NEW UKIAH COURTHOUSE

SUPERIOR COURT OF CALIFORNIA, COUNTY OF MENDOCINO

MAY 16, 2022

REVISED AUGUST 17, 2022

Attachment 9

RFP Number: RFP-FS-2022-05-MB

PERFORMANCE CRITERIA DOCUMENTS

CANNONDESIGN + SILLING ARCHITECTS

Contents

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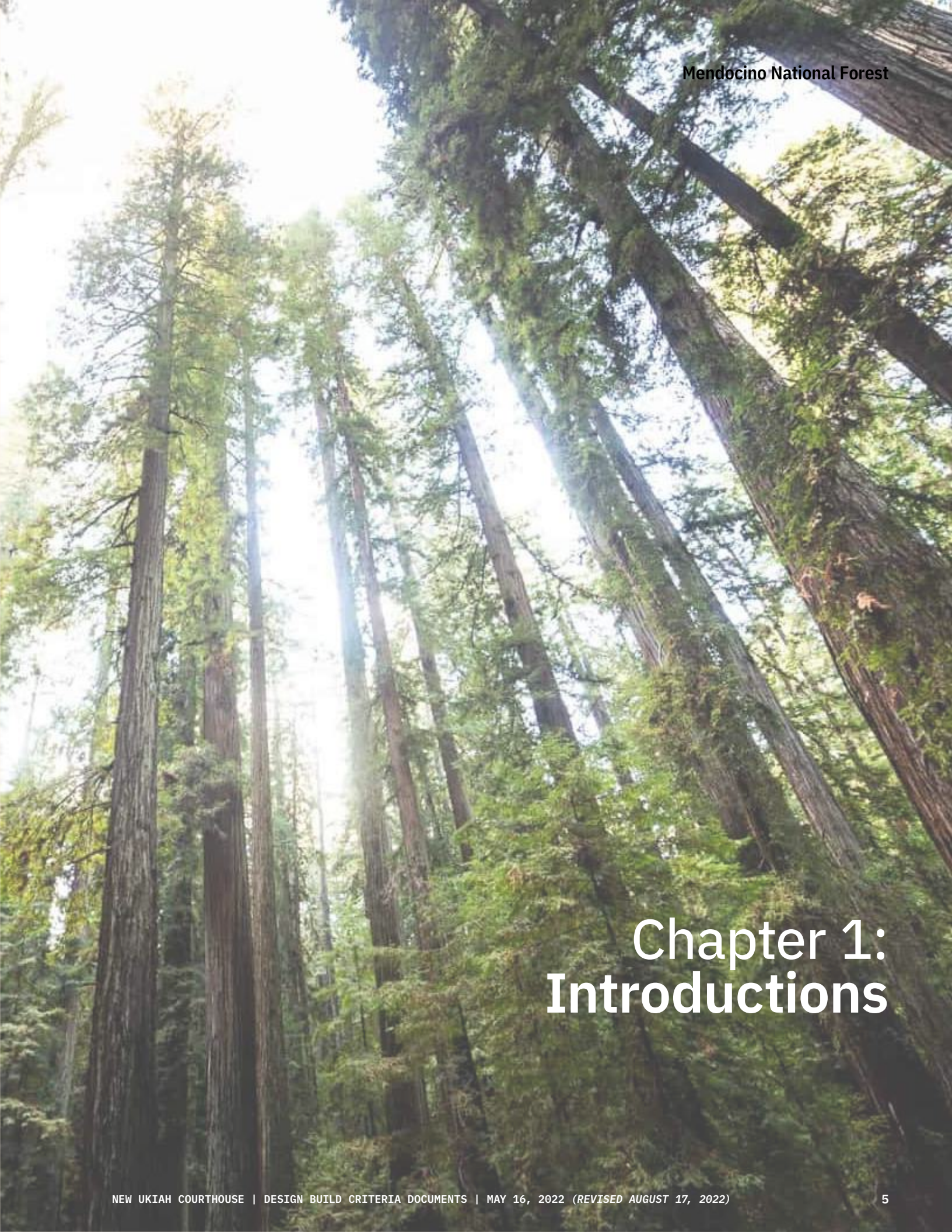

Mendocino National Forest

Chapter 1: **Introductions**

A new Superior Court of California, County of Mendocino, Ukiah Courthouse located adjacent to the historic train depot, in the downtown District of Ukiah. This facility will serve as a replacement for the current 1950s era facility.

Project Description

The Judicial Council of California (JCC) has identified the need for a replacement courthouse in Ukiah, California. This new facility will replace the existing Mendocino County Courthouse located on North State Street. The existing facility, built in 1950 as an expansion to the 1928 courthouse, no longer meets the Superior Court of California's needs. It is lacking in aspects such as modern security, holding cells, accessibility, and technology. It is operationally inefficient, has significant building envelope degradation, and possesses outdated mechanical and electrical systems. The New Ukiah Courthouse shall be delivered using the JCC's Design-Build delivery method. The Project includes the construction of a new three-story, 77,887 square foot courthouse. The associated site work shall include secured parking for judicial officers and approximately 160 surface parking spaces located on the courthouse site and an adjacent parcel. The Project Space Program includes seven courtrooms and related court support, public areas, security screening, judges' chambers, Commissioner's office, Clerk's office, Family Court services, self-help area, administration, jury services, central in-custody holding, and building support services. Security and function are closely intertwined between site and building and the Design-Build Entity (DBE) is required to address the following:

- Site security and circulation, perimeter access control, sally-port and secure parking
- Building entry sequences and security screening
- Facility blocking and stacking to meet strict functional and security requirements
- Detailed departmental adjacencies and space needs
- Separate and secure building and site circulation for 3 populations: public, judiciary, and in-custody defendants.

Criteria Document Process

The new Ukiah Courthouse Criteria Document was developed over an approximately 15-week period beginning in March 2022 and was completed in May 2022. The document was developed with a team that consisted of the JCC, Mendocino County Superior Court personnel, Mendocino County Sheriff and the Criteria Document Team.

Project Goals

During the first design criteria meeting the Courts established several overriding goals for the project. These are summarized below and were incorporated into the development of the Criteria Design presented in this document.

- A lower building that fits within the adjacent context of urban Ukiah.
- Attention to the environment — this is a fire threatened location.
- A design that is inviting, less foreboding and open to the public.
- Engagement with the City of Ukiah throughout the design process.
- Appropriate Jury facilities.
- All courtrooms containing a jury box.
- A fully electronic courthouse that enables and supports the new county courthouse's E-filing capabilities.

Project Site

The Project will be located on a property described as Parcel 55 in a deed recorded in Mendocino County Official Record, Book 2328, page 251. This property is located south of E. Perkins Street and east of the existing abandoned railroad lines. The site is comprised of two parcels PTN APN 002-282-19 Tract one 1.47 acres and PTN APN 002-232-13 Tract two 2.63 acres. The two lots were formerly owned by the railroad and housed storage and other maintenance facilities. The existing buildings have been demolished and the site has been generally cleared and partially improved. A small, re-purposed historic railway depot is located adjacent to the northwest corner of the site. Residential neighborhoods are located directly to the south and east, and Gibson Creek and a small community park located directly to the north adjacent to E. Perkins Street. The west side of the site is bound by the old rail line and industrial buildings beyond.

Site Criteria

Site development has several unique requirements. It lacks access from a public street. The Design-Build Entity will be responsible for offsite improvements that include the extension of two city streets with all related grading, paving, underground utilities, stormwater management, etc. Courthouse Boulevard will require complete development and is a continuation of Hospital Drive on the south side of E. Perkins Street along the eastern property line. It includes a partially completed bridge over Gibson Creek.

The second street improvement includes the extension of E. Clay Street that currently terminates at the western edge of the site. The new street will continue to the east and intersect Courthouse Boulevard. Offsite improvements such as grading, storm water, fire service, etc., were abandoned and will require completion by the Design-Build Entity. Additionally, there is a restored and re-purposed 1929 Colonial Revival-style Historic Ukiah Depot on the adjacent property located adjacent to the northwest corner

of the site. Careful consideration was taken during the site planning process to minimize any impacts the Courthouse may have on the existing building. Also, site drainage and related runoff impacts to Gibson Creek shall be minimized. The site and building organizational principles respond to site access, the narrow site geometry, the train depot and Gibson Creek and the features as stated in the Environmental Impact Report (EIR.)

The Site is included in the City of Ukiah Downtown Zoning and Planning requirements. The requirements dictate the street improvement requirements, building height limitations, as well as the required setbacks. This document is available for reference on the City of Ukiah's website. Additional site requirements and mitigation measures can be found in the attached EIR. While all considerations of these documents were taken during the development of this Criteria Document, the DBE shall be responsible for final compliance and verification.

Program, Blocking & Stacking

An initial detailed Space Program was provided by the JCC to the Criteria Document Team. This document was validated throughout a series of user group and JCC meetings. The initial program was refined and adjusted as required based on user input and the specific use requirements of the Mendocino County Superior Court. The program establishes the use and size of the required components. These requirements are reinforced by the California Trial Court Facilities Standards (2020 edition). The functional adjacencies are described throughout this document along with the stacking requirements. These requirements were carefully considered by all parties and shall be adhered to.

2020 California Trial Court Facilities Standards

The attached California Trial Court Facilities Standards (CTCFS) are an integral part of this criteria package. The standards have been adopted by the State to define the numerous components of modern courthouse design. Unless defined otherwise in this package, these standards shall be utilized for detailed space requirements and layout. Basic building systems and quality standards are provided in this document. Deviations to the standards for the New Ukiah Courthouse are defined in Chapter 6: Project Specific Additions or Restrictions to the CTCFS.

Target Guaranteed Maximum Price

A Guaranteed Maximum Price (GMP) will be finalized at the completion of the Design Development Phase with the Design-Build Entity contracted to design and build the New Ukiah Courthouse Facility.

Project Schedule

The proposed project schedule is as follows:

PHASE	COMPLETION
Criteria Phase	05-06-2022
CFAC Approval	05-26-2022
SPWB Approval	10-14-2022
DBE Selection	12-16-2022
Pre GMP Services	05-24-2024
Project Completion	02-05-2027

Participants

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The Sun House, Grace Hudson Museum

Chapter 2: Space Program

The Space Program for the seven (7) courtroom, three (3) level, 80,669 BGSF New Ukiah Courthouse includes projected staff, area and other space requirements and is defined in this section.

The Space Program is a mathematical tabular assembly of the size, number, staffing and various circulations factors needed to support the operations of the courts. This program's tabular organization utilizes and adheres to the California Trial Court Facilities Standards area designations and terminology as follows:

Net Square Feet (NSF)

The amount of space required for, or assignable to, a specific employee classification or function, exclusive of interior walls or internal circulation, is the net area, expressed in net square feet. The Facilities Standards in this document include space standards that are described in NSF.

Component Gross Square Feet (CGSF)

The amount of area required by a Division/Functional Area or component to function within a court facility is the component area, expressed in Component Gross Square Feet. In this document, the CGSF is calculated by multiplying a department or component's total NSF by a factor to approximate the area needed for circulation, partitions, and structural members within the space. Circulation factors vary depending on the configuration, type and size of the spaces in a component, and are summarized in the subtotal of each department in the space program.

Building Gross Square Feet (BGSF)

A modern courthouse requires a relatively high grossing factor because of multiple circulation systems, assembly spaces, and public waiting areas. As a result, the Building Gross Square Feet (BGSF) is calculated at 1.4 times the CGSF. The building gross area of this courthouse shall be measured in accordance with Building Owners and Managers Association's BOMA 2018 Gross Areas: Standard Methods of Measurement. Gross Area 1 (Leasing Method) shall be used to calculate Exterior Gross Area computed in accordance with the BOMA 2018 standards. Gross Area 4 (Construction Method) shall also be computed and provided for additional building analysis. These measurement methodologies are included within internal procedures to be used for both designing and reporting to the JCC.

The California Trial Court Facilities Standards Space Standards listed below are described in net square feet (NSF) and are utilized in the Space Program. It should be noted that not all of the space standards illustrated below are incorporated in the Project. If a variation or an operation consideration was required, then a descriptive note is included in the comments columns of the division for reference.

DESCRIPTION	SIZE (NSF)
Court Set	
Multipurpose Courtroom	1,600–2,050*
Large Courtroom	2,000–2,500
Arraignment Courtroom	1,800–2,300
Chambers (incl. private toilet)	400
Staff/Reception/Wait 1 person	100–140
Staff/Reception/Wait 2 person	140–200
Copy/Workroom/Supply Area	80–100
Court Reporter's Workstation	48–64
Research Attorney Work Area	80–150
Staff Toilet Room	60
Jury Deliberation Room (including toilet)	400
Attorney Interview Room	100
Entry Vestibule	64
Law Enforcement Waiting Room	100
Courtroom Exhibit/Evidence Storage	50

DESCRIPTION	SIZE (NSF)
Jury Assembly Facilities	
Entry Queuing Area	10%–25% of jury call†
Reception/Registration	0–300
Jury Assembly Room	12–20/juror
Forms Counter	3%–10% of jury call†
Coffee and Snack Area	115
Staff Workstation	48

DESCRIPTION	SIZE (NSF)
Court Administration	
Public Counter Queuing	14/person
Records Viewing	24/person
Training Rooms	
Large	1,100-1,600
Medium	800
Small	550
IS Workroom and Storage	150–300
Active Records Storage	
Inactive Records Storage	
Staff Break Area	
Lactation Room	50

Private Office	
CEO	240–300
Large	150–200
Medium	120–150
Standard	100
Mediator	120–150

Workstation	
Large	64
Standard	48
Counter Workstation	40–48

Conference Room	
Large (16–20 people)	420
Medium (8–12 people)	280
Small (4–6 people)	140

DESCRIPTION	SIZE (NSF)
Family Law Facility/Self-Help Center	
Waiting	14/person
Reception/Sign-in	40–60
Orientation Room	150–200
Workshop	375–400
Mediation Room	120–150
Child Waiting	120 + 20/child
Security Station	50–80
Equipment Storage	100
Alternative Dispute Resolution	
Reception/Waiting	14/person
Mediation/Arbitration Rooms	200–400
Caucus Room	100
Related Justice Agency Spaces	
Multipurpose Rooms	*
Attorney Convenience Center	150–300
Volunteer Workstation	48
Volunteer Coordinator	100
In-Custody Defendant Receiving, Holding, and Transport	
Vehicle Sally Port	Size per bus dimensions*
Pedestrian Sally Port	50–100
Detention Control Room	100–250
Central Holding Cells	per Holding Metric†
Attorney Interview Booth	60–80
Courtroom Holding Core	per Catalog‡
Storage Rooms	40–100

DESCRIPTION	SIZE (NSF)
Public Areas	
Public Queuing Area	14/person
Security Screening Station	250
Information Kiosk or Counter	48
Courtroom Public Waiting	220 ea.
Public Toilet Rooms	*
Public Transaction Counter	40–60/station
Building Support Services	
Janitor Closet	40
Loading Dock	*
Trash & Recycling Area	*
Media Area	100–120
Mailroom	150–300
Staff Toilet With Shower	80
Furniture/Equipment Storage	*
Telecommunications Equip. Room	150 min.
Telecommunications Room	90 per 120,000 SF served
Electrical Room	*
Electrical Closet	*
Security Operations Center	150–400
Security Equipment Closet	100 min.

The Criteria Document Team has vetted the initial Space Program provided by the JCC with the Court and Users during the Criteria Development Phase. While the information is complete based on the input provided, it may undergo adjustments as the design solution emerges.

The program reflects a wide range of organizational, operational and spatial data including:

- Anticipated judicial officer and occupant court/agency staff listings needed to efficiently and effectively provide court services to Mendocino County residents years into the future.
- Departmental organizational structure as provided in the interview process and the accommodation of revised organizational structures for some departments that are expected to be implemented by the time the facility is occupied.
- Specific space allocations resulting from discussions related to policy considerations and future directions.

The Space Program includes the summary denoting the thirteen Division/Functional (Component) Areas and their respective total staff requirements, total NSF, total CGSF, and the overall grossing factor indicating a total required 80,669 BGSF. Following the Space Program Summary are the thirteen detailed sections which comprise the operations of the New Ukiah Courthouse. Click here for the online link to the Space Program in MS Excel workbook format.

