court Annex (2005) 19-AP3

The Santa Monica Court Annex is a 13,736 BGSF structure adjacent to the Santa Monica Courthouse on the same site. The Annex was constructed in 2005 as an expansion of the civil court function on that site.

Facility Condition/Renovations.

The building is a two-story structure with one story above-grade and one story below-grade, constructed within the site occupied by the main Courthouse, but not physically connected. The first floor is concrete slab on-grade, and the foundation is assumed to be continuous reinforced concrete spread footing system, supporting masonry bearing walls. Windows are single-glazed, aluminum-framed units. The roof includes a barrel-vaulted standing seam metal roofing system over the stair tower.

Interior finishes are mostly painted gypsum wallboard, with more durable finishes (stone paneling, ceramic tile floors) in the public and elevator lobbies and in public restrooms. In the courtrooms finishes include wood paneling and acoustic ceiling tiles.

The building is well-maintained and in good condition for its age. The 5-year FCI index for this facility is fair, and the ten-year FCI is poor, with estimated annual capital improvement costs at \$171,983/year over ten years, with a ten-year total estimated cost of \$30,155,307.

Several building systems were identified to have “immediate” needs in the Facility Conditions Assessment, the largest of which are the Emergency Light and Power Systems (estimated cost of \$36,300) and the Low Tension Service & Distribution (estimated cost of \$15,000). Total immediate needs were \$29,663. Additional long term needs were another \$30.1 million.

The Santa Monica Courthouse was recommended for baseline seismic upgrades by the Court Building Renovation Feasibility Study with an estimated cost of \$50.5M. This facility, which sits on the same site, was not identified as needing any upgrades, but would experience a disruption if any upgrade work was undertaken on this site.

Both in-custody and judicial secure circulation were found fully deficient. Security screening at this building was found partially deficient.

Space Utilization and Occupancy.

This facility houses three courtrooms where civil caseload is processed, two of which are used for civil trials and one of which is used for unlimited civil. A total of three judicial officers and three staff are also housed in this annex. There is space for one additional courtroom to be built out, if it were ever needed at this location.

Managing jurors is difficult in the Annex due to the relatively small volume of public space and large jury assembly areas located in the physically separate main Courthouse.

This facility also houses the Family Law Facilitator and some court-related office-style spaces.

Operations.

Jurors are assembled in the adjacent Courthouse, but if they are assigned to the Annex, they stay there throughout the day. The two buildings are not connected physically, so jurors would need to go through security to move from one building to the other. As a result, the Annex has insufficient juror waiting. Jurors use the public spaces (including the outside balcony) as juror assembly and juror waiting spaces.

Asset Management Considerations.

This building is placed on the site of the existing Santa Monica Courthouse (19-AA1). There is expansion capacity for one more courtroom in the Annex, for a total of four courtrooms; however, those plans do not include improvements to the connectivity between the two buildings.

3.2.4.4 Beverly Hills Courthouse (1970) 19-AQ1

The Beverly Hills Courthouse is a 184,882 BGSF courthouse constructed in 1970, of which 37,859 CGSF is court-exclusive. The facility is owned by the JCC. Approximately 9,748 CGSF is occupied by partner or non-court groups. The remainder of the facility is dark/unoccupied.



This facility serves a dual purpose within the West District, handling local traffic matters for the City of Beverly Hills as well as traffic matters (including arraignments) for the West District of Los Angeles. This courthouse will also handle civil trials for the West District starting in February 2020.

This building is a beautiful example of modern architecture, with lovely setbacks and landscaping. Parking is ample, with an underground lot under the building and an adjacent municipal lot.

Facility Condition/Renovations.

This facility has significant seismic issues, as identified in the Court Building Renovation Feasibility Study. It was recommended for replacement, with an estimated cost of \$45.1M; at the same time, replacement of a facility like this with an in-kind representation of a bygone era is not possible at any price.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$2.5 million, and consist of a number of projects, of which elevator replacement (\$954,400) and ceiling finishes (\$863,363) are the largest. Building entrance security screening was found fully deficient.

10-year capital needs were estimated at \$15.4 million, with 32.1 percent of that (\$4.9 million) in HVAC system upgrades and another 32.7 % (\$5 million) in electrical upgrades. The remainder includes \$1.46 million in plumbing upgrades, \$5.2 million in electrical upgrades, and smaller projects (\$1,000,000 or less) recommended to address conveyances, plumbing, fire protection, FF&E, as well as site improvements and the exterior enclosure.

Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$17.9 million was identified, with \$14.7 million of that (82%) in the Lifecycle/Renewal category and \$2.8 million (16%) in Lifecycle/Renewal.

Space Utilization and Occupancy.

This facility has six courtrooms, of which only one courtroom is in use as a full-time traffic courtroom. The other five courtrooms are dark. There is a full central holding area and separate circulation for in-custody parties, which is rarely used. This courthouse also houses an 18-person traffic clerk operation, plus the requisite Sheriff's facility security staff to handle facility security and courtroom security.

Jury assembly occurs at this facility, with up to 90 jurors called at once.

Occupancy records indicate that the JCC occupies 79% of this facility. In actuality, the JCC occupies 79% of the approximately 50,000 CGSF of occupied space. The Los Angeles County Registrar Recorder's Office is also located in this building on the 3rd floor and occupies another 9,748 CGSF. The remainder of the 184,882 BGSF facility is not in use/occupied.

Operations.

The greatest operational challenge at this location is the security screening process, which stems from public parking being allowed underneath the facility. The elevators from the parking area emerge in a lobby not originally designed for security screening, which is around a blind corner from the security screening. As such, security staff cannot see all visitors entering the facility and the potential exists for visitors to avoid screening altogether.

The elevators are original to the building, and have frequent breakdowns. When this occurs, there are delays and congestion in the lobby.

Asset Management Considerations.

This facility appears to be in excellent condition and has tremendous architectural value as an example of the Modern style of design prevalent in the 1960s and early 1970s, with simple, large-scale geometry and high windows that lead to bright, airy spaces inside.

There are significant seismic issues identified in both the 2001 analysis²⁴ and in the Seismic Risk Rating of California Superior Court Buildings from October 2017 (Level V DSA rating and seismic rating of 10.8),²⁵ with replacement recommended. This site has a high potential resale value.

3.2.4.5 West Los Angeles Courthouse (1960) 19-AR1

The West Los Angeles Courthouse was constructed in 1960 and was closed in 2019. The 38,345 BGSF JCC-owned courthouse was closed and authorized for sale at the time of this analysis. No FCA was completed for this building.

²⁴ *California Courts Facility Study – Task Force on Court Facilities*, Los Angeles County Plan, DMJM Spillis, Candela & Partners in association with Vitetta Group/Justice Planning Associates, April 2001, p. AQ.1. 3-24 (PDF p. 384)

²⁵ *Seismic Risk Rating of California Superior Court Buildings* report dated March 1, 2017, p. 5 www.courts.ca.gov/documents/Seismic-Risk-Rating-of-California-Superior-Court-Buildings.pdf

3.2.4.6 Malibu Courthouse (1970) 19-AS1

The Malibu Courthouse was constructed in 1970 and was closed in 2019. This 51,661 BGSF county-owned courthouse was closed but still active in the CAFM system at the time of this analysis.

3.2.4.7 Airport Courthouse (1999) 19-AU1

The Airport Courthouse is a 286,092 BGSF County-owned criminal courthouse constructed in 1999. This facility handles all criminal caseload for the West District, as well as traffic matters involving in-custody parties. The jurisdictions served include Beverly Hills, Culver City, El Segundo, Hawthorne (felonies only), Santa Monica, West Hollywood, and portions of Los Angeles (including Venice, Marina Del Rey, Playa Del Rey, Mar Vista, and the Los Angeles International Airport). Approximately 121,448 CGSF of the facility is court-exclusive space.



This location also serves as the regional re-entry hub for the Office of Diversion and Reentry for the felony homeless and in-custody mental health defendants, serving a region that includes the West, South, South Central, Southeast, and Southwest Districts.

Facility Condition/Renovations.

One of the biggest issues with this facility is the air intake, which is 100% exterior air. The building's location, with its proximity to LAX and its regular jet traffic, combined with the nearby oil refinery, results in unpleasant odors inside the building. Fluctuations in outside temperature are exacerbated inside the facility by the all-glass, south-facing façade. This facility has electricity service issues resulting in blackouts throughout the building, which are a significant security issue in a criminal courthouse.

Security is one of the best features of this facility, which has appropriate separation and in-custody circulation appropriate to a courthouse dedicated to criminal caseload. No security deficiencies were found for in-custody circulation, judicial staff circulation, or building security screening.

Public parking (all paid) is available nearby at the Pacific Concourse parking lot and in metered spaces around the courthouse.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be "Poor" for the 5-year FCI and "Poor" for the 10-year FCI. Immediate needs identified in the FCA totaled \$1,840,367, and consists of \$1,213,625 in Fire Alarm Systems,

\$602,250 in emergency light & power systems, \$15,000 in Low Tension Service & Distribution, and \$9,492 in Sinks.

Ten year capital needs for the facility were estimated at approximately \$58,089,255, and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$56,248,888 in capital project needs was identified, with \$53,267,435 of that in the Lifecycle/Renewal category, \$1,237,500 in Retrofit/Adaption, \$1,180,625 in Environmental, \$538,837 in Performance/Integrity, and \$24,492 in Safety.

Space Utilization and Occupancy.

There are thirteen judicial officers assigned to caseload that requires 13 courtrooms in this facility, which has a total of fourteen courtrooms. Dockets are assigned as follows: 12.5 Criminal, 0.5 Arraignments, and 0.01 Traffic (in-custody matters requiring in-custody holding). One courtroom is dark. Court Administration for this district makes up part of the 78 FTEs of court staff located here. Jury assembly is held here, with a peak of 120 jurors called at once.

The courts utilize approximately 77% of the Component Gross Square Footage in this facility, or approximately 121,448 CGSF. The remaining 35,932 CGSF is occupied by the City Attorneys for Los Angeles and Santa Monica, the District Attorney, the Public Defender and Alternate Public Defender, Probation and Pre-Trial Services, and the Registrar/Recorder, as well as the Sheriff's Department (which oversees building security and in-custody holding).

Operations.

The main operational challenge at this facility is the irregular power service, which results in brown outs, security system irregularities, and elevator stoppages. The security system itself is twenty years old, with additional issues related to its age. Irregularities in the power supply create a ripple effect throughout the security system which can take hours to identify and correct.

Parking for building visitors is another major issue, particularly since the nature of the caseload results in frequent visits by attorneys, family members, and the Office of Diversion and Reentry. Visitors may come from remote areas elsewhere in the county to attend criminal matters.

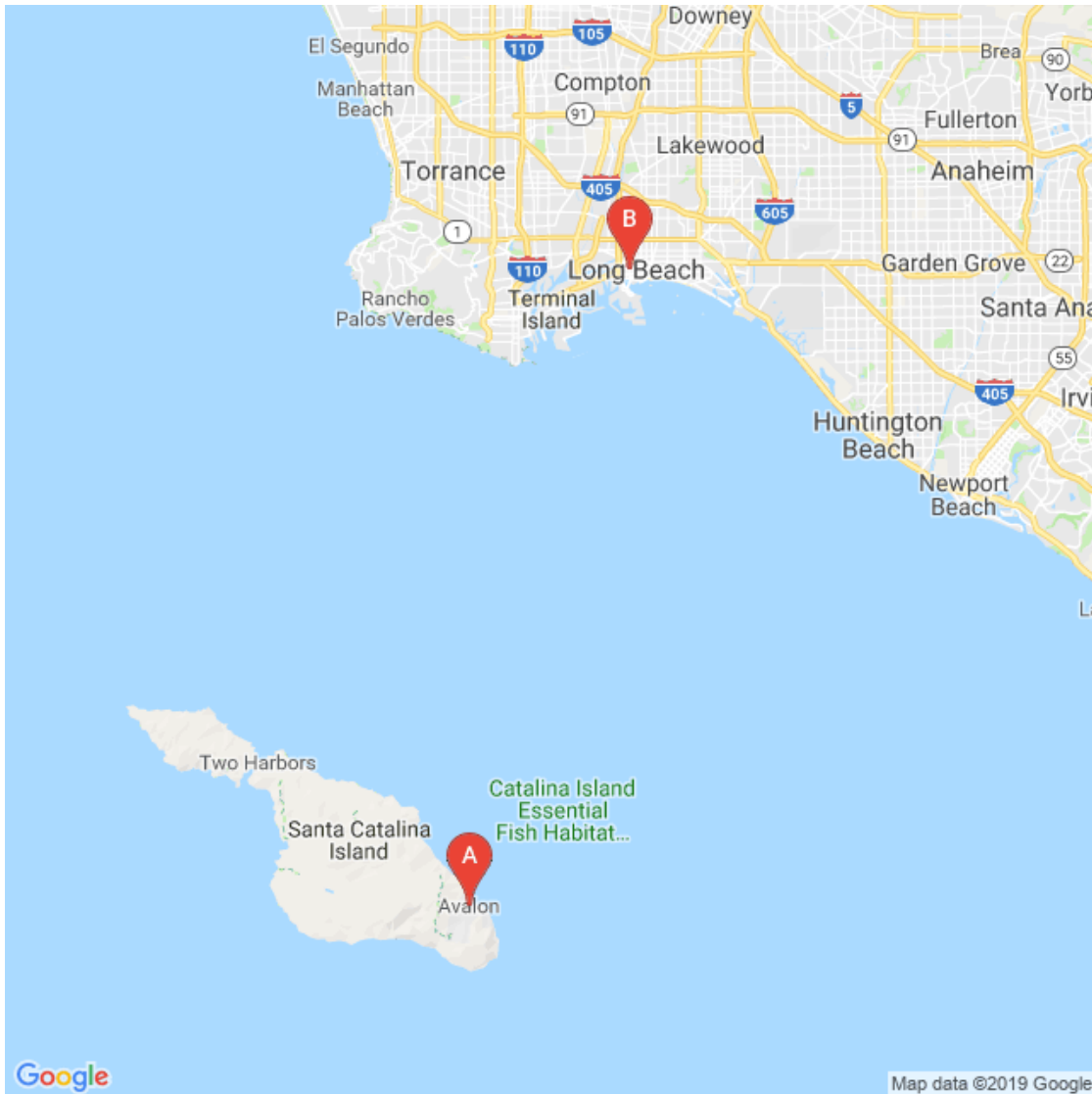
Asset Management Considerations.

Staff have identified this location as a potentially good future site for a staff computer training room where new court employees could be trained. Improved parking would enhance this location for this purpose.

This facility is anticipated to remain in the portfolio well beyond the ten-year window covered by this study.

3.2.5 South District (Catalina, Long Beach)

The South District serves the southern portion of the City of Los Angeles, Signal Hill, Catalina, and San Clemente Islands, and the adjacent unincorporated areas. Court facilities in this district consists of two facilities – one small single-courtroom facility on Catalina Island, and one new large full-service courthouse in Long Beach. The Long Beach Courthouse is the newest facility in the Superior Court of Los Angeles inventory. It was completed in 2013. The Catalina Courthouse serves a small community where ferry schedules form the schedule for circulation between the community and the mainland.



Label	Bldg. ID	Name	Address	Type
A	19-AA1	Catalina Courthouse	215 Sumner Avenue	Avalon
B	19-Y5	Governor George Deukmejian Courthouse	275 Magnolia Ave.	Long Beach

3.2.5.1 Catalina (1961) 19-AA1

The Catalina Courthouse is a small, county-owned courthouse on Catalina Island, located at 215 Sumner Avenue, Avalon, California, 90704. This facility serves the relatively isolated community that resides on Catalina Island. This single-story, one-courtroom structure was constructed in 1961 of concrete slab-on-grade with wood framing and a flat built-up membrane roof. The exterior is clad in painted stucco and stone veneer.



This building includes approximately 1,600 BGSF, of which 1,479 CGSF is court-exclusive.

Facility Condition/Renovations.

This is a leased facility constructed in 1961. A few key issues brought up in the 2003 assessment,²⁶ such as the courtroom not being ADA compliant, still exist. Other items noted in the 2003 assessment (such as ADA compliance in toilet rooms) have been remedied, or at least partially addressed.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$14,850 and consisted of one project - low tension service & distribution. Security was found to be fully deficient for building security screening, in-custody circulation, and judicial staff circulation.

10-year capital needs were estimated at \$283,016, with many small projects touching nearly every building element.

Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$297,866 was identified, with \$281,488 of that in the Lifecycle/Renewal category. Other projects were identified for Safety (\$14,850), Performance/Integrity (\$68), and Accessibility (\$1,460).

Space Utilization and Occupancy.

This facility has one courtroom, but does not have a full-time judicial officer assigned to this location. The building is not court-occupied except on a scheduled basis.

Operations.

The courthouse is opened and staffed monthly, at which time litigation is handled ranging from criminal misdemeanor, small claims, unlawful detainer, traffic, and family law (restraining

²⁶ Superior Court of California, County of Los Angeles, Final Master Plan, December 19, Jacobs, 2003

orders). The docket requires approximately 10% of the courtroom time. The other 90% of the time, the courtroom is dark, and this population is served out of the Governor George Deukmejian Courthouse in Long Beach.

Security at this facility is deficient for in-custody individuals, and security screening is not adequate. There are not adequate separations of circulation for judicial officers and staff.

Asset Management Considerations.

This facility serves an important role in the South District's court operation, since the reliance on ferries for transport to and from the mainland from Catalina Island restrict access to the main courthouse whenever there isn't a ferry running. Although this facility is small, it is essential to the South District, and is not likely to be repurposed, expanded, or changed in any way going forward.

Staff have identified the need for either a more formal arrangement with the Los Angeles Sheriff's patrol station, which supports the facility on the island through an informal cooperative agreement, or the need for a different maintenance plan going forward.

This facility has a number of deferred maintenance issues, but as a county-owned facility, is not a candidate for JCC investment.

3.2.5.2 Governor George Deukmejian (“Long Beach”) Courthouse (2013) 19-Y5

The Long Beach Courthouse, completed in 2013, is the newest facility in the Superior Court of Los Angeles County portfolio. The courthouse was funded using a Public Private partnership, so technically the facility is jointly owned (private/JCC), although it is identified as 100% court-exclusive. It sits on a six acre site, which includes a recently improved parking structure and ample setbacks.



This facility replaced two former courthouses (San Pedro and Beacon Street) and now serves as the main courthouse for the South district.

Facility Condition/Renovations.

This facility is LEED Gold accredited and is in nearly new condition with no renovations to date.

The facility has been subject to vandalism and break-in attempts at night, resulting in on site security personnel.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Good” for the 5-year FCI and “Fair” for the 10-year FCI. Immediate needs identified in the FCA totaled \$19,800, and consisted of one project, replacing one gas water heater.

10-year capital needs were estimated at \$23.7 million, with 40 percent of that (\$9.4 million) in HVAC system upgrades. The remainder includes \$5.6 million in finish upgrades, \$5.2 million in electrical upgrades, and smaller projects (\$500,000 or less) recommended to address conveyances, plumbing, fire protection, FF&E, as well as site improvements and the exterior enclosure.

Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$23.7 million was identified, with \$23.7 million of that (99.8 percent) in the Lifecycle/Renewal category.

No security deficiencies were identified for in-custody circulation, judicial staff circulation, or building security screening.

COURTHOUSE NEEDS ASSESSMENT

Space Utilization and Occupancy.

The Deukmejian courthouse is identified as 100% court occupied, with a total of 531,000 BGSF, despite the presence of some court partners in the facility.

There are 31 courtrooms utilized as follows: fifteen criminal (felony and misdemeanor), two arraignment, six civil, three family law, two juvenile delinquency, and one traffic. There is one dark courtroom in this courthouse. Probate matters (usually centralized in the Stanley Mosk Courthouse) are heard in this location periodically, on an as-needed basis.

Court administration for the South District is housed in this facility, and makes up part of the 185 FTEs of court staff housed here. Additional court staff are employed at public service counters handling clerical functions (Civil Division, Small Claims Division, Criminal Division, Traffic Division, Juvenile Delinquency Division, and Family Law Division), or work for Family Court Services, Family Law Facilitator, Domestic Violence Clinic, Law Library, or the Self-Help Center.

Partner agencies in the building include the DA, Probation, Pre-Trial Services, the Public Defender, Alternate Public Defender, a financial evaluator, a public health office, a volunteer/intern/extern program, and a child care program.

The Sheriff's Department maintains building security and courtroom security, and manages in-custody inmate movement.

Operations.

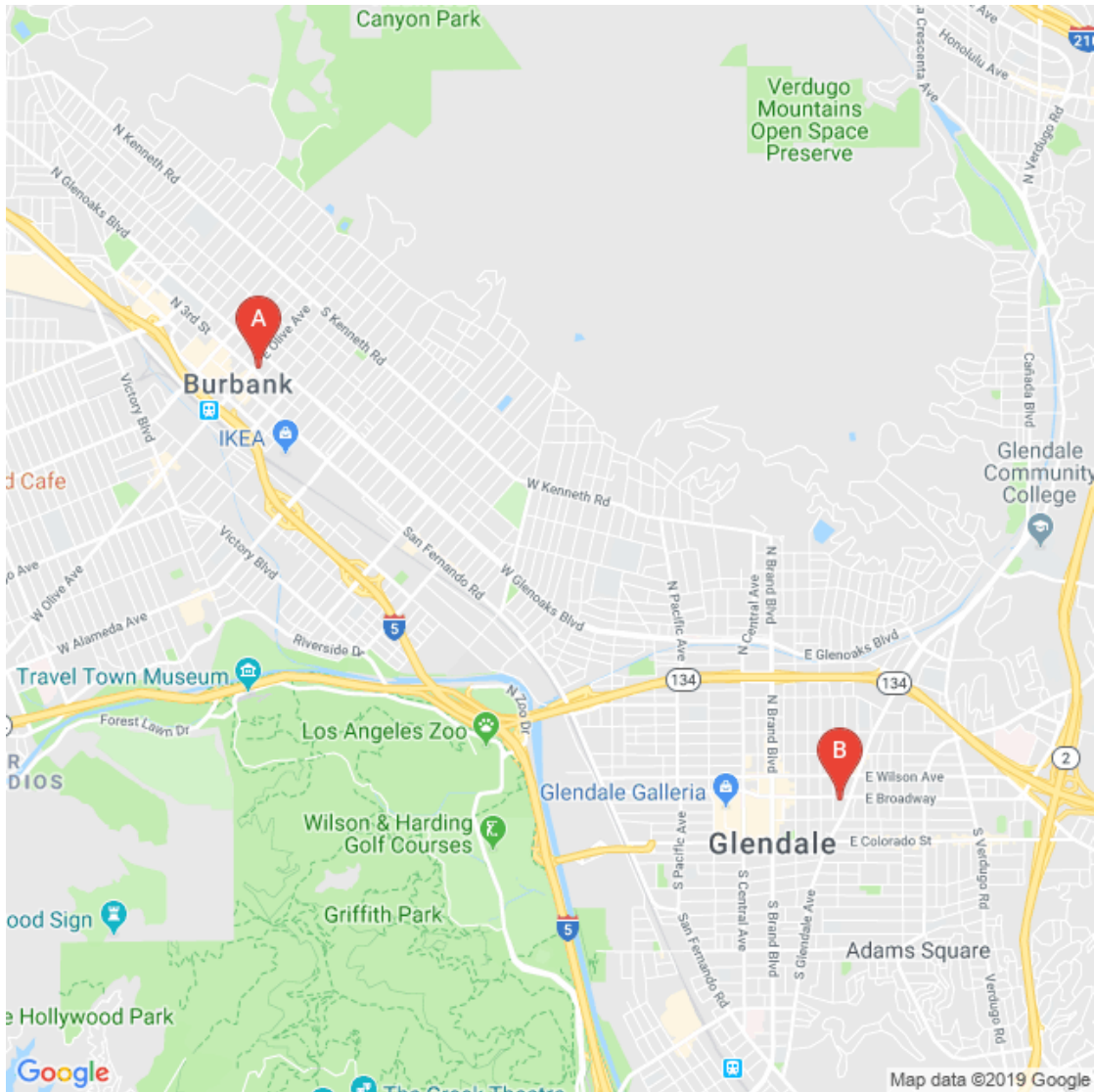
Despite its recent design, the Long Beach Courthouse has some unique security issues. The facility has a number of main entry doors (required to comply with egress for a facility of this size) and a contemporary glass façade to maximize daylight in the interior as required by LEED. The real-world result, however, is a number of security issues, ranging from improper ingress (i.e. bypassing security screening) to break-ins and vandalism at night. An alarm system was added during closed hours, but a more effective solution is needed to protect this capital investment.

