

ANSWERS TO SUBMITTED QUESTIONS (2nd ROUND)

Q #	RFP Reference	Question	Answers
1	Attachment 9 - Performance Criteria Docs, Page 45	The Program references CTCFS 22.6, Typical Large Trial Corner Bench A. Confirm the Court prefers a corner bench for all courtrooms?	Yes, bench prefers a corner bench in all courtrooms.
2	N/A	Will arraignment occur at this site? If so, will typical courtrooms accommodate this function or should one courtroom be designed specifically for arraignment?	Yes, we will handle arraignments at this courthouse in ALL courtrooms on a rotating business. We do not want/need an arraignment courtroom with an arraignment dock.
3	Attachment 9 - Performance Criteria Docs, Page 43	The Vehicular Sallyport Loading Staging Area component of the Site Program references (4) transport vans. Will all in-custody transportation be handled exclusively by vans or should the site be designed for buses?	Yes, only vans will be used. No buses should be considered.
4	Site conditions	The survey is approximately ten years old. We would prefer to have an updated topographic survey completed to confirm existing conditions. Will a new survey be provided at some point in the future?	No, per Attachment 7, Amendment 5, Sections 13.12 and 13.19.6 on to the agreement states DBE to preform a civil and topographic survey.
5	General	Is a title report available?	Yes, will provide to the selected team.
6	Site Landscape	Who maintains the green space at the north end of the site? Is this city property?	The city maintains along Lakeport Blvd. except for the Access Easement to the site or any landscape or hardscape installed by the JCC.
7	Mitigated Negative Declaration - Trans Items 1 & 2.	A number of the Traffic Mitigation requirements will require “fair share” payment for a number of public roadway improvements? Will this cost be borne by the JCC directly or will the DBE be required to carry cost associated with the requirement? If the DBE is to carry costs, is information available from the city regarding what the potential fee impacts will be?	The TGMP/GMP will not carry the fair share costs and they will not be the responsibility of the DBE team.
8	Attachment 8 - Project Documents, Preliminary Geotechnical Report, Pages 26 & 55.	The Preliminary Geotechnical Report by Langan (2014) referenced a fault report by William Lettis and Associates (2010). Is this fault report available?	See fault report dated 05-19-2010 attached to this document. The fault report is for reference only. The selected DBE firm will perform their own fault report and geotechnical survey as part of the awarded contract.
9	Attachment 8 - Project Documents, Preliminary Geotechnical Report, Page 20.	The Preliminary Geotechnical Report by Langan (2014) indicates extensive previous grading to produce the fill pad at the site. Are any records available for the previous grading?	No additional grading records are available as no grading has been performed since acquisition of the site by the Judicial Council of California.
10	7.3.4.1.5. Centralized Office on page 14 of the RFP	Please clarify who from the JCC/ stakeholders would be included in the big room and where these participants are headquartered. Also explain the overall intent or outcome the JCC is looking to get from the centralized office / big room. This information will help us to understand if a virtual or physical big room is more appropriate for this project and how to incorporate in the project.	The purpose of the big room is to aid collaboration for the best outcome in design and construction.