SPACE PROGRAM SUMMARY

Space Program Summary

	Division/Functional Area	Courtrooms	Total Staff	Total NSF[2]	Total CGSF3	Comments
1.0	Public Area - Lobby, Security Screening	-	3	2,220	**2,664**	
2.0	Court Sets	7	7	20,465	**26,605**	Refer to CTCFS 22.6 when reviewing the Courtroom spaces
3.0	Chambers & Courtroom Support	-	8	4,075	**5,501**	
4.0	Court Operations	-	8	250	**350**	
5.0	Clerk's Office	-	31	3,681	**4,969**	
6.0	Family Court Services	-	3	348	**470**	
7.0	Self Help	-	1	1,063	**1,435**	
8.0	Administration	-	15	2,638	**3,561**	
9.0	Jury Services	-	-	2,496	**3,120**	
10.0	Sheriff	-	-	1,195	**1,613**	
11.0	Central In-Custody Holding	-	3	1,680	**2,520**	
12.0	Staff Support	-	-	760	**950**	
13.0	Building Support	-	-	1,500	**1,875**	
	Subtotal	7	79	42,371	**55,634**	
	Grossing Factor[1]				1.45	Ensure All Emergency Exit Stairs are 20% Wider Than Required By Code
	Total Gross Square Feet (GSF)				**80,669**	
	GSF per Courtroom				11,524	

Table Footnotes:

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

1.0.0 PUBLIC AREAS – LOBBY SECURITY SCREENING

SPACE/COMPONENT		UNIT SF	STAFF	COUNT	NSF	COMMENTS
1.0 PUBLIC AREA - LOBBY, SECURITY SCREENING						
1.1.1	Entry Vestibule	250	-	1	250	Sized for approx. 25 persons
1.1.2	Security Screening Queuing	14	-	25	350	Sized for 25 persons
1.1.3	Weapons Screening Station	270	3	2	540	2 Sheriff Deputies per station
1.1.4	Staging/line	35				
1.1.5	X-ray Machines	70				
1.1.6	Metal Detectors	70				
1.1.7	Retrieval	35		348		
1.1.8	Secondary Screening/Recovery Area	60				
1.1.9	Secure Public Lobby	1,000	-	1	1,000	
1.1.10	Information Kiosk	48	-	1	-	Within lobby
1.1.11	Security Staff Storage	80	-	1	80	Includes law enforcement gun lockers
	Total Staff and NSF		3		2,220	
	Grossing Factor	20%			444	
	Total CGSF				**2,664**	

2.0.0 COURT SETS

SPACE/COMPONENT		UNIT SF	STAFF	COUNT	NSF	COMMENTS
2.1 COURT SETS						
2.1.1	Multipurpose Courtroom	1,850	-	5	9,250	Includes ramps & entry vestibule, net area 35'-0" x 48'x6"
2.1.2	Multipurpose/Juvenile Courtroom	1,850	-	1	1,850	Includes ramps & entry vestibule, net area 35'-0" x 48'x6" less one spectator row and 4 flexible 30" x 60" tables in the well with Jury box
2.1.3	Large Trial Courtroom	2,050	-	1	2,050	Includes ramps & entry vestibule, net area 35'-0" x 58'x6"
2.1.4	Courtroom, Clerk Copy/Supply/ Workroom	100	-	3	300	1 per 2 courtrooms
2.1.5	Courtroom, Clerk Workstation	-	-	14	-	Located in courtrooms
2.1.6	Bailiff (CSO) Workstation	-	7	348	-	Located in courtrooms
2.1.7	Exhibit/Evidence Storage	50	-	7	350	
2.1.8	Courtroom, A/V Server Closet	30	-	7	210	
2.1.9	Courtroom, Holding/Attorney Interview (Holding Core B)	605	-	3	1,815	Rated capacity 7 plus 1 interview room - Juvenile courtroom on the level one has direct in-custody access from central holding
2.1.10	Attorney/Client Conference Room	100	-	12	1,200	2 per ea. multipurpose courtroom
2.1.11	Jury Deliberation Room	400	-	4	1,600	1 per 2 courtrooms includes one toilet
2.1.12	Courtroom Waiting	220	-	7	1,540	
2.1.13	Civil Settlement Conference Room	300	-	1	300	Located on a courtroom floor with public access
	Total Staff and NSF		7		20,465	
	Grossing Factor	30%			6,140	
	Total CGSF				**26,605**	

3.0 CHAMBERS & COURTROOM SUPPORT

SPACE/COMPONENT		UNIT SF	STAFF	COUNT	NSF	COMMENTS
3.1 CHAMBERS & COURTROOM SUPPORT						
3.1.1	Judicial Chambers	400	7	-	2,800	Includes restroom and closet
3.1.2	Commissioner Office	275	1	-	275	
3.1.3	Judicial Conference Room	400	-	1	400	Seats 14 - adjacent to Executive Officer
3.1.4	Copy/Supply Alcove	80	-	3	240	1 per floor
3.1.5	Staff Toilet Room	60	-	6	360	2 per floor within secure corridor
	Total Staff and NSF		8		4,075	
	Grossing Factor	35%			1,426	
	Total CGSF				**5,501**	

4.0 COURT OPERATIONS (SHARE WORKROOM)

SPACE/COMPONENT		UNIT SF	STAFF	COUNT	NSF	COMMENTS
4.1 COURT REPORTERS						
4.1.1	Court Reporter Workstation	25	6	-	150	Hotelling work stations with large lockers for work items + power and data
4.1.1	Future Workstations	25	-	1	25	Hotelling work stations with large lockers for work items + power and data
4.2 INTERPRETERS						
4.2.1	Interpreters - Shared Office	25	2	-	50	Hotelling work stations in one lockable office include large lockers for work items + power and data
4.1.1	Future Workstations	25	-	1	25	Hotelling work stations in one lockable office include large lockers for work items + power and data
	Total Staff and NSF		8	350	250	
	Grossing Factor	40%			100	
	Total CGSF				**350**	

5.0.0 CLERK'S OFFICE

SPACE/COMPONENT		UNIT SF	STAFF	COUNT	NSF	COMMENTS
5.1 SERVICE COUNTER - PUBLIC						
5.1.1	Public Queuing Area	14	-	25	350	Provide a kiosk for the Quomatic ticketing system
5.1.2	Public Seating	14	-	25	350	
5.1.3	Printer/Drop Box/Forms Counter	100	-	1	100	
5.1.4	Public Records Viewing Room	25	-	2	50	2 hotelling work carrels
5.2 SERVICE COUNTER						
5.2.1	Counter Workstation - Unassigned	48	-	4	192	
5.4.2	Collections Counter Workstation -Unassigned	48	-	1	48	
5.2.3	Work Counter/Forms Storage	80	-	1	80	
5.2.4	Network Printer/Fax/Copier Alcove	15	-	1	15	
5.3 STAFF						
5.3.1	Manager Office	120	1	-	120	CLETS computer terminal is required to be in a locked room.
5.3.2	Supervisor Office	100	2	-	200	
5.3.3	Analysis Manager	120	1		120	Relocated from Administration
5.3.4	Clerk Workstation	48	25	-	1,200	Includes Courtroom Clerks
5.4 COURT COLLECTIONS						
5.4.1	Collections Manager Office	120		-	-	To share office with on of the Managers
5.4.2	Collections Clerk Workstation	48	2	-	96	
5.5 SHARED FUNCTIONS						
5.5.1	Copy/Work Room	150	-	1	150	Includes network printers/fax/copiers and supplies
5.5.2	Cash Safe	10	-	1	10	
5.5.3	Staff Toilet Room	60	-	2	120	
5.6 RECORDS MANAGEMENT - RECORDS AREA						
5.6.1	Historic Record and Wills	160	-	1	160	8 x 20 room - see exhibits
5.6.2	Exhibits Room	200	-	1	200	10 x 20 room with 40 linear feet of shelving
5.6.3	Inactive Files Storage	120	-	1	120	Located in the Clerks Office - could be a future office
	Total Staff and NSF		31		3,681	
	Grossing Factor	35%			1,288	
	Total CGSF				**4,969**	

6.0 FAMILY COURT SERVICES (CO-LOCATED WITH SELF HELP CENTER)

SPACE/COMPONENT		UNIT SF	STAFF	COUNT	NSF	COMMENTS
6.1 STAFF - FAMILY COURT SERVICES (CO-LOCATED WITH SELF HELP CENTER)						
6.1.1	Probate Investigator	100	1	-	100	Reduced
6.1.2	Small Conference Room	140	-	-	-	Removed
6.1.3	Family Mediator	100	1	-	100	
6.1.4	Family Law Facilitator	100	1	-	100	
6.2 SERVICE COUNTER - FAMILY COURT SERVICES						
6.2.1	Counter Workstation - Unassigned	48	-	1	48	
6.2.2	Queuing Area	14	-	-	-	Shared w/ Self Help Center
6.2.3	Copy Printer Alcove (Staff Support)	50	-	-	-	Shared w/ Self Help Center
6.2.4	Waiting/Reception Area	100	-	-	-	Shared w/ Self Help Center and used by Juvenile Court
6.2.5	Active Files; 42" x 7 shelf unit	12	-	-	-	Provide storage/files within the offices
6.2.6	Shared Conference Room	300	-	-	-	Shared w/ Self Help Center
	Total Staff and NSF		3		348	
	Grossing Factor	35%			122	
	Total CGSF				**470**	

7.0 SELF HELP CENTER (CO-LOCATED WITH FAMILY COURT SERVICES)

SPACE/COMPONENT		UNIT SF	STAFF	COUNT	NSF	COMMENTS
7.1 PUBLIC AREA						
7.1.1	Court Services Technician	48	1	-	48	
7.1.2	Waiting Room	15	-	10	240	Shared with Family Court Services
7.1.3	Computer Workstation	20	-	4	80	Public use, includes printers
7.1.4	Work Table	40	-	2	80	Public use
7.1.5	Form Display	25	-	1	25	
7.2 STAFF SUPPORT						
7.2.1	Bulk Form Storage	25	-	-	-	Removed
7.2.2	Copy/Printer/Supply (Staff Support)	100	-	1	100	Shared with Family Court Services
7.2.3	Interview Room	100	-	1	100	Confidential conversation with staff and public
7.2.4	Shared Conference Room	240	-	1	240	Seats 6-8
7.3 CHILDREN'S WAITING ROOM - STAFF VISUAL ACCESS						
7.3.1	Secure Check-In Station	60	-	-	-	Included in the play area room
7.3.2	Play Area	150	-	1	150	Reading, television, computer areas up to 12 children and seating for adults
7.3.3	Restroom	64		1		Removed
	Total Staff and NSF		1		1,063	
	Grossing Factor	35%			372	
	Total CGSF				**1,435**	

8.0 ADMINISTRATION

SPACE/COMPONENT		UNIT SF	STAFF	COUNT	NSF	COMMENTS
8.1 COURT EXECUTIVE OFFICE						
8.1.1	Court Executive Officer	300	1	-	300	Room to seat 8 in a conference
8.1.2	Admin. Technician	64	1	-	64	
8.1.3	Administrative Coordinator	120	1	-	120	
8.1.4	Chief Financial Officer	120	1	-	120	
8.1.5	Accounting Staff	64	3		192	
8.1.6	Human Resources Analyst	120	1	-	120	
8.1.7	Analysis Manager	120	-	-	-	Relocated to Clerk's office
8.1.8	HR Records Storage	100	1	-	100	
8.1.9	Accounting Records Storage	250	1	-	250	
8.1.10	Small Conference Room	120	-	1	120	Seats 4 -6
8.1.11	Reception Waiting Area	100	-	1	100	
8.1.12	Copy/Supply/Work Room	100	-	1	100	
8.2 INFORMATION TECHNOLOGY						
8.2.1	Manager Office	120	1	-	120	
8.2.2	IT Technician Workstation	48	4	-	192	
8.2.3	Central Computer Room	120	-	1	120	
8.2.4	IT Work Room/Storage	200	-	1	200	Include workbenches
8.2.5	IDF Rooms	140	-	3	420	1 per floor and room size per standards
	Subtotal Staff and NSF		15		2,638	
	Grossing Factor	35%			923	
	Total CGSF				**3,561**	

9.0 JURY SERVICES

SPACE/COMPONENT		UNIT SF	STAFF	COUNT	NSF	COMMENTS
9.1 JURY PROCESSING						
9.1.1	Check-In Counter Station	48	-	2	96	1 station can address hardships + plus 2 Kiosks
9.1.2	Queuing Area	10	-	25	250	25% of jury call
9.1.3	Forms Counter	5	-	10	50	10% of jury call
9.1.4	Copy/Printer/Supply Room	60	-	1	60	Reduced
9.2 JURY ASSEMBLY/WAITING						
9.2.1	General Seating	12	-	100	1,200	Total jury call-110
9.2.2	Computer Carrel	20	-	10	200	
9.3 JUROR SUPPORT						
9.3.1	Vending Area	180	-	1	180	Vending machines, 2- 3 small tables plus counter with a sink
9.3.2	Storage Room	200	-	1	200	Increased for chairs, tables, equipment
9.3.3	Women's Restroom	160	-	1	160	3 toilets
9.3.4	Men's Restroom	100	-	1	100	1 toilet and urinals
	Total Staff and NSF		-		2,496	
	Grossing Factor	25%			624	
	Total CGSF				**3,120**	

10.0 SHERIFF

SPACE/COMPONENT		UNIT SF	STAFF	COUNT	NSF	COMMENTS
10.1 STAFF						
10.1.1	Management Office (Lieut., Sergeant)	100	1	-	100	
10.1.2	Copy/Work/Supply Alcove	80	-	1	80	
10.2 SUPPORT						
10.2.1	Central Control Room	240	2	1	240	Combined for building security and in-custody holding areas
10.2.2	Security Equipment Closet	100	-	1	100	Includes equipment racks and gun safe
10.2.3	Men's Locker/Shower/Toilet Room	300	-	1	300	
10.2.4	Women's Locker/Shower/Toilet Room	150	-	1	150	
10.2.5	Ready Room	225	-	1	225	Briefings, breaks plus 4 hotelling work carrels at 25 sf/ea
	Total Staff and NSF		3		1,195	
	Grossing Factor	35%			418	
	Total CGSF				**1,613**	

11.0 CENTRAL IN-CUSTODY HOLDING [1]

SPACE/COMPONENT		UNIT SF	STAFF	COUNT	NSF	COMMENTS
11.1 IN-CUSTODY MOVEMENT						
11.1.1	Vehicular Sallyport/Patrol Vehicle Parking		-	-	-	Sallyport located outside of the building and not including in GSF
11.1.2	Pedestrian Sallyport	80	-	1	80	
11.1.3	Detainee Staging	100	-	1	100	
11.1.4	Remand Station	60	-	1	60	For judge's orders and includes a body scanner for remands
11.1.5	Remand Holding Cell	70	-	1	70	For remands; total rated capacity: 4
11.2 CENTRAL HOLDING, ADULT [2]		Total Cells		6		
11.2.1	Large Holding Cell - Male [3]	110	-	1	110	Total rated capacity: 8
11.2.2	Large Holding Cell - Female	110	-	1	110	Total rated capacity: 8
11.2.3	Small Holding Cell - Male [3]	70	-	1	70	Total rated capacity: 4
11.2.4	Small Holding Cell - Female	70	-	1	70	Total rated capacity: 4
11.2.5	Individual Holding - Male	50	-	1	50	Total rated capacity: 1
11.2.6	Individual Holding - Female	50	-	1	50	Total rated capacity: 1
11.3 CENTRAL HOLDING, JUVENILE (WITH SIGHT/SOUND SEPARATION)		Total Cells		6		
11.3.1	Small Holding Cell - Male	70	-	1	70	Total rated capacity: 4
11.3.2	Small Holding Cell - Female	70	-	1	70	Total rated capacity: 4
11.3.3	Individual Holding	50	-	4	200	Total rated capacity: 1 - accommodates age ranges and classifications
11.4 ATTORNEY VISITATION AREAS						
11.4.1	Attorney Vestibule/Waiting	80	-	1	80	Controlled access from public corridor/ lobby
11.4.2	Attorney-Client Interview Room	80	-	2	160	Two adults and one shared with juvenile
11.4.3	Courtroom Attorney-Client Interview Room	80	-	1	80	Dedicated to the 1st floor courtroom with Attorney access from the courtroom similar to Holding Core B - study operable divider to allow full contact
11.5 HOLDING SUPPORT						
11.5.1	Food Storage - In-custodies	20	-	1	20	Refrigerator for lunches
11.5.2	Storage Room	120	-	1	120	Trash, recycling and storage
11.5.3	Staff Restroom	60	-	1	60	
11.5.4	Janitor Closet	50	-	1	50	
	Total Staff and NSF		-		1,680	
	Grossing Factor	50%			840	
	Total CGSF				**2,520**	

Footnotes:

1. Net square feet (NSF) and rated capacity is based on the JCC's metric-based calculation for holding capacity and cells, modified to address this facility's specific Hold-separates in-custody population. Current percentage for Hold-separates classification is XX percent of in-custody population.

2. Total number of holding cells and rated capacity is based on an Average Daily Transport (ADT) determined from in-custody transport data from the court. Current ADT is XX persons. Current percentage for Hold-separates classification is XX percent of in-custody population.

3. Four persons is the rated capacity for Small Cells and eight persons is the rated capacity for Large Cells as defined by the JCC's metric. The cell sizes are determined by the California Code of Regulations Titles 15 and 24 for temporary holding facilities, which requires 40 NSF for a single occupant and 10 NSF for each additional occupant.

4. Transport Vehicle - CAL FIRE Crew Transporter 24'-6" length

12.0 STAFF SUPPORT

SPACE/COMPONENT		UNIT SF	STAFF	COUNT	NSF	COMMENTS
12.1 STAFF SUPPORT						
12.1.1	Video Conference/Training Room	300	-	1	300	Seats 18- 24 - provide for flexible table arrangements
12.1.2	Staff Break Room	300	-	1	300	
12.1.3	Staff Shower/Restroom	80	-	2	160	
	Total Staff and NSF		-		760	
	Grossing Factor	25%			190	
	Total CGSF				**950**	

13.0 BUILDING SUPPORT

SPACE/COMPONENT		UNIT SF	STAFF	COUNT	NSF	COMMENTS
13.1 PUBLIC AREA SUPPORT						
13.1.1	Public Vending Alcove	80	-	1	80	4 vending machines
13.1.2	Public Lactation Room	50	-	1	50	Combined with staff lactation room
13.2 RELATED JUSTICE AGENCY SPACE						
13.2.2	Multipurpose Room (Hotelling)	150	-	1		Removed
13.3 BUILDING OPERATIONS						
13.3.1	Loading/Receiving Area	60	-	1	60	
13.3.2	Trash/Recycling Collection Area	80	-	1	80	
13.3.3	Mailroom	80	-	1	80	
13.3.4	General Building Storage (Court)	300	-	1	300	For Court's furniture, equipment, etc.
13.3.5	UPS Room	100	-	1	100	Per Standards (p. 17.4): UPS Room should not be adjoining MDF Room
13.3.6	Main Electrical Room [1]	150	-	1	150	
13.3.7	Main Telecommunications/MDF Room	200	-	1	200	First floor near loading dock; room size per Standards Table 17.1
13.3.8	Custodian Staff Area	100	-	1	100	
13.3.9	Housekeeping Storage	100	-	1	100	
13.3.10	JCC Facilities/Service Provider Office	100	-	1	100	
13.3.11	Building Maintenance Storage	100	-	1	100	Equipment and materials
13.4 SECURE PARKING						
13.4.1	Secured Judges Parking	300	-	9	-	Provide secure parking at grade (not in NSF)
13.4.2	Secured Court Management Staff Parking	300	-	4	-	Provide secure parking at grade (not in NSF)
13.4.3	Secured Law Enforcement Staff Parking	300	-	4	-	Provide secure parking at grade (not in NSF)
	Total Staff and NSF		-	17	1,500	
	Grossing Factor	25%			375	
	Total CGSF				**1,875**	

Footnotes:

1. Grossing Factor includes space for Electrical Closets (one per floor) and Janitor Closets (one per floor).

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As part of the Space Program verification process the Criteria Document Team developed adjacency diagrams for the thirteen Division/Functional Areas noted in the Space Program Summary. This exercise was performed concurrently with the development of the floor plan diagrams and with the Court's and users' input.