Asset Management Considerations.

This facility was designed with the capacity for future expansion in mind. The space was fully built out and is in use (leased) to Los Angeles County groups. The courtrooms in this facility were designed as multi-purpose courtrooms, affording flexibility of caseload assigned going forward. This flexibility will enhance the long term utilization of this new capital asset in the court portfolio well beyond the ten-year scope of this analysis.

3.2.6 North Central District (Burbank, Glendale)

The North Central District is organized using a branch court model, with branch courthouses in Burbank and Glendale. Criminal trials are held in both locations, based on the venue of the incident. Civil matters are also heard in both locations. With that said, these courthouses are both small and both lack sufficient holding, spectator seating, and parking to handle larger or more complex cases.



Label	Bldg. ID	Name	Address	Type
A	19-G1	Burbank Courthouse	300 East Olive	Burbank
B	19-H1	Glendale Courthouse	600 East Broadway	Glendale

Because neither Burbank nor Glendale is a main courthouse, felonies and complex matters are sent to the Pasadena Courthouse (Northeast District), which is equipped to handle more complex matters. The Glendale Police Department facilitates video arraignment to expand the capabilities at the Glendale Courthouse, and at the Burbank Courthouse an early disposition program helps

staff handle custody matters to reduce the volume of caseload that must otherwise be transferred to Pasadena.

A goal for this district is to be able to handle all caseload types within this district, rather than sending complex trials to the Northeast District. Glendale is the third largest city in Los Angeles, and a hub of demand for court services. Serving this population center within the district would improve the level of service for citizens of Glendale and Burbank.

3.2.6.1 Burbank Courthouse (1953) 19-G1

The Burbank Courthouse, located at 300 East Olive Street in Burbank, CA consists of 55,821 BGSF of JCC-owned space. The JCC occupies approximately 31,975 CGSF, or 90% of the usable space in the building. The remainder of the space (approximately 10%) is occupied by the District Attorney and Public Defender.



The main portion of the building was constructed in 1953, and an addition was constructed in 1994. The 1953 portion of the building is a wood structure with wood and steel joists and steel beams supporting slightly pitched metal decks covered with single-ply TPO roofing. The 1994 addition is CMU with portions exposed and portions covered with ceramic tile, and a flat single-ply TPO roofing system. Although connected, the two building elements have independent HVAC systems.

The building covers the majority of the site. An open gated lot behind the facility is used as secure judge parking. Fencing and gates are used as site security. There is no public parking on site.

Facility Condition/Renovations.

This building consists of two elements – a main building and an addition. The 1953 portion of the building has been renovated and updated to modern life/safety standards with sprinklers. The 1994 portion of the building is not sprinklered.

The 2003 Master Plan²⁷ recommended vacating this building due to a number of physical issues. The 2003 report found that the building was generally run down and not well maintained.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$158,780 and consisted of \$79,000 for basement wall construction

²⁷ Superior Court of California, County of Los Angeles, Final Master Plan, December 19, Jacobs, 2003

(to remedy an ongoing rainwater leak/drainage issue), \$55,000 for low tension service & distribution, \$14,400 for sinks, and \$10,000 for boilers.

10-year capital needs were estimated at \$8 million, with 85 percent of that centered on upgrades to conveyance systems, HVAC systems, plumbing, and electrical systems.

Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$8.244 million was identified, with \$7.742 million of that in the Lifecycle/Renewal category.

This facility has significant seismic issues, as identified in the Seismic Renovation Project Feasibility Report. It was recommended for replacement, with an estimated cost of \$50.4 million.²⁸

Space Utilization and Occupancy.

This building is listed as 90 percent court-exclusive, with court elements occupying 44,404 CGSF of a total 48,924 CGSF. The court space is occupied by 6 judicial officers who utilize 6 courtrooms and 41 FTEs of court staff. One courtroom is dark. (The FCA identified a second dark courtroom, for a total of 8 courtrooms).

Courtroom utilization is as follows:

- Criminal Felonies – 2
- Criminal Misdemeanors – 2
- Civil – 2
- Dark – 1

This building handles jury assembly, with up to 116 jurors assembled at peak times.

Other partner agencies occupy the remaining 4,520 CGSF in the facility. These agencies include the District Attorney, the Public Defender, the Probation Own Recognizance Investigator, a DUI screener, and the Alternate Public Defender, as well as the Sheriff's Office, which handles in-custody movement, courtroom security, and building security.

Operations.

The 2003 Master Plan²⁹ noted this facility has limited parking for jurors and members of the public, as well as no secure parking for judges and staff. A nearby public parking structure is used for public parking. Judges park in an open fenced lot behind the courthouse.

²⁸ *Seismic Renovation Project Feasibility Report, Burbank 19-G1*, Superior Court of California, County of Los Angeles, ARUP, January 22, 2019.

²⁹ Superior Court of California, County of Los Angeles, Final Master Plan, December 19, Jacobs, 2003

COURTHOUSE NEEDS ASSESSMENT

The main building entrance's security screening is one of the biggest operational concerns. Security screening was added, with insufficient space for queuing and screening. The lighting is poor, which jeopardizes visibility in an area where visibility is crucial.

Finally, this facility is not able to handle large or complex criminal matters. Because neither this facility nor its partner in the North Central District (Glendale) has the infrastructure to handle complex matters, the North Central District transfers any such matters to the Pasadena Courthouse, in the Northeast District.

Asset Management Considerations.

This facility is county-owned. The building has sufficient seismic concerns that it was recommended for replacement, rather than remediation. The benefit-cost ratio of replacement was 0.757, and the replacement cost was estimated at \$50.4 million.

3.2.6.2 Glendale Courthouse (1956) 19-H1

The Glendale Courthouse is a JCC-owned courthouse located at 600 East Broadway, Glendale, CA, 91206. The building was constructed in 1956 and includes 56,167 BGSF of space.



The structure includes a basement and three above-ground levels (main, second, and penthouse). The building was constructed of load bearing cast-in-place concrete with concrete masonry unit (CMU) exterior walls.

The roof and floor decks are precast concrete. The exterior walls are clad with clay brick veneer and stucco.

The building covers approximately 30 percent of the site, and is oriented against a main roadway with limited setbacks on one side. The remainder of the site includes a staff-only surface parking lot, a fenced judicial parking lot, and a variety of landscaped areas and walkways.

Facility Condition/Renovations.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$101,990 and consisted of \$49,500 for emergency light and power systems, \$45,000 for low tension service & distribution, and \$2,000-\$3,000 each for upgrades to flooring, elevators, and paving & surfacing.

10-year capital needs were estimated at \$14.2 million, with 28 percent of that in HVAC system upgrades. The remainder includes \$3 million in electrical upgrades and \$1.8 million each in interior finishes and plumbing, with smaller projects recommended to address conveyances, interiors, FF&E, site improvements, fire protection, and the exterior enclosure.

Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$14.344 million was identified, with \$12.014 million of that in the Lifecycle/Renewal category. Smaller capital needs were identified for each of the other five categories.

COURTHOUSE NEEDS ASSESSMENT

This facility has significant seismic issues, as identified in the Seismic Renovation Project Feasibility Report. It was recommended for priority upgrades, with an estimated cost of \$44 million.³⁰

Space Utilization and Occupancy.

Approximately 31,795 CGSF of this facility's total 35,118 CGSF (or 90 percent) is court-exclusive. This building has seven courtrooms, five of which were designed as Municipal courtrooms and two of which were designed as Superior courtrooms. Of these, six are assigned to full time judicial officers at this location, as follows:

- Criminal Felonies – 1
- Criminal Misdemeanors – 2
- Civil – 2
- Traffic - 1
- Dark – 1

The remaining 3,323 CGSF is occupied by the District Attorney, the Public Defender, and the Alternate Public Defender, as well as the Sheriff's Office.

Operations

Although this facility includes in-custody holding, the secure paths of circulation are not compliant with separating in-custody parties from staff, judges, and the public. The central holding area is undersized and there is no vehicle sally-port, resulting in in-custody parties being driven around the block repeatedly until the bus can pick up those whose cases are completed, so that they can drop off additional parties.

Parking is inadequate to meet the needs of this facility.

The biggest operational concern at this location is the inability to handle complex or high-profile criminal trials. The size of the courthouse, coupled with the inadequate holding area, make it inadvisable to hold many criminal trials at this location. Since neither this courthouse nor the Burbank Courthouse (the other facility in the North Central District) is able to handle complex trials, they must be transferred to the Pasadena Courthouse, in the Northeast District. Staff use a video arraignment system in Glendale, which is facilitated by the Glendale Police Department, to overcome the in-custody holding shortfalls at this courthouse, and to augment this building's ability to handle criminal matters.

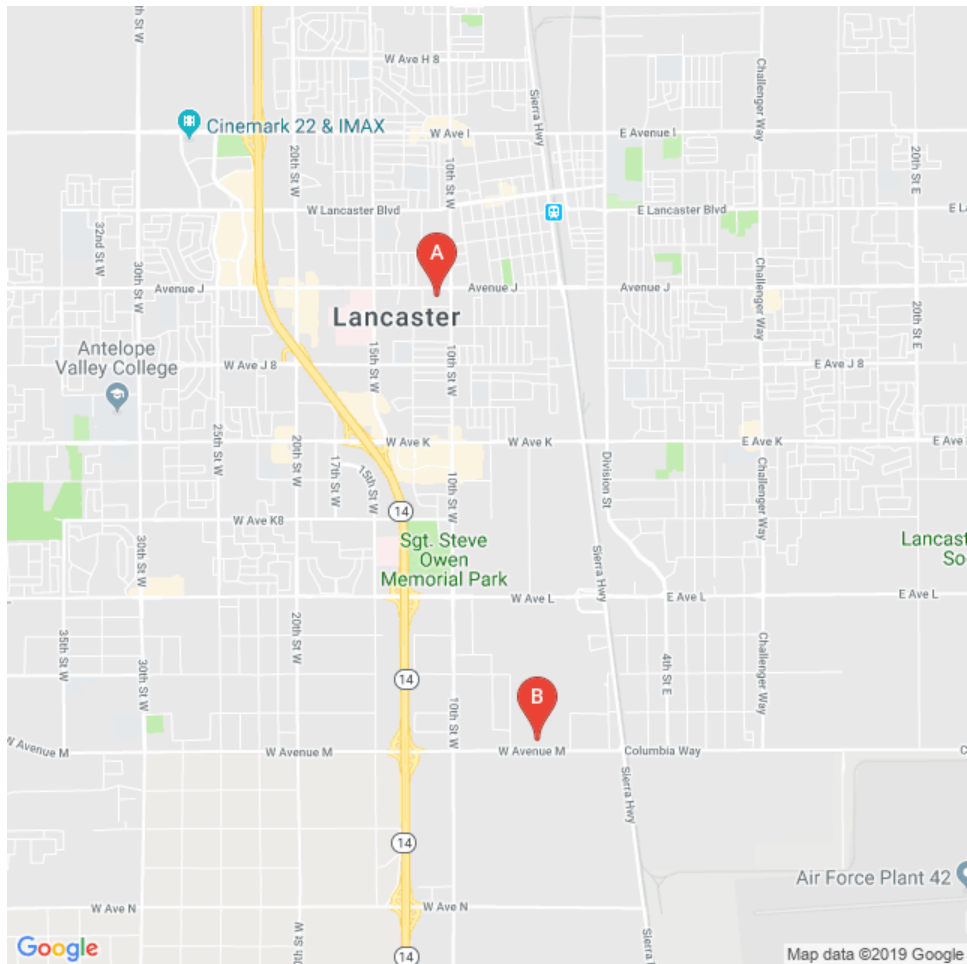
Asset Management Considerations.

This facility is JCC-owned, but has a number of known facility and seismic issues. The site may have resale or redevelopment value.

³⁰ *Seismic Renovation Project Feasibility Report, Glendale Courthouse 19-H1*, Superior Court of California, County of Los Angeles, ARUP, January 22, 2019.

3.2.7 North District (Lancaster, Antelope Valley)

This district, northeast of downtown Los Angeles, is a center of population growth for Los Angeles County. Lancaster is the largest city in the district, with just over 160,000 citizens. The broader Antelope Valley area has 542,000 residents. With increasing population, this area marks one of the areas where court activity (and demand) is expected to rise coming years. The courts anticipate re-allocating existing judgeships from other locations in the county to respond to the anticipated increased demand here.



Label	Bldg. ID	Name	Address	Type
A	19-AE1	Alfred J. McCartney Juvenile Justice Center	1040 West Avenue J	Courthouse
B	19-AZ1	Michael D. Antonovich Antelope Valley Courthouse	42011 4th Street West	Courthouse

3.2.7.1 Alfred J. McCourtney Juvenile Justice Center (1960) 19-AE1

This facility is the only decentralized location for Dependency outside of the Edmund D. Edelman Courthouse, which is located in Monterey Park (in the Central District), 90 miles away.

This county-owned facility was constructed in 1960 and is located on a county campus where a number of public services are provided, including a hospital, the Children’s Law Center of California, CASA of Los Angeles, and the District Attorney.. The building includes 36,861 GSF of space, with 19,595 CGSF devoted to court operations.



Facility Condition/Renovations.

This facility has ongoing concerns with asbestos and accessibility issues (due to the time of construction), as well as ongoing plumbing and HVAC issues (due to system age). The facility is part of a county-owned campus, which is not proactively maintained.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$185,830 and consisted of \$41,250 in emergency light & power systems, \$36,795 in sprinkler system improvements, and \$49,500 in “other” projects, with smaller projects totaling \$59,000.

Ten year capital needs for the facility were estimated at approximately \$3,884,202 and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$4,070,032 in capital project needs was identified, with \$3,404,336 of that in the Lifecycle/Renewal category, \$220,446 in Safety, \$279,854 in Performance/Integrity, \$14,154 in Accessibility, and \$151,243 in Lifecycle/Renewal.

Space Utilization and Occupancy.

This facility has three assigned judicial officers and 18 FTEs of court staff to support a three-courtroom juvenile dependency operation. The building has four courtrooms, but one is being used as swing space for the clerk’s office due to an ongoing renovation of the clerk’s office space. The court elements are the only occupants in this court-dedicated facility.

Operations.

This facility has known security issues, including deficient separation of circulation (for the public, in-custody parties, and judicial officers/staff), and minimal security screening at the building's entrance.

Asset Management Considerations.

This facility is a very small court operation, in a building with security and capacity issues. The entire operation would be more efficient if consolidated into a larger courthouse, although the dependency docket benefits from some degree of separation from the rest of the Superior Court.

3.2.7.2 Michael D. Antonovich “Antelope Valley” Courthouse (2003) 19-AZ1

The Michael D. Antonovich “Antelope Valley” Courthouse was constructed in 2003, making it one of the newer facilities in the Los Angeles portfolio. Located at 42011 4th Street West, in Lancaster, CA, this building is a full service courthouse (handling all caseload types but Mental Health and Dependency) and is the main courthouse serving the North District. This facility is complemented by the Alfred J. McCourtney Juvenile Justice Center (also in Lancaster), which handles Dependency caseload.



The JCC-owned building consists of 415,562 BGSF of space with a basement and four above-ground stories. Of the occupiable space, 172,231 CGSF of court-occupied space (73.5 percent) is court-exclusive. The remaining 62,068 CGSF of court-occupied space is used by partner agencies.

Facility Condition/Renovations.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Fair” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$441,117 and consisted of \$305,250 for emergency light and power systems, \$60,000 for low tension service & distribution, \$33,000 for fire alarm systems, \$28,215 for sprinkler water supply improvements, and \$14,652 for hood and duct fire protection.

10-year capital needs were estimated at \$45.4 million, with 40 percent of that (\$18.45 million) in electrical system upgrades. The remainder includes \$7 million in HVAC upgrades, \$6.7 million for interior finishes, and \$3.5 million in interior construction. Projects in the \$1 million to \$2 million range were also recommended to address plumbing, roofing, fire protection, site electrical utilities, and site improvements.

Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$45.88 million was identified, with \$43.97 million of that in the Lifecycle/Renewal category.

No security deficiencies were identified with building entrance security screening, in-custody secure circulation, or judicial circulation.

Space Utilization and Occupancy.

This building has a total of 22 courtrooms and 22 assigned judicial officers. An estimated 131 FTEs of court staff support the court operation. Courtrooms are allocated as follows:

- Criminal Felonies – 8
- Criminal Misdemeanors – 4
- Civil – 3
- Family law – 2.8
- Juvenile Delinquency – 2
- Traffic - 1
- Probate – 0.2
- Specialty Court (Veteran’s, Drug, State Prison, EDP) - 1

Jury assembly can bring as many as 259 jurors at once.

This facility includes a Family Law Facilitator and Self Help, plus in-custody holding.

In addition to the court elements, partner agencies in this building include the District Attorney, the Public Defender, the Alternate Public Defender, and Probation.

Operations.

This courthouse is known for its good security and is the only courthouse in Los Angeles County to hear caseload originating in state prisons. The facility was constructed in 2003 with shell space which has since been built out, due to the increased demand in the North District. This facility is now full to capacity.

The main operational issue is lack of public transit to and from the facility.

Asset Management Considerations.

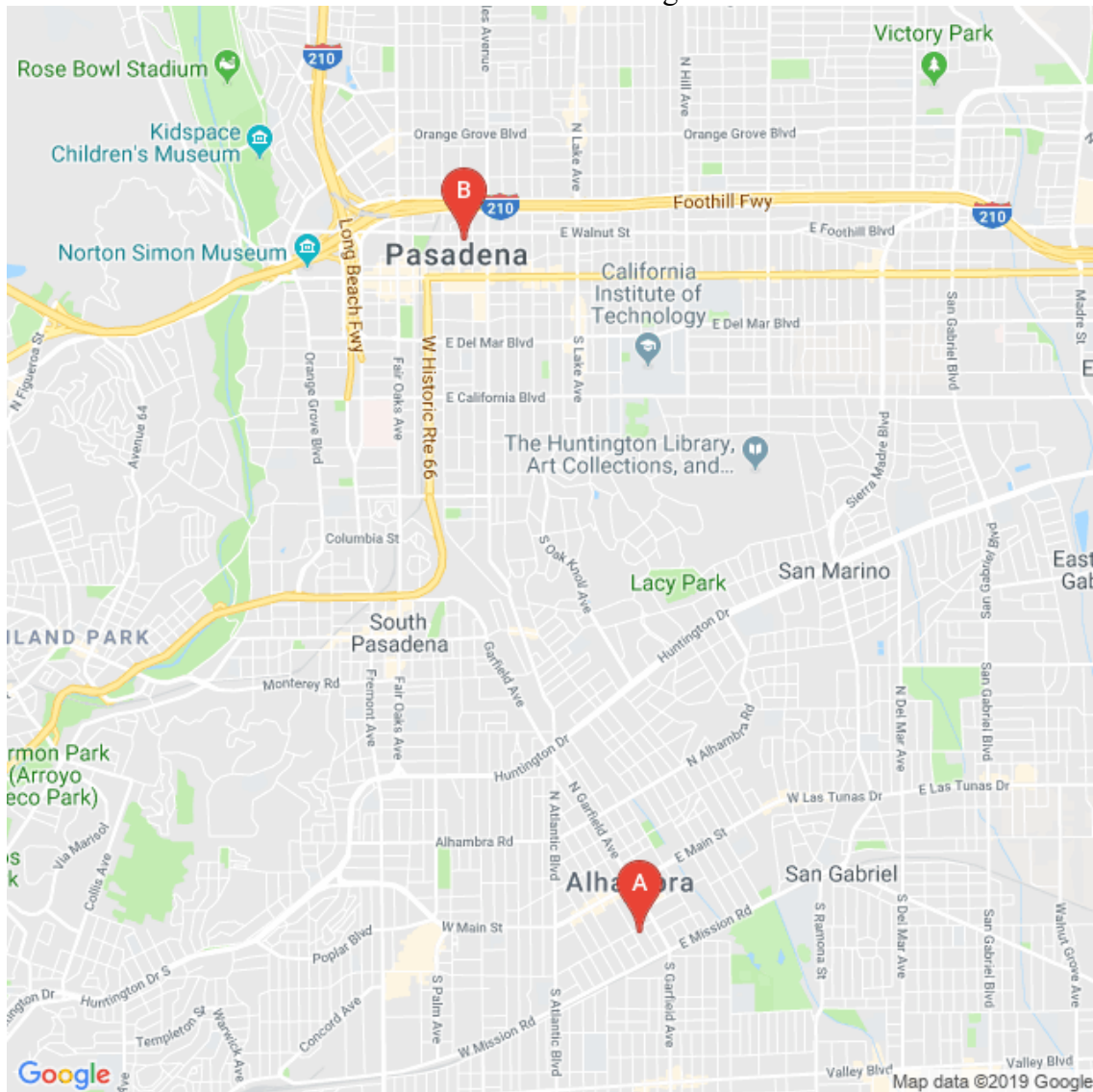
There is undeveloped land on an adjacent parcel, which can be used for future courthouse expansion, if needed.

COURTHOUSE NEEDS ASSESSMENT

3.2.8 Northeast District (Alhambra, Pasadena)

The Northeast District includes two courthouses, in Pasadena and Alhambra, approximately 30 minutes apart by car, which are located in two of the older and better known neighborhoods in Los Angeles County.