Q #	RFP Reference	Question	Answers
11	4.1.1 Architectural Program of the Performance Criteria Document	Does your grossing factor include the required increased stair width and quantity of stairwells being requested above code and JCC standards as the additional program is not specifically accounted for in the program and it appears that JCC standard grossing factors were used that may not account for the additional square footage.	40% grossing factor includes the additional stair and width increase. Components normally accommodated within the grossing factors have been moved under the NSF, such as the Recycling, Fire control, Housekeeping, and Telecom closets. Program is currently set at 45,600 GSF. 46,000 GSF is approved, providing 400 SF of flexibility.
12	5.10/5.11 of the Fire Protection Performance Criteria, Item 5.10.09.	The RFP requires all public corridors to be rated. This is not a code requirement, and there is an increased cost for rated wall and door assemblies. Would the JCC consider relieving this requirement, especially at the public corridors including the perimeter circulation?	No
13	Addendum 5, Article 7.3.4.5	Article 7.3.4.5 now limits the amount of design assist and design build contractors to MEP, Piles and two additional of trades of DBE's choice. If the goal of the JCC is to have the DBE design and control the budget to the provided cost model, we respectfully request this limitation be lifted so that we can engage trades as needed to perform to the requested cost model. All trades listed at the time of RFP would comply with the open book estimate process stipulated in the project documents.	No, the limitation will not be lifted.
14	RFP Attachment 9 (page14) Risk Assessment Forced Entry requirement (page 11)	Please provide the Forced-Entry rating that is requested in the Risk Assessment for the first floor of the building.	The level of forced entry protection required for this project is LOW. This is consistent with the overall risk assessment rating.
15	General	Are there any requirements for EV charging in the public parking areas and/or judges parking?	Coordinate and follow requirements within the California Energy Code, California Trial Courts Facility Standards.
16	Attachment 1 – Price Proposal Forms and Instructions – Professional Billing Rate Sheet	Shall we only fill in the Proposed Bill Rates for the Service Type/Job Title indicated on the Professional Billing Rate Sheet? We have roughly six other consultants that aren't on this sheet. If we are to include all consultants, shall we use an additional page that matches the Professional Billing Rate Sheet or will the JCC provide a revised Attachment 1? Shall we indicate "N/A" for the Personnel Weight Factor for these added Service Types/Job Titles?	It is optional to provide the additional consultants and their billing rates on a separate page that matches the Professional Billing Rate Sheet. Indicate "N/A" for the Personnel Weight Factor for these added Service Types/Job Titles.



May 19, 2010

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Subject: Earthquake-related geological hazards screening evaluation, Lake County courthouse sites

Dear Mr. Burton,

Two alternative sites for the Lake County courthouse were evaluated for three earthquake-related geological hazards: surface-fault rupture, earthquake-induced landslide failure, and liquefaction. This evaluation consisted of a desktop study that consulted maps and documents produced by the California Geological Survey (CGS), the United States Geological Survey (USGS), and Lake County available on the internet, or in our library (references are listed at the end of this letter). The two sites are located in the city of Lakeport at the southwestern corner of the intersection of Bevins Street and Martin Street (Site #1) and at 675 Lakeport Blvd. (Site #2). Figure 1 is a shaded-relief map of the greater Lakeport area showing mapped Quaternary faults by Bryant (2005). Figure 2 shows the two sites plotted on a USGS topographic map of the Lakeport Quadrangle and Figure 3 is a geologic map of the Lakeport area by McNitt (1967). Figures 2 and 3 also show Quaternary faults from Bryant (2005). As shown on Figure 2, the two sites are situated on a broad, gently east-sloping surface along the western margin of Clear Lake (about 2,500 feet west of the lake's edge). Clear Lake is the most areally extensive lake in California and formed as a result of both landsliding and Late Quaternary volcanism at the Clear Lake Volcanic field (Harden, 2004; Enderlin, 2007).

The seismic hazard in Lake County in general, and in the city of Lakeport in particular, is moderate to high. Lakeport is located approximately 9 miles east of the active Maacama-Garberville fault zone. The Maacama-Garberville faults are capable of producing an earthquake as large as magnitude 7.3-7.4 and recent strong ground shaking estimates assigned a 9 to 15% chance that this fault will produce a magnitude 6.7 or larger earthquake in the next 30 years (Petersen et al., 2008).

Surface-Fault Rupture Hazard

Lake County's General Plan includes a provision for the mitigation of surface-fault rupture hazard that is largely consistent with California state law (Lake County, 2008). The General Plan recognizes that there are active and potentially active faults within the county, that new active faults are continuously being discovered, and that the hazard of surface-fault rupture is mitigated by avoidance. Thus, the County has adopted a policy that siting of "residential,

commercial, recreational or industrial structure[s] on or adjacent to known active or potentially active fault zones should be avoided.” (Policy Hs-2.2). The general plan defines an active fault as “a fault that has moved in the last 10,000 to 12,000 years (Holocene time)” and a potentially active fault as “one that has been active in the past 1.6 million years (Quaternary period)” (p. 7-2 Lake County, 2008). The General Plan further states that “The County shall prohibit construction of critical facilities in proximity or along known active or potentially active faults” (policy HS-2.13). A critical facility is defined in the General Plan as “Systems or facilities whose incapacity or destruction would have a debilitating impact on the County’s ability to protect and serve the public health and safety. Applicable facilities include: telecommunication infrastructure, electric power systems, gas or oil facilities, banking and finance institutions, transportation networks, water supply systems, government services, and medical and emergency services.” (p. 7-2).