Each diagram reflects the specific geometric shape of their respective location within the floor plan diagrams (illustrated on the key plan) and addresses the various spaces, circulation system and controlled access within the department. While these adjacency diagrams are intended to convey the salient ideas, control points, and room adjacencies, it is understood by the users that the various department floor plans will undergo many iterations in the next design phases.

The adjacency diagrams reflect the state-of-the-art courthouse zoning, and vertical and horizontal segregated circulation systems. The three separate and distinct circulation zones are referred to as public, private, and detention circulation and are described below. In addition to the following adjacency diagrams the subsequent floor plan diagrams, stacking diagrams and site diagrams also utilize this color coding legend throughout this Criteria Documents.

Public Circulation

The public circulation system provides access from the public point of entry to the controlled access points of the private and detention areas of the courthouse. A corridor circulation system links the public lobby to all public parts of a court building. The overall building organization must be easily understood and be defined by this circulation system.

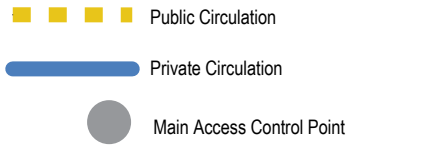
Private Circulation

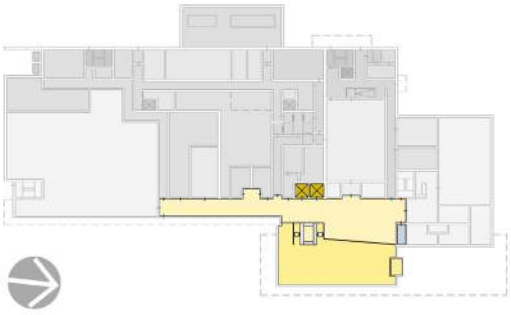
The private circulation corridors provide access to court staff, judicial officers, escorted jurors, and security personnel. These corridors and vertical circulation systems connect the courtrooms, chambers, support space, jury deliberation rooms, the secured parking area and certain internal program areas such as Administration. Building service functions including storage, staging and loading areas, security staff offices, and other support areas are located within the private circulation zone.

Detention Circulation

The detention circulation system provides access between the secure in-custody entrance (sally port), central holding and intake areas, secure attorney-client interview rooms, courtroom holding areas, and courtrooms. The design of these areas shall prohibit unauthorized access by the public and escape by persons in custody. The detention circulation system for in-custody defendants is segregated from the public and private circulation zones.

1.0.0 Public Areas – Lobby Security Screening (2,664 SF)

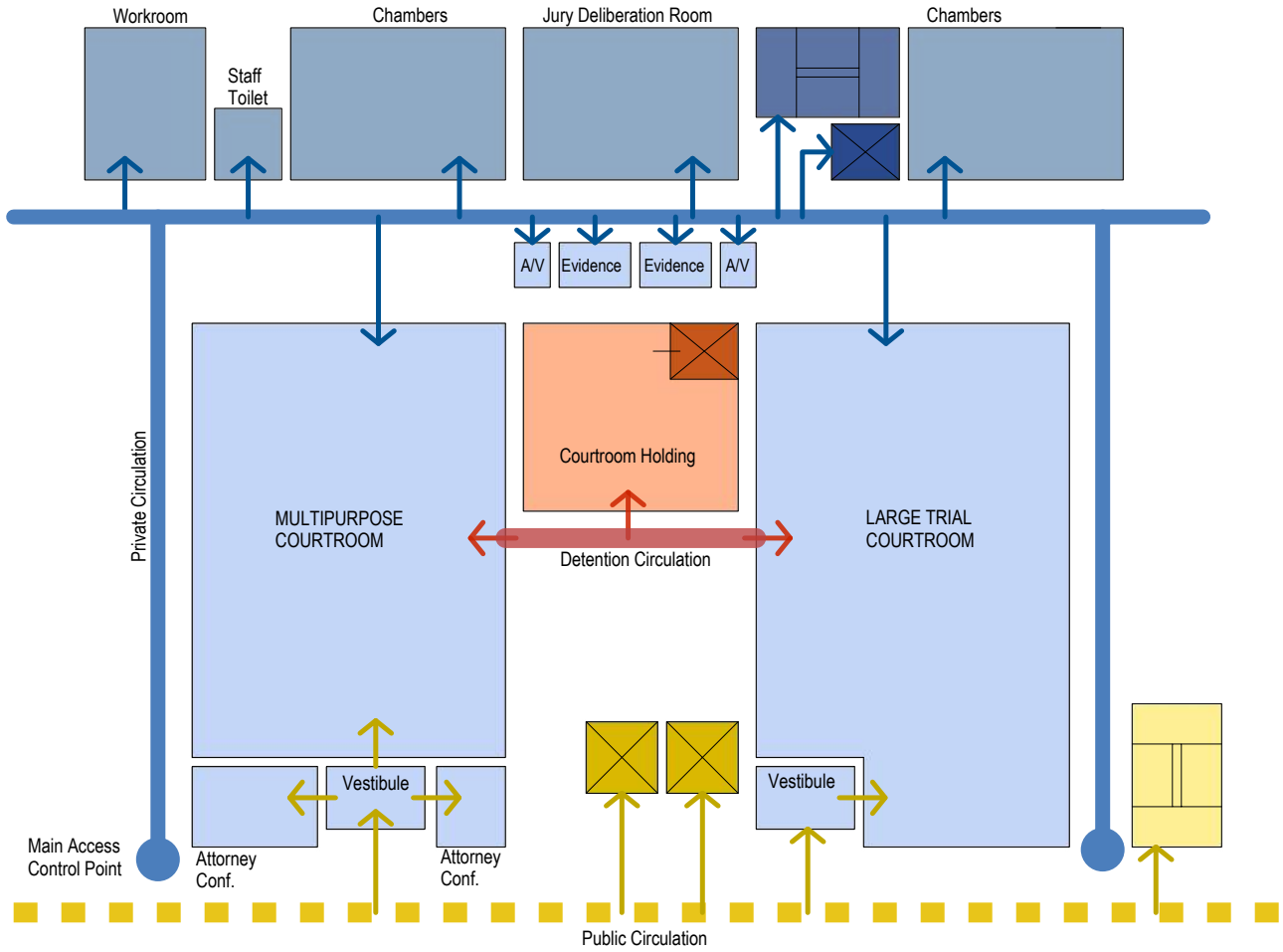


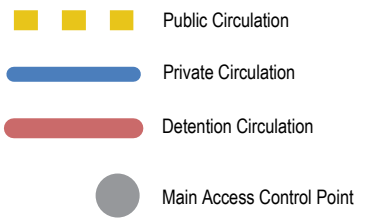


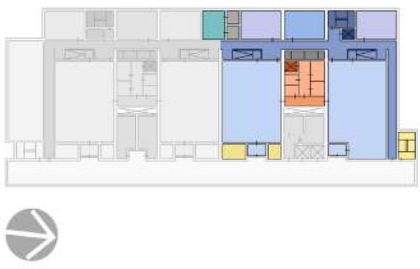
First Floor Plan Diagram
Key Plan

2.4 ADJACENCY DIAGRAMS

2.0.0 Court Sets (26,605 SF) and 3.00 Chambers and Courtroom Support (5,501 SF)

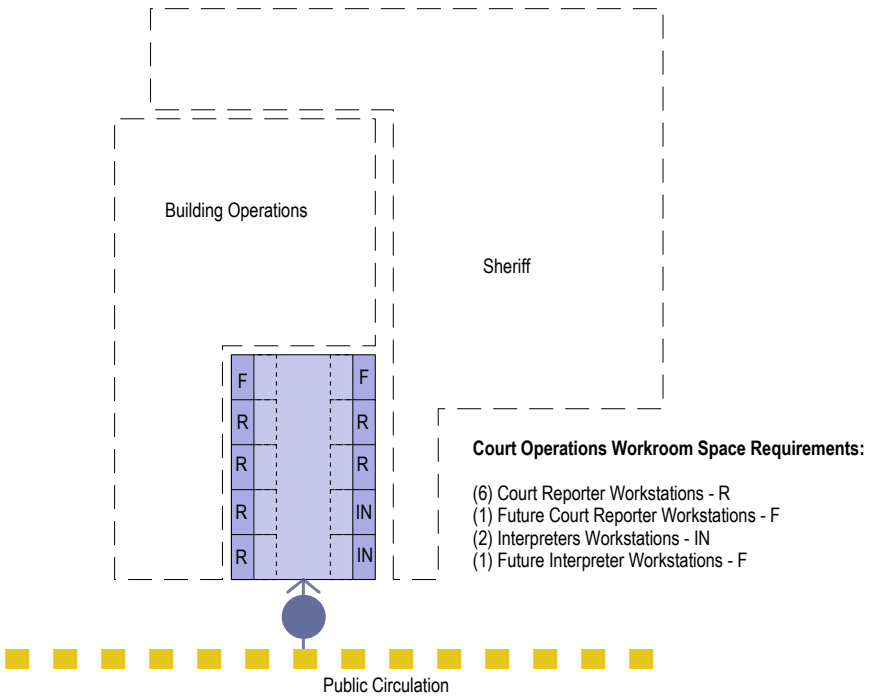


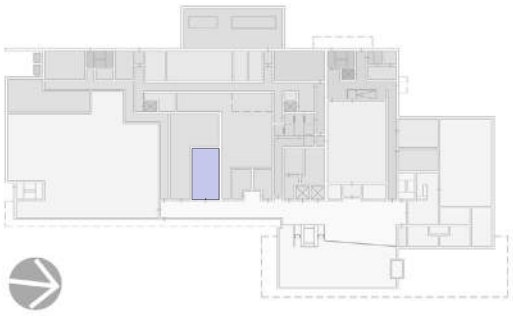




Second Floor Plan Diagram
Key Plan

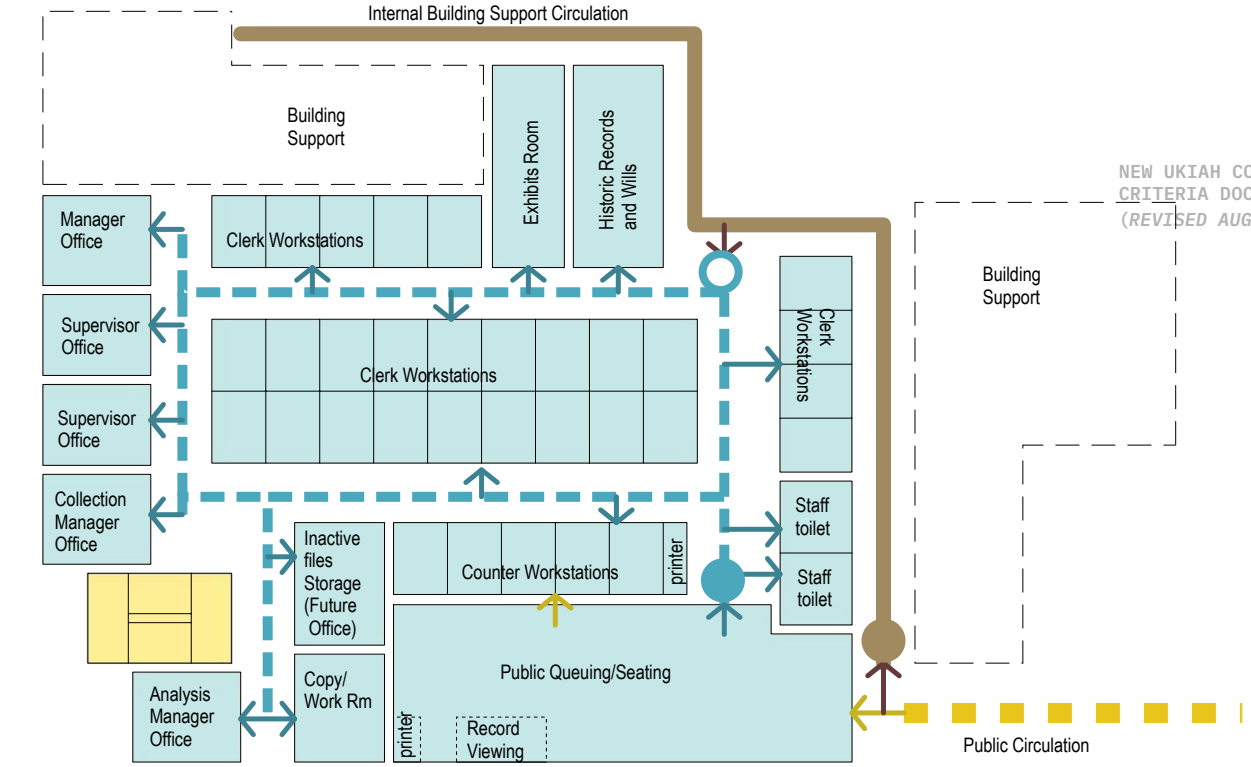
4.0.0 Court Operations (350 SF)