This district is organized with a branch court model. The Alhambra Courthouse is dedicated to criminal and civil trials, while the Pasadena Courthouse hears all caseload types (except Juvenile Delinquency and Dependency, which are centralized). Criminal trials can be heard in either courthouse. Felonies or complex criminal matters are typically heard in Pasadena, where justice partners are on hand to support the process. Other criminal matters are assigned to the location closest to where the incident occurred. Civil trials are assigned to either courthouse.



Label	Bldg. ID	Name	Address	Type
A	19-11	Alhambra Courthouse	150 West Commonwealth Avenue	Courthouse
B	19-11	Pasadena Courthouse	300 East Walnut Street	Courthouse

3.2.8.1 Alhambra Courthouse (1974) 19-II

The Alhambra Courthouse was constructed in 1974 and consists of 110,174 GSF, of which 65,494 CGSF (86%) is court-exclusive. The construction and style are typical of the early 1970s, with columns extending from the ground to the roof of the four above-ground stories. Construction is concrete, likely caissons supporting grade beams as a foundation, with concrete walls and slabs observable above-ground. There is a steel frame superstructure with concrete-topped metal floor decks. This building is county-owned but is JCC managed.



Facility Condition/Renovations.

This building was originally constructed as a three-story courthouse, but a fourth floor was added in 2003 which provided three additional courtrooms and a jury assembly room.

In the 2003 Master Plan evaluation,³¹ this facility was found to be in adequate condition. The 2017 Court Building Renovation Feasibility Study recommended this facility for baseline level seismic renovations. The estimated cost was \$42.3M, and the benefit-cost ratio was 0.186³².

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Fair” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$12,911,242 and consisted of \$90,000 in Low Tension Service & Distribution, \$272,681 in Sprinkler Water Supply, and \$3,300 in suspended ceiling repairs.

Ten year capital needs for the facility were estimated at approximately \$12,545,262 and include a variety of major building system upgrades.

Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$12,911,242 in capital project needs was identified, with \$11,529,639 million of that in the Lifecycle/Renewal category, \$1,090,723 in Retrofit/Adaptation, \$200,881 in Performance/Integrity, and \$90,000 in Safety.

Space Utilization and Occupancy.

This facility has a total of nine courtrooms, with eight assigned judicial officers. Courtroom utilization is as follows:

- Criminal Felonies – 3

³¹ Superior Court of California, County of Los Angeles, Final Master Plan, December 19, Jacobs, 2003

³² *Seismic Renovation Project Feasibility Report, Alhambra Courthouse 19-II*, Superior Court of California, County of Los Angeles, ARUP, January 22, 2019.

COURTHOUSE NEEDS ASSESSMENT

- Criminal Misdemeanors – 3
- Civil – 2
- Dark – 1 (Courtroom V)

Jury Assembly is shared between this facility and the Pasadena Courthouse. Up to 150 jurors may be assembled here.

Partner agencies housed in the courthouse include the District Attorney, Pretrial Services, Probation, the Alternate Public Defender, the Public Defender, and a health office.

Operations.

The main operational issues with this facility, outside of its age, relate to the movement of in-custody parties. Despite being the main criminal courthouse for this district, separation of circulation is not complete between the central lockup and the courtrooms. At least one courtroom uses a shared hallway for both staff and in-custody parties. The result is increased risk combined with higher staffing numbers for inmate movement. The sallyport and central holding are connected by means of a stairway, with no accessible path of travel for mobility impaired in-custody parties, who are brought into the courthouse through a side door.

The main entrance is not completely compliant with the ADA, but could be modified to suit. Fixed seating in the courtrooms is not ADA compliant.

Asset Management Considerations.

If this facility is replaced, perhaps through consolidation, the cost of the future recommended capital needs, including seismic retrofits, would be avoided.

3.2.8.2 Pasadena Courthouse (1953) 19-J1

The Pasadena Courthouse is a county-owned 193,054 BGSF courthouse, located at 300 E. Walnut Street, Pasadena, CA. The oldest portion of the building is the West Wing, a two-story structure built in 1953. A six-story North Wing was added in 1970 and has five stories above grade. Together, this facility has approximately 126,899 CGSF, of which 88,008 CGSF (69%) is court-exclusive. Although it is listed as one structure, this building is actually made up of a main building plus an annex.



There are minimal setbacks around the street-facing perimeter of this building, which sits one block off of the main intersection of E. Walnut and Los Robles Avenue in Pasadena. The building is one block away from the Pasadena City Hall. The 1950s West Wing of the building is located in a historic district, which is on the National Register of Historic Places, despite the building itself not having historical significance. That portion of the building has a wood-framed mansard roof covered with clay tiles. The exterior envelope is painted stucco.

The structure of the North Wing is steel framework with poured-in-place concrete floor and roof decks, and walls of pre-cast concrete. The roof is a flat ballasted roof. The exterior is a mix of painted stucco and pre-cast concrete.

The interior of the block surrounded by this building is landscaped with trees, shrubs, and lawns.

Facility Condition/Renovations.

The 2003 Master Plan's evaluation³³ found the physical structure to be "Marginal" at 50% of the full score, and functionality to be "Adequate" at 80% of the full score.

A 2017 Facility Conditions Assessment was completed by VFA. This assessment found the building condition to be "Fair" with an estimated replacement value of \$57,396,289³⁴. The 2019 FCA estimated the replacement value to be \$132,169,177.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be "Fair" for the 5-year FCI and "Poor" for the 10-year FCI. Immediate needs identified in the FCA totaled \$376,150 and consisted of \$211,200 in Emergency Light & Power Systems, \$63,700 in flooring, \$29,300 in exterior wall construction, \$25,000 in domestic water

³³ Superior Court of California, County of Los Angeles, Final Master Plan, December 19, Jacobs, 2003

³⁴ Building Condition Assessment, Region: SRO; County: Los Angeles; Building: Pasadena Courthouse, September 24, 2017.

supply equipment, \$15,000 in Low Tension Service & Distribution, and the rest in basement wall construction, fixed partitions, and sinks.

Ten year capital needs for the facility were estimated at approximately \$46,982,742 and include major HVAC, electrical, plumbing, and other interior facility upgrades.

Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$47,358,892 in capital project needs was identified, with \$46 million of that in the Lifecycle/Renewal category.

The 2017 Court Building Renovation Feasibility Study recommended this facility for replacement, due to seismic concerns. The estimated cost was \$157.4, and the benefit-cost ratio was 0.523³⁵.

The 1950s structure is known to have asbestos.

Space Utilization and Occupancy.

The building is configured with 3 courtrooms per floor on 1, 2, 5, and 6 and with five courtrooms on 4. . There are 19 courtrooms and 17 judges assigned here, with two dark courtrooms. A total of 122 FTEs of court staff support the court operation. Courtrooms are utilized as follows:

- Criminal Felonies – 7
- Criminal Misdemeanors – 3
- Civil – 3
- Family Law – 3
- Traffic - 1
- Dark – 2

Jury assembly is shared between this location and the Alhambra Courthouse. As many as 187 jurors can be assembled in the Pasadena Courthouse at once. This facility also houses the Family Law Facilitator and Self-Help, as well as court holding.

The building has a cafeteria, which is located on the 3rd floor. Partner agencies include the Community Service Office, the District Attorney, Probation, and the Public Defender.

Operations.

This building has a number of operational concerns related to the organization of functional elements. The clerk's offices are located in five different locations in the building. Secure circulation is challenging, with inadequate separations between the public, staff, and in-custody

³⁵ *Seismic Renovation Project Feasibility Report, Pasadena Courthouse 19-J1*, Superior Court of California, County of Los Angeles, ARUP, January 22, 2019.

parties. Not all elements in all courtrooms are ADA compliant, nor are all restrooms ADA compliant.

Asset Management Considerations.

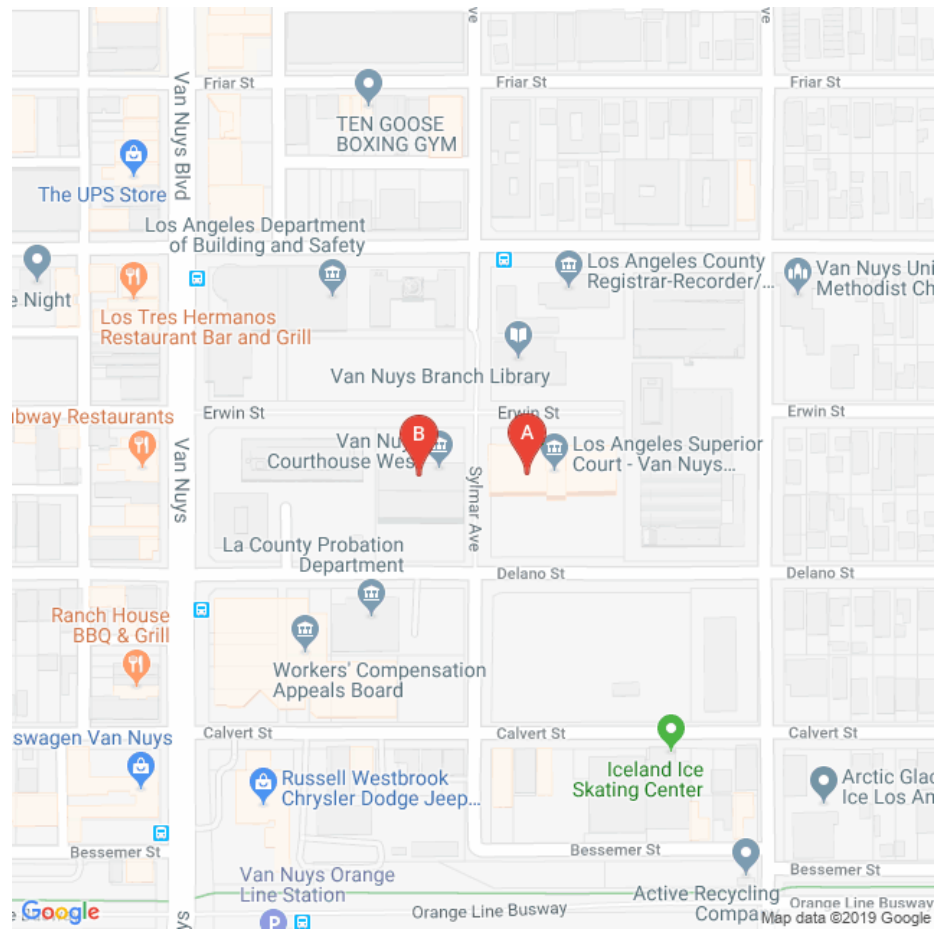
If this building is replaced, the \$47,360,352 proposed 10-year capital improvements would be avoided.

COURTHOUSE NEEDS ASSESSMENT

3.2.9 Northwest District (Van Nuys East, Van Nuys West)

The Northwest District has one court location in Van Nuys. This two-facility court complex serves as the justice hub for the San Fernando Civic Center, a combined government plaza with federal, state, and City services, as well as a major police headquarters facility. This complex serves more than 750,000 citizens with full-service court operations in the two courthouse buildings.

Label	Bldg. ID	Name	Address	City
A	19-AX1	Van Nuys Courthouse East	6230 Sylmar Avenue	Van Nuys
B	19-AX2	Van Nuys Courthouse West	14400 Erwin Street Mall	Van Nuys



3.2.8.1 Van Nuys Courthouse East (1960) 19-AX1

The Van Nuys East Courthouse is an eight-story, JCC-owned facility with approximately 169,566 BGSF of space located at 6230 Sylmar Avenue in Van Nuys, California. The structure is a steel frame superstructure with concrete-topped metal floor decks and open web steel joists.

This facility has a ground level and seven above-grade stories, plus a mechanical penthouse. The building has a flat roof with a bituminous membrane and an exterior 00façade that includes single-glazed aluminum/wood-framed windows combined with painted stucco.



This building is a partner courthouse to the Van Nuys Courthouse West. The two buildings were designed to function in tandem with some essential elements in one building and other essential elements in the other building.

Facility Condition/Renovations.

This facility is more than fifty years old, and has a number of issues, many of which are typical of the building's age. The 2003 Master Plan³⁶ identified all twenty-two courtrooms as adequate, but courtroom well areas (bench, jury box, witness stand, clerk's station) are not handicapped accessible. The age of the facility suggests the possible presence of lead-based paint and/or asbestos; however, HazMat reports were not available. This facility has had recent water intrusion issues in the basement, which had not been resolved at the time of this analysis. This building and the adjacent Van Nuys East share HVAC systems, and both experience significant heating and cooling issues with excessively hot and cold temperatures recorded on a daily basis.

The 2003 seismic analysis identified this facility acceptable for seismic risk (Level IV).

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be "Fair" for the 5-year FCI and "Poor" for the 10-year FCI. Immediate needs identified in the FCA totaled \$39,520 and included just two projects: \$30,000 in Low Tension Service & Distribution and \$9,520 stair repairs.

Ten-year capital needs for the facility were estimated at approximately \$24,412,647, and include major upgrades to HVAC and electrical systems, as well as improvements to interior finishes, equipment, furnishings, and conveyances. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$24,462,167 in

³⁶ Superior Court of California, County of Los Angeles, Final Master Plan, December 19, Jacobs, 2003

COURTHOUSE NEEDS ASSESSMENT

capital project needs was identified, with \$24,387,647 of that in the Lifecycle/Renewal category, \$55,000 in Performance/Integrity, and \$9,520 in Safety.

Space Utilization and Occupancy.

This facility is 80% court-exclusive, with court elements occupying 104,502 CGSF. This building has 16 judicial officers assigned to 19 courtrooms, which are utilized as follows:

- Small Claims - 1
- Civil – 12
- Family Law - 3
- Dark – 3

Other court-elements include the Family Law Facilitator, Self Help, and Court Administration. The courts house 87 FTEs in this building. Jury assembly occurs in this facility, with most jury trials in this building; some may occur in Van Nuys West. Up to 250 jurors are called in a given day.

The other 20% of the building (approximately 12,000 CGSF) is occupied by justice partners. Those justice partners include the District Attorney, a domestic violence clinic, Family Court Services, a cafeteria, and the Sheriff's Office elements required for courthouse and courtroom security. The building also houses a daycare center.

This building does not have in-custody holding or movement; all in-custody matters are handled in the Van Nuys West building. Secure circulation has no deficiencies in this building, in part due to this split in caseload assignment.

Operations.

This facility operates in tandem with the Van Nuys West Courthouse, which is located adjacent, but not connected to, this facility. Some court elements are located in one building and some are located in the other. The lack of a physical connection between the two buildings complicates movement of jurors and staff between buildings.

Asset Management Considerations.

The site of the Van Nuys courthouses is unique due to the collaborative, multi-agency concentration of civic functions at this designated government plaza. As such, this location is important on a much larger scale than any one building or even a court district can define. Continuing to participate in this hub of government services should be a long-term goal for the JCC, whether these specific buildings are maintained or replaced, going forward. If this building were replaced, the \$42,412,647 in ten year capital improvements would be avoided.

3.2.8.2 Van Nuys Courthouse West (1989) 19-AX2

This twelve-story, 264,268 BGSF JCC-owned facility was constructed in 1989, and is 80% court-exclusive.

This courthouse handles the criminal and traffic caseload for the Northwest District, and serves as a partner facility to the Van Nuys Courthouse East (19-AX1) which handles the Northwest District's family law, civil, and small claims caseload.

This building is a partner courthouse to the Van Nuys Courthouse East. The two buildings were designed to function in tandem with some essential elements in one building and other essential elements in the other building.



Facility Condition/Renovations.

This facility was identified with seismic issues (Level V) in the 2001 analysis. The 2017 Court Building Renovation Feasibility Study identified this building as a candidate for priority upgrades, with an estimated cost of \$160.4M.³⁷

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$266,484 and consisted of \$165,000 in Low Tension Service & Distribution, \$54,450 in lighting equipment, \$30,400 in paving and surfacing, and additional sums (<\$10,000) for air distribution, flooring, retaining walls, sinks, and wall finishes.

Ten-year capital needs for the facility were estimated at approximately \$55,773,957 and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$56,040,441 in capital project needs was identified, with \$51,553,044 million of that in the Lifecycle/Renewal category, \$2,660,503 in Retrofit/Adaptation, \$1,656,810 in Performance/Integrity, and \$170,084 in Safety.

This building and the adjacent Van Nuys West share HVAC systems, and both experience significant heating and cooling issues with excessively hot and cold temperatures recorded on a daily basis. Secure circulation for judicial staff was found partially deficient. No deficiencies were noted for in-custody or building entrance/security elements.

³⁷ *Seismic Renovation Project Feasibility Report, Van Nuys West 19-AX2*, Superior Court of California, County of Los Angeles, ARUP, January 22, 2019.

COURTHOUSE NEEDS ASSESSMENT

Space Utilization and Occupancy.

This building is approximately 80% court-exclusive, with court elements occupying approximately 134,551 CGSF. Court Administration for the Northwest District is housed here and makes up part of the 123 FTEs of court staff housed here.

There are 23 courtrooms in this building and nineteen judicial officers assigned. Courtroom utilization is as follows: Eighteen criminal (eleven felony / seven misdemeanor), one traffic. Four courtrooms are dark.

Partner agencies occupy the remaining 32,638 CGSF. These groups include groups that support the criminal dockets (such as community service and an alcohol program), as well as the Sheriff's Office, which handles building security, courtroom security, and in-custody movement.

Operations.

Security screening and circulation at the facility are adequate to the functions for which the facility is used (including its dedication to in-custody matters); even so, staff have identified some operational issues with the holding area, most of which stem from an increased need for separations among in-custody individuals in recent years.

Asset Management Considerations.

The site of the Van Nuys courthouses is unique due to the collaborative, multi-agency concentration of civic functions at this designated government plaza. As such, this location is important on a much larger scale than any one building or even a court district can define. Continuing to participate in this hub of government services should be a long-term goal for the JCC, whether these specific buildings are maintained or replaced, going forward.

This facility is considered to be a long term asset, and court staff anticipate it remaining in the portfolio into the long term.

3.2.10 South Central District (Compton)

The South Central District has one courthouse, Compton, which handles all caseload types except Juvenile Dependency and Probate, which are centralized. Juvenile Dependency is also heard here, a recent development resulting from the closure of Juvenile Delinquency locations elsewhere in the County.

Label	ID	Name	Address	Type
A	19-AG1	Compton Courthouse	200 West Compton Boulevard, Compton, CA	Courthouse



3.2.10.1 Compton Courthouse (1977) 19-AG1

The Compton Courthouse was constructed in 1977 and is a high-rise courthouse comprised of 344,027 BGSF. Of this, a total of 170,103 CGSF (66%) is court-exclusive. The building is JCC-owned.



Facility Condition/Renovations.

This building has previously been recommended for replacement due to poor building conditions as recorded in the 2003 Master Plan assessment.³⁸

Constant plumbing failures keep areas of the building closed and in repair, including the holding and courtroom areas. Additionally, there are exterior drainage issues extending into the parking garage. The JCC has recently replaced the roof and replaced the fire/water pump.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Fair” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$367,720, and consisted of \$103,320 in Basement Wall Constructing, \$139,400 in emergency light & power systems, and \$125,000 in Low Tension Service & Distribution.

Ten year capital needs for the facility were estimated at approximately \$44,575,491 and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$44,204,771 in capital project needs was identified, with \$39,075,079 of that in the Lifecycle/Renewal category, \$687,056 in Accessibility, \$278,800 in Retrofit/Adaptation, and \$3,863,836 in Performance/Integrity.

No security deficiencies were identified for building entrance screening, in-custody circulation, or for judicial staff circulation.

Space Utilization and Occupancy.

The Compton Courthouse holds 32 courtrooms and a total of 26 assigned judicial officers, as well as a complement of 165 court staff.

The courtrooms are used as follows:

- Criminal Felonies – 14
- Criminal Misdemeanors – 6.3
- Civil – 2.1

³⁸ Superior Court of California, County of Los Angeles, Final Master Plan, December 19, Jacobs, 2003

- Family Law – 2.0
- Juvenile Delinquency – 2.0
- Traffic – 1.3
- Administrative Law – 0.3
- Dark – 4.0

With a significant criminal caseload handled in this facility, jury assembly is sizeable, with up to 360 jurors assembled on peak days. The building houses the Family Law Facilitator and Self-Help, but not Alternate Dispute Resolution.

Operations.

Administrative offices are scattered throughout the building, resulting in an inefficient operation. Plumbing leaks and ad-hoc repairs create a chaotic and irregular building operation, which is disruptive to the court process.

Asset Management Considerations.

A new Compton Courthouse was proposed and carried forward from 2006 to present, but it didn't score a high enough "need" to hit the categories of need required for funding. The project was partnered with a renovation of the existing building, with the structure to have 8 courtrooms plus 3 planned as future expansion. The proposed cost was \$61.9M. Renovation of the existing building with 23 courtrooms was to have cost \$28M. The total would have been 31 courtrooms to serve this court district.

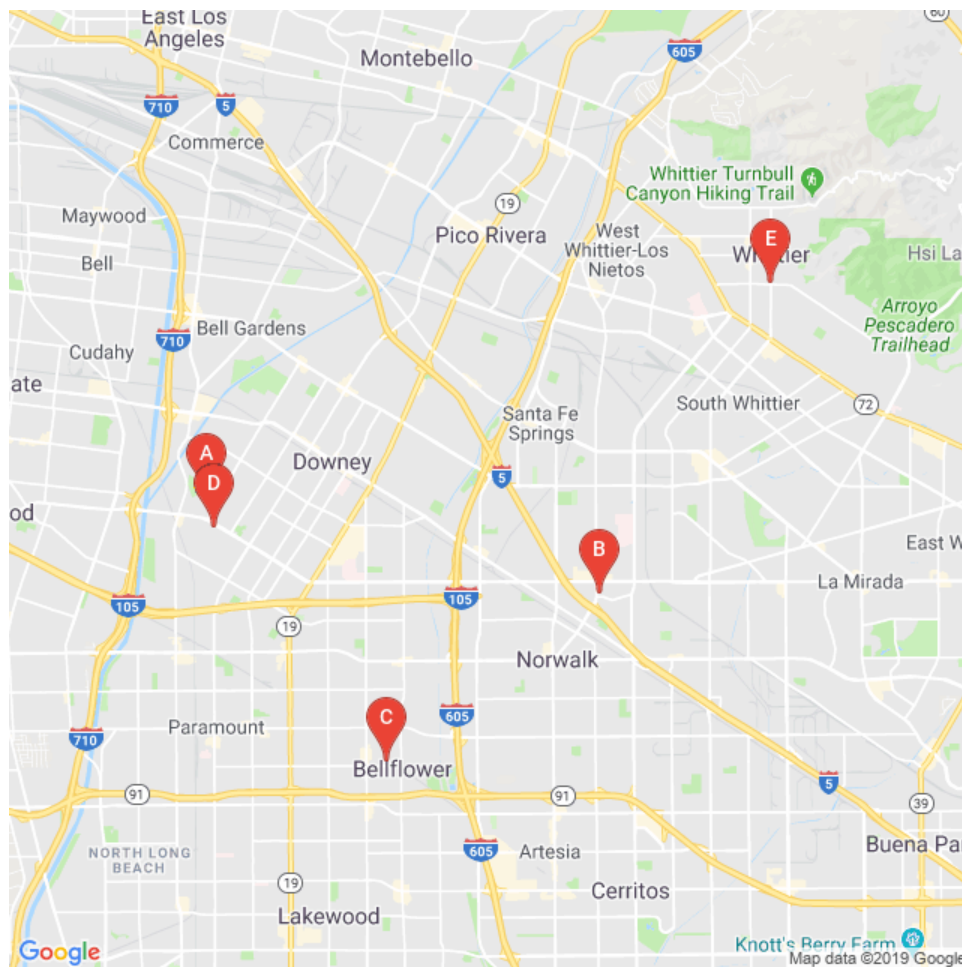
The 2003 functional evaluation found this building to be 94% adequate as a courthouse, with the main issue being lack of ongoing maintenance.