The Lake County General Plan identifies “Natural Hazard” areas as coincident with Earthquake Fault Zones that surround Holocene active faults zoned by the State of California as part of the Alquist-Priolo Act (Hart and Bryant, 1997). No Alquist-Priolo Earthquake Fault Zones are mapped within the Lakeport Quadrangle, which encompasses the two sites. However, the Lake County General Plan also requires avoidance of potentially active faults. The Plan does not provide a map of potentially active faults nor define specific Natural Hazard areas specific to potentially active faults.

Quaternary faults compiled by the USGS and the CGS are shown on Figures 1, 2, and 3 (Bryant, 2005; Jennings and Bryant, 2010). The West Margin and Big Valley faults are shown on this and other compilation maps as north- to northwest-striking Quaternary faults, and are thus potentially active faults based on the Lake County General Plan. The West Margin fault and the eastern trace of the Big Valley fault are over 3,500 ft from both sites and therefore, are not considered a surface-fault rupture hazard. The alternative courthouse Sites #1 and #2 are located approximately 700 feet and 1,000 feet west of the western trace of the Big Valley fault, respectively (Figures 1 and 3) (Bryant, 2005). We have not reviewed all of the publications that have studied the Big Valley fault, but we infer from geologic mapping by McNitt (1967) (Figure 3) that the fault is associated with the north- to northwest-trending serpentinite knobs beneath the sites (unit sp on Figure 3). These serpentinite hills are surrounded by Quaternary terrace gravels (Unit Qt) and Quaternary lake deposits (Unit Ql) along the western margin of Clear Lake.

The activity of the Big Valley fault is uncertain. Clark et al. (1984) report that the fault was active between 450,000 to 120,000 years ago based on offset of a volcanic layer. Lawson (1908) (as reported by R. McLaughlin, written communication April 28, 2010) mapped ground breaks in the direct vicinity of the Big Valley fault following the historic 1906 San Francisco earthquake, suggesting that the fault moved sympathetically (so-called triggered displacement) with the San Andreas fault. Approximately eight miles southeast of Lakeport, on the Kelseyville quadrangle, the Big Valley fault zone is classified as Holocene active (Figure 1) and has an associated

Earthquake Fault Zone (Bryant, 1982; CDMG, 1983). Bryant (1982) evaluated the Big Valley fault zone for the state of California under the Alquist-Priolo Act and determined that the northern continuation of the fault – within the Lakeport Quadrangle – has no clear geomorphic expression in Quaternary alluvium. He recommended that the northern extension of the fault not be zoned under the Alquist-Priolo Act.

Based on the information available at this time, the Big Valley fault is a potentially active fault as defined by Lake County (2008) and should be considered a potential surface-fault rupture hazard. The exact location of the western trace of the Big Valley fault is uncertain based on the information available for review under this Tier 1 investigation. Based on the relatively short distance from the alternative courthouse sites to the approximate mapped trace of the fault and the highly uncertain location of the fault, we recommend that a Tier 2 investigation be performed to further evaluate and characterize the location of the western trace of the Big Valley fault in the direct vicinity of the alternative courthouse sites. Thus, the surface-fault rupture hazard is considered moderate at both Sites #1 and #2 and requires further investigation.

Earthquake-Induced Landslide Hazard

There are no State of California Seismic Hazard Zone maps for the Lakeport Quadrangle. These maps delineate zones of earthquake-induced landslide and liquefaction hazard (CGS, 2004). However, the Lake County General Plan (Lake County, 2008) states that “The County shall not allow development on existing unconsolidated landslide debris” (policy H2.3). The County requires that Hillside development in “Areas in excess of 30 percent slope or in mapped naturally occurring asbestos areas may require submittal of engineered plans for all construction and grading” (Policy HS-2.1) and that “areas possessing potential landslide risk, regardless of slope, shall require engineered plans and /or geotechnical study prior to discretionary approval or approval of grading or building permits” (Policy Hs-2.1 p. 7-7).