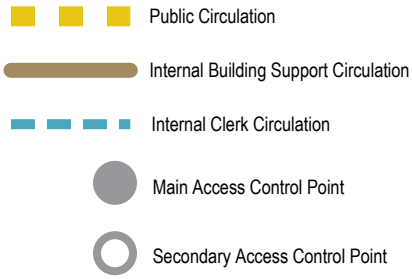


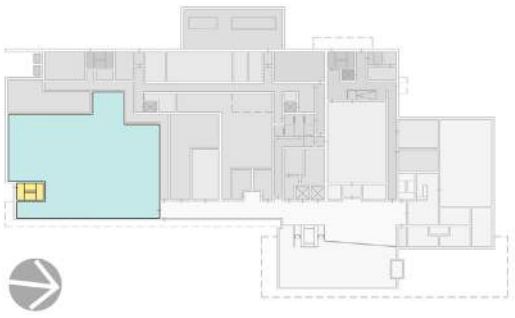


Second Floor Plan Diagram
Key Plan

5.0.0 Clerk's Office (4,969 SF)

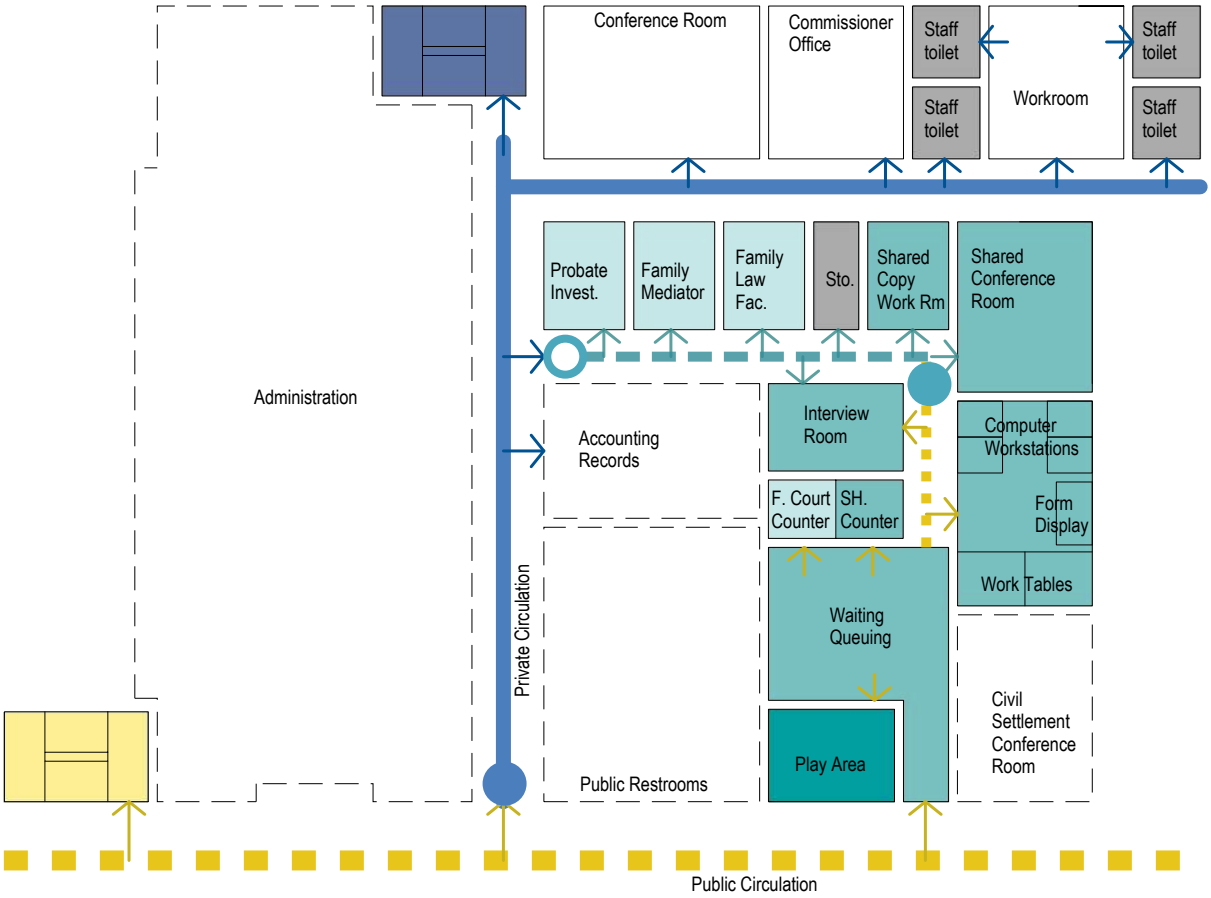


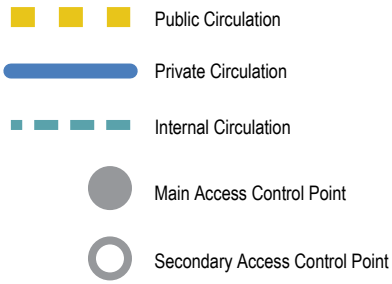


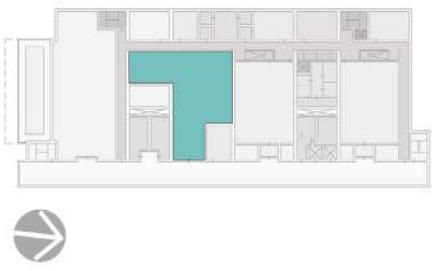


First Floor Plan Diagram
Key Plan

6.0.0 Family Court Services (470 SF) and 7.0.0 Self Help (1,435 SF)



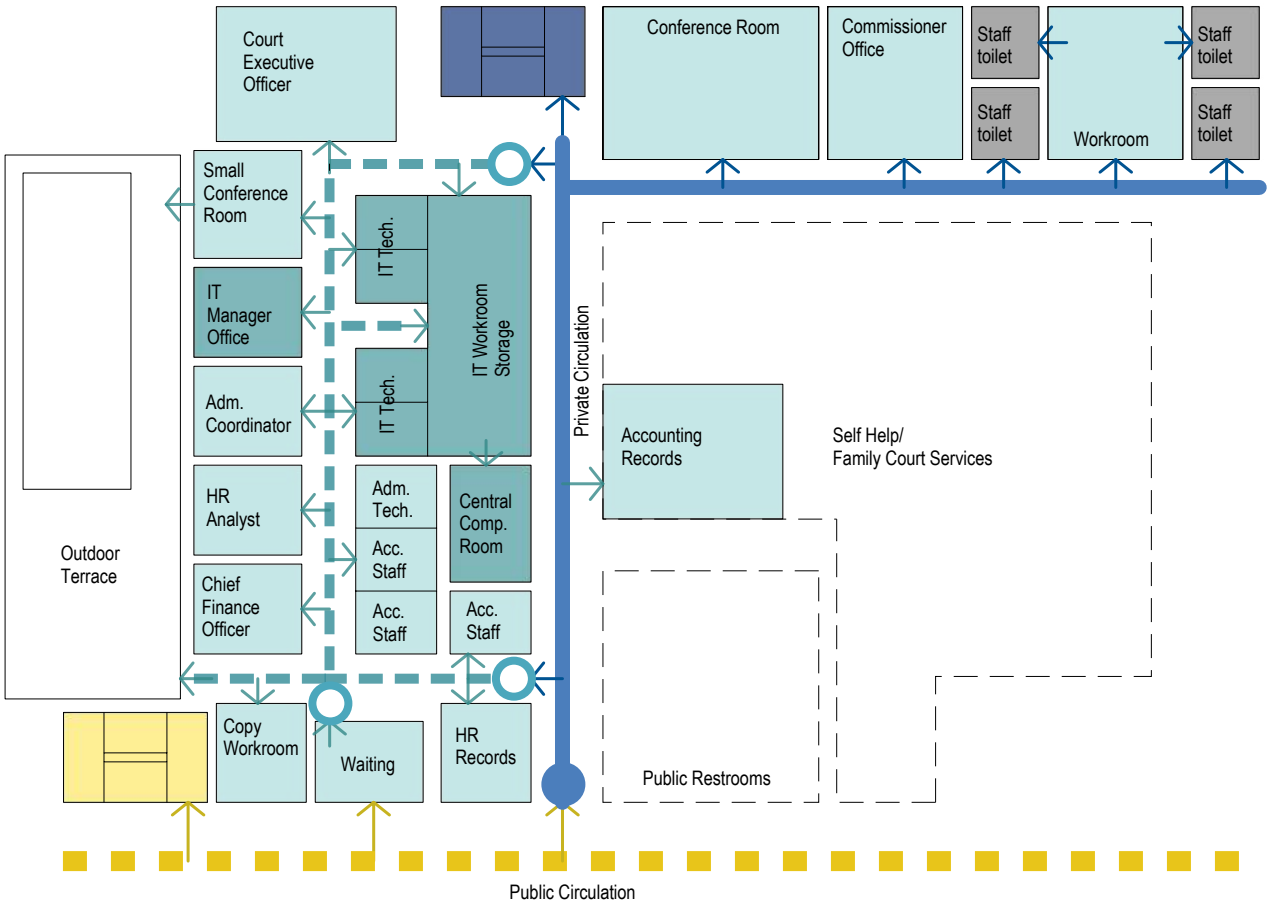


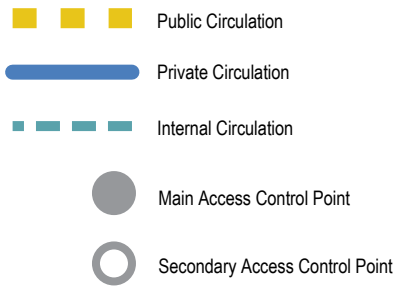


Third Floor Plan Diagram
Key Plan

2.4 ADJACENCY DIAGRAMS

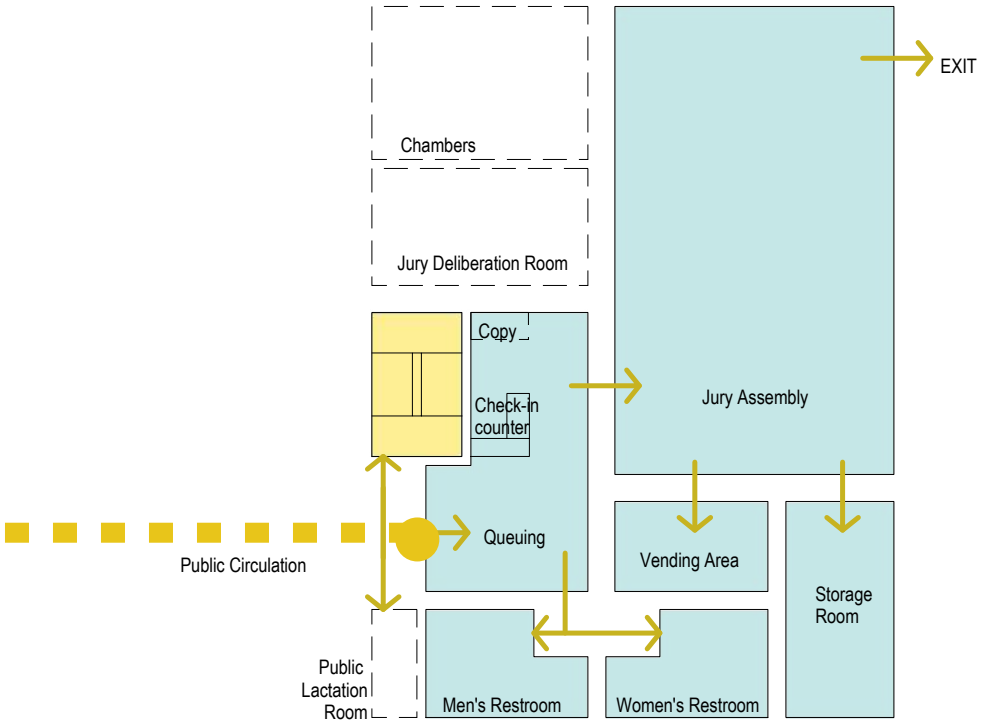
8.0.0 Administration (3,561 SF)

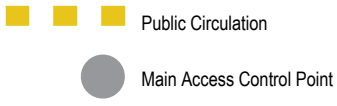


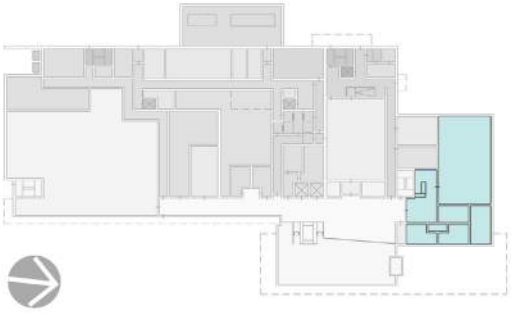


Third Floor Plan Diagram
Key Plan

9.0.0 Jury Services (3,120 SF)

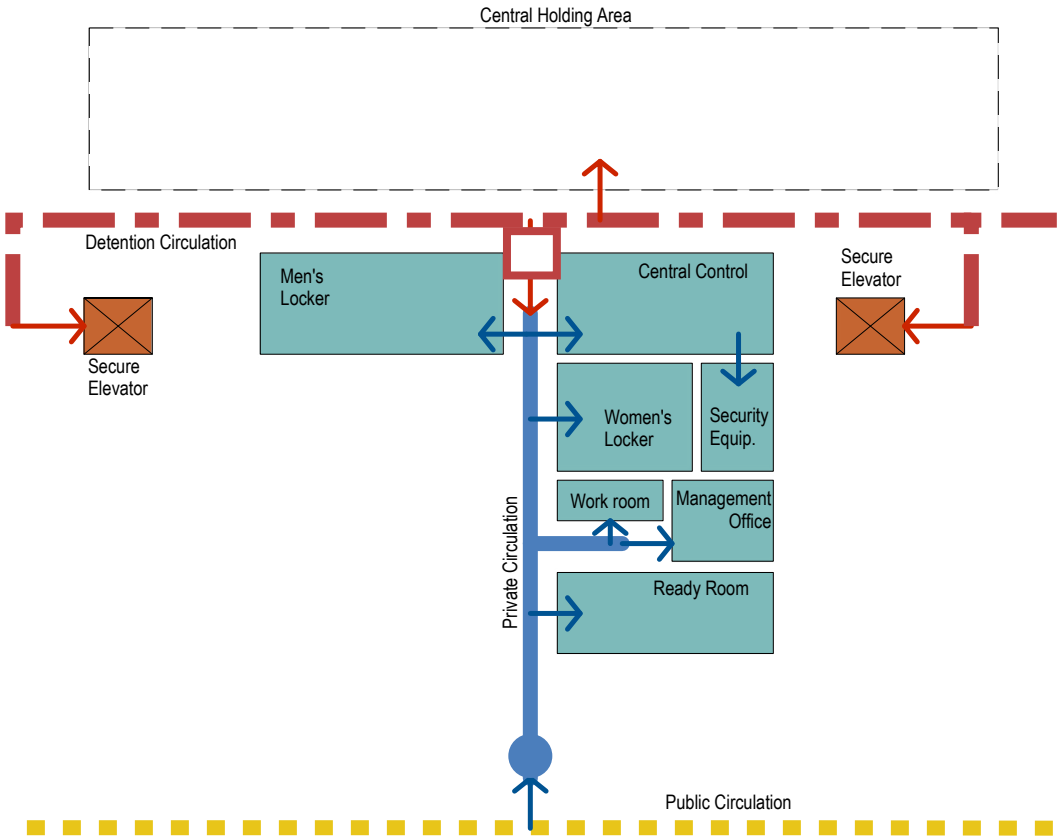


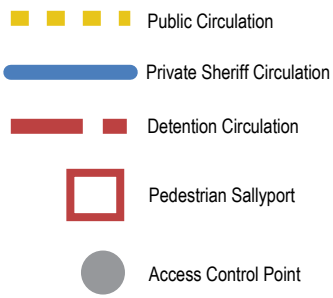


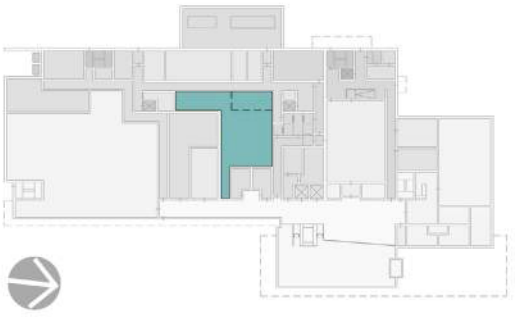


First Floor Plan Diagram
Key Plan

10.0.0 Sheriff (1,613 SF)

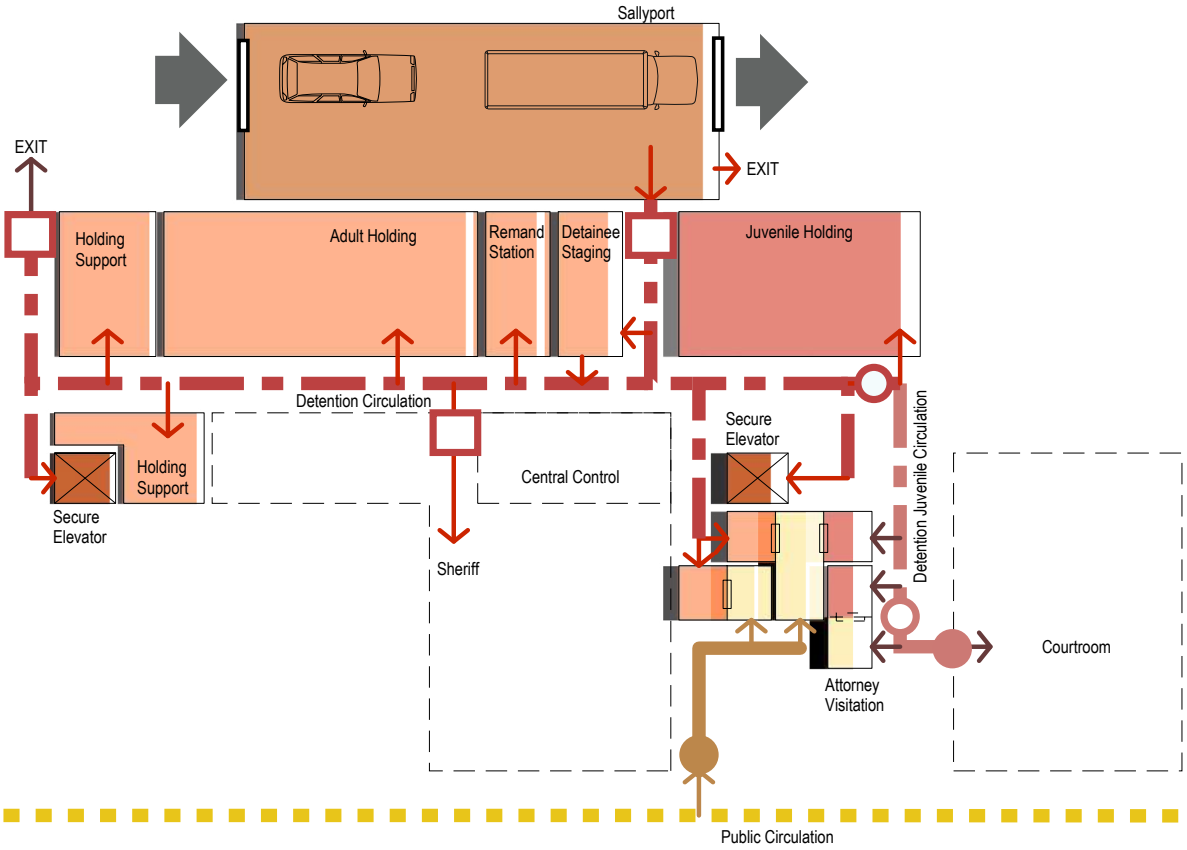


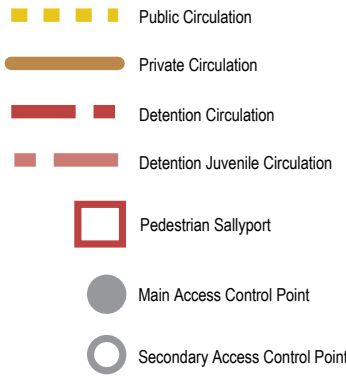




First Floor Plan Diagram
Key Plan

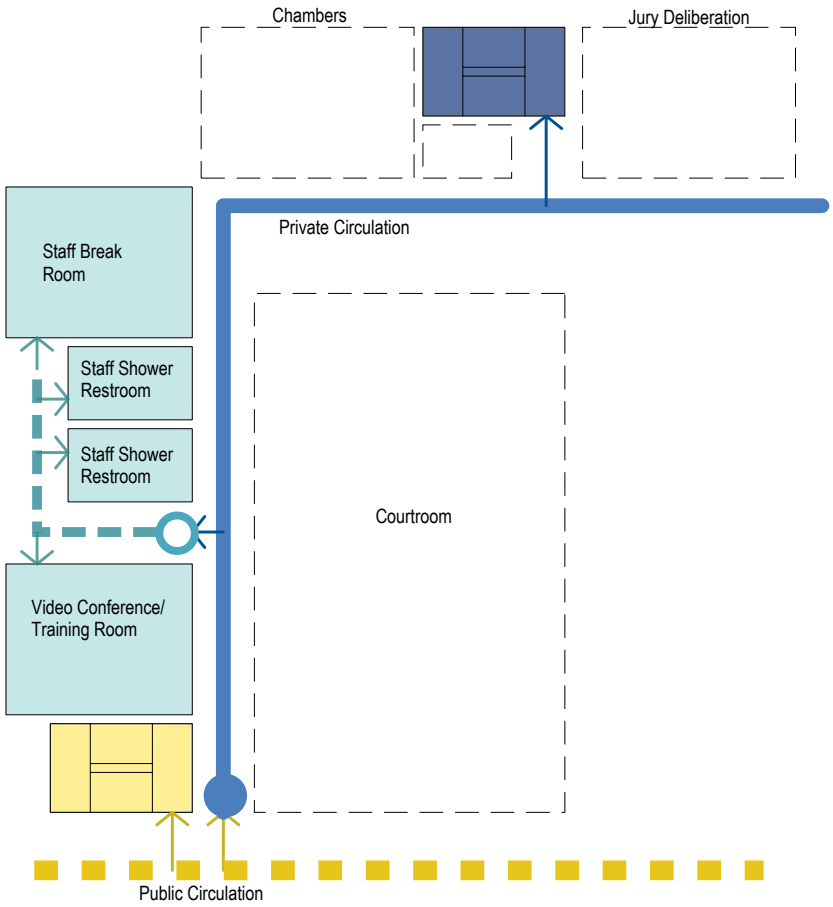
11.0.0 Central In-Custody Holding (2,520 SF)