COURTHOUSE NEEDS ASSESSMENT

3.2.11 Southeast District (Los Padrinos, Bellflower, Downey, Norwalk, Whittier)

There are five courthouses (Norwalk, Bellflower, Downey, Whittier), plus one Juvenile Courthouse (Los Padrinos Juvenile Courthouse, Downey, CA) in this district. This district utilizes a decentralized approach, with criminal caseload heard in Bellflower, Downey, and Norwalk. Each courthouse also takes on another caseload type – Norwalk handles civil, Downey handles traffic, and Bellflower handles small claims cases. Whittier is the family law courthouse.

All buildings in this district are older than 40 years, which means there are ongoing issues with aging building systems. Elevators, plumbing, and HVAC are in need of repair and/or replacement, and buildings pre-date today's electrical and technology standards.



Label	ID	Name	Address	Type
A	19-AI1	Los Padrinos Juvenile Court	7281 East Quill Drive, Downey, CA	Courthouse
B	19-AK1	Norwalk Courthouse	12720 Norwalk Boulevard, Norwalk, CA	Courthouse
C	19-AL1	Bellflower Courthouse	10025 East Flower Street, Bellflower, CA	Courthouse
D	19-AM1	Downey Courthouse	7500 East Imperial Highway, Downey, CA	Courthouse
E	19-AO1	Whittier Courthouse	7339 Painter Avenue, Whittier, CA	Courthouse

3.2.11.1 Los Padrinos Juvenile Courthouse (1976) 19-A11

The Los Padrinos Juvenile Courthouse is another building dating back to the 1970s, which was constructed to provide this district's juvenile delinquency coverage.

Facility Condition/Renovations.

No FCA was completed for this facility.

A prior assessment had determined that this facility was physically adequate (74%) and functionally adequate (81%), with key issues at that time related to technology and automation.



That facility evaluation was completed in 2003, and no major improvements have occurred in the interim.

Space Utilization and Occupancy.

This building's occupancy included three courtrooms and two assigned judicial officers, both of whom heard juvenile delinquency caseload. No court staff were reported to be housed at this location. This facility was closed during the course of the study with one docket of caseload shifting to Eastlake and two dockets moving to Compton.

The building also housed the Public Defender, a financial evaluator, and Probation.

Operations.

No operational challenges were reported.

Asset Management Considerations.

This facility was constructed at a time when most juvenile delinquency caseload involved detention. With new approaches to delinquency cases, and alternatives to detention, the co-location of detention with courts is no longer required.

Plans for the juvenile operation include closing this facility to better organize juvenile case processing around the county. This closure occurred while this study was in progress and is now complete. Juvenile Hall was also closed at this location.

3.2.11.2 Norwalk Courthouse (1965) 19-AK1

The Norwalk Courthouse handles a combination of criminal and civil caseload for the Southeast District. This JCC-owned facility is managed by the County. It was constructed in 1969 and has 208,195 BGSF of space, of which 117,157 CGSF (85%) is court-exclusive.



Facility Condition/Renovations.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Fair” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA total \$58,451, and consist of \$15,000 in Exterior Wall Construction, \$15,000 in Low Tension Service and Distribution, \$10,395 in Sprinkler Water Supply, \$10,000 in Exterior Sun Control Devices, \$7,056 in sinks, and \$1,000 in paving and surfacing.

Ten year capital needs for the facility were estimated at approximately \$43,772,074 and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$43,713,623 in capital project needs was identified, with \$24,605,316 of that in the Lifecycle/Renewal category, \$19,045,251 in Retrofit/Adaption, \$33,056 in Safety, and \$30,000 in Performance/Integrity.

Space Utilization and Occupancy.

This courthouse has a total of 21 courtrooms and 16 assigned judicial officers. A total of 109 court staff support the court operation here. The courtrooms are organized four per floor on 3, 4, 5, and 6. Two courtrooms per floor are located on 2 and 7. The Civil Clerk is located on the first floor, with easy access from the main entrance. The Criminal Clerk is located on the 7th floor.

The courtrooms are used as follows:

- Criminal Felonies – 9
- Civil – 6
- Collections Hub - 1
- Dark – 5.0

Jury assembly brings as many as 275 prospective jurors to the building on peak days. Jurors may be assembled here and later sent to either Downey or Bellflower, as there is a shared jury assembly between these three locations. The building also houses court administration elements as well as in-custody holding appropriate to the criminal docket.

Other agencies that occupy space in the building include the District Attorney, the Los Angeles Board of Supervisors, the Public Defender, Probation (court liaison), and a snack bar.

Operations.

The main operational challenges in this facility have to do with security. Although this facility is 50 years old and has signs of age, security is appropriate for the criminal caseload heard here, and includes nearly complete separation of circulation. At the same time, the judges' elevator opens into a public corridor and the holding area lacks the capacity to separate in-custody parties with conflicts from one another. Some back-of-house circulation is shared between judges and in-custody defendants. Finally, security screening at the main entrance is situated in a manner that creates a blind spot around a corner.

The biggest concern at this location is building security against outside threats. The glass façade faces a main thoroughfare. Setbacks are nearly nonexistent and no blast-protection or bollards are present.

Asset Management Considerations.

This building is considered a valuable asset by the court and is likely to continue in operation as a long-term asset.

3.2.11.3 Bellflower Courthouse (1989) 19-AL1

The Bellflower Courthouse was constructed in 1989, along with the Downey Courthouse. This building consists of 68,510 BGSF, of which 35,825 CGSF (78%) is court-exclusive. The building is county-owned but JCC-managed.

Facility Condition/Renovations.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$459,476, and consisted of \$425,915 in Fire Alarm Systems, \$33,561 in Clean Agent Systems.



Ten year capital needs for the facility were estimated at approximately \$20,196,873 and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$19,737,397 in capital project needs was identified, with \$16,551,317 of that in the Lifecycle/Renewal category, \$3,086,892 in Retrofit/Adaption, \$61,468 in Performance/Integrity, and \$37,720 in Accessibility.

Space Utilization and Occupancy.

This facility is a combined criminal/civil courthouse, with 5 departments dedicated to criminal felonies and one assigned to a civil docket. There are six judicial officers assigned to this location, and a complement of 42 staff to support the court operation.

Jury assembly occurs here, with a peak of 90 jurors assembled on any given day. Jurors may be assembled here and later sent to either Downey or Norwalk, as there is a shared jury assembly between these three locations.

Operations.

A concern at this location is inadequate space for visitor screening, which can result in delays and congestion at the facility entrance. Security screening was a retrofit.

The elevators are slow and in need of upgrades.

Asset Management Considerations.

This building is part of a county campus of other civic services, and is expected to be a long-term asset in this location. It will be maintained and upgraded as such.

3.2.11.4 Downey Courthouse (1989) 19-AMI

The Downey Courthouse was constructed in 1989, along with the Bellflower Courthouse. This is the larger of the two buildings, with 103,500 BGSF of space.

Approximately 64,450 CGSF is court-exclusive. The building is county-owned and JCC managed.



Facility Condition/Renovations.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$324,557 and consists of \$150,000 in Low Tension Services & Distribution, \$108,300 in Fixed Partitions, \$48,000 in Paving & Surfacing and \$14,685 in Direct Expansion Systems.

Ten year capital needs for the facility were estimated at approximately \$24,085,062 and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$23,760,505 in capital project needs was identified, with \$22,295,468 of that in the Lifecycle/Renewal category, \$1,140,480 in Retrofit/Adaption, \$174,557 in Performance/Integrity, and \$150,000 in Safety.

Space Utilization and Occupancy.

This building has nine courtrooms and seven assigned judicial officers. There are two dark courtrooms. The other courtrooms are assigned to criminal misdemeanors (6) and traffic (1). A total of 60 court staff are employed here to support the court operation. In addition to the court elements in this building, the District Attorney and the Alternate Public Defender are housed here. This facility assembles jurors for the criminal misdemeanor trials, with as many as 91 jurors on peak days. Jurors may be assembled here and later sent to either Bellflower or Norwalk, as there is a shared jury assembly between these three locations.

Operations.

This facility was not designed for today’s court operations, and as a result the entrance is congested (due to retrofitted screening) and the public counters are inadequate to handle the volume of visitors who require assistance. The parking lot is not secure, and is shared between the City, jurors, and the public. The site is not secure and poses security challenges due to its size and irregular perimeter.

Asset Management Considerations.

A 2003 functional evaluation³⁹ found this building was 100% adequate for its use. This building is a long-term asset for the court and will be maintained and upgraded as such.

³⁹ Superior Court of California, County of Los Angeles, Final Master Plan, December 19, Jacobs, 2003

3.2.11.5 Whittier Courthouse (1972) 19-A01

The Whittier Courthouse, constructed in 1972, serves as the Southeast Districts Family Court location. This 77,538 BGSF courthouse is 86% court-exclusive, with 45,085 CGSF of space for court elements. The building was constructed in two portions, in 1950 and in 1972.



Facility Condition/Renovations.

This building was previously considered as a candidate for renovation for civil courts. Neither the old nor the new part of the building is fully sprinklered, and the older portion of the building has experienced significant plumbing issues. The holding is too out of compliance to be usable, so this building is considered to have no holding capacity on site. Significant heating and cooling issues prevail throughout the building and are recorded on a daily basis.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Fair” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$99,933 and consists of \$90,000 in Low Tension Service & Distribution, \$6,825 in Retaining Walls, and \$3,108 in sinks.

Ten year capital needs for the facility were estimated at approximately \$6,241,005 and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$6,141,072 in capital project needs was identified, with \$5,136,322 of that in the Lifecycle/Renewal category, \$767,626 in Retrofit/Adaption, \$213,108 in Safety, and \$24,015 in Performance/Integrity.

Space Utilization and Occupancy.

The Whittier Courthouse has seven courtrooms, six of which are utilized by the six assigned judicial officers for Family Law caseload. One courtroom is dark. This building also houses the Family Law Facilitator and Self-Help Center, as well as court administration. No secure holding or jury assembly occur at this location.

Operations.

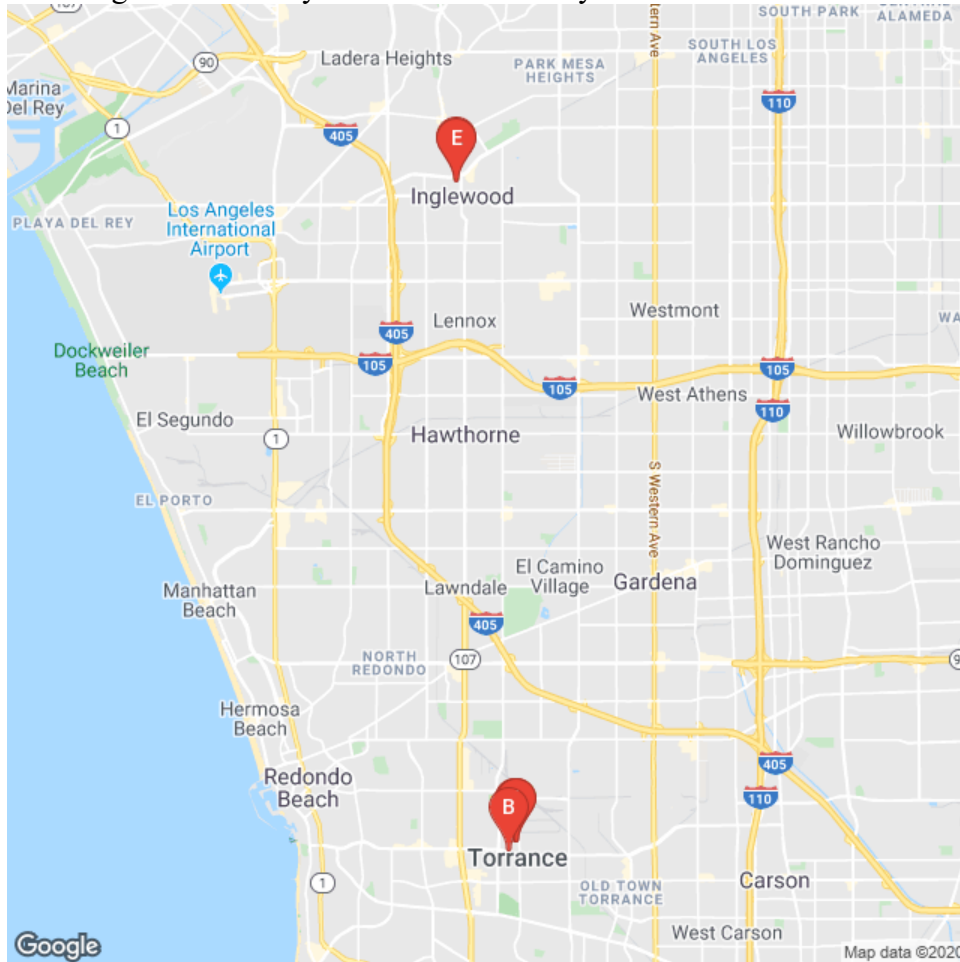
Operational challenges in this building relate to its age. The building has minimal space for visitor screening, since it was constructed prior to the time when such screening was an issue. The building has a secure holding area, but the area is no longer used due to inadequacies compared to today’s standards. These elements limit the use of the building.

Asset Management Considerations.

This building is a long-term asset for the court, and will be maintained and upgraded as such.

3.2.12 Southwest District (Inglewood, Torrance)

The Southwest District encompasses the region of Los Angeles that lies between the Los Angeles International Airport and the coastal region to the south. There are a total of five courthouses in this district, with two hubs of activity – in Inglewood and in Torrance. None of the courthouses in this district were constructed more recently than 1977. Two trailers (added in 1991 and 1999) are the newest structures in this inventory. As such, none of the buildings were designed with today’s access and security in mind.



Label	ID	Name	Address	Type
A	19-C1	Torrance Courthouse	825 Maple Avenue, Torrance, CA	Courthouse
B	19-C2	Torrance Annex	3221 Torrance Boulevard, Torrance, CA	Multi-Use
C	19-C3	S. Bay Muni Court [Torrance] Jury Assembly Trailer	825 Maple Dr., Torrance, CA	Modular
D	19-C4	S. Bay Municipal [Torrance] Traffic Court Trailer	825 Maple Dr., Torrance, CA	Modular
E	19-E1	Inglewood Juvenile Court	110 Regent Street, Inglewood, CA	Courthouse
F	19-F1	Inglewood Courthouse	One Regent Street, Inglewood, CA	Courthouse

3.2.12.1 Torrance Courthouse (1967) 19-C1

The Torrance Courthouse was constructed in 1967. The building is a dedicated courthouse, with 126,145 BGSF, of which 84,710 (85%) is court-exclusive. The building is JCC-owned and managed. It is considered to be the main full-service courthouse in this district, hearing criminal, unlimited civil, family law, and traffic caseload. The main structure is augmented by the Annex (19-C2) and two trailers (19-C3 and 19-C4), which are located on the same site.



Facility Condition/Renovations.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Fair” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$17,000, and consisted of \$10,000 in Fixed Partitions, and \$7,000 in Exterior Wall Construction.

Ten year capital needs for the facility were estimated at approximately \$21,817,570 and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$21,800,570 in capital project needs was identified, with \$20,275,834 of that in the Lifecycle/Renewal category. The remainder of the capital needs included \$1,248,836 in Retrofit/Adaption, \$247,000 in Performance/Integrity, and \$28,900 in Environmental.

Space Utilization and Occupancy.

There are a total of 17 courtrooms and 17 assigned judicial officers at this location. A total of 103 staff support the court operation here.

Courtrooms are allocated as follows:

- Criminal Felonies – 6
- Criminal Misdemeanors – 3
- Arraignments - 1
- Civil – 4
- Family law – 2
- Dark - 1

This building houses several partner agencies, including the District Attorney and a law library. The building also houses the Family Law Facilitator, Alternate Dispute Resolution, and the Self-Help Center.

Operations.

Operations at this location are complicated by the combined services distributed between the main courthouse, the Annex, and the two on-site trailers. One trailer is used for Jury Assembly. The other is used for traffic court division staff (11 FTEs), and is sited adjacent to the Annex, a stand-alone building, which is used for traffic court. None of these structures is physically connected to the main courthouse and separate security screening is not feasible for all four structures, so security is lower at the Annex and in the two trailers.

Inside the main courthouse inmate movement is the biggest operational concern. The secure corridor used by the judges and court staff is shared by in-custody parties going to and from the courtrooms. The central holding is inadequate to permit separation of population groups, such as females. Inmate movement and holding are further complicated by elevators that are often out of use.

Other issues at this building include inadequate security screening space, insufficient parking, and front emergency egress not being fully accessible.

Asset Management Considerations.

This building is considered to be a long-term capital asset for the court, and will be maintained and upgraded as such.

3.2.12.2 Torrance Annex (1965) 19-C2

The Torrance Annex predates the Torrance Courthouse by two years. This JCC-owned facility is a small, stand-alone in-set that is completely separate from the Torrance Courthouse, consisting of 15,126 BGSF of multi-use space with two courtrooms. It is accompanied by the South Bay [Torrance] Traffic Court Trailer (19-C4), which houses the Traffic Clerk function associated with the Traffic Court.

Facility Condition/Renovations.

There is insufficient space for full weapons screening, so only a magnetometer is used here (no x-ray). No security deficiencies were identified for building entrance screening, in-custody circulation, or for judicial staff circulation.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Good” for the 5-year FCI and “Fair” for the 10-year FCI. Immediate needs identified in the FCA totaled \$0.

Ten year capital needs for the facility were estimated at approximately \$3,394,122 and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$3,394,122 in capital project needs was identified, with \$3,394,261 of that in the Lifecycle/Renewal category, \$600 in Performance/Integrity.

Space Utilization and Occupancy.

The Torrance Annex houses two courtrooms. One courtroom is dark; the other handles a docket made up of traffic and non-traffic infractions. The building is insufficient to house the clerical function associated with the courtrooms, so this element is housed in the adjacent trailer.

Operations.

The challenges of operating a traffic court function separate and apart from the main courthouse is the single biggest issue facing this structure. The separation and lack of security pose challenges not able to be met through any modification of this structure.

Asset Management Considerations.

This building is an asset management challenge. It requires maintenance, but its small size prevents it from ever serving as a stand-alone court element.

3.2.12.3 South Bay Muni Court [Torrance] Jury Assembly Trailer (19-C3)

The South Bay Muni Court [Torrance] Jury Assembly Trailer fills the jury assembly function for the Torrance Courthouse. As many as 192 prospective jurors may be assembled in this trailer and then dispatched to the courthouse for juror selection. There is inadequate seating for the jurors who are called, so at times there is standing room only. A patio area, added to increase capacity, is not fully enclosed, resulting in compromised security.

Trailer structures do not meet the security requirements for courthouse services. This trailer lacks security screening, has two exits (both of which lead to the same space), and has typical safety issues associated with being an out-building, separate and apart from the main courthouse, the least of which is lack of restricted circulation for prospective jurors.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI with no immediate needs.

Ten year capital needs for the facility were estimated at approximately \$507,533 and include a variety of upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$507,533 in capital project needs was identified, with all of that in the Lifecycle/Renewal category. This facility has an estimated replacement value of \$936,924.

3.2.12.4 South Bay [Torrance] Traffic Court Trailer (19-C4)

The South Bay [Torrance] Traffic Court Trailer serves as the partner to the Torrance Annex, where the traffic courtrooms are housed. The Traffic Court Trailer houses the traffic court clerks’ staff.

Trailer structures do not meet the security requirements for courthouse services. This trailer lacks security screening and does not adequately separate staff and other parties. There is only one means of egress, which is not accessible.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Fair” for the 5-year FCI and “Poor” for the 10-year FCI with no immediate needs.

Ten year capital needs for the facility were estimated at approximately \$333,293 and include a variety of building upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$333,293 in capital project needs was identified, with all of that in the Lifecycle/Renewal category. This facility has an estimated replacement value of \$942,466.

3.2.12.5 Inglewood Juvenile Court (1977) 19-E1

The Inglewood Juvenile Court facility was constructed in 1977, and includes a total of 16,043 BGSF which house three courtrooms. The building is JCC-owned and managed. This building is the only juvenile delinquency court in the Southwest district.

Facility Condition/Renovations.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Fair” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$43,790 and consisted of \$30,000 in Low Tension Services & Distribution, \$6,460 in Wall Finishes and Interior Walls, and \$5,440 in Flooring.



Ten year capital needs for the facility were estimated at approximately \$4,623,176 and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$4,579,386, in capital project needs was identified, with \$2,326,047 of that in the Lifecycle/Renewal category, \$2,151,279 in Retrofit/Adaption, \$42,840 in Environmental, \$41,900 in Safety, and 17,320 in Performance/Integrity.

Space Utilization and Occupancy.

This facility is very small and houses an operation that includes three courtrooms and three assigned judicial officers, all of whom handle juvenile delinquency caseload. There are just 13 FTEs of court staff supporting this operation.

The building does not house any court partners or other court agencies.

Operations.

This building is undersized, and the impact is experienced in staff areas and in-custody holding. The main entrance is not accessible, so is not utilized. A side entrance is used instead, and there is inadequate screening space in an area not intended to be a main point of ingress/egress.

Asset Management Considerations.

This building represents the small specialized courthouses of a bygone time period in the county's history. With a goal of regionalizing juvenile caseload, this building is a candidate for replacement or consolidation.

3.2.12.6 Inglewood Courthouse (1977) 19-F1

The Inglewood Courthouse was constructed in 1977 and is a JCC-owned courthouse with a total of 174,041 BGSF of space, of which 66,721 (75%) is court-exclusive. This courthouse is the larger building, but the smaller full-service court operation in the Southwest District.



Facility Condition/Renovations.

This building is in need of some capital investment to extend its useful life.

The Facility Conditions Assessment (FCA) that was completed for this analysis found the Facility Condition Index (ratio of anticipated Capital Reserve Needs to Current Replacement Value) to be “Poor” for the 5-year FCI and “Poor” for the 10-year FCI. Immediate needs identified in the FCA totaled \$194,651 and consisted of \$74,250 in Emergency Light & Power Systems, \$69,700 in Fixed Partitions, \$21,000 in Carpeting, and \$18,000 in Passenger Elevators.