As seen from the topography on Figures 2 and 3, both Sites #1 and #2 are located on gentle slopes (less than 20 percent). Geologic mapping by McNitt (1967) indicates that Site #2 is underlain by serpentinite (map unit sp) on top of a ridge (Figure 3). Based on the geologic map, Site #1 is underlain by Quaternary lake deposits (map unit Ql) and potentially underlain by Young Terrace deposits (map unit Qt) adjacent to serpentinite bedrock. Regardless, there are no mapped landslides at either site based on available information and the gentle slopes (<20%) adjacent to the two sites indicate that the earthquake-induced landslide hazard is likely low for the two sites.

Liquefaction Hazard

The liquefaction hazard at the alternative courthouse sites can be estimated based on the available geologic map. As discussed above, Site #2 is located on serpentinite bedrock and thus the liquefaction hazard is very low. The liquefaction susceptibility is uncertain at Site #1. The unconsolidated Quaternary alluvium (Units Qt and Ql) underlying Site #1 (Figure 3) may include deposits susceptible to liquefaction (typically loose fine sand and silt). The thickness



and character of these deposits overlying bedrock is uncertain. Shallow groundwater and susceptible soils are required conditions for liquefaction. The elevation of the modern lake level suggests ground water may be shallow (less than 30 feet), although it is unclear from the available information whether the depth of groundwater is higher or lower than the depth of bedrock at the site. Based on these observations, the liquefaction susceptibility is uncertain at Site #1, but is considered moderate to high based on the unknown depth to groundwater and potentially shallow bedrock.

Due to the lack of liquefaction susceptibility mapping and information on the local soil conditions at the sites, we recommend a Tier 2 investigation to further evaluate the liquefaction hazard for both sites.

Summary and Conclusions

The results of this Tier 1 evaluation are summarized in the following hazard matrix. The matrix shows that the sites have a comparable hazard level with respect to fault rupture and earthquake-induced landslide. The liquefaction hazard at Site #1 is poorly constrained, but within uncertainty it is higher than at Site #2.

Hazard \ Site	Site #1 (Bevins St. and Martin St.)	Site #2 (675 Lakeport Blvd.)
Fault Rupture ¹	Moderate	Moderate
Earthquake-induced Landslide	Low	Low
Liquefaction ²	High to Low	Low

¹A Tier 2 investigation is recommended to comply with Lake County policy.

²A Tier 2 investigation is recommended to evaluate liquefaction at Site #1.

We note that the liquefaction susceptibility will not affect the site viability, but might affect cost of design and construction if site geotechnical investigations show there are susceptible conditions that have to be mitigated.

Although not included in our scope of work, we note that Site #2 is located on serpentinite bedrock (Figure 2). According to the Lake County General Plan, development of this site may require engineered plans and/or a geotechnical study prior to site approval due to the possible presence of naturally occurring asbestos in serpentinite bedrock. Evaluation of asbestos potential is beyond the scope of this seismic hazards study.

Based on the presence of a poorly located, potentially active fault within about 1000 feet of both alternative courthouse sites and poorly characterized liquefaction hazard, we recommend a Tier 2 investigation be performed to further assess the surface-fault rupture and liquefaction hazard at Site #1 and #2. The scope of the Tier 2 study would include additional map and literature

review (e.g. Hearn et al., 1988; Hearn et al., 1995), review of aerial photography and other remotely sensed imagery, review of available geologic borings in the area (if possible), and discussions with experts in the area. The Tier 2 investigation could be completed within two to four weeks time from notice to proceed.

If there are any questions regarding the contents of this letter, the approach used to evaluate the above-mentioned hazards, or questions regarding the recommended Tier 2 investigation, please do not hesitate to give us a call.

Respectfully,

FUGRO WILLIAM LETTIS & ASSOCIATES, INC.