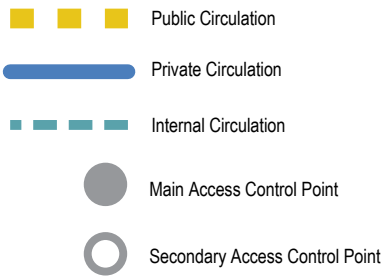


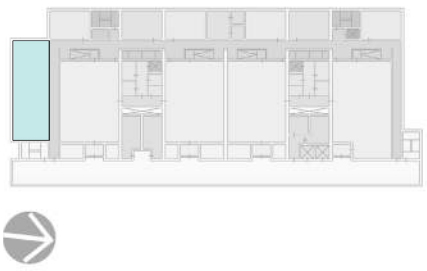


First Floor Plan Diagram
Key Plan

12.0.0 Staff Support (950 SF)

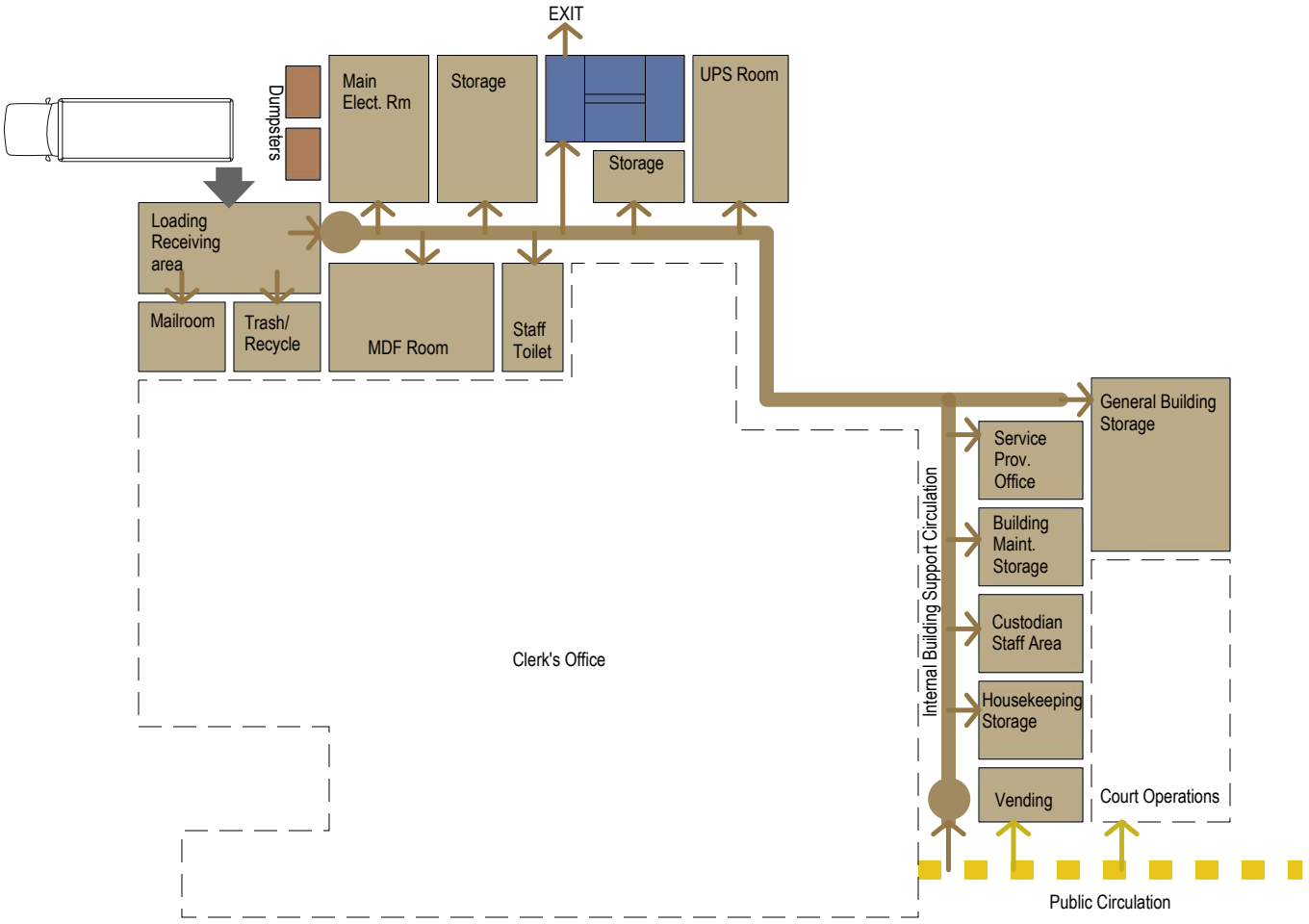


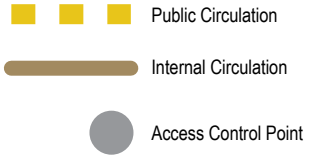


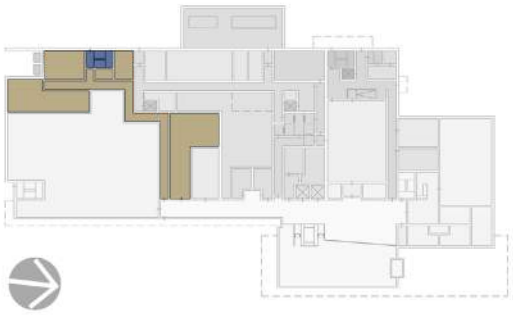


Second Floor Plan Diagram
Key Plan

13.0.0 Building Support (1,875 SF)







First Floor Plan Diagram
Key Plan

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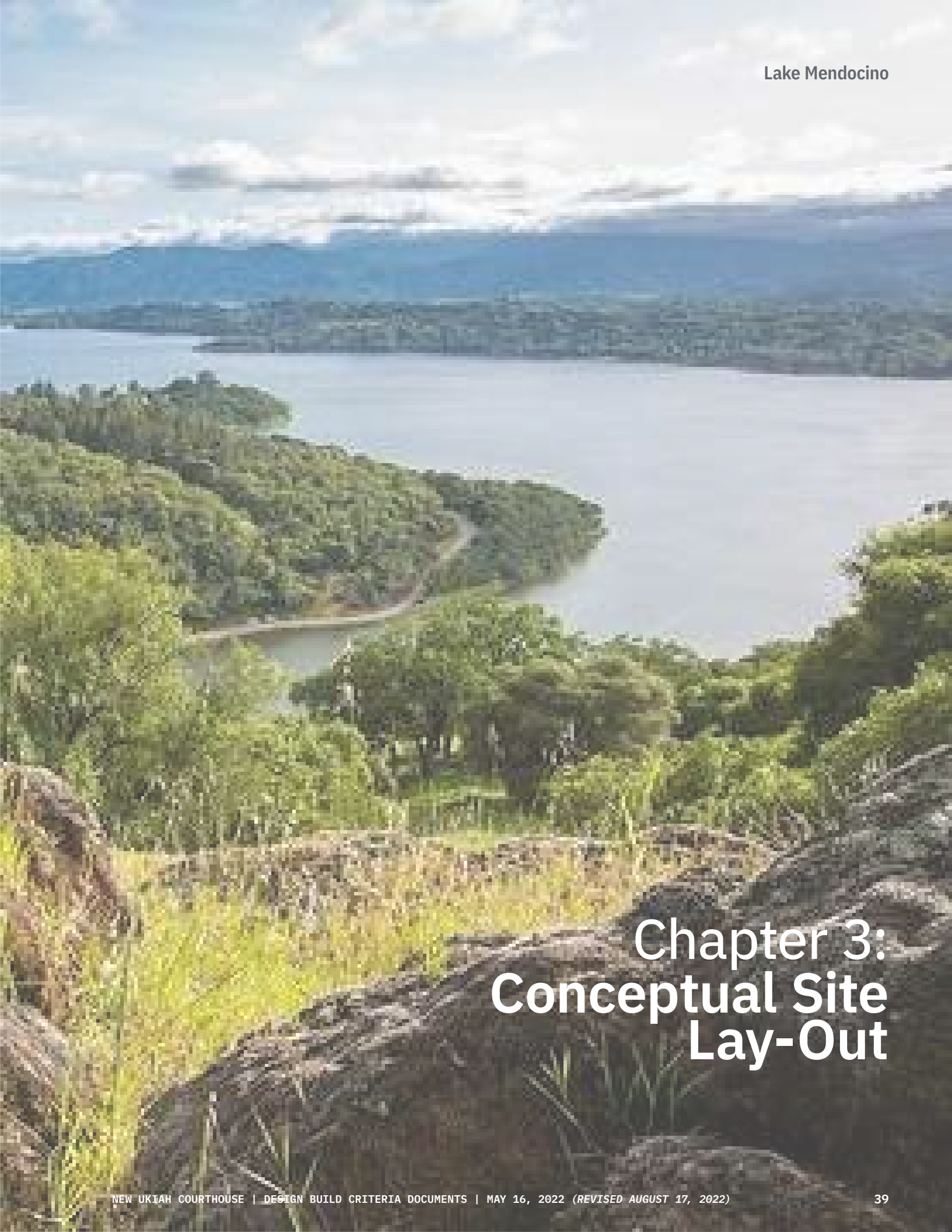


Lake Mendocino

Chapter 3: Conceptual Site Lay-Out

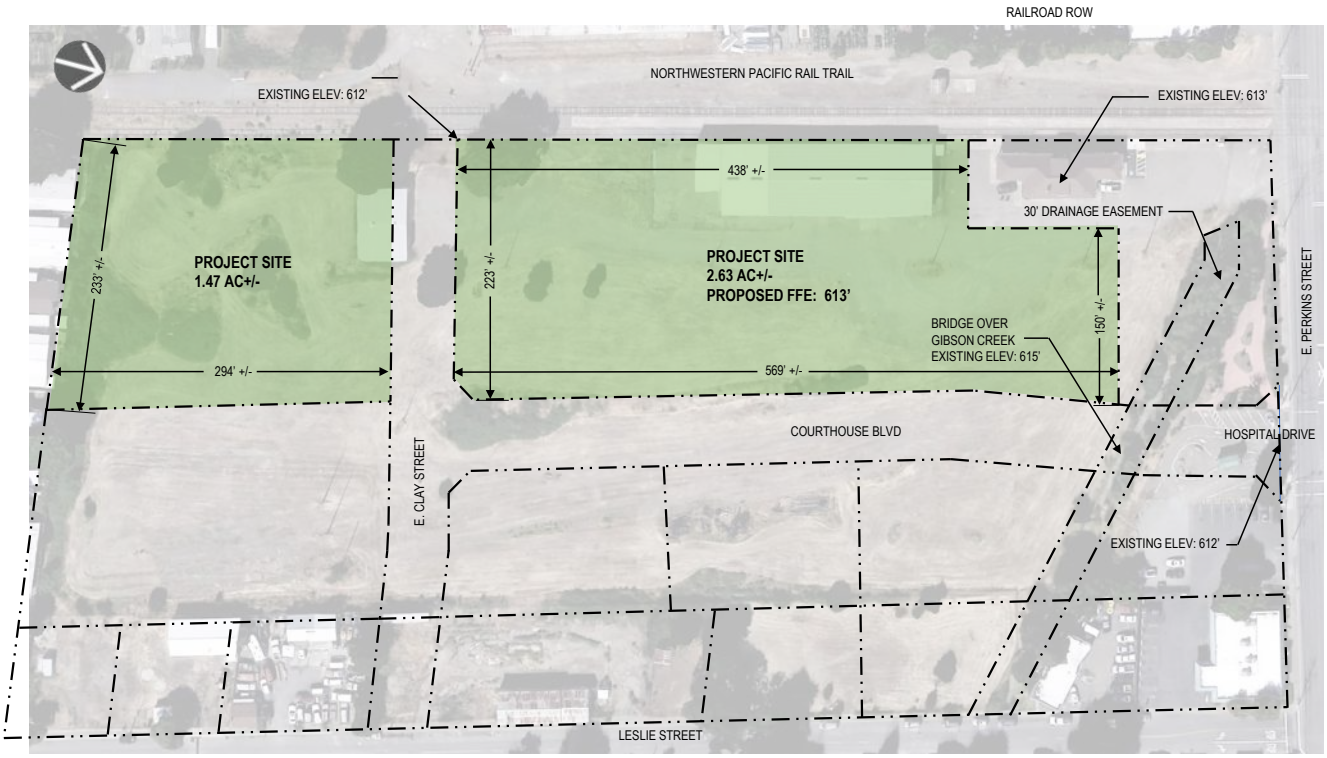
SITE INTRODUCTION

Located in the eastern fringe of downtown Ukiah, CA the New Ukiah Courthouse will be sited on a two-parcel, 4.10-acre site that was formerly owned and partially redeveloped by the North Coast Railroad Authority. The site is bounded by E. Perkins Street to the north, the abandoned rail lines and the new Northwestern Pacific Rail Trail on the west, the new Courthouse Boulevard on the west, and is bisected to the south by E. Clay Street which defines the northern parcel of 2.63 acres and the southern parcel of 1.47 acres. The overall site dimensions are approximately 860’ x 223’ and is generally a 4 to 1 rectangle configuration with the Historic Ukiah Depot to the northwest corner. The primary site access will be via Courthouse Boulevard and E. Perkins Street to the north. E. Perkins Street links the 101 Interstate to the east and the urban and commercial core of downtown oriented to the west. On the southern end of the site, E. Clay Street connects the site to the west and the downtown. The site’s eastern edge is adjacent to two currently undeveloped parcels. Residential neighborhoods are located beyond the site to the south and east. The hospital district is located to the north of E. Perkins Street.

→

Ukiah Depot

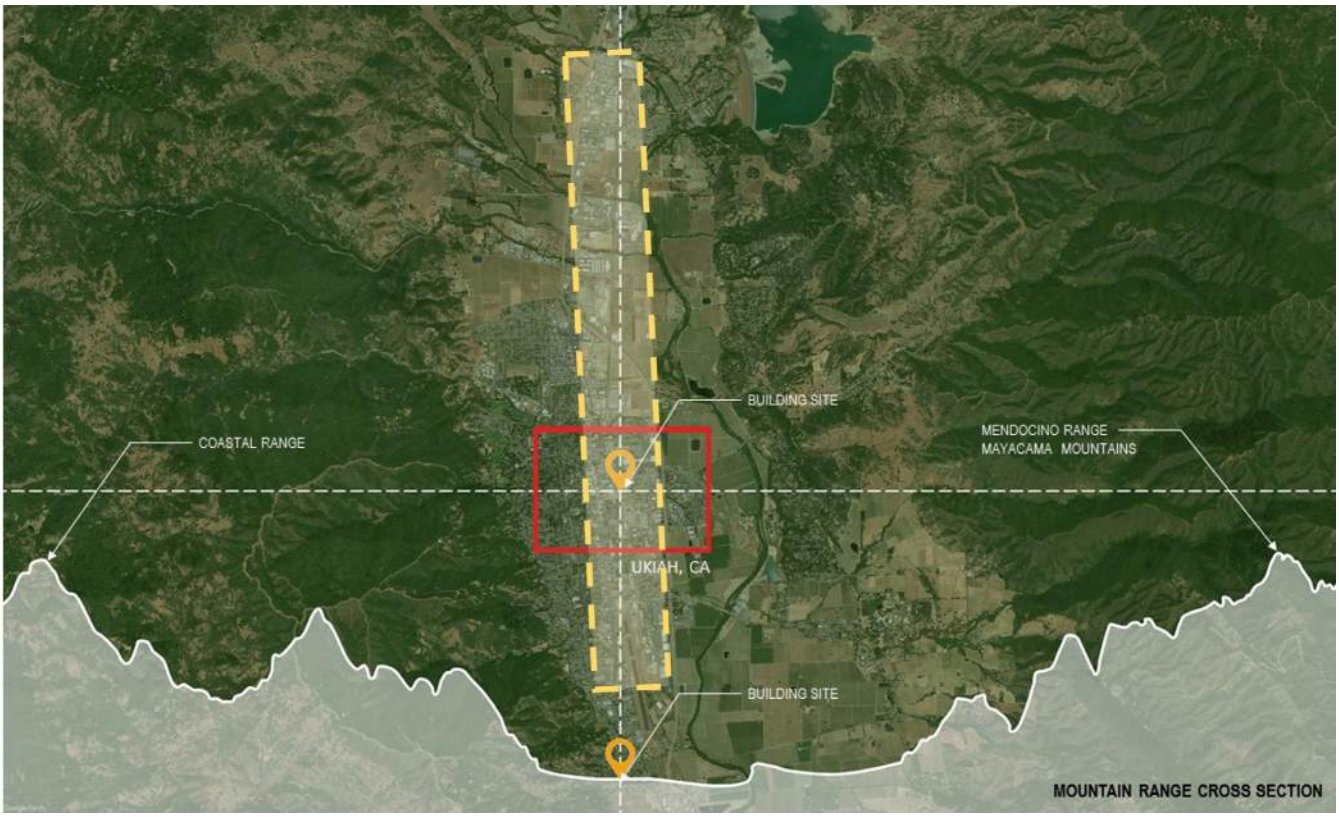
PROJECT SITE



SITE ANALYSIS

The site is framed by two coastal mountain ranges including the Mendocino Range Mayacamas Mountains to the east and the Coastal range to the west. These mountain ranges form a valley floor in which the City of Ukiah was developed. The city grid and its growth developed in response to the axial direction of the valley and largely now has a north-south axis. This north-south axis and street grid creates a unique linear city which sets Ukiah apart from other California cities. This axis of the project site also provides a significant view of the mountain ranges to the east and west.