Ten year capital needs for the facility were estimated at approximately \$35,031,054 and include a variety of major building system upgrades. Long-term capital needs were identified by six categories: Safety, Performance/Integrity, Accessibility (ADA), Environmental, Modernization/Adaptation, and Lifecycle/Renewal. For this facility, a total of \$34,836,403 in capital project needs was identified, with the bulk of the needs concentrated in HVAC upgrades, interior finish upgrades, and conveyances. Allocated by category, \$28,163,432 of projects fell in the Lifecycle/Renewal category, \$6,503,471 in Performance/Integrity, \$148,500 in Retrofit/Adaptation, and \$21,000 in Safety.

No security deficiencies were found for in-custody circulation, judicial staff circulation, or building security screening.

Space Utilization and Occupancy.

This courthouse includes 10 courtrooms and has 10 assigned judicial officers. Courtroom use is allocated as follows:

- Criminal Felonies – 3
- Criminal Misdemeanors – 3
- Arraignments – 0.2
- Civil – 1
- Traffic – 0.8
- Drug Court/TROs – 1.0
- Dark - 1

COURTHOUSE NEEDS ASSESSMENT

A total of 78 FTEs of staff support the court operation. Jury assembly can bring as many as 112 prospective jurors to the courthouse. This building also houses the Self-Help Center.

Several partner agencies occupy the balance of the building. These include the District Attorney, the Public Defender, Probation, the County of Los Angeles Small Claims Advisor, and a snack bar.

Operations.

Building security screening is retrofit and has insufficient space, and is co-located with a courtroom entrance. The result is a congestion and churn that compromises the effectiveness of the screening process by either creating a bottleneck or by mixing parties. The main entrance is not accessible, so an alternate entrance must be used for individuals with mobility issues.

Central holding is inadequate and there are insufficient individual holding cells to accommodate in-custody parties with conflicts. Inmate movement is challenging, due to elevator failures and lack of alternate secure circulation.

Asset Management Considerations.

This building has a number of concerns, among them a variety of security issues. The size of the building is out of scale with today's courthouse standards for a similar building of 10 courtrooms. This building is a candidate for either modernization or replacement in coming years.

3.3 Findings

The buildings in the Los Angeles Superior Court system, with the exception of the Long Beach Courthouse (constructed in 2013) have an average age of 45 years. Only four of the buildings in the inventory were constructed in the past 20 years. The rest date back to periods of construction in each decade – the 1950s, 1960s, 1970s, and 1980s. The oldest facilities still in use are the Pasadena Courthouse and the Santa Monica Courthouse, both constructed in 1950, and the former Federal District Courthouse located at 312 North Spring Street, constructed between 1937-1940, and recently leased for LASC use.

With an aging body of facilities, it is no surprise to find a wide range of capital facility needs that stem from aging structures and systems. Many of these needs do not rise to a critical level of need, but the failure to address issues in a proactive manner can result in operational disruption as pipes burst and elevators fail.

Many of the buildings still in use as courthouses pre-date the Americans with Disabilities Act as it is currently applied to full facility accessibility and paths of travel. These buildings also predate today's security standards and requirements for civil buildings, where entrance screening and movement control help maintain safety of all parties. Some buildings are known to have seismic deficiencies that are beyond easy or affordable remediation. Finally, court operations have changed greatly over the past 80 years, and older facilities may not be consistent with today's court practices or the space required to serve the public in the best manner.

The combined effect of an older inventory of buildings is a court operation that no longer matches today's demands, and that are no longer located or organized around the type of service the Los Angeles Superior Court strives to provide. The goal of the courts is to ensure that all court services are available to all members of the community within each district in which they reside. Older, more limited infrastructure means that deployment of court dockets and judicial officers is limited by the capabilities of the individual buildings within each district, rather than by the demands of the citizens.

Going forward, Los Angeles Superior Courts will strive to identify and update facilities that will remain in the inventory for ten years or more, and to replace/consolidate/relocate facilities that are beyond their reasonable useful life. The replacement or upgrades to facilities should be overlaid with a strategic plan for court deployment over the next decade, so that judicial services will be made available on an equal basis to all members of each community served by this court system.

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Section 4: Court Operations Plan

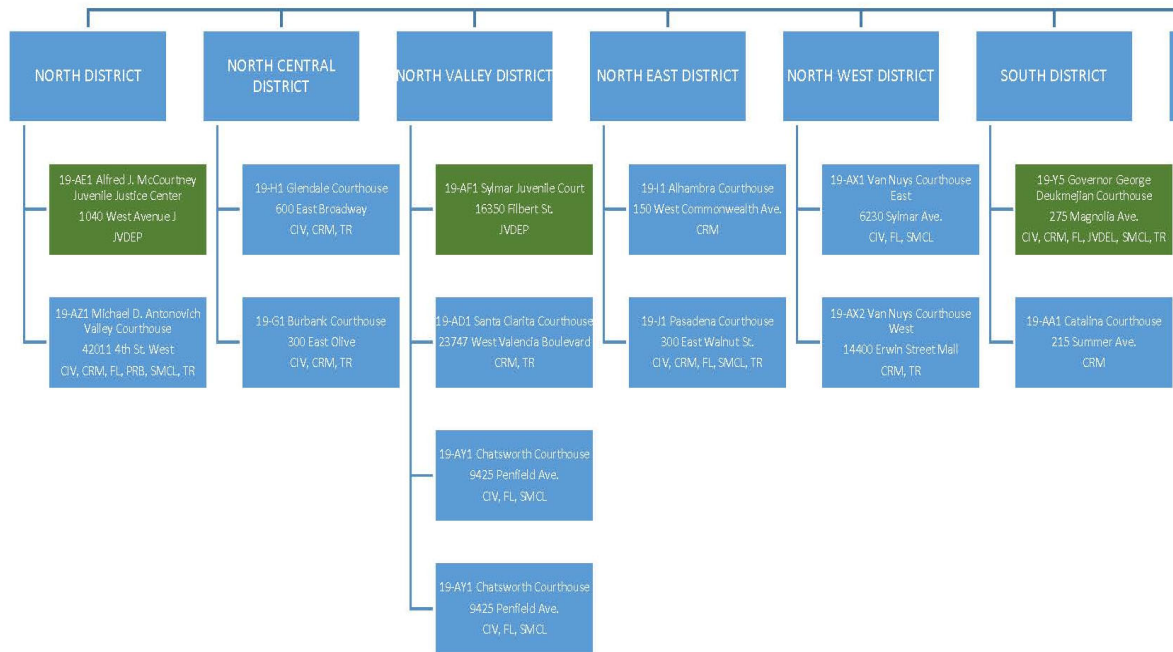
4.1 Introduction/Purpose of this Section

This section includes descriptions of the organization of the court, its service model, and its prioritized goals for that court.

COURTHOUSE NEEDS ASSESSMENT

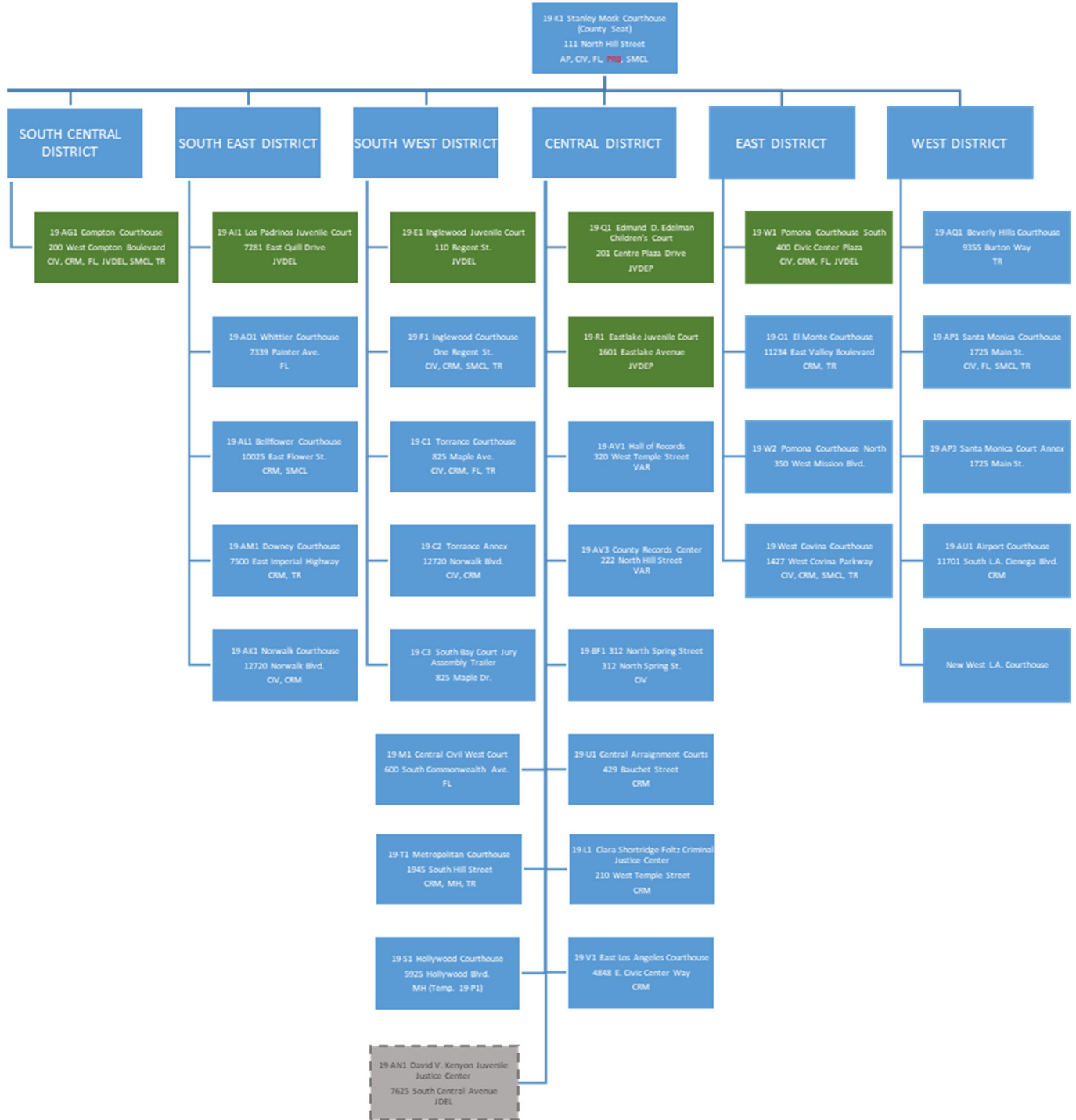
4.2 Court Organizational Chart

The Superior Court of Los Angeles County is divided into 12 districts (Central, East, West, North, North Central, North Valley, Northeast, Northwest, South, South Central, South East, and Southwest) and uses a decentralized model, with full-service operations in all districts.



COURTHOUSE NEEDS ASSESSMENT

With the exception of Juvenile Dependency, Probate, and Mental Health Courts, all caseload types are processed in each district. Administrative functions are headquartered at the Stanley Mosk Courthouse in the Central District in downtown Los Angeles, the county seat, with court administration staff on-site in each District and many individual court facilities.



4.3 Service Model

For purposes of assigning caseload to a courthouse, Los Angeles County is divided into 12 court service districts where caseload originating within that district is assigned to one or more courthouses in that district. Each district should have the capacity to address the caseload that originates in that district (except for juvenile dependency, probate, and mental health, which are centralized). The Court Executive Officer can reassign caseload at any time to ensure expeditious execution of justice. Districts strive to avoid the need to transfer caseload across district boundaries.

4.4 Prioritized Goals of the Court

To maintain the identity of the Los Angeles County Court, the priority goals for the county are unique for each district, yet there are some overarching goals which emerged during this process, and which are consistent across all districts.

4.4.1 Prioritized Goals of the Court (District-Wide)

Priority 1 – Ensure Parity of Access among Districts

One of the fundamental goals of the Los Angeles Courts is to provide parallel court services to all members of the community within each district.

Priority 2 – Improve Facilities

A secondary goal for the entire jurisdiction is to maintain, renovate, update, and consolidate court facilities to improve the overall conditions of the portfolio of court facilities across Los Angeles County.

Priority 3 – Re-allocate Centralized Civil/Small Claims Caseload Outward

A large portion of the civil/small claims operation is centralized in the Stanley Mosk Courthouse. As population has grown and shifted to the north, east, and south, redeployment of the civil/small claims operation is required to re-center the courtrooms and judicial officers where the population demands services; therefore, a thematic goal is to decentralize civil/small claims caseload outward to the centers where the caseload is generated/where the population resides.

Priority 4 – Establish a Regional Approach to Juvenile Delinquency and Dependency

Juvenile dependency has been centralized for some time in the Central District in one courthouse, which is no longer adequate for the widespread population it serves. Delinquency has been co-located with juvenile detention, a relationship that is no longer operationally essential. The result is an opportunity to disperse dependency and to co-locate delinquency nearby to establish regional juvenile court hubs. A goal is to establish one such hub in the northern part of the county and one in the southern part of the county, and to adjust service in the Central District to include both juvenile delinquency and dependency.

Priority 5 – Employ a Multipurpose Neighborhood Courthouse Model

Throughout this process Los Angeles County affirmed a desire to employ (or maintain, where it already exists), a neighborhood court presence throughout L.A. County, where all caseload can be heard in a district-level courthouse. This decentralized approach gives simpler access to citizens in a community where travel can be a burden. This approach is also more efficient from a facility standpoint because it allows for consolidation of smaller facilities into one facility that can handle a more diverse range of caseload types – a more efficient approach.

Priority 6 – Construct a New Centralized Mental Health Facility

The one service that genuinely benefits from centralization is the unique problem-solving court, which handles mental competency and treatment-related caseload. The current courthouse is a temporary location for the courts, which does not permit co-location of the numerous related county agencies and staff. A new purpose-built facility will contain all of the unique needs for the Mental Health Court in a centralized location within the county.

4.4.2 Prioritized Goals of the Court (Central District)

Priority 1 – Decentralization of Civil/Small Claims

The top priority for the Central District is to decentralize much of the civil/small claims/family/probate/mental health dockets that are centralized in the Stanley Mosk Courthouse (or in the Central District) out to the various other districts in L.A. County.

Priority 2 – Replace the Flagship Courthouse in Downtown Los Angeles

The second priority for the district is to replace the Stanley Mosk Courthouse. This goal is a challenge, because land is unavailable in the immediate vicinity. As a result, this goal requires careful planning.

Priority 3 – Facility Updates

The third priority in the Central District is to renovate or replace the aging capital assets in the district through renovation and/or replacement to update the general conditions of all buildings throughout the district. This goal includes any seismic updates and deferred maintenance, as well as major building system replacements, hazmat, and code compliance. This goal can only be accomplished through careful planning and consolidation where possible.

4.4.3 Prioritized Goals of the Court (North Central District)

Priority 1 – Address Space Shortfalls

The first priority for the North Central district is to increase the courtrooms, holding capacities, and other court areas to meet current demand.

Priority 2 – Handle All District Caseload in the District

The second priority for this district is to be able to handle all caseload types within the district. Felony and more complex cases are heard in the Pasadena Courthouse (Northeast District), as the facilities in the North Central District are not capable of handling complex in-custody cases.

Priority 3 – Ensure adequate parking

The third priority for this district is to ensure adequate parking at each court location.

Priority 4 – Update or Replace Aging Facilities

The final priority for the North Central District is to renovate or replace the aging capital assets in the district through renovation and/or replacement. This goal includes any seismic updates and deferred maintenance, as well as major building system replacements, hazmat, and code compliance. This goal can only be accomplished through careful planning and consolidation where possible.

4.4.4 Prioritized Goals of the Court (South Central District)

Priority 1 – Spatial Addition

The top priority for the South Central District is to add capacity within the district to accommodate the increase judicial demand in this area of the county.

Priority 2 – Handle All District Caseload in the District

The second priority for the district is the ability to handle all caseload types within the district.

4.4.5 Prioritized Goals of the Court (East District)

Priority 1 – Courthouse Consolidation

The first priority for the East District is to replace various aging facilities with one new, multi-purpose courthouse, to produce a more efficient and secure court operation, with a full range of caseload in one place.

Priority 2 – Handle All District Caseload in the District

The second priority for the district is the ability to handle all caseload types within the district.

Priority 3 – Update or Replace Aging Facilities

The third priority for the East District is to renovate or replace the aging capital assets in the district through renovation and/or replacement. This goal includes any seismic updates and deferred maintenance, as well as major building system replacements, hazmat, and code compliance.

Priority 4 – Determine Long-Term Solution for Pomona South and Pomona North

The Pomona South Courthouse houses all of the court operation in Pomona, with the exception of central holding, which is augmented by the use of the holding area in the adjacent Pomona

North Courthouse. Pomona North is otherwise vacant, and has been recommended for replacement due to seismic concerns. A long-term strategy should be determined for both buildings.

4.4.6 Prioritized Goals of the Court (West District)

Priority 1 – Consolidation

The top priority for the West District is to consolidate the court dockets within the district to produce a more efficient court operation for citizens, court employees, and court administration.

Priority 2 – Handle All District Caseload in the District

The second priority for the district is the ability to handle all caseload types within the district.

Priority 3 – Ensure adequate parking

The third priority for this district is to ensure adequate parking at each court location. This is an increasing concern as the shared parking at the existing facilities is developed for alternate use.

4.4.7 Prioritized Goals of the Court (North Valley District)

Priority 1 – Accommodate the Increased Population

The first priority is to address the growing needs within this district. This part of Los Angeles County is growing, and the courts (both buildings and operations) must expand to accommodate the increased caseload generated here.

Priority 2 – Handle All District Caseload in the District

The second priority for the district is the ability to handle all caseload types within the district.

4.4.8 Prioritized Goals of the Court (North District)

Priority 1 – Accommodate the Increased Population

The top priority for the North District is to increase the number of courtrooms in the district. This part of Los Angeles County is growing, and the courts (both buildings and operations) must expand to accommodate the increased caseload generated here. Shifting some of the civil/small claims dockets from the Stanley Mosk Courthouse in the Central District will help with this endeavor.

Priority 2 – New Juvenile Dependency Hub

The second priority is to construct a new Juvenile Dependency courthouse in Lancaster to support the growing demand of that caseload in the area. This facility will serve the entire northern portion of Los Angeles County as a Juvenile Dependency hub.

Priority 3 – Growing Caseload in North District

The last priority for the North District is to define a strategy to handle the growing needs within the district going forward. This district is remote from other courthouses, even those in adjacent districts, and will require sufficient stand-alone facilities going forward. A scale of anticipated growth and a strategy to meet future demand is necessary.

4.4.9 Prioritized Goals of the Court (Northeast District)

Priority 1 – Update or Replace Aging Facilities

The first priority for the Northeast District is to renovate or replace the aging capital assets in the district through renovation and/or replacement. This goal includes any seismic updates and deferred maintenance, as well as major building system replacements, hazmat, and code compliance. With just one court location and two buildings in this district, continued facility maintenance and renovation to rejuvenate the aging Van Nuys West Courthouse is important.

Priority 2 – Update code compliance

Various facilities in this district need greater accessibility in public, staff, and secure areas. Some buildings are not compliant with current life safety code. Some facilities contain hazardous materials.

Priority 3 – Purpose under-utilized spaces

The third priority for the District is to repurpose under-utilized spaces in the district. There are several spaces that are dark and moving some entities into these spaces would behoove the district.

Priority 4 – Handle All District Caseload in the District

The fourth priority is for the district as a whole to be able to handle all of the cases filed within the district locations. This goal will unburden the surrounding areas and parties with overflow cases, as well as make it easier to handle the overflow coming from downtown.

Priority 5 – Ensure adequate parking

The final priority for this district is to ensure adequate parking at each court location.

4.4.10 Prioritized Goals of the Court (Northwest District)

Priority 1 – Update or Replace Aging Facilities

The first priority for the Northwest District is to renovate or replace the aging capital assets in the district through renovation and/or replacement. This goal includes any seismic updates and deferred maintenance, as well as major building system replacements, hazmat, and code compliance. With just one court location and two buildings in this district, continued facility maintenance and renovation to rejuvenate the aging Van Nuys West Courthouse is important.

Priority 2 – MEP system upgrades

The MEP systems are connected between the Van Nuys West and Van Nuys East Courthouses. Outside of any whole-building renovation, the goal exists to separate the two building systems.

Priority 3 – Mitigate Jury Assembly Connectivity between Van Nuys East and Van Nuys West

The jurors assemble in Van Nuys East, but serve in Van Nuys West. A new connection is needed to allow for secure, separate movement for jurors between jury assembly and the courtrooms.

Priority 4 - Upgrade Holding Capacity

Redesign and upgrade existing cell space, and expand where possible, integrating more cameras/technology to enhance security and safety in key areas.

4.4.11 Prioritized Goals of the Court (South District)

Priority 1 – Facility Maintenance and Upgrades

The first priority for the South District is to maintain both its new and its old facilities.

4.4.12 Prioritized Goals of the Court (Southeast District)

Priority 1 – Consolidate District

The top priority for the Southeast District is to consolidate various court dockets within the district to ensure a more efficient judicial process for the community.

Priority 2 – Update or Replace Aging Facilities

The second priority for the Southeast District is to renovate or replace the aging capital assets in the district through renovation and/or replacement. This goal includes any seismic updates and deferred maintenance, as well as major building system replacements, hazmat, and code compliance. A number of buildings in this district are over 40 years old and have plumbing, HVAC, Elevator and technology inadequacies.

4.4.13 Prioritized Goals of the Court (Southwest District)

Priority 1 – New Juvenile Dependency Hub

The first priority is to construct a new Juvenile Dependency courthouse in Torrance to support the growing demand of that caseload in the area.. This facility will serve the entire southern portion of Los Angeles County as a Juvenile Dependency hub.

Priority 2 – Resolve Security, Capacity, and Long-Term Trailers at the Torrance Courthouse

The second priority for the district is to resolve the issues posed by the ad-hoc additions that have been made over time to the Torrance Courthouse with a permanent, connected annex.

Priority 3 – Update or Replace Aging Facilities

The third priority for the Southwest District is to renovate or replace the aging capital assets in the district through renovation and/or replacement. This goal includes any seismic updates and deferred maintenance, as well as major building system replacements, hazmat, and code compliance.

4.5 Summary of Operational Findings

District Wide – The broadest operational goal court-wide for Los Angeles County is to disperse Stanley Mosk courthouse caseload throughout the county in an effort to relocate civil/small claims courtrooms where the caseload is being generated. A similar operational goal is to regionalize juvenile dependency to three regional hubs, rather than one centralized location.

Central District – The Central district, which houses the court administration in the Stanley Mosk Courthouse, has the goal of decentralizing their civil/small claims caseload to better serve the communities where caseload originates. Other goals include building a new Mental Health Court and rejuvenating a number of key facilities such as the Clara Shortridge Foltz Criminal Justice Center and Metropolitan Courthouse.

North Central District – The goals of the North Central district are aimed at consolidating the dockets within the district to better serve the community as well as providing adequate parking.

South Central District – the South Central District’s goals are aimed at upgrading the sole building, the Compton Courthouse.

East District – The goals for the East District are to consolidate locations to better serve the community and reduce operational costs. The district also aims to enhance service to the community by creating two full-service courthouses at two different geographical locations in the district.