Robert W. Givler
Senior Geologist, CEG 2533



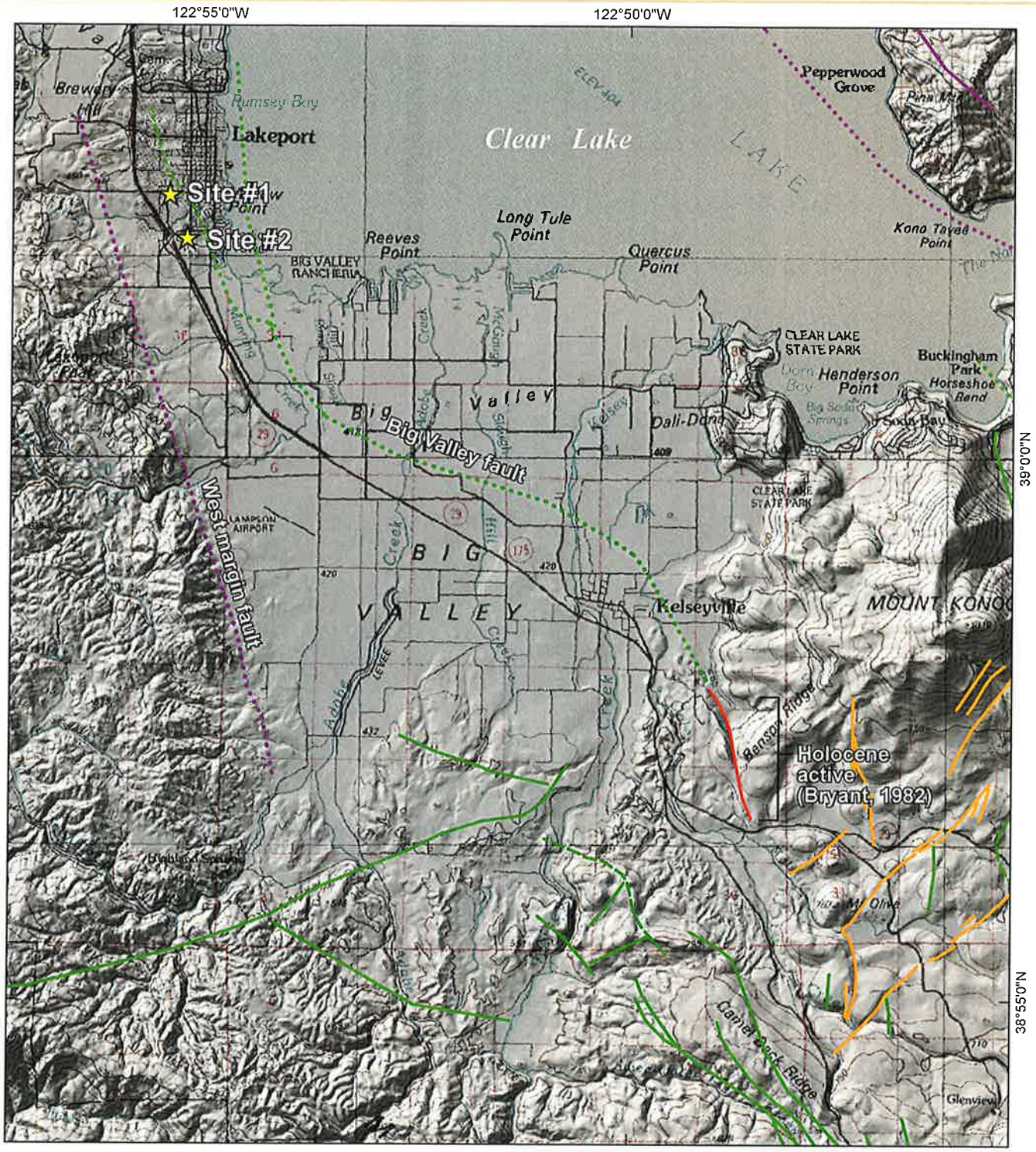
Stephen C. Thompson
Principal Geologist, PG 7912

References:

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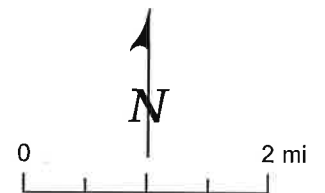


Explanation

- Historic fault
- Holocene fault
- Late Quaternary fault
- Quaternary fault

Note: Faults are dashed where approximate; dotted where concealed.