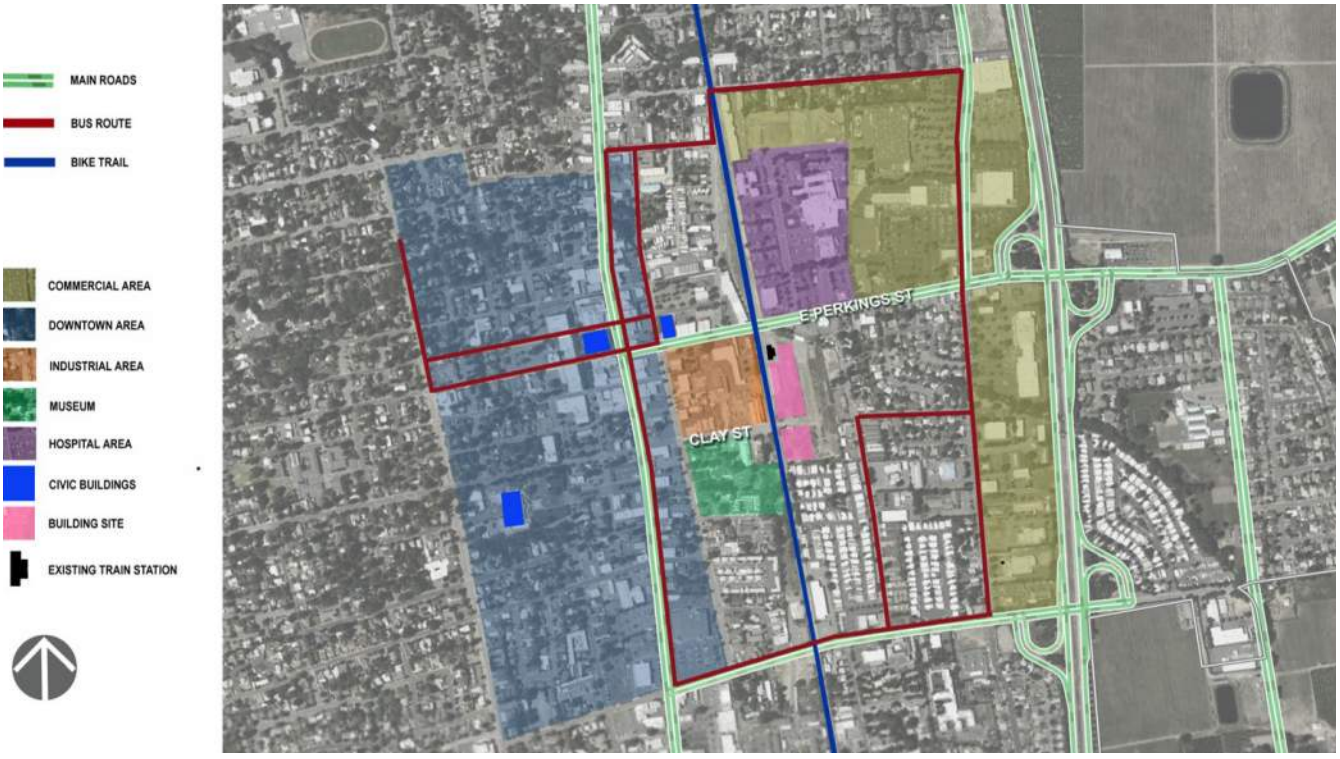
Macro Site – the Linear City



Site View to the West →

Site View to the East →

MICRO SITE ANALYSIS



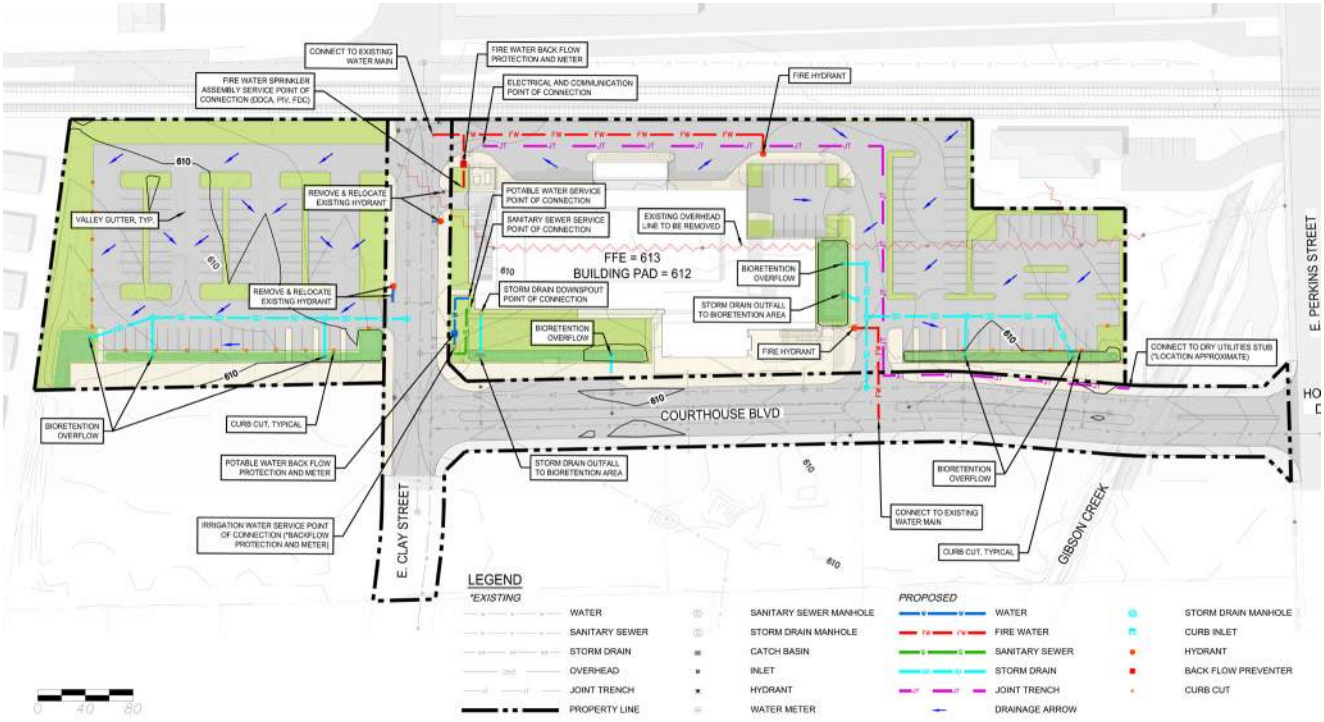
SITE PARAMETERS AND UTILITY PLAN DIAGRAM EXCERPT

Conceptual Utility Plan Diagram is excerpted on this page and the following page.

- Sanitary sewer, domestic water and irrigation service laterals are presumed to connect to the water main located within E. Clay Street at the corner of Courthouse Boulevard. The Utility Diagram shows the proposed onsite utilities to connect to the utility stubs shown in the approved Offsite Improvement Plans. The DBE shall confirm the location of installed infrastructure including service stubs and required appurtenances.
- Fire hydrants are shown in the northern parcel with a service fire water line connection to the existing water main in E. Clay Street and Courthouse Boulevard. The DBE shall confirm the location of onsite fire hydrants to meet CFC requirements.
- The fire protection service lateral is shown at the southwest corner of the building and presumed to connect to the new fire water service lateral connection at E. Clay Street.
- The DBE shall confirm that the water pressure and flow of the existing system will support the onsite fire hydrants to meet CFC requirements.
- The DBE shall coordinate location of utility meters and required outdoor equipment with the City and utility purveyors to isolate from secure areas and prevent public access to controlled areas. This includes backflow preventers, DDCA and/or gas storage.
- The onsite storm drain for the north and south parcel are shown to connect to the storm drain main line located within Courthouse Boulevard and Clay Street. The onsite storm drain will collect treated storm water runoff from the stormwater treatment basins throughout the project site and discharge to the storm drain main.
- The DBE shall design the storm drain system to meet Drainage Design Standards for Mendocino County. Storm water must be directed away from the building perimeter and pedestrian areas.
- Low impact design elements to be located onsite to provide required stormwater treatment and detention to meet the County of Mendocino Low Impact Development Standard Manual requirements. Site to be graded such that stormwater runoff from impervious surface is directed to the LID elements.
- The site contains soil with low permeability and shallow groundwater. A thoughtful stormwater management approach when considering clearance from bottom of bioretention cells to groundwater depth is critical. The high groundwater table may limit the use of infiltration-based measures. DBE shall confirm stormwater treatment provided meets state and local requirements for treatment and detention.

– The DBE shall confirm the existing infrastructure can accommodate proposed onsite improvements.
– The DBE shall coordinate any proposed utility easements crossing outside of the existing property boundary to connect to Courthouse Boulevard or Clay Street.
– The soil and groundwater of the site were once contaminated by historic railroad operations, including train locomotive services, fueling facilities, and an asphalt plant. The DBE shall obtain Covenant and Environmental Restriction on Property document for reference of restrictions and construction requirements placed on the site.
– Sidewalks along the designated accessible path of travel to meet CBC Chapter 11B guidelines. Accessible parking to be located and designed to meet CBC Chapter 11B requirements.

Site Parameters and Utility Plan Diagram



CONCEPTUAL SITE OPTIONS

In the development of the final conceptual site diagram included in this report, the Criteria Document Team developed a series of initial site options to test the deployment of building, entries, parking and setbacks against the changes of a narrow, two-parcel site. While these options deployed the parking and public entry in different orientations, each option utilized the single-loaded courtroom configuration in the north-south axis and a three-level building massing. Additionally, each option faced the main public corridor to the east with the sallyport and secured parking to the west. The approach optimized the building footprint relative to the narrow site.

Four initial entry and parking distribution options are illustrated below. Option 1 was chosen for its superior wayfinding and site utilization as it orients the public entry to E. Perkins Street with a significant amount of public parking to the north. The balance of the parking for the staff and overflow public parking is oriented to the south. Positioning the public entry to the north offers the greatest civic presence to E. Perkins Street; however, this approach requires the building entry component to be expressed on the east elevation with a north-south pedestrian promenade that establishes the public wayfinding connection to the southern parking area.

Initial Entry and Parking Distribution Options

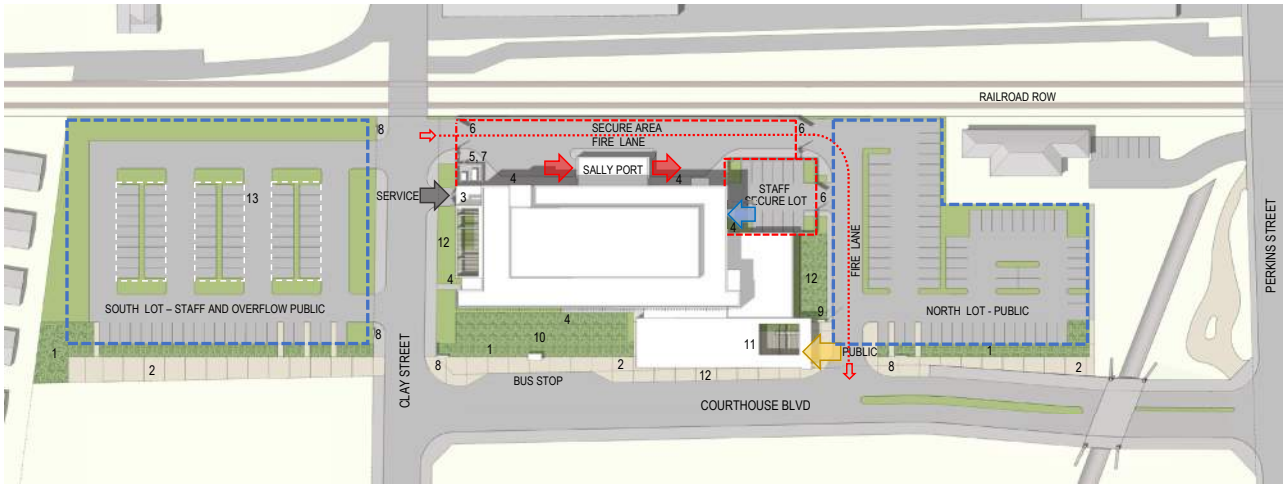
Option 1 – Mid Block North Facing Entry

Option 2 - South Facing Entry

Option 3 - Mid Block Entry

Option 4 – North Facing Entry

CONCEPTUAL SITE DIAGRAM



Parking Summary

SOUTH LOT - 78
NORTH LOT - 71
SECURE LOT - 11
TOTAL - 160

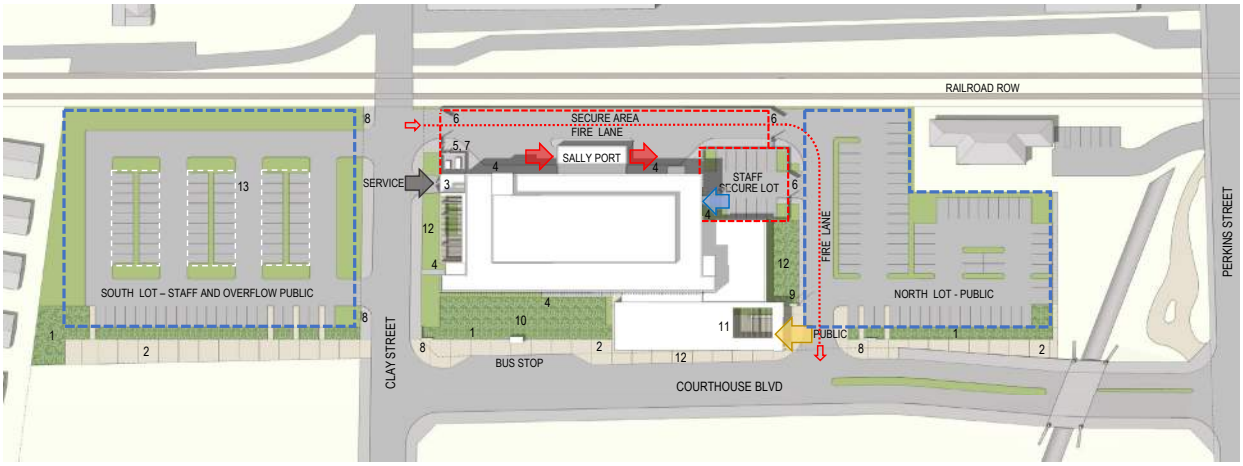
Legend

1 - RETENTION AREAS
2 – PEDESTRIAN PROMENADE
3 - TRASH ENCL., DELIVERIES
4 - BUILDING EXIT
5 - EMERGENCY GEN. ENCL
6 – SECURE LOT GATE
7 – TRANSFORMER
8 - MONUMENT SIGN
9 – FLAGPOLES
10 - FRONT GARDEN
11 - ENTRY PLAZA
12 - 25' SECURITY SETBACK
13 – POSS. P.V. PANEL CANOPIES

1

Option 1 was further developed to address the requirements of the California Trial Court Facilities Standards. This includes a 25-foot set back around the entire building with additional barrier protection at the east and north of the main public entry. The north public parking lot provides 71 spaces and the south lot provides 78 spaces of staff and overflow public parking. A 26-foot wide fire truck lane is provided from E. Clay Street around the west side of the building and exiting to the north on Courthouse Boulevard. Access to the enclosed/secure sallyport area is also from the E. Clay Street entrance and the drive-through sallyport exits to the north via the same route. The emergency generator and electrical transformers are located in an enclosure positioned at the south of the secure lot and adjacent to site utilities and in proximity to building support areas. To the northeast is an enclosed/secured parking area that provides eleven parking spaces and direct access to the private circulation located on the first floor of the courthouse. The building service is in a segregated enclosed area off of E. Clay Street. An important feature in conceptual site design is the pedestrian promenade which connects the south lot to the bus stop and the public entry. It also connects to the north parking area and to E. Perkins Street. The tree lined pedestrian promenade experience is enhanced by the integration of the landscape's water retention areas which line the eastern edge.