West District – The West District’s goals are consolidation of courthouses in a new location that will better serve the community and update capital assets to last into the future.

North Valley District – The goals of the North Valley District are to accommodate for a growing judicial demand in that area of L.A. County. Shifting some of the civil/small claims caseload from the Central District to this district is part of the strategy.

North District – The North District’s goals are aimed to expand upon the Juvenile dockets as well as provide more overall dockets in order to accommodate the growth in that area.

Northeast District – The goals of the Northeast District are to consolidate various courthouses to better serve the community and reduce operational costs. They are also geared to fill up current unused space to maximize efficiency in that district.

Northwest District – The major goals of the Northwest District are to update and renovate existing capital assets to ensure the communities judicial needs are met well into the future.

South District – The South Districts goals are to upgrade and maintain the facilities in that district. Mostly deferred maintenance that is long overdue.

Southeast District – The goals of the Southeast district are to consolidate the dockets of various courthouses into one courthouse. Some other goals are simply to update and maintain existing facilities to last long into the future.

Southwest District – The Southwest District’s goals are aimed at consolidating the district and add to their dependency dockets in that area of the county. Also, the district is running tight, so adding more space to accommodate growth is another goal of the Southwest District.

Section 5: Proposed Projects

5.1 Introduction/Purpose of this Section

This section includes information on currently funded trial court capital outlay projects that are not yet occupied by the court, if applicable. It also includes information on proposed capital outlay projects identified by the court.

Trial court capital outlay projects are those that increase a facility's gross area (such as a building addition), that substantially renovate a major portion of a facility, that comprise a new facility or an acquisition, or that change the use of a facility, such as conversion from non-court to court use.

Projects identified in this section typically address shortcomings of existing facilities in that they may:

- 1) consolidate multiple facilities to achieve operating efficiencies.
- 2) correct unsafe conditions.
- 3) correct overcrowding in existing facilities.
- 4) correct physical deficiencies that interfere with court business function.
- 5) establish court services where not currently provided.

5.2. Currently Funded Project List

There are no Trial Court Capital-Outlay Projects currently funded for this Court.

5.3 Proposed Project List (Prioritized)

Although other projects may have been identified as priority projects in the process of collecting data, only the projects found to meet the Capital Outlay project criteria as defined by the Judicial Council of California shall be covered in this section. This part of the report contains a list of the projects that emerged from this analysis, in priority order.

5.3.1 Project Specific Information – New Santa Clarita Courthouse (North Valley District)

Project Description

Construction of a 24 courtroom Courthouse to replace three existing buildings 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 L.A. County. In addition, this project allows for relocation of 19 dockets of caseload from the Stanley Mosk Courthouse.

Project Justification

Santa Clarita is the third largest city in Los Angeles County with approximately 200,000 inhabitants in 2017. The court services in Santa Clarita (3 courtrooms plus 1 swing courtroom) are insufficient to meet the needs of this community, which is the fastest growing region of Los Angeles County.

This project will consolidate court operations from the Santa Clarita Courthouse (3 criminal misdemeanor/traffic courtrooms), Santa Clarita Administrative Center (1 swing courtroom), and the Sylmar Juvenile Court (2 courtrooms), as well as relocating 19 dockets of civil and small claims caseload from the Stanley Mosk Courthouse (Central District) to a new multi-service justice center in the North Valley District. The redeployment of cases from the Central District to the North Valley will aid in the court's goals of decentralizing the small claims/civil functions, and will also provide a full-service justice hub for the North Valley District.

The Santa Clarita Courthouse was recommended for a baseline seismic upgrade, which is projected to cost \$12.9 million. The building has additional capital needs estimated at \$5.2 million over the next ten years. Investing that \$18 million in a new courthouse for the North Valley of L.A. County will improve the overall portfolio, consolidate three buildings into one, and increase court services to the citizens of this District.

Court staff anticipate that facility replacement will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks as the new facility will replace older facilities that were not built to today's codes and standards.

Staff also anticipate that this project's consolidation of operations will result in the elimination of one screening station (3 FTEs, \$331,752 annually) and three staff positions (Court Operations Manager, Court Services Supervisor, and Administrator II, \$647,500 annually).

5.3.2 Project Specific Information – Chatsworth Buildout (North Valley District)

Project Description

This project is a renovation to build out seven shelled courtrooms inside the Chatsworth Courthouse. This project allows for relocation of seven dockets of civil/small claims/probate caseload from the Stanley Mosk Courthouse in the Central District to the growing North Valley District.

Project Justification

The Chatsworth Courthouse, located in the town of Chatsworth in the North Valley District serves as the hub of civil/small claims caseload for the entire North Valley. The building has 11 courtrooms in use, plus an additional seven shelled courtrooms built out for non-court use. The building is a relatively new capital asset with a long estimated life ahead of it, and buildout of the shelled courtrooms is the next step.

Within the North Valley District, the buildout will allow for larger civil/small claims and family law programs at the Chatsworth Courthouse. County-wide, the buildout will allow for several dockets of civil/small claims caseload to be relocated from the Stanley Mosk Building (Central District) to the North Valley, where a growing population is centered. Finally, this project will enhance the utility of the Chatsworth Courthouse, which is a valuable asset in the courthouse portfolio.

Court staff anticipate that facility replacement will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks as the new facility will replace older facilities that were not built to today's codes and standards.

Staff also anticipate that this project's consolidation of operations will result in the elimination of one screening station (3 FTEs, \$331,752 annually) and one staff position (Court Operations Manager, \$218,750 annually).

5.3.3 Project Specific Information – New Van Nuys Courthouse (Northwest District)

Project Description

This project involves three buildings and consists of construction of a 32 courtroom Courthouse to replace Van Nuys East plus renovation of the adjacent Van Nuys West. This project will rejuvenate Van Nuys West for continued use and will relieve the space shortfall, improve security, and replace inadequate and obsolete facilities in the Northwest District of L.A. In addition, this project allows for relocation of 15 dockets of caseload from the Stanley Mosk Courthouse (Central District) to the Northwest District.

Project Justification

The Van Nuys West facility was recommended for priority upgrades to remedy seismic concerns. These upgrades are estimated at \$160 million dollars. In addition to the retrofits, the facility conditions assessment determined the FCI to be poor, with approximately \$55 million in ten-year capital facility needs. Among these is \$16.4 million for electrical system upgrades and \$14 million for HVAC system replacement. The HVAC system is shared with Van Nuys East, so replacement affords the opportunity to replace the combined system with two independent systems. Ultimately, these upgrades will rejuvenate the building, which is located in a hub of Federal, State, and local government services, and will upgrade this one-location court district.

Concurrent to the renovation of Van Nuys West is a conjoined project for the replacement of the aging 19-courtroom Van Nuys East courthouse with a larger 32-courtroom Van Nuys East. A new Van Nuys East, with a physical connection with Van Nuys West, will greatly improve the operations at this location. The two facilities do not offer public circulation between the two buildings, despite the reliance of court functions (such as jury assembly) on both buildings. As many as 250 jurors assemble on peak days in Van Nuys East, but all jury trials are held in the adjacent Van Nuys West. The lack of handicapped accessibility throughout the Van Nuys East Courthouse is another element that complicates public, staff, and in-custody circulation.

A replacement 32-courtroom Van Nuys East Courthouse will provide a fully accessible courthouse for Small Claims, Unlawful Detainer, Family, and Traffic caseload. The increase of 16 courtrooms will allow for the decentralization of 16 dockets of civil/small claims and other caseload from the Stanley Mosk Courthouse (Central District) to the Northwest District.

Court staff anticipate that facility replacement will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks as the new facility will replace older facilities that were not built to today's codes and standards.

Staff also anticipate that this project's consolidation of operations will result in the elimination of one screening station (3 FTEs, \$331,752 annually) and two staff positions (Court Operations Manager, Court Services Supervisor, \$365,000 annually).

5.3.4 Project Specific Information – New West L.A. Courthouse (West District)

Project Description

The New West L.A. Courthouse project will create a 32 courtroom courthouse that will consolidate court operations from the Santa Monica Courthouse, Santa Monica Court Annex and the Beverly Hills Courthouse, will relieve the current space shortfall, increase security, and will replace three inadequate and obsolete buildings in the West District. This project also relocates 16 dockets from the Stanley Mosk Courthouse (Central District) to the West District.

Project Justification

The Santa Monica Courthouse and Beverly Hills Courthouse are in need of seismic upgrades. The Santa Monica Courthouse was recommended for baseline upgrades at an estimated cost of \$50.5 million and the Beverly Hills Courthouse was recommended for replacement in lieu of seismic remediation. The current replacement value of the Beverly Hills Courthouse was estimated at \$106 million. Ten year capital investments at the Beverly Hills Courthouse were estimated at \$15.4 million, and these costs would be avoided through replacement.

The Santa Monica Courthouse replacement value is estimated at \$70.8 million, and the Santa Monica Courthouse Annex replacement value is estimated at \$8.5 million. These facilities have ten-year maintenance costs estimated at \$30.2 million for the Courthouse and \$1.6 million for the Annex, in addition to the \$50.5 million seismic retrofits recommended for the Courthouse, all of which would be avoided if these facilities are replaced.

The Beverly Hills location has a high potential resale value. The existing building is an iconic example of a bygone style of design, and the location is in demand for a number of non-civic uses. As a courthouse, the single courtroom operation here is inefficient and challenging to staff, due to long commute times from more affordable communities where staff typically reside.

Consolidation of these three facilities into one courthouse with better access from major highways that close to other government services would create one centralized justice center for the West District which could serve the citizens of that District. The new courthouse will maintain district level coverage of civil, family law, and traffic caseload currently heard in the Santa Monica and Beverly Hills Courthouses in one location, and will also offer the opportunity to decentralize 12 dockets of civil/small claims caseload from Stanley Mosk (Central District) to the West District – part of a long-term decentralization goal for civil/small claims.

Court staff anticipate that facility replacement will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks in older facilities not built to today's codes and standards. Staff also anticipate this project's consolidation will result in the elimination of one screening station (3 FTEs, \$331,752 annually) and two staff positions (Court Operations Manager, Court Services Supervisor, \$437,000 annually). Additional efficiencies may be achievable as the project scope is refined, due to the potential closure of one very staff-inefficient building (Beverly Hills Courthouse) which employs 18 FTEs of staff to support one courtroom.

5.3.5 Project Specific Information – New Inglewood Courthouse (Southwest District)

Project Description

This project involves construction of a 30 courtroom Courthouse to replace two existing buildings. 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 L.A. County. In addition, this project allows for relocation of 18 dockets of caseload from the Stanley Mosk Courthouse.

Project Justification

This project will consolidate operations housed in the Inglewood Juvenile Courthouse and the Inglewood Courthouse together in one multi-purpose courthouse with a full range of caseload. The new courthouse will hear criminal, civil, small claims, and juvenile delinquency from the Inglewood Courthouse and Inglewood Juvenile Courthouse, as well as taking on an additional 16 dockets of small claims/civil caseload from the Stanley Mosk Courthouse (Central District) as part of the effort to decentralize that function.

The Inglewood Courthouse has \$34.6 million in estimated capital needs over the next ten years. The Inglewood Juvenile Courthouse has estimated capital needs of \$4.5 million over the next ten years. These costs will be avoided if a new facility is constructed; furthermore, building additional courtrooms to decentralize the civil/small claims operation will support a long-term replacement strategy for the Stanley Mosk Courthouse by decentralizing a portion of that building's operation from the Central District to the Southwest District.

Court staff anticipate that facility replacement will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks as the new facility will replace older facilities that were not built to today's codes and standards.

Staff also anticipate that this project's consolidation of operations will result in the elimination of one screening station (3 FTEs, \$331,752 annually) and three staff positions (Court Operations Manager, Court Services Supervisor, and Administrator II, \$647,500 annually).

5.3.6 Project Specific Information – New Downtown L.A. Courthouse (Mosk Replacement)

Project Description

This project involves construction of a new 47 courtroom Courthouse to replace three existing buildings. This project will consolidate court operations from three facilities and will relieve the current space shortfall, increase security, and replace inadequate and obsolete buildings in the Central District of L.A. County.

Project Justification

This project will consolidate the family law operation housed in the 312 North Spring Street Courthouse, the family law operation currently housed in leased space in the Central Civil West Courthouse, and the remaining civil/small claims operation in the Stanley Mosk Courthouse (after all prior projects have drawn down the dockets there) into a new courthouse facility with 47 courtrooms. The building will be the Central District's civil, small claims, and family law location.

The former U.S. District Courthouse at 312 Spring Street is federally owned and leased by the L.A. Superior Court. The courtrooms and chambers in this building were designed to Federal Court standards and are oversized for state court use, resulting in a space utilization and lease cost that is inconsistent with the space actually required for the court operation located there. An effort has been made to mitigate the space needs through sharing. Nine assigned judicial officers share 8 courtrooms. The Family Law Facilitator and self-help center are co-located in this building, but this entire operation experiences a built-in inefficiency due to the design of the building. This building did not have an FCA completed as part of this study.

The Central Civil West Courthouse is another leased facility, where the courts lease space (including 8 family law courtrooms) in a multi-use commercial high-rise facility with numerous private tenants also housed there. The Family Law Facilitator, self-help center, and alternative dispute resolution are co-located in the same building, as are a large number of family lawyers and other court partners. This building did not have an FCA completed as part of this study.

The Stanley Mosk Courthouse was constructed in 1957 and is due for a number of major capital improvements, which are estimated to cost \$65.7 million over the next ten years. The building was also recommended for baseline seismic upgrades estimated at \$461.3 million. Given that the current replacement value is estimated at \$424 million, and that the courts are actively decentralizing the civil/small claims operation from this location to the various outlying districts (where concentrations of population reside), the opportunity exists to both replace an aging capital asset and to consolidate two leased facilities into a new JCC-owned facility.

Court staff anticipate that facility replacement will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks as the new facility will replace older facilities that were not built to today's codes and standards. Annual costs will be reduced by eliminating the lease costs of \$3,862,690 for the 312 Spring Street facility; \$101,322 for the parking area near

312 Spring Street; \$1,135,057 for the Central Civil West facility; and \$117,000 for parking at Central Civil West.

Staff also anticipate that this project's consolidation of operations will result in the elimination of one staff position (Administrator II) saving \$282,500 annually.

5.3.7 Project Specific Information – Foltz Renovation (Central District)

Project Description

Renovate Foltz Courthouse. This project will remedy code issues, abate hazardous materials, relieve the current space shortfall, increase security, and renovate an inadequate and obsolete building in the Central District of L.A. County.

Project Justification

The Clara Shortridge Foltz Courthouse is recommended for priority seismic upgrades, estimated to cost \$300.2 million. As documented in the FCA, this facility has known hazardous materials (asbestos) and frequent plumbing leaks, which combine to result in unplanned shutdowns of significant building areas whenever leaks occur. The building also has known ADA issues, particularly with the courtroom holding areas, which are located on interstitial floors between the courtroom floors, with stairs leading up and down to the courtrooms.

This building serves as the main criminal courthouse for the Central District. With 60 criminal courtrooms fully operational every day, and the courthouse located in a high-cost centrally located space where land is unavailable, phased renovation in place is the best strategy to extend the estimated useful life for this facility.

Court staff anticipate that facility renovation and rejuvenation will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks.

5.3.8 Project Specific Information – New Lancaster Dependency Court (North District)

Project Description

Construction of a new 6 courtroom Courthouse to replace two existing buildings. 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 Valley District of L.A. County. In addition, this project will decentralize juvenile dependency by relocating two dockets of dependency caseload away from the Edmund D. Edelman Children's Court.

Project Justification

The North District is one of the highest growth areas for Los Angeles County. This community is located at an extreme distance from the court services that are centralized, such as Probate (centralized in the Stanley Mosk Courthouse, Central District) and Juvenile Dependency (centralized in the Edmund D. Edelman Children's Courthouse, Central District), resulting in a need for those caseload types to be covered here. This community is served by two courthouses – the Michael D. Antonovich Antelope Valley Courthouse and the Alfred J. McCourtney Juvenile Justice Center (both located in Lancaster). The Antonovich Courthouse handles juvenile delinquency caseload, as well as civil, criminal, family law, small claims, traffic, and probate. Juvenile dependency is handled in the Alfred J. McCourtney Juvenile Justice Center.

The Alfred J. McCourtney Juvenile Justice Center was constructed in 1960, and has a “poor” five and ten year Facility Conditions Index, with a \$24.8 million estimated replacement cost and approximately \$4 million required in ten year capital improvements. The four-courtroom/three judicial officer building is part of a county-owned facility on a county-owned complex where expansion is not possible. There are ongoing concerns with asbestos, security, and maintenance issues, and the clerk's function has taken over one of the courtrooms rendering it unusable as a courtroom. The estimated remediation investment will become avoided costs if this facility can be released from use.

Operationally, a new dependency courthouse for the North District will strengthen the presence of the Dependency Court in this community, as well as nearby districts to the south, creating a juvenile court of sufficient size to serve as a regional dependency hub for the North District, North Valley District, North Central, and Northeast Districts. Redeploying two dockets of dependency caseload to the new dependency courthouse will release two courtrooms from the Edmund L. Edelman Courthouse, a precursor for the long-term strategy of retrofitting a portion of that courthouse for Juvenile Delinquency.

Court staff anticipate that facility replacement will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks as the new facility will replace an older facility that was not built to today's codes and standards. Staff also anticipate that this project's consolidation of operations will result in the elimination of one screening station (3 FTEs, \$331,752 annually) and two staff positions (Court Operations Manager, Court Services Supervisor, \$365,000 annually).

5.3.9 Project Specific Information – New Torrance Dependency Court and Traffic Annex (Southwest District)

Project Description

This project includes construction of a new seven courtroom Courthouse to replace four existing buildings that serve a variety of functions adjacent to the Torrance Courthouse. This project will relieve the current space shortfall, increase security, and replace several inadequate and obsolete buildings in the Southwest District of L.A. County. In addition, this project decentralizes four dockets of juvenile dependency caseload away from the Edmund Edelman Children's Court, a precursor to renovation of that facility to accommodate juvenile delinquency caseload, while strengthening the full-service capabilities of the Torrance Courthouse.

Project Justification

The Torrance Courthouse has a full service court operation hearing criminal, civil, and family law caseload. Traffic court and jury assembly are accommodated in an annex and in two trailers located on site. These small, detached structures do not meet the construction standards, the space standards, or the security guidelines for court construction, and are not connected to the main courthouse. The Torrance Annex has an estimated capital improvement cost of \$3.4 million. The South Bay Municipal Court [Torrance] Jury Assembly Trailer has a capital improvement cost of \$500,000 and a replacement cost of \$936,924. The South Bay Municipal [Torrance] Traffic Court Trailer has a capital improvement cost of \$333,293 and a replacement cost of \$942,466.

Upon completion of the New Inglewood Courthouse, the only caseload type not heard in the Southwest District will be juvenile dependency. The site adjacent to the Torrance Courthouse is sufficient to accommodate a replacement structure that will house the traffic court and jury assembly elements currently located in trailers and the Annex, plus a full-service six-courtroom juvenile dependency operation. This New Torrance Dependency Court and Traffic Annex will serve the Torrance Courthouse operation for traffic court, but will serve as a regional hub for juvenile dependency for the Southwest, South, South Central, and Southeast Districts.

Court staff anticipate that facility replacement will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks as the new facility will replace an older facility that was not built to today's codes and standards.

Staff also anticipate that this project's consolidation of operations will result in the elimination of one security guard at the Annex (1 FTE) saving \$101,322 annually, and one Court Operations Manager, saving \$218,750 annually.

5.3.10 Project Specific Information – Edelman Courthouse Renovation (Central District)

Project Description

Renovation of the Edelman Children's Court to create juvenile holding required to backfill this facility with Juvenile Delinquency dockets from Eastlake Juvenile Court [5] and Los Padrinos Juvenile Court/Compton Courthouse [2].¹ This project will consolidate court operations from two facilities and will relieve the space shortfall, increase security, and replace inadequate and obsolete buildings for juvenile delinquency caseload in L.A. County. In addition, this project will support the strategy for regionalization of Juvenile delinquency and dependency, aiding in redeployment of delinquency caseload.

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. For details on that alternative, see section 5.3.11.

Project Justification

The Edmund L. Edelman Children's Court has been centralized location for all juvenile dependency cases throughout L.A. County, with the exception of a small satellite location in Lancaster (Alfred J. McCourtney Juvenile Justice Center). Previous projects will have drawn down eight dockets of caseload at Edelman and created two new regional facilities for juvenile dependency – one in Lancaster (North District) and one in Torrance (Southwest District). This project will backfill the space vacated in the Edmund L. Edelman Children's Court by those projects, renovating the vacated areas to handle juvenile delinquency caseload.

The backfill of Edelman will allow for the consolidation of juvenile caseload from two buildings into this one existing building. The Los Padrinos Courthouse, closed during the course of this study (two delinquency courtrooms relocated to Compton), and the Eastlake Juvenile Courthouse in the Central District (five delinquency courtrooms, one formerly in Los Padrinos Courthouse) will be consolidated into Edelman, allowing both Los Padrinos (already in progress) and Eastlake Juvenile Courthouse to be released.

The Eastlake Juvenile Courthouse is a county-owned facility built in 1954 that is adjacent to the Central Juvenile Hall on a campus with other services. The Los Padrinos Courthouse is a recently closed county-owned facility constructed in 1976 that is part of the Los Padrinos Juvenile Hall, its dockets of delinquency transferred to the Compton Courthouse. Both type of courthouse/detention combinations are representative of an outdated juvenile justice system model in which most juvenile defendants were held in custody. With the reduction in juvenile

¹ The Los Padrinos Courthouse was closed during the course of this analysis, with former Los Padrinos dockets redeployed to Compton [2] and Eastlake [1] courthouses; thus, the backfill of Edelman will remove caseload from Compton and Eastlake, rather than Los Padrinos and Eastlake as was previously planned.

holding and the shift to alternate approaches to juvenile pre-trial supervision, the co-location of juvenile delinquency court with juvenile detention is no longer advantageous.

Both Eastlake and Los Padrinos have circulation issues, some related to building security screening and some related to separation of parties, including separation in the holding area of juveniles with conflicts. The Eastlake Juvenile Courthouse has ongoing maintenance and repair issues, and the campus is currently under review to identify how desired University of Southern California medical facilities can expand on the site. Relocating the juvenile delinquency court function to a new, regional hub would allow this facility and the land to be released for higher and better use.

Court staff anticipate that facility replacement will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks as the new facility will replace an older facility that was not built to today's codes and standards.

Staff also anticipate that this project's consolidation of operations will result in the elimination of two screening stations (6 FTEs) saving \$663,505 annually, and one Court Operations Manager, saving \$218,750 annually. These cost avoidance items differentiate this alternative from the other potential solution to regionalization of juvenile, which is a new Eastlake Courthouse.

5.3.11 Project Specific Information – New Eastlake Courthouse (Southeast District)

Project Description

Construction of a 6 courtroom New Eastlake Courthouse to replace two existing buildings (Eastlake and Los Padrinos), and involving a third (Compton Courthouse). The project will consolidate Eastlake Juvenile Court with the two former Los Padrinos Juvenile Court dockets (recently relocated to Compton) to relieve the space shortfall, increase security, and replace inadequate and obsolete buildings for juvenile delinquency caseload in L.A. County. In addition, this project will support the strategy for regionalization of Juvenile delinquency and dependency, aiding in redeployment of delinquency caseload.

This project is one option for consolidating and updating juvenile delinquency court facilities in this region. The other option is to renovate and backfill the Edelman Children's Court in the Central District. For details on that alternative, see section 5.3.10.

Project Justification

The Eastlake Juvenile Courthouse is a county-owned facility built in 1954 that is adjacent to the Central Juvenile Hall on a campus with other services. The Los Padrinos Courthouse is a recently closed county-owned facility constructed in 1976 that is part of the Los Padrinos Juvenile Hall. Both type of courthouse/detention combinations are representative of an outdated juvenile justice system model in which most juvenile defendants were held in custody. With the reduction in juvenile holding and the shift to alternate approaches to juvenile pre-trial supervision, the co-location of juvenile delinquency court with juvenile detention is no longer advantageous.

Both buildings have circulation issues, some related to building security screening and some related to separation of parties, including separation in the holding area of juveniles with conflicts. The Eastlake Juvenile Courthouse has ongoing maintenance and repair issues, and the campus is currently under review to identify how desired University of Southern California medical facilities can expand on the site. Relocating the juvenile delinquency court function to a new, regional hub would allow this facility and the land to be released for higher and better use.

Court staff anticipate that facility replacement will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks as the new facility will replace an older facility that was not built to today's codes and standards.

5.3.12 Project Specific Information – New L.A. Mental Health Courthouse (Central District)

Project Description

Construction of a four courtroom Courthouse to replace one existing building. This project will relieve the current space shortfall, increase security, and replace inadequate and obsolete buildings in the Central District of L.A. County.

Project Justification

The Mental Health Court is a unique specialty court that only exists in certain jurisdictions around the State of California. The caseload processing combines active involvement of not only the courts, but also medical and mental health treatment professionals, who contribute on caseload with unique spatial needs that the current courthouse does not meet. The Mental Health Court was housed in 19-P1 (the “pickle factory”) and was in the planning stages for a new custom-built facility when the roof collapsed. The court elements of the operation were quickly relocated to the Metropolitan Courthouse while a better interim solution was sought. The vacated Hollywood Courthouse had the correct number of courtrooms, so a renovation was completed in 2018-2019 to relocate the Mental Health Court into a better and more deliberate interim space.

The Hollywood Courthouse has known seismic issues and a limited footprint, which did not permit the addition that would have been required for the full space program to be housed there. Court elements were accommodated, but related county functions are located off-site. As such, a long-term purpose-built Mental Health Court, as envisioned, is still needed.

The Hollywood location is far from other mental health services. The ideal site for the Mental Health Court would co-locate the court element near supporting mental health services, perhaps on or near a county mental health campus.

Relocating the Mental Health Court would allow for the Hollywood Courthouse to be released, according to a plan in place when the building was originally vacated and closed.

Court staff anticipate that facility replacement will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks as the new facility will replace an older facility that was not built to today’s codes and standards. Additional staff efficiencies may also be achieved if the new location can co-locate court and county staff in the same building.

5.3.13 Project Specific Information – New North Central Courthouse (North Central District)

Project Description

Construction of a 12 courtroom Courthouse to replace two existing buildings, 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 L.A. County.

Project Justification

Both Glendale Courthouse and Burbank courthouse have been reviewed for seismic considerations. The Glendale Courthouse was recommended for Priority Upgrades (estimated cost \$44 million) and ten year capital improvements at the Glendale Courthouse were estimated at \$14.2 million. The estimated replacement value of the Glendale Courthouse is estimated at \$34.8 million.

The seismic evaluation of the Burbank Courthouse recommended that facility for replacement, in lieu of remediation. The estimated replacement value of the Burbank Courthouse is \$41.8 million. Ten year capital improvement needs were estimated at \$8.2 million.

Operationally, these courthouses are both small (six courtrooms each) and sufficiently close (approximately 15 minutes apart) to be good candidates for consolidation. Both courthouses handle the same caseload types (criminal and civil trials, traffic) so there is a duplication of jury assembly and in-custody holding that would be more efficient, if consolidated.

Court staff anticipate that facility replacement will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks as the new facility will replace older facilities that were not built to today's codes and standards.

Staff also anticipate that this project's consolidation of operations could potentially result in the elimination of one screening station (3 FTEs) saving \$225,000 annually. Court staff reductions will include one jury assembly area (1 FTE) saving \$117,000 annually and one Administrator II saving \$282,500 annually.

It is also likely that offsite juror parking in Glendale will no longer be required, saving approximately \$135,864 annually in lease costs.

5.3.14 Project Specific Information – New Pasadena Courthouse (Northeast District)

Project Description

Construction of a 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 inadequate and obsolete buildings in the Northeast District of L.A. County.

Project Justification

The Pasadena Courthouse was reviewed for seismic considerations and was recommended for replacement at an estimated cost of \$157.4 million. The Facility Conditions Assessment completed as part of this analysis estimated full replacement value at \$132.1 million and the ten-year capital improvements cost at \$47.4 million.

Operationally, the Pasadena Courthouse has challenges. It was built in two parts, resulting in ongoing circulation/security issues and ADA problems. Maintaining this building's security is a staff-intensive challenge due to blind corners and insufficient separation in public areas. This courthouse is the main courthouse in the Northeast District, with 17 departments handling a full range of criminal, civil, family law, and traffic caseload. This building is supported by a smaller 8-courtroom facility in Alhambra that only handles criminal and civil trials. Replacing the Pasadena Courthouse with a new facility will remove a building with known seismic and other issues from the portfolio and will advance the goal of establishing full-service courthouses in each District.

Court staff anticipate that facility replacement will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks as the new facility will replace an older facility that was not built to today's codes and standards.

Staff also anticipate that this project's consolidation of operations will result in the elimination of one screening station (3 FTEs), saving \$331,752 annually.

5.3.15 Project Specific Information – New West Covina Courthouse (East District)

Project Description

Construction of a 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 L.A. County. In addition, this facility may replace the seven courtrooms in Pomona North.

Project Justification

The West Covina Courthouse was reviewed for seismic considerations and was recommended for baseline remediation at an estimated cost of \$23.6 million. This facility is a county-owned building on a campus of various county services. A Facility Conditions Assessment was not completed for this building. In addition to seismic concerns, the West Covina Courthouse has ADA/accessibility issues (including a non-accessible main front entrance), lack of elevators for staff and the public, no separate/secure judicial parking, insufficient holding, and an ongoing issue with air circulation from the evidence holding area into the public corridors.

The El Monte Courthouse was reviewed for seismic considerations and was recommended for replacement at an estimated cost of \$41 million. The Facility Conditions Assessment completed as part of this analysis estimated full replacement value at \$79.6 million and the ten-year capital improvements cost at \$26 million. This courthouse is small (six courtrooms) and sufficiently close (approximately 15 minutes way) to be a good candidates for consolidation with a new West Covina Courthouse.

The Pomona North Courthouse was reviewed for seismic considerations and was recommended for replacement at an estimated cost of \$47.9 million. This seven-courtroom building is nearly vacant, remaining open as an adjunct holding for the Pomona South Courthouse. The courtrooms in this building had been considered as candidates for long-term growth (an uncertain possibility in this District). Replacement of any courtrooms from Pomona North that might be active at the time of the New West Covina Courthouse should be considered.

Court staff anticipate that facility replacement will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks as the new facility will replace older facilities that were not built to today's codes and standards.

Staff also anticipate that this project's consolidation of operations will result in the elimination of one security staff person (1 FTE), saving \$101,322 annually.

Offsite parking in West Covina will no longer be required, saving approximately \$28,046.28 annually in lease costs.

5.3.16 Project Specific Information – Compton Courthouse Renovation (South Central District)

Project Description

Renovation of the Compton Courthouse. This project will remedy water intrusion and aging building system issues in an existing building in the South West District of L.A. County. Scope to be derived from the EMG FCA report.

Project Justification

The Compton Courthouse is the only courthouse facility in the South Central District. The building was constructed in 1978 and has an estimated \$44.2 million in ten-year capital improvements, including \$19.5 million in HVAC upgrades. Staff indicate ongoing operational challenges due to water leaks, both internally (plumbing) and externally (poor drainage). As the only courthouse serving this District, this facility handles a full range of criminal, civil, small claims, family law, traffic, and juvenile delinquency caseload. Completing the recommended scope of capital improvements is critical to continuation of operations in this district.

Court staff anticipate that facility renovation will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks as the new facility will replace an older facility that was not built to today's codes and standards.

5.3.17 Project Specific Information – L.A. Metro Renovation (Central District)

Project Description

Renovate LA Metro Courthouse. This project will remedy water intrusion and aging building system issues in an existing building in the Central District of L.A. County. Scope to be derived from the EMG FCA report.

Project Justification

The Metropolitan Courthouse is the main location in the Central District for traffic infractions, as well as being one of the locations handling criminal cases. It is a high-volume courthouse that experiences very heavy public use.

The Facility Conditions Assessment found this facility to be in poor condition and recommended a total of \$80.9 million in ten-year capital improvements to this building. Projects identified touch on every major building system, including an “immediate” project of \$8.9 million 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 project include electrical, HVAC, elevator, and site upgrades, as well as interior finishes, furnishings, and various interior construction.

Court staff anticipate that facility renovation will reduce building operational costs by reducing ADA, hazmat, and flooding/water leak risks as the new facility will replace an older facility that was not built to today’s codes and standards.

Staff also anticipate that this project’s consolidation of operations will result in the elimination of one security staff person (1 FTE), saving \$101,322 annually.

5.4 Summary of Projects

The projects identified for Los Angeles County are all consistent with the county-wide goals as stated in Section 4:

- Provide parallel court services to all members of the community within each district;
- Improve and consolidate court facilities to improve the overall conditions of court facilities;
- Decentralize civil/small claims and probate caseload outward from the Central District to the districts where the caseload is generated/where the population resides; and
- Redeploy juvenile delinquency and dependency using a regional model to better reflect the needs of the community.

The projects identified touch on and improve each district's capital facilities and service offerings, as well as working toward long-term strategic goals of relocating services in areas of population growth.

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Appendices

Appendix A. DOF Fact Sheet

Source:

http://www.dof.ca.gov/Reports/Demographic_Reports/Census_2010/documents/DP2010-Los_Angeles_County.pdf, downloaded on 12-20-2018.

Table DP-1. Profile of General Demographic Characteristics: 2010

Geographic Area: Los Angeles County

[For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/dpsf.pdf>]

Subject	Number	Percent	Subject	Number	Percent
Total population.....	9,818,605	100.0	SEX AND AGE (continued)		
AGE			16 years and over.....	7,714,953	78.6
Under 5 years.....	645,793	6.6	Male.....	3,764,513	38.3
5 to 9 years.....	633,690	6.5	Female.....	3,950,440	40.2
10 to 14 years.....	678,845	6.9	18 years and over.....	7,416,397	75.5
15 to 19 years.....	753,630	7.7	Male.....	3,611,506	36.8
20 to 24 years.....	752,788	7.7	Female.....	3,804,891	38.8
25 to 29 years.....	759,602	7.7	21 years and over.....	6,953,181	70.8
30 to 34 years.....	716,129	7.3	Male.....	3,374,991	34.4
35 to 39 years.....	715,635	7.3	Female.....	3,578,190	36.4
40 to 44 years.....	714,691	7.3	62 years and over.....	1,322,468	13.5
45 to 49 years.....	706,742	7.2	Male.....	574,176	5.8
50 to 54 years.....	662,205	6.7	Female.....	748,292	7.6
55 to 59 years.....	560,920	5.7	65 years and over.....	1,065,699	10.9
60 to 64 years.....	452,236	4.6	Male.....	453,366	4.6
65 to 69 years.....	323,287	3.3	Female.....	612,333	6.2
70 to 74 years.....	245,183	2.5	RACE		
75 to 79 years.....	192,881	2.0	Total population.....	9,818,605	100.0
80 to 84 years.....	152,722	1.6	One race.....	9,379,892	95.5
85 years and over.....	151,626	1.5	White.....	4,936,599	50.3
SEX AND AGE			Black or African American.....	856,874	8.7
Male.....	4,839,654	49.3	American Indian and Alaska Native.....	72,828	0.7
Under 5 years.....	330,265	3.4	Asian.....	1,346,865	13.7
5 to 9 years.....	323,676	3.3	Asian Indian.....	79,169	0.8
10 to 14 years.....	347,102	3.5	Chinese.....	393,488	4.0
15 to 19 years.....	385,012	3.9	Filipino.....	322,110	3.3
20 to 24 years.....	385,393	3.9	Japanese.....	102,287	1.0
25 to 29 years.....	386,393	3.9	Korean.....	216,501	2.2
30 to 34 years.....	360,263	3.7	Vietnamese.....	87,468	0.9
35 to 39 years.....	356,358	3.6	Other Asian ¹	145,842	1.5
40 to 44 years.....	357,282	3.6	Native Hawaiian and Other Pacific Islander.....	26,094	0.3
45 to 49 years.....	349,671	3.6	Native Hawaiian.....	4,013	0.0
50 to 54 years.....	323,330	3.3	Guamanian or Chamorro.....	3,447	0.0
55 to 59 years.....	269,289	2.7	Samoa.....	12,115	0.1
60 to 64 years.....	212,254	2.2	Other Pacific Islander ²	6,519	0.1
65 to 69 years.....	148,148	1.5	Some other race.....	2,140,632	21.8
70 to 74 years.....	109,338	1.1	Two or more races.....	438,713	4.5
75 to 79 years.....	82,327	0.8	White; American Indian and Alaska Native.....	30,425	0.3
80 to 84 years.....	60,853	0.6	White; Asian.....	96,377	1.0
85 years and over.....	52,700	0.5	White; Black or African American.....	38,459	0.4
Female.....	4,978,951	50.7	White; Some other race.....	157,099	1.6
Under 5 years.....	315,528	3.2	<i>Race alone or in combination with one or more other races: ³</i>		
5 to 9 years.....	310,014	3.2	White.....	5,292,966	53.9
10 to 14 years.....	331,743	3.4	Black or African American.....	948,337	9.7
15 to 19 years.....	368,618	3.8	American Indian and Alaska Native.....	140,764	1.4
20 to 24 years.....	367,395	3.7	Asian.....	1,497,960	15.3
25 to 29 years.....	373,209	3.8	Native Hawaiian and Other Pacific Islander.....	54,169	0.6
30 to 34 years.....	355,866	3.6	Some other race.....	2,356,448	24.0
35 to 39 years.....	359,277	3.7	HISPANIC OR LATINO BY ORIGIN		
40 to 44 years.....	357,409	3.6	Total population.....	9,818,605	100.0
45 to 49 years.....	357,071	3.6	Hispanic or Latino (of any race).....	4,687,889	47.7
50 to 54 years.....	338,875	3.5	Mexican.....	3,510,677	35.8
55 to 59 years.....	291,631	3.0	Puerto Rican.....	44,609	0.5
60 to 64 years.....	239,982	2.4	Cuban.....	41,350	0.4
65 to 69 years.....	175,139	1.8	Other Hispanic or Latino.....	1,091,253	11.1
70 to 74 years.....	135,845	1.4	Not Hispanic or Latino.....	5,130,716	52.3
75 to 79 years.....	110,554	1.1			
80 to 84 years.....	91,869	0.9			
85 years and over.....	98,926	1.0			
Median age (years).....	34.8	(X)			
Male.....	33.6	(X)			
Female.....	35.9	(X)			

COURTHOUSE NEEDS ASSESSMENT

Table DP-1. Profile of General Demographic Characteristics: 2010 (continued)

Geographic Area: Los Angeles County

[For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/dpsf.pdf>]

Subject	Number	Percent	Subject	Number	Percent
HISPANIC OR LATINO AND RACE			HOUSEHOLDS BY TYPE ⁴ (continued)		
Total population.....	9,818,605	100.0	Nonfamily households.....	1,047,124	32.3
Hispanic or Latino.....	4,687,889	47.7	Householder living alone.....	784,928	24.2
White alone.....	2,208,278	22.5	Male.....	360,530	11.1
Black or African American alone.....	41,788	0.4	65 years and over.....	76,109	2.3
American Indian and Alaska Native alone.....	53,942	0.5	Female.....	424,398	13.1
Asian alone.....	21,194	0.2	65 years and over.....	169,632	5.2
Native Hawaiian and Other Pacific Islander alone.....	3,630	0.0	Households with individuals under 18 years.....	1,220,021	37.6
Some other race alone.....	2,115,265	21.5	Households with individuals 65 years and over.....	790,386	24.4
Two or more races alone.....	243,792	2.5	Average household size.....	2.98	(X)
Not Hispanic or Latino.....	5,130,716	52.3	Average family size.....	3.58	(X)
White alone.....	2,728,321	27.8	HOUSING OCCUPANCY		
Black or African American alone.....	815,086	8.3	Total housing units.....	3,445,076	100.0
American Indian and Alaska Native alone.....	18,886	0.2	Occupied housing units.....	3,241,204	94.1
Asian alone.....	1,325,671	13.5	Vacant housing units.....	203,872	5.9
Native Hawaiian and Other Pacific Islander alone.....	22,464	0.2	For rent.....	104,960	3.0
Some other race alone.....	25,367	0.3	Rented, not occupied.....	4,994	0.1
Two or more races alone.....	194,921	2.0	For sale only.....	26,808	0.8
RELATIONSHIP ⁴			Sold, not occupied.....	6,726	0.2
Total population.....	9,818,605	100.0	For seasonal, recreational, or occasional use.....	19,099	0.6
In households.....	9,646,924	98.3	All other vacants.....	41,285	1.2
Householder.....	3,241,204	33.0	Homeowner vacancy rate (percent).....	1.7	(X)
Spouse.....	1,480,665	15.1	Rental vacancy rate (percent).....	5.8	(X)
Child.....	3,033,524	30.9	HOUSING TENURE		
Own child under 18 years.....	1,963,534	20.0	Occupied housing units.....	3,241,204	100.0
Other relatives.....	1,153,878	11.8	Owner-occupied housing units.....	1,544,749	47.7
Under 18 years.....	376,956	3.8	Renter-occupied housing units.....	1,696,455	52.3
65 years and over.....	175,296	1.8	Total Population in Households.....	9,646,924	100.0
Nonrelatives.....	737,653	7.5	In owner-occupied housing units.....	4,878,845	50.6
Under 18 years.....	53,445	0.5	In renter-occupied housing units.....	4,768,079	49.4
65 years and over.....	33,917	0.3	Average household size of owner-occupied units.....	3.16	(X)
Unmarried partner.....	233,599	2.4	Average household size of renter-occupied units.....	2.81	(X)
In group quarters.....	171,681	1.7	HOUSEHOLDS BY TYPE ⁴		
Institutionalized population.....	68,682	0.7	Total households.....	3,241,204	100.0
Male.....	43,265	0.4	Family households (families).....	2,194,080	67.7
Female.....	25,417	0.3	With own children under 18 years.....	1,052,977	32.5
Noninstitutionalized population.....	102,999	1.0	Husband-Wife families.....	1,480,665	45.7
Male.....	55,363	0.6	With own children under 18 years.....	721,804	22.3
Female.....	47,636	0.5	Male householder, no wife present.....	216,368	6.7
			With own children under 18 years.....	92,161	2.8
			Female householder, no husband present.....	497,047	15.3
			With own children under 18 years.....	239,012	7.4

(X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The identified race categories may add to more than the total population and their percentages may add to more than 100 percent because individuals may report more than one race.

⁴ The U. S. Census Bureau edited same-sex spouse responses during processing to "unmarried partner." Family households consist of a householder and one or more people related by birth, marriage, or adoption. They do not include same-sex married couples even if legally recognized. Same-sex households are only included in the family households category if there is a least one additional person related to the householder by birth or adoption.

Source: U.S. Census Bureau, 2010 Census Demographic Profile Summary File. Table prepared by Demographic Research Unit, California Department of Finance

Appendix B. Court Planning Documents

Source: LASC May 7, 2019, this list of projects was developed as part of a concurrent master planning effort undertaken by LASC.