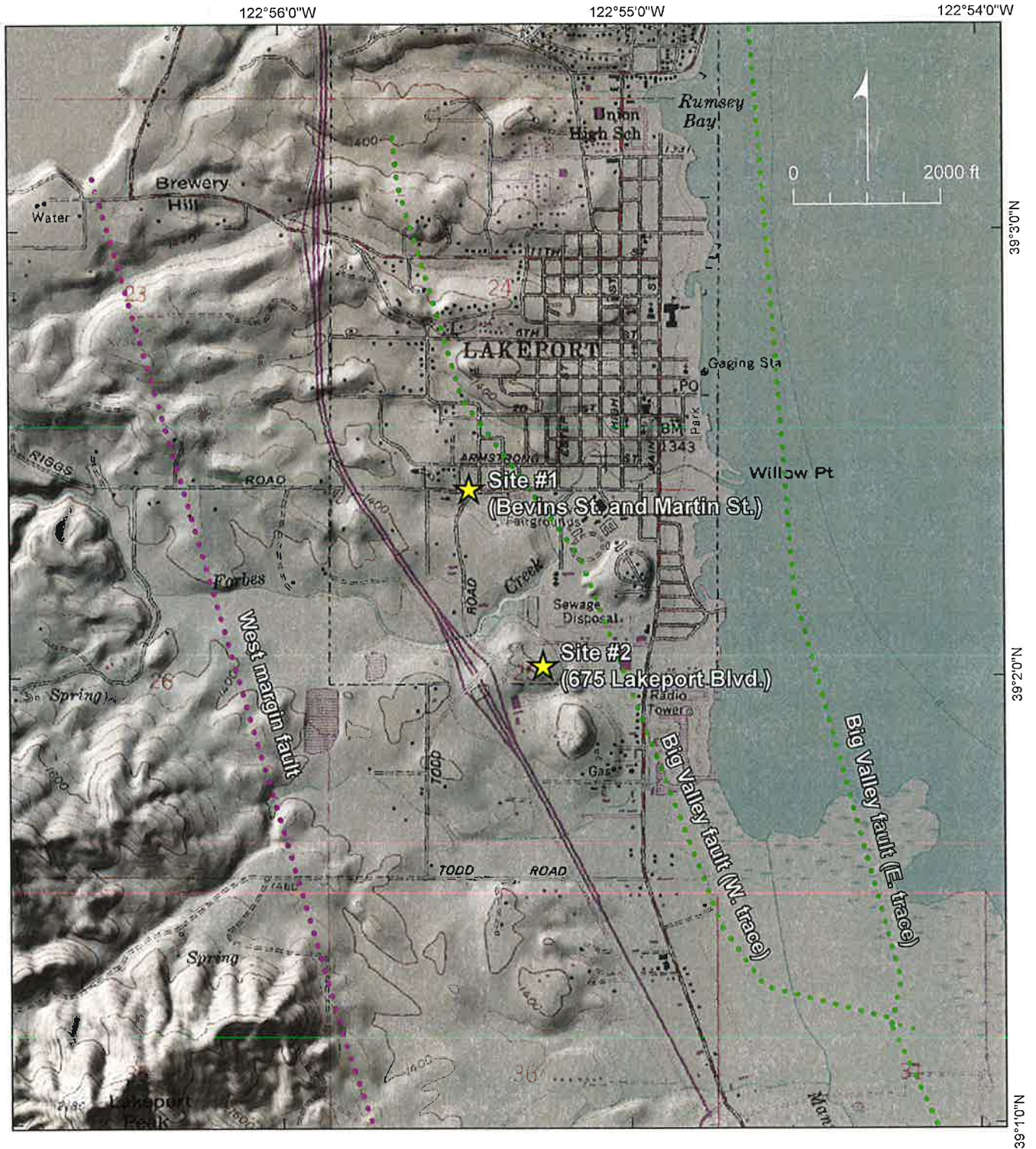
Quaternary faults from Bryant (2005)