ILLUSTRATIVE SITE DIAGRAM



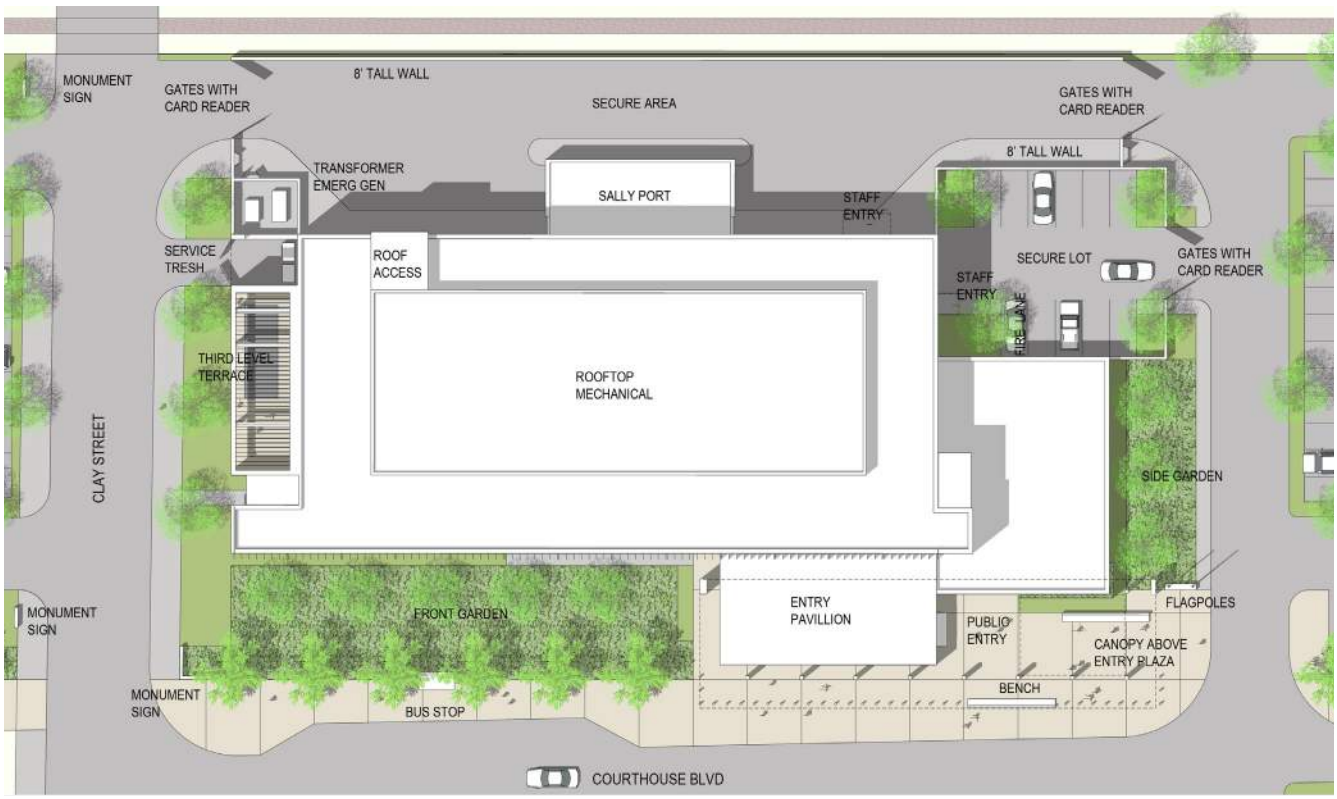
Parking Summary

SOUTH LOT - 78
NORTH LOT - 71
SECURE LOT - 11
TOTAL - 160

Legend

1 - RETENTION AREAS
2 – PEDESTRIAN PROMENADE
3 - TRASH ENCL., DELIVERIES
4 - BUILDING EXIT
5 - EMERGENCY GEN. ENCL
6 – SECURE LOT GATE
7 – TRANSFORMER
8 - MONUMENT SIGN
9 – FLAGPOLES
10 - FRONT GARDEN
11 - ENTRY PLAZA
12 - 25' SECURITY SETBACK
13 – POSS. P.V. PANEL CANOPIES

ENLARGED SITE PLAN AT BUILDING PERIMETER



Ukiah Train Depot

Chapter 4: Blocking and Stacking

The Blocking and Stacking for this seven (7) courtroom, three (3) level 77,887 BGSF New Ukiah Courthouse is based on the requirements identified in the space program, the California Trial Court Facilities Standards, and the jurisdictional requirements of the Mendocino County Courts and the Sheriff and Probation Departments.

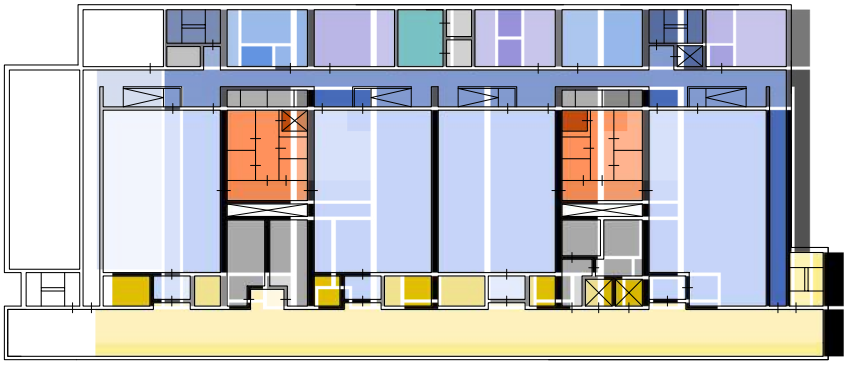
As planning of the court floor(s) establishes the organization principles of the courthouse including the circulation systems, structural grid, and overall building geometry, two contrasting court floor plan options were developed and tested in the early phase for their efficiency, response to the site, and potential architectural qualities. The options include a single-loaded and a double-loaded parti with a total of four courtrooms per court floor.

The single-loaded option closely follows the California Trial Court Facilities Standards typical court floor organization and is based on a pair of court sets. (See the court set adjacency diagram on page 28). This option aligns to the north-south axis of the narrow site with the public circulation oriented to the east, the chambers are oriented to the west, and an office zone is oriented to the south. A potentially negative attribute of the single-loaded option is the southern and western exposure of the office zone and chambers; however, project development by the DBE to include such elements as exterior vertical sun louvers, Low-E high performance glazing and interior operable shades will readily mitigate the solar glare and heat gain.

The double-loaded option was developed to explore court floor alternatives with supporting office zone and chambers that would avoid or minimize southern and western exposure. The double-loaded option orients the court sets on opposite sides of an in-board public corridor and the chambers are located out-board to the north and south building exterior faces. While a reduction in heat gain to the chambers on the western elevation is potentially reduced, the degree of reduction is considered minimal. More significantly, the concept results in an excessive footprint and an inefficient floor plan.

COURT FLOOR ORGANIZATION OPTIONS

Single Loaded Court Floor Option



Double Loaded Court Floor Option

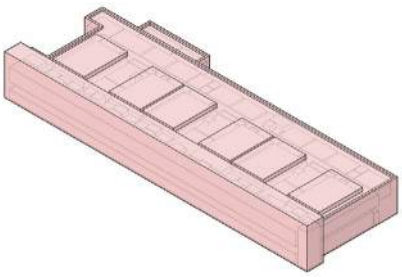
After consideration, the single-loaded option is selected as it is deemed to be a more effective building shape for the project site as it allows adequate site features, perimeter site circulation, and site security setbacks. It provides a higher level of public comfort, quality public interior spaces and views to the exterior and mountain ranges

EVALUATION OF THE POTENTIAL BUILDING HEIGHTS

As a function of the site analysis and initial court floor organization studies, the Criteria Document Team evaluated three potential building massing/heights partis relative to the site and adjacent urban context. These are summarized as a two-level, six courtrooms per floor option; a three-level, four courtrooms per floor option; and four-level, two courtrooms per floor option. The two-level option is generally more compatible to the adjacent context. However, the comparatively large footprint prohibits the necessary site components, and is relatively inefficient as it requires three holding cores, long public and in-custody delivery corridors, and would limit daylighting into the office areas. The four-level option was initially thought to have the smallest building footprint and superior site accommodations; however, the first floor is to include the Clerk's Office, Sheriff's Office and Jury Assembly resulting in a building footprint that is generally equal to the three-level option.

Given the added cost of a four-level vs. a three-level building, as well as superior operational efficiency, the three-level option is selected as the most appropriate and desirable option for the site and urban context. Building heights are determined, in-part, by the minimum floor-to-floor heights required by the California Trial Court Facilities Standards. The concept has been developed utilizing 16'-8" floor-to-floor and is a deviation as indicated in Section 6.2 PROJECT SPECIFIC ADDITIONS OR RESTRICTIONS MATRIX, item 11.02.

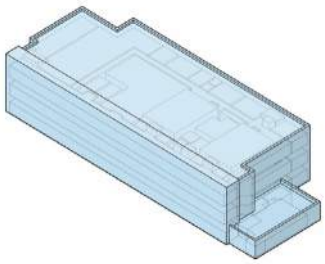
TWO LEVELS – 6 COURTROOMS PER FLOOR – 34 FEET



Pros:
- Lowest building mass
- All courtrooms could have roof clear stories

Cons:
- Three in-custody elevators
- Uses additional site
- Long public corridor
- Limited daylight to office areas

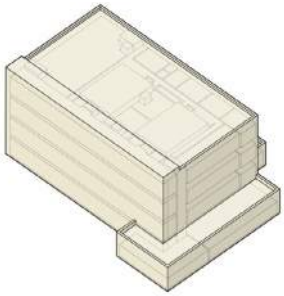
THREE LEVELS - 4 COURTROOMS PER FLOOR – 50 FEET



Pros:
- Compact floor
- Improved daylight to office areas traditional model

Cons:
- Taller building mass

FOUR LEVELS – 2 COURTROOMS PER FLOOR - 66 FEET



Pros:
- Small foot print allows flexible building siting
- Single in-custody elevator
- Improved daylight to office areas

Cons:
- Tallest building massing
- Requires Jury Assembly and Sheriff's office on level to balance area
- Most costly option

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BLOCKING AND STACKING ORGANIZATION

The second floor includes four courtrooms and establishes the organizational principles of the building's first and third floors. It is comprised of three multipurpose trial courtrooms and one large trial courtroom. Courtrooms are arranged in pairs establishing a court set that share a common in-custody defendant holding area. The multipurpose courtrooms have a net dimension of 35 feet wide by 48 feet and set the main structural bay of 38 feet. Between each pair of courtrooms is the holding core B and with a 26-foot-wide internal structural bay. The chambers and jury deliberation rooms are located on the west side are rotated 90 degrees from the space standard diagrams to minimize the overall building depth. Located at the south is the Staff Support area which includes the large training room, common breakroom, and staff showers. Four wide stairs are provided at the quarter points to address the JCC's requirement to ensure all the emergency exit stairs have 20% more capacity than required by code.

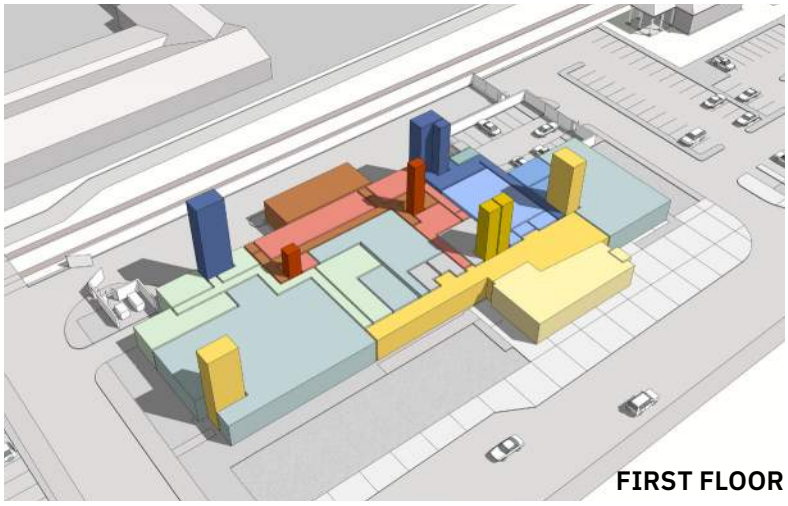
The third floor has a pair of multipurpose trial courtrooms that are vertically "stacked" and aligned to the second floor pair located below. A combined Family Court Services and the Self-Help suite are included on the third floor readily accessible from the public corridor. Identified in the CTCFS, these areas are to be located on the first floor; however, the Mendocino County Superior Court have approved this location as they more readily serve the court floors. Located at the south end of the diagram is the Administration suite with both a public entry and access to the private circulation zone. An adjacent exterior terrace area with views to the two mountain ranges can be accessed from this department. In order to reduce the occupancy area of the terrace an elevated seating area with a rock garden infill is shown. The exterior glass railing will need to be of sufficient height and a design to discourage anyone from climbing over it.

The first floor is comprised of numerous critical functions and is significantly more organizationally complex than the two upper floors. Located to the west, or rear of the first floor diagram, is the secure vehicle sallyport with direct access into the central holding area. The access is aligned to the central control room and bisects the adult holding from the juvenile holding. The in-custody individuals are moved to the upper court floor holding via two detention elevators. Unique to this courthouse is a first-floor multipurpose trial courtroom located to the north of the central holding area. This courtroom is designated as the juvenile courtroom and has direct and segregated in-custody juvenile access from central holding into the courtroom and a segregated attorney interview room.

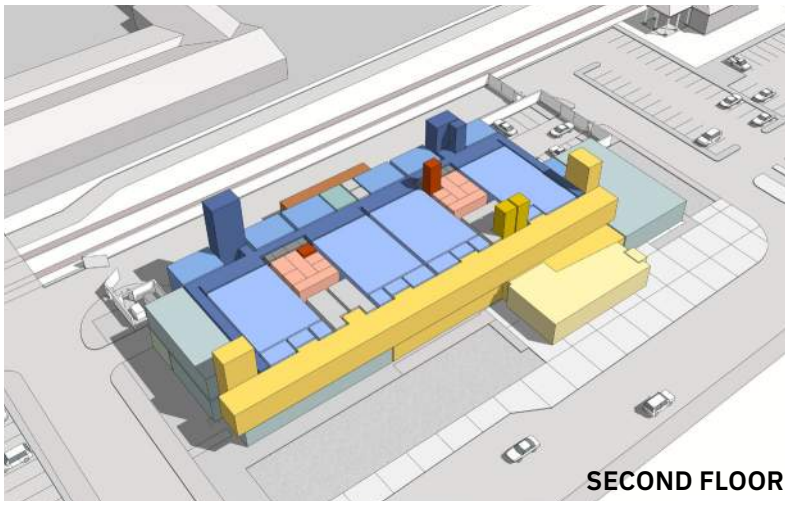
The public entrance faces to the north public parking lot and E. Perkins Street. The positioning of the lobby as a lower transitional element to the main building mass allows the entry pavilion to be visually identified from the public and staff parking to the south. The main public internal corridor runs north south and links the entry lobby to the Jury Assembly to the north and the Clerk's Office to the south.

Building service is positioned to the southwest with access on E. Clay Street. Included in the services area is the mailroom, recycling room, the main electrical room, the MDF, and UPS rooms. This area is linked to the public circulation via private service corridor. Near the public corridor are both the janitorial and storage functions.

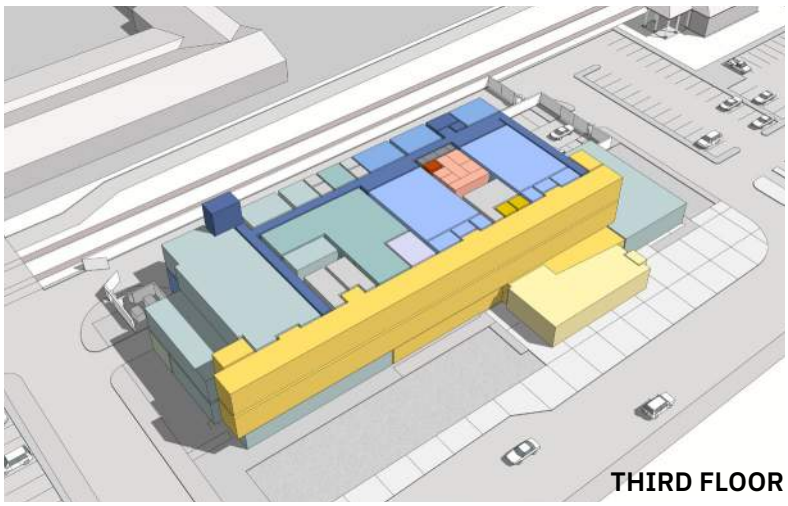
BLOCKING AND STACKING DIAGRAMS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

4.3 FLOOR PLAN DIAGRAMS

FIRST FLOOR

1	LOBBY - SECURITY SCREENING *(1.0)*	9	JURY SERVICES *(9.0)*	P	PUBLIC CIRCULATION
2	LARGE / JUVENILE COURTROOM *(2.0)*	10	WAITING	R	RESTRICTED CIRCULATION
3	EVIDENCE STORAGE *(2.0)*	11	SHERIFF *(10.0)*	IDF	IDF ROOM
4	COURTROOM A/V SERVER CLOSET *(2.0)*	12	CENTRAL HOLDING - ADULT *(11.0)*	E	ELECTRICAL ROOM
5	JURY DELIBERATION *(2.0)*	13	CENTRAL HOLDING - JUVENILE *(11.0)*	T	PUBLIC RESTROOMS
6	CHAMBERS *(3.0)*	14	CENTRAL HOLDING - SUPPORT *(11.0)*	S	STAFF RESTROOMS
7	COURT OPERATIONS *(4.0)*	15	NON-CONTACT ATT. INTERVIEW *(11.0)*	W	WORKROOM
8	CLERK'S OFFICE *(5.0)*	16	BUILDING SUPPORT *(13.0)*		
		17	SALLYPORT		

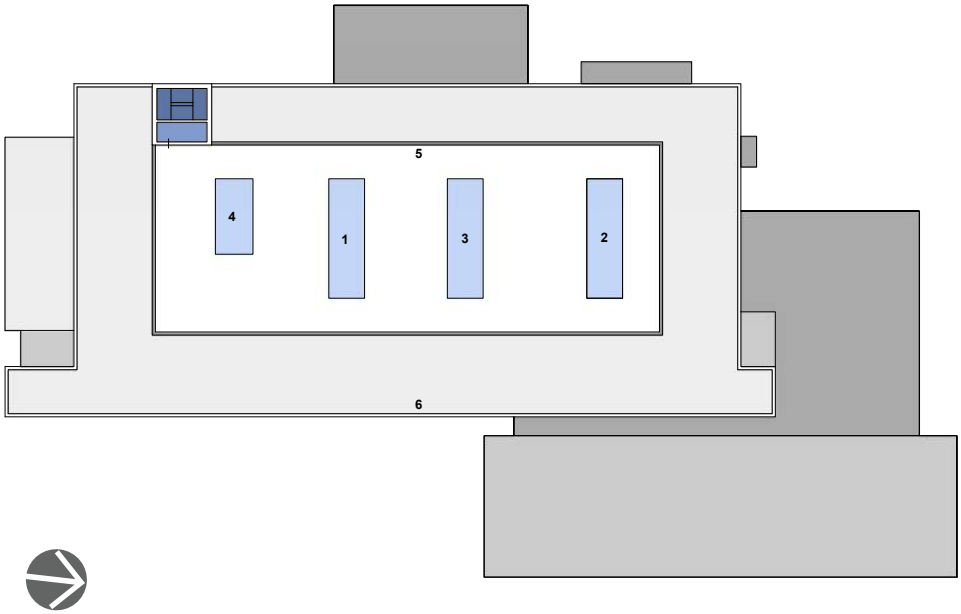
SECOND FLOOR

1	LARGE TRIAL COURTROOM *(2.0)*	P	PUBLIC CIRCULATION
2	MULTIPURPOSE COURTROOM *(2.0)*	R	RESTRICTED CIRCULATION
3	COURTROOM HOLDING *(2.0)*	IDF	IDF ROOM
4	EVIDENCE STORAGE *(2.0)*	E	ELECTRICAL ROOM
5	COURTROOM A/V SERVER CLOSET *(2.0)*	T	PUBLIC RESTROOMS
6	JURY DELIBERATION *(2.0)*	S	STAFF RESTROOMS
7	CHAMBERS *(3.0)*	W	WORKROOM
8	STAFF SUPPORT *(12.1)*		
9	WAITING		

THIRD FLOOR

1	MULTIPURPOSE COURTROOM *(2.0)*	8	COMMISSIONER OFFICE *(3.0)*	P	PUBLIC CIRCULATION
2	COURTROOM HOLDING *(2.0)*	9	CONFERENCE ROOM *(3.0)*	R	RESTRICTED CIRCULATION
3	EVIDENCE STORAGE *(2.0)*	10	FAMILY COURT SERVICES *(6.0)*	IDF	IDF ROOM
4	COURTROOM A/V SERVER CLOSET *(2.0)*	11	SELF HELP *(7.0)*	E	ELECTRICAL ROOM
5	JURY DELIBERATION *(2.0)*	12	ADMINISTRATION *(8.0)*	T	PUBLIC RESTROOMS
6	CIVIL SETTLEMENT CONF. ROOM *(2.0)*	13	OUTDOOR TERRACE	S	STAFF RESTROOMS
7	CHAMBERS *(3.0)*	14	WAITING	W	WORKROOM

ROOF



1	ROOF TOP UNIT (RTU-1)
2	ROOF TOP UNIT (RTU-2)
3	ROOF TOP UNIT (RTU-3)
4	HW BOILER SYSTEM
5	SCREEN WALL
6	PARAPET

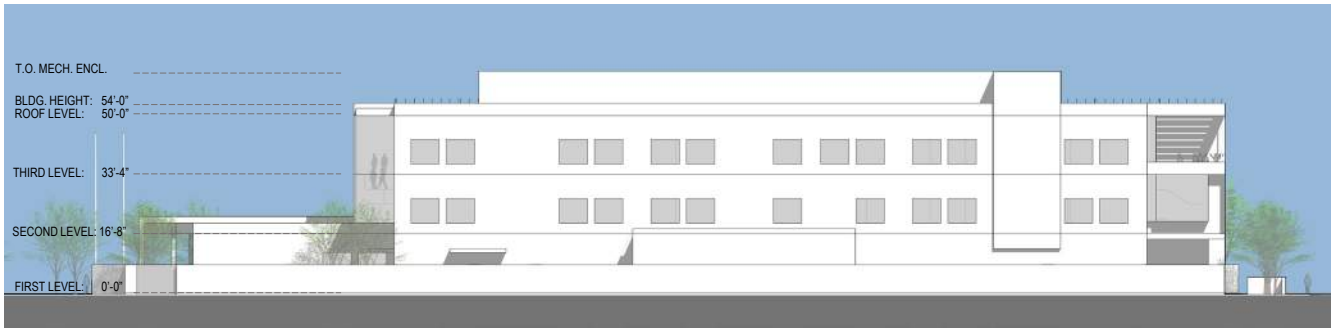
4.3 FLOOR PLAN DIAGRAMS

ELEVATIONS: THREE LEVELS OPTION

North Elevation

East Elevation

South Elevation



West Elevation

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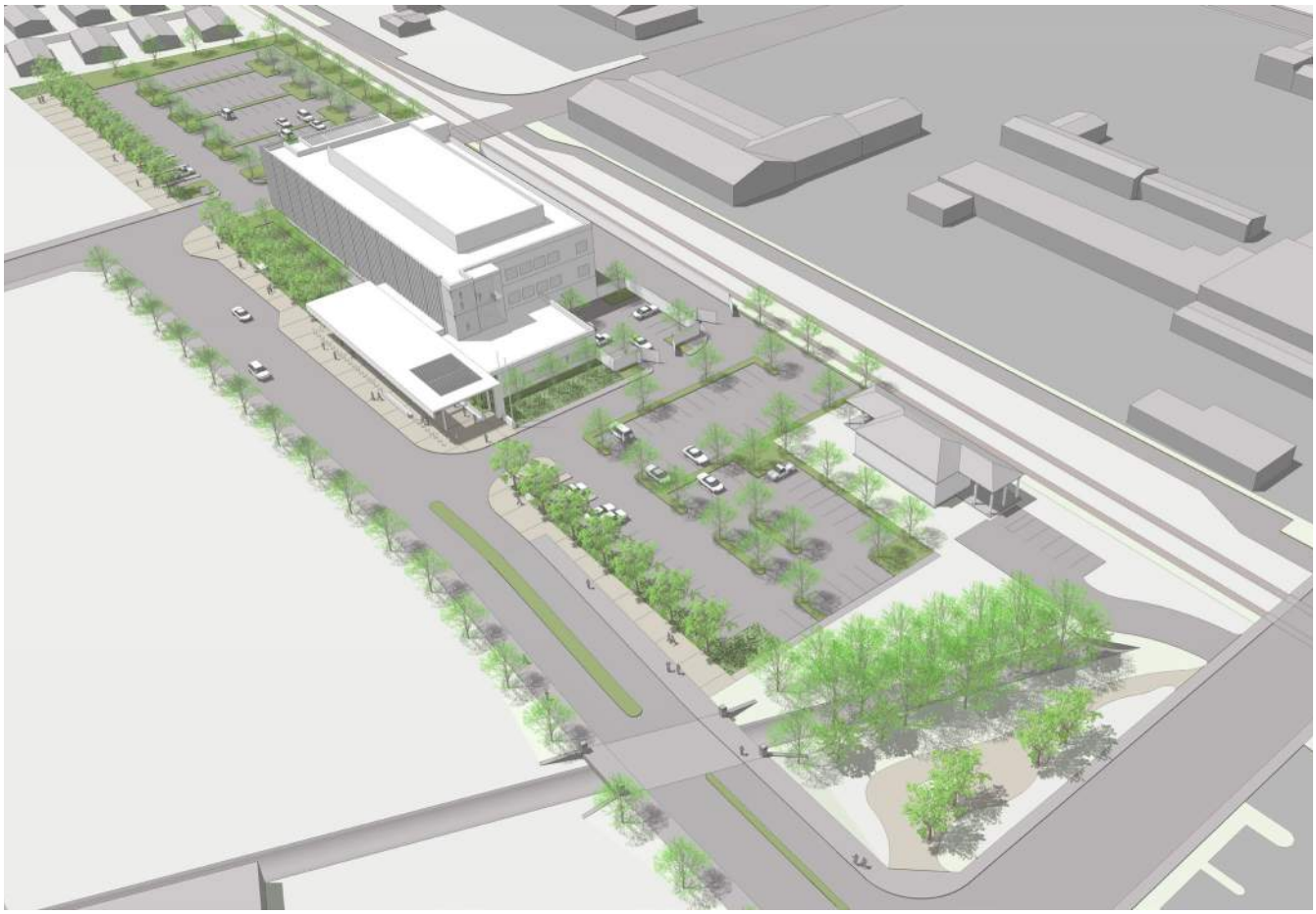
BUILDING MASSING

The massing study included in the section was developed by the Criteria Document Team with the intent of assisting the JCC and Courts in their understanding of the site and the building planning in the third dimension. The intent of the planning exercise was to keep the building massing, aerial views and perspective views to an ethereal state, devoid of architectural detailing, but with sufficient development to illustrate the salient planning points. It is understood that the selected Design-Build team will further evolve and enhance the criteria design during the subsequent design phases.

Following the previous narratives regarding the courthouse site diagram, blocking and stacking, and floor plan diagrams, the aerial views included in this section illustrate the north-south position of courthouse located just north of E. Clay Street, the public parking to the north, and staff and overflow parking to the south. The courthouse massing reflects the three-level, single loaded court floor previously described and is sited parallel to Courthouse Boulevard with the public circulation expressed by a glass curtain wall. This position of the internal public circulation affords views to the eastern mountain ranges and, at both ends of the

Aerial Perspective View looking Southwest



corridor, views to east and west ranges beyond.

The building base is articulated separately from the upper two floors in order to respond to the pedestrian scale and the lower adjacent residential and urban context such as the Historic Ukiah Depot to the northwest. The public entrance pavilion which faces the north public parking lot and E. Perkins Street is a lower mass that allows the pavilion to be visually identified from the public and staff parking areas from both the north and south. In a similar fashion, the Jury Assembly component extends beyond the three-level main building massing to the north, and when combined with the entry pavilion, it rescales the taller building mass to be compatible with the one-story scale Depot. The entry pavilion's linear roof, or porch element, extends to the north to create a welcoming entry with a strong civic presence from E. Perkins Street. Also illustrated in the aerial views is the pedestrian promenade which connects the south lot to the bus stop and the public entry. This tree-lined pedestrian promenade experience is both enhanced by the integration of the landscape's water retention areas which line the eastern edge the walk and the entry pavilion's roof extension which provides a gentle embrace as the visitor approaches the building.

Aerial Perspective View looking Northeast

Perspective View looking South from Perkins Street

View looks past the historic Ukiah Depot near E. Perkins Street. It illustrates the relationship consideration between lower scale of station to courthouse entry pavilion, jury assembly volume and security walls. A relationship between Ukiah Depot columns and entry canopy columns can also be seen.

Perspective View looking South down Courthouse Drive

View towards the pedestrian promenade near the Gibson Creek overpass. This linear tree-lined promenade is a directional wayfinding element to the courthouse public entry pavilion from E. Perkins Street and adjacent parking. On its side is a required water retention depression that can become a functional landscape feature.

Perspective View looking South to Courthouse Entry

Site program elements can be seen around the forecourt. Integrated bench seating and bollard protection as well as flagpole monument. The canopy is solid but opens up away from the entry with shading louvers above for comfortable exterior waiting. Garden elements can be brought in as well. Viewing opportunities are shown at levels above.

Perspective View looking North towards Front Garden

This view shows several possible strategies for solar control for illustration purposes. The third level terrace has an overhead horizontal plane with shading louvers as does the entry canopy. South and North façades would use Low-E high performance glazing. The East façade is shown using vertical louvers that work well with low morning and afternoon sun. Conversely the West façade would use a combination of vertical louvers, Low-E high performance glazing, and interior operable shades to mitigate the West solar glare and heat gain.

JCC CODE REQUIREMENTS

The following is a partial list of the applicable codes and standards required for the new facility. Code and standards are referenced throughout this document as well as the California Trial Court Facilities Standards. In some instances, the Standards require the design to comply with more stringent requirements beyond that of the CBC. The JCC requires all egress components to be sized at 120% of that required by code. Additionally, all corridors are required to be rated regardless of the code requirements. While not a code requirement, the JCC requires the new facility to be designed for sustainability and is required to obtain LEED Silver certification.

PARTIAL LIST OF APPLICABLE CODES AS OF JANUARY 1, 2023

2022 California Administrative Code (CAC), Part 1, Title 24 CCR*

2022 California Building Code (CBC), Part 2, Title 24 CCR

(2018 International Building Code, Vol. 1 & 2, and 2022 California amendments)

2022 California Electrical Code (CEC), Part 3, Title 24 CCR

(2017 National Electrical Code and 2022 California Amendments)

2022 California Mechanical Code (CMC), Part 4, Title 24 CCR

(2018 IAPMO Uniform Mechanical Code and 2022 California amendments)

2022 California Plumbing Code (CPC), Part 5, Title 24 CCR

(2018 IAPMO Uniform Plumbing Code and 2022 California Amendments)

2022 California Energy Code (CEC), Part 6, Title 24 CCR

2022 California Fire Code (CFC), Part 9, Title 24 CCR

(2018 International Fire Code and 2022 California Amendments)

2022 California Green Building Standards Code (CALGreen), Part 11, Title 24 CCR

2022 California Referenced Standards Code, Part 12, Title 24 CCR

Title 19 CCR, Public Safety, State Fire Marshal Regulations

2016 ASME A17.1/CSA B44-13 Safety Code for Elevators and Escalators (per 2022 CBC Part 2 Ch 35)

Note: Cal/OSHA Elevator Unit enforces CCR Title 8 and uses the 2004 ASME A17.1 by adoption

PARTIAL LIST OF APPLICABLE STANDARDS

NFPA 13 - Standard for the Installation of Sprinkler Systems (CA amended), 2016 Edition

NFPA 14 - Standard for the Installation of Standpipe and Hose Systems (CA amended), 2016 Edition

NFPA 17 - Standard for Dry Chemical Extinguishing Systems, 2017 Edition

NFPA 17A - Standard for Wet Chemical Extinguishing Systems, 2017 Edition

NFPA 20 - Standard for the Installation of Stationary Pumps for Fire Protection, 2016 Edition

NFPA 24 - Standard for the Installation of Private Fire Service Mains and Their Appurtenances (CA amended), 2016 Edition

NFPA 72 - National Fire Alarm and Signaling Code (CA amended), 2016 Edition

NFPA 80 - Standard for Fire Doors and Other Opening Protectives, 2016 Edition

NFPA 2001 - Standard on Clean Agent Fire Extinguishing Systems (CA amended), 2015 Edition

UL 300 - Standard for Fire Testing of Fire Extinguishing Systems for Protection of Commercial Cooking Equipment, 2005 (R2010)

UL 464 - Audible Signaling Devices for Fire Alarm and Signaling Systems, Including Accessories, 2003 Edition

UL 521 - Standard for Heat Detectors for Fire Protective Signaling Systems, 1999 Edition

UL 1971 - Standard for Signaling Devices for the Hearing Impaired, 2002 (R2010)

For a complete list of applicable NFPA standards refer to 2022 CBC (SFM) Chapter 35 and California Fire Code Chapter 80.

See California Building Code Chapter 35 for State of California amendments to the NFPA Standards.

STRUCTURAL SYSTEM CRITERIA

The structural systems used for this project shall comply with the latest version of the California Trial Court Facilities Standards. The preferred structural system for the Ukiah Courthouse must take into consideration the architectural program, height of the building, floor-to-floor height requirements, building weight as it applies to seismic design, mechanical requirements for ductwork and plenums, acoustic and vibration requirements, architectural aesthetics for the building and future flexibility of the spaces. User needs in terms of durability, user experience, and safety shall be carefully considered.

Both the gravity and lateral systems shall take into consideration the required fire rating of the building. The lateral system shall balance the need for maximizing wind and seismic event safety while preserving the functional layout, architectural considerations, and economy without negatively impacting the cost of the structural system. The stiffness and proportioning of the lateral system should be tailored to meet the horizontal and torsional deflection requirements of the Code. Lateral forces are transferred from each floor into the lateral system, then down to the foundation. The foundation system shall take into consideration the site specific soil characteristics. Preliminary soil investigations indicate that the upper layers of soil are soft to very soft. Some of the preliminary soil borings found wood fragments and abandoned concrete elements. Further soil investigations shall be made to determine the best foundation.

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MECHANICAL

LINK TO CALIFORNIA TRIAL COURT FACILITIES STANDARDS 2020

HVAC

PARTIAL LIST OF APPLICABLE CODES

2022 Mechanical Code (UMC) with State and Local Amendments

2022 California Building Code (CBC)

2022 California Plumbing Code (CPC)

2022 California Fire Code (CFC)

2022 California Electric Code (CEC)

2022 California Building Energy Efficiency Standard for Residential and Nonresidential Buildings

2022 California Green Building Standards Code, California Code of Regulations, Title-24, Part 11

JCC Building Management Systems Requirements and Guidelines Document dated 6/15/20

PARTIAL LIST OF APPLICABLE STANDARDS

Americans with Disabilities Act (ADA)

ASHRAE 2021 Handbook, Fundamentals

ASHRAE 2020 Handbook, HVAC Systems and Equipment

ASHRAE 2022 Handbook, HVAC Applications

ASHRAE 2018 Handbook, Refrigeration

ASHRAE 55-2017 Thermal Environmental Conditions for Human Occupancy

ASHRAE 62.1-2016 Ventilation for Acceptable Indoor Air Quality

ASHRAE 90.1-2016 Energy Standard for Buildings except Low-Rise Residential Buildings

NFPA 90A: Standard for the Installation of Air-Conditioning and Ventilating Systems

NFPA 90B: Standard for the Installation of Warm Air Heating and Air-Conditioning Systems

NFPA 101: Life Safety Code

DESIGN CRITERIA

Outdoor design conditions:

- Location: Ukiah, California
- Summer: 100°F DB/70°F WB (2022 CEC, 0.1% Cooling)
  - DBE to size HVAC equipment at minimum per code above
  - 105°F DB / 70°F WB recommended to accommodate future climatic temperatures
- Evaporation: 72°F WB (2022 CEC, 0.1% Design Wetbulb)
- Winter: 28°F (2022 CEC, 0.2% Heating)
- Elevation: 623 feet above sea level
- Climate Zone: 2

Indoor design conditions:

– Mechanical System Criteria (Link to CTCFS)

California ventilation criteria:

– All areas: 15 cfm/person or 0.15 cfm/sq.ft., whichever is greater
– Comply with California Building Energy Efficiency Standard
– Comply with Chapter 4 of CMC, Chapter 12 of CBC and ASHRAE 62.1
– Exhaust to Outdoors (Minimum Rates):
  · Toilet