1

LASC PROJECT PROPOSALS

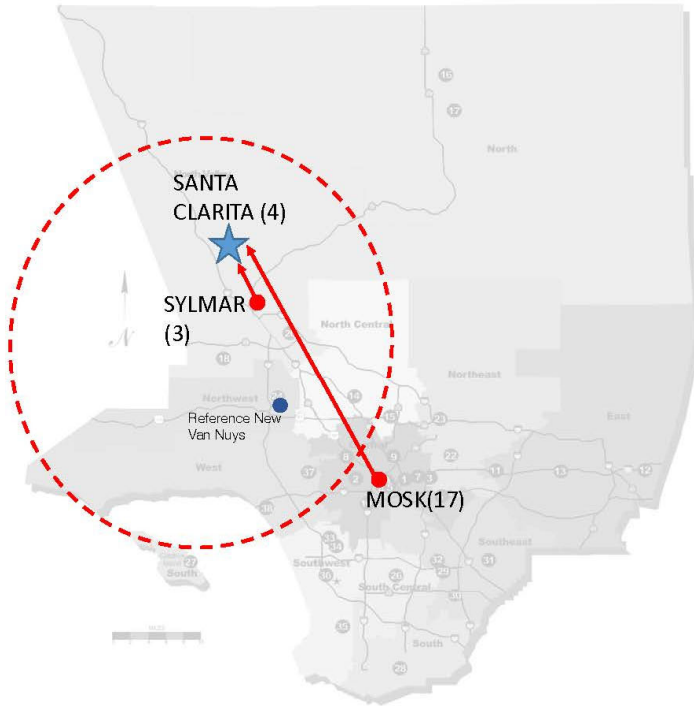
2

LASC Project Proposals

Project Priority	Project Name	Total Courtrooms
1	New Santa Clarita Courthouse	24
2	Chatsworth Buildout	7
3	New Van Nuys Courthouse	32
4	New West LA Courthouse	32
5	New Inglewood Courthouse	30
6	New Downtown LA Courthouse (Mosk Replacement)	54
7	Foltz Renovation	60
8	New Dependency Model (Lancaster and Torrance)	14
9	New Mental Health Courthouse	6
10	New North Central Courthouse (Glendale & Burbank – combined or separate TBD)	15
11	New Eastlake Courthouse	5
12	Pasadena Renovation	18
13	Pomona North Renovation	7
14	New West Covina Courthouse	18
15	Compton Renovation	31
16	LA Metro Renovation	17

PROJECT PRIORITIZATION

COURTHOUSE NEEDS ASSESSMENT



3

PROJECT 1 NEW SANTA CLARITA COURTHOUSE

Total Courtrooms: 24

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

Reallocates caseload from:

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

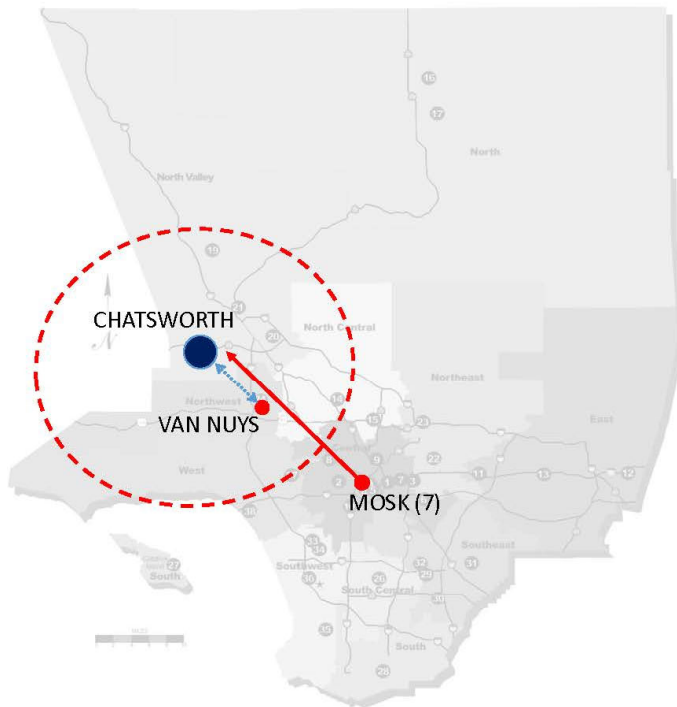
Location:

Located in Santa Clarita at a new site to be identified

How this project helps LASC meet goals:

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

PRIORITY 1 NEW SANTA CLARITA COURTHOUSE



4

PROJECT 2 CHATSWORTH BUILD OUT

Total New Courtrooms: 7

- Build out of 7 shelled courtrooms

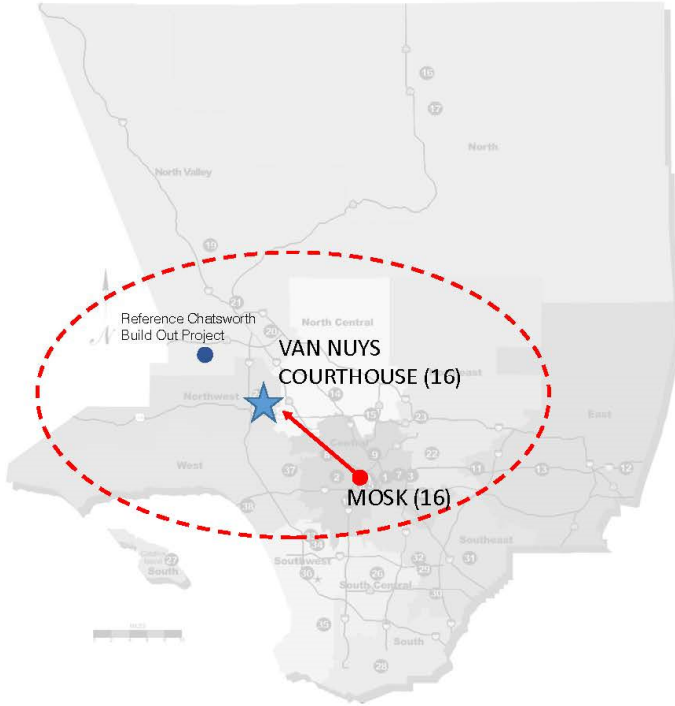
Reallocates caseload from:

- Mosk (7)

How this project helps LASC meet goals:

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

PRIORITY 2 CHATSWORTH BUILD OUT



PROJECT 3 NEW VAN NUYS COURTHOUSE

PHASE 1: Renovate VNW

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

Total New Courtrooms: 0

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

PHASE 2: Replace VNE

Total Courtrooms: 32

- Would hear criminal and civil cases

Reallocates caseload from:

- Some Mosk (16)

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

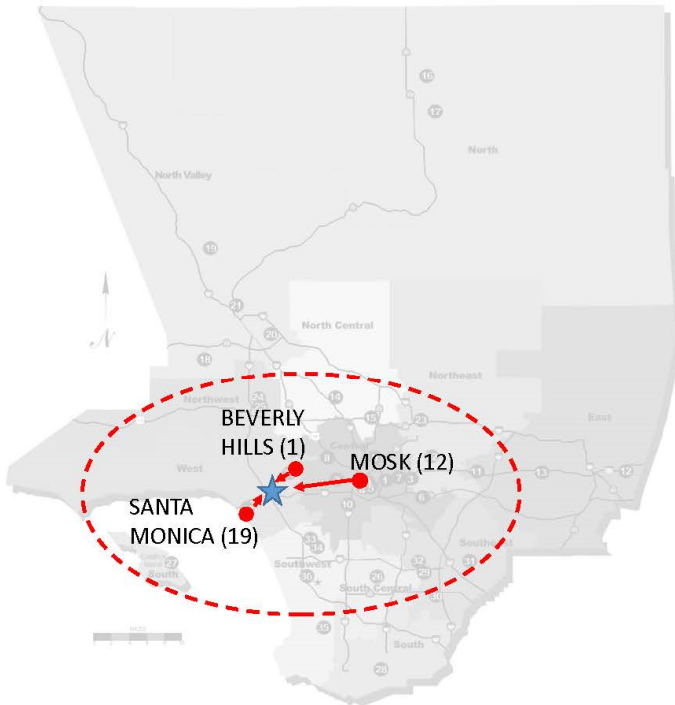
Location:

Located in Van Nuys at or near existing building

How this project helps LASC meet goals:

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

PRIORITY 3 NEW VAN NUYS COURTHOUSE



PROJECT 4 NEW WEST LA COURTHOUSE

Total Courtrooms: 32

- Would hear criminal and civil cases

Reallocates caseload from:

- Santa Monica (19)
- Beverly Hills (1)
- Mosk (12)

Location:

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

How this project helps LASC meet goals:

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

PRIORITY 4 NEW WEST LA COURTHOUSE

COURTHOUSE NEEDS ASSESSMENT



7

PROJECT 5 NEW INGLEWOOD COURTHOUSE

Total Courtrooms: 30

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

Reallocates caseload from:

- Inglewood (11)
- Inglewood Juvenile (3)
- Mosk (16)

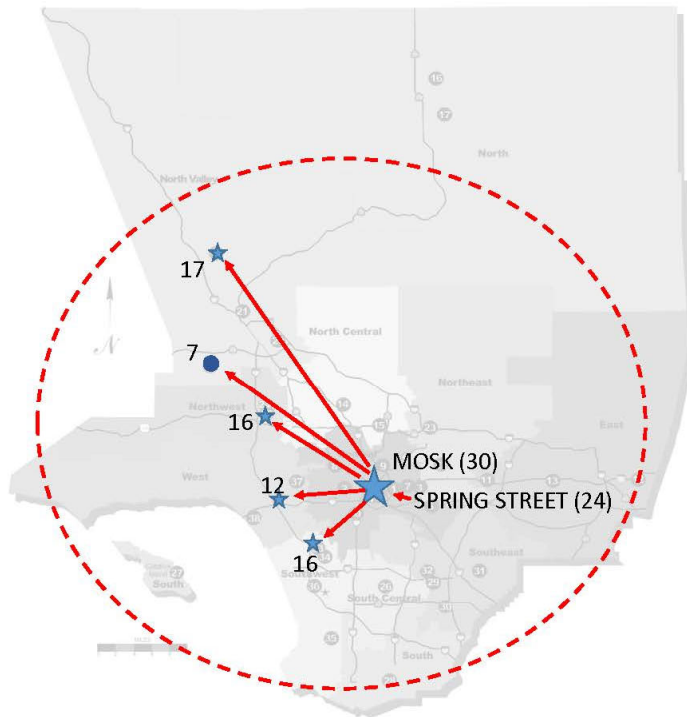
Location:

Located at a site in Inglewood to be determined

How this project helps LASC meet goals:

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

PRIORITY 5 NEW INGLEWOOD COURTHOUSE



8

PROJECT 6 NEW DOWNTOWN LA COURTHOUSE (MOSK REPLACEMENT)

Total Courtrooms: 54

- Would hear criminal and civil cases

Reallocates caseload from:

- Spring Street (24)
- Mosk (30)

Location:

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

How this project helps LASC meet goals:

- *This project increases resiliency to the court system*

How this project is feasible:

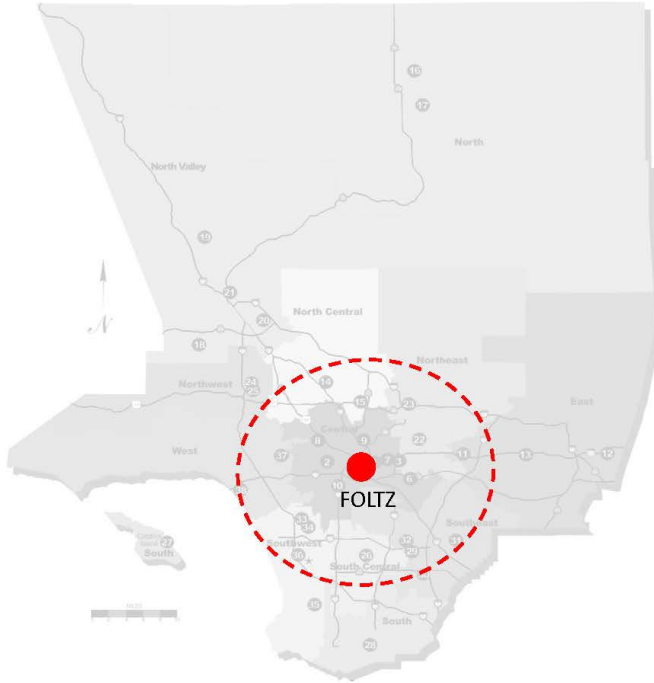
The new 54 courtroom courthouse would partially replace Mosk's role, the remaining courtrooms would be decentralized.

Decentralization: 68 courtrooms spread across county

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

PRIORITY 6 NEW DOWNTOWN COURTHOUSE

COURTHOUSE NEEDS ASSESSMENT



PROJECT 7 FOLTZ RENOVATION

9

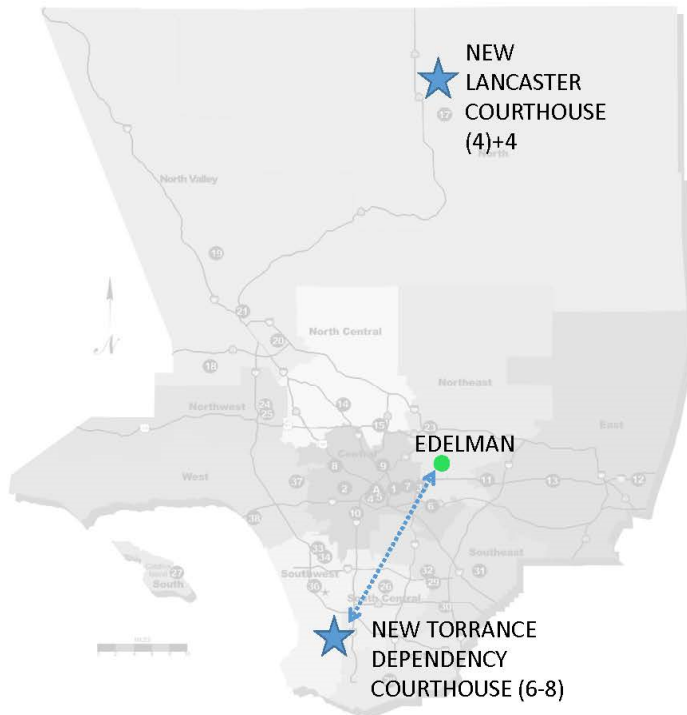
Total New Courtrooms: -?

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

How this project helps LASC meet goals:

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

PRIORITY 7 FOLTZ RENOVATION



10

PROJECT 8 NEW DEPENDENCY MODEL

PART A NEW LANCASTER DEPENDENCY COURTHOUSE

Total Courtrooms: 8

- 4 Juvenile Dependency Courtrooms
- 4 Additional courtrooms

Replacement of McCourtney Juvenile and allowance for growth in the North District, addressing lack of expansion space at Antonovich.

PART B NEW TORRANCE DEPENDENCY COURTHOUSE

Total Courtrooms: 6-8

- 6-8 Juvenile Dependency Courtrooms

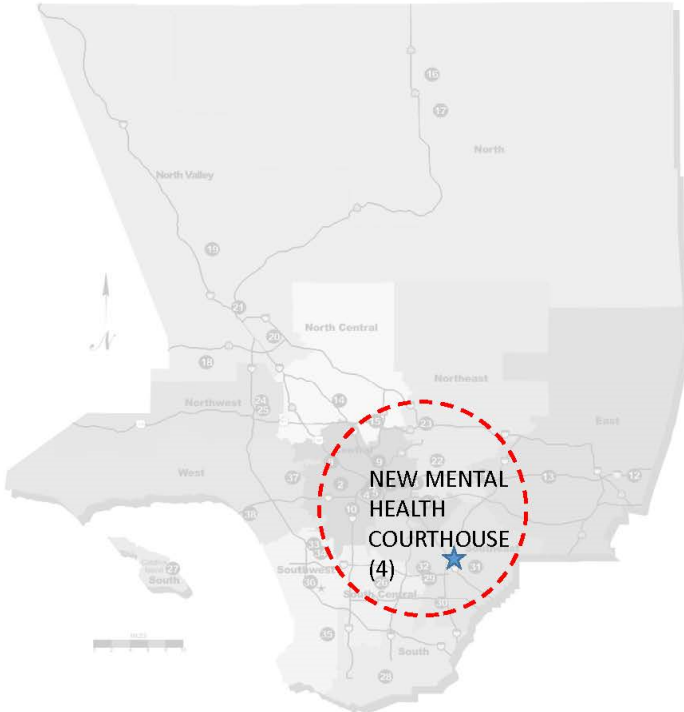
Location:

Located at a site in Torrance near the existing courthouse.

How this project helps LASC meet goals:

- *This project creates a new dependency model that better serves the community*
- *Relieves overcrowding at Edelman*

PRIORITY 8 NEW DEPENDENCY MODEL



PROJECT 9 NEW MENTAL HEALTH COURTHOUSE

Total Courtrooms: 4

- 4 Mental Health Courtrooms
In kind replacement of Hollywood Courthouse +1 courtroom

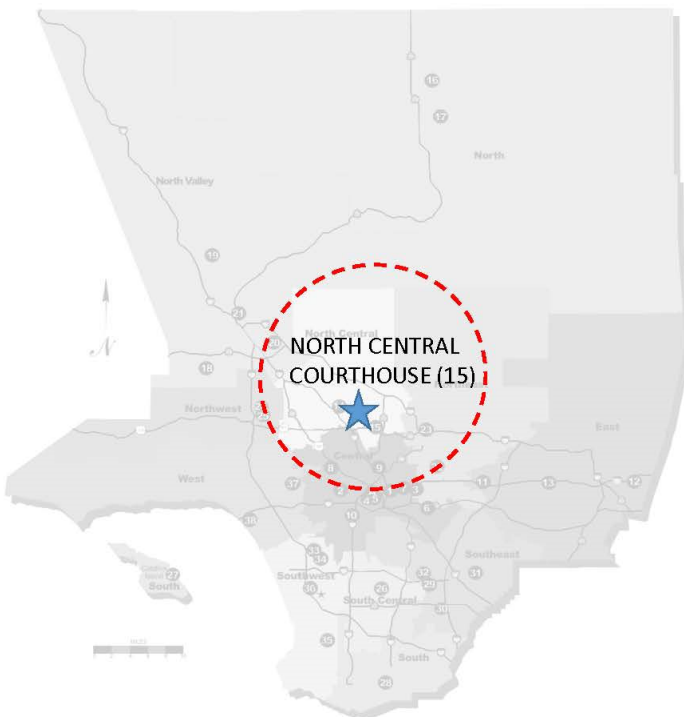
Location:

Preferred location near Norwalk Courthouse on state owned land near mental hospital.

How this project helps LASC meet goals:

- *This project allows LASC to continue to offer a specialized service that has been disrupted due to facilities deficiencies*

PRIORITY 9 NEW MENTAL HEALTH COURTHOUSE



PROJECT 10 NEW NORTH CENTRAL COURTHOUSE

SCENARIO A: CONSOLIDATION

Total Courtrooms: 15

- Would hear criminal and civil cases

Reallocates caseload from:

- Burbank (7)
- Glendale (8)

Location:

Located at a site in Glendale or Burbank to be determined

How this project helps LASC meet goals:

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

SCENARIO B: IN-KIND REPLACEMENT

Total Courtrooms: 7 and 8

- Replace each facility in-kind

How this project helps LASC meet goals:

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

PRIORITY 10 NEW NORTH CENTRAL COURTHOUSE



PROJECT 11 NEW EASTLAKE COURTHOUSE

Total Courtrooms: 6

- 5 Juvenile Delinquency Courtrooms
- In kind replacement of Eastlake Juvenile

Location:

Located on same county campus as existing courthouse

How this project helps LASC meet goals:

- Build resiliency into a court system that relies heavily on aging and seismically deficient buildings.

PRIORITY 11 NEW EASTLAKE COURTHOUSE



PROJECT 12 PASADENA RENOVATION AND NEW ADDITION

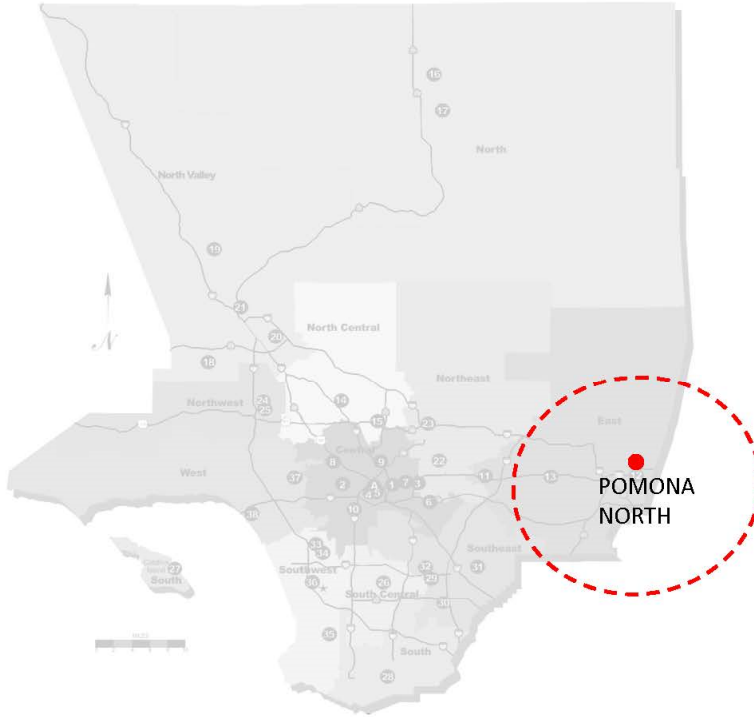
Total New Courtrooms: 0

- Would hear criminal and civil cases
- Demolishes Pasadena Annex and builds a new court building in its place in a like for like replacement.
- This project would require phasing to allow continuous operation of the facility. Temporary relocation of courtrooms would be required.

How this project helps LASC meet goals:

- Will allow an aging asset to continue operations into the future

PRIORITY 12 PASADENA RENOVATION AND NEW ADDITION



PROJECT 13 POMONA NORTH RENOVATION

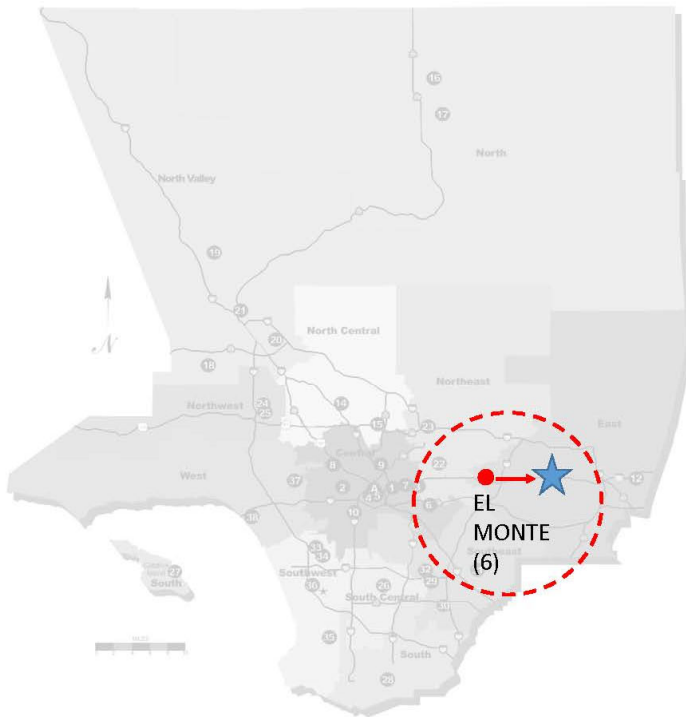
Total New Courtrooms: 0

- Would reopen 7 existing courtrooms
- Continue to share holding with Pomona South
- Seismic Retrofit at Pomona North to reopen courthouse
- This project would require phasing to allow administrative functions to continue.

How this project helps LASC meet goals:

- *This project maintains district level coverage of Small Claims, Unlawful Detainer, Family, and Traffic*
- *Reopening Pomona North will add operational flexibility for Pomona South as well as the countywide court system*

PRIORITY 13 POMONA NORTH RENOVATION



PROJECT 14 NEW WEST COVINA COURTHOUSE

Total Courtrooms: 18

- Would hear criminal and civil cases

Reallocates caseload from:

- El Monte Courthouse (6)
- West Covina (12)

Location:

Located in West Covina at a new site to be identified

How this project helps LASC meet goals:

- *This project maintains district level coverage of Small Claims, Unlawful Detainer, Family, and Traffic*
- *This project acts as a regional justice center that can hear specialty casetypes including, probate, and complex civil*

PRIORITY 14 NEW WEST COVINA COURTHOUSE



17

PROJECT 15 COMPTON RENOVATION

Total New Courtrooms: 0

- Updates finishes and includes an abatement of the building. Addresses water leak issues around the site.
- Further investigation required to define building systems replacement scope
- This project would require phasing to allow continuous operation of the facility. Temporary relocation of courtrooms would be required.

How this project helps LASC meet goals:

- Will allow an aging asset to continue operations into the future

PRIORITY 15 COMPTON RENOVATION



18

PROJECT 16 LA METRO RENOVATION

Total New Courtrooms: 0

- Updates finishes and includes an abatement of the building. Addresses water leak issues around the site.
- Seismic Retrofit
- Address site security concerns
- This project would require phasing to allow continuous operation of the facility. Temporary relocation of courtrooms would be required.

How this project helps LASC meet goals:

- Will allow an aging asset to continue operations into the future

PRIORITY 16 LA METRO RENOVATION