Graphics, Projects 1988 Courthouse Siting Studies, modified 05.13.10

**Shaded Relief Map of Lakeport and Kelseyville Areas
 Showing Alternative Sites and Quaternary Faults**

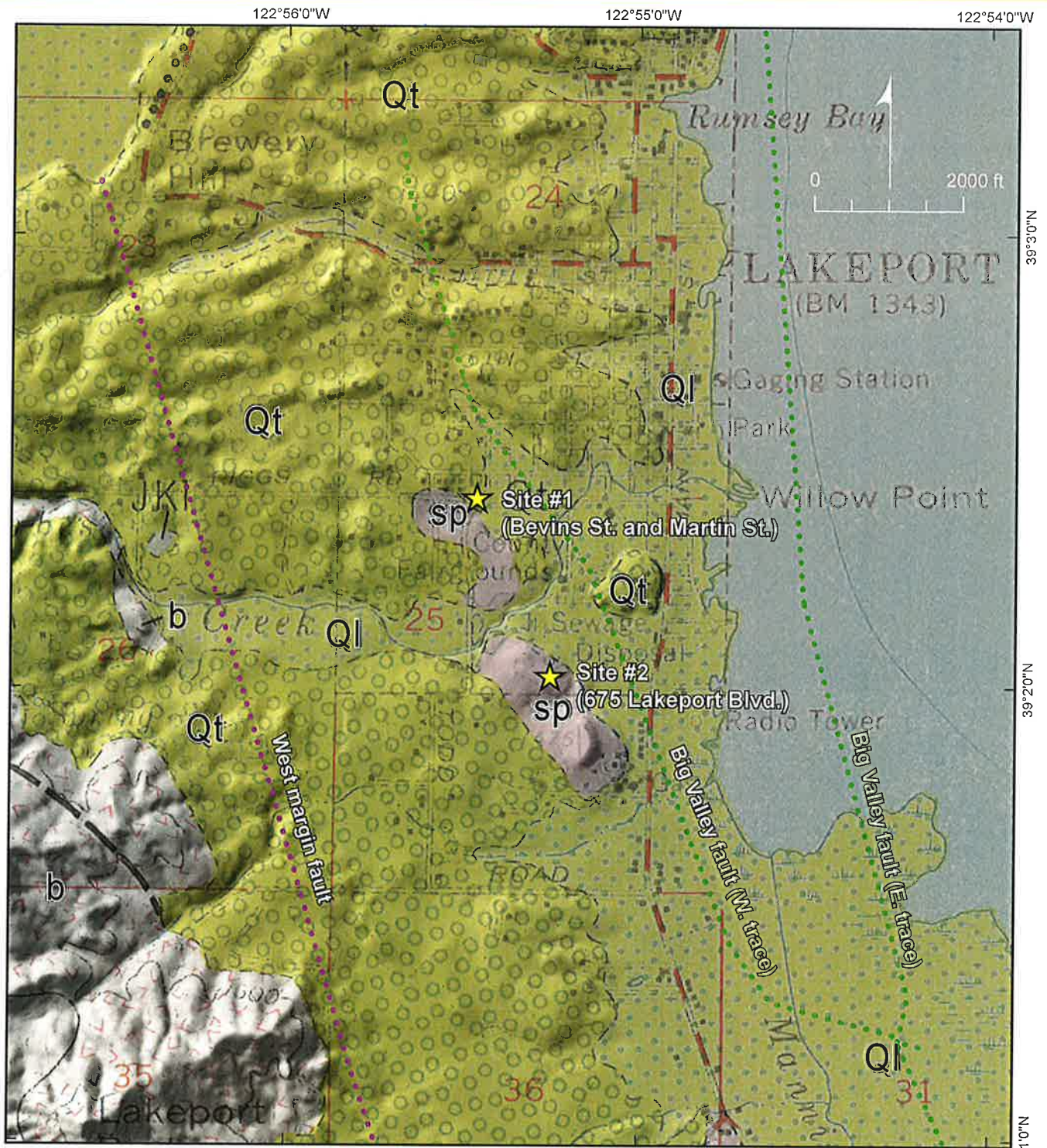
FIGURE 1



Note: For explanation of fault symbols, see Figure 1.

Lakeport Courthouse Alternative Sites

FIGURE 2



Base map McNitt (1967)

Explanation

Quaternary		Jurassic - Cretaceous	
Qt	Lake deposits	b	Basalt
Ql	Young terrace deposits	sp	Serpentinite

Note: For explanation of fault symbols, see Figure 1.

Lakeport Geologic Map

FIGURE 3

Graphics, Projects 1988 Courthouse Siting Studies, modified 05.13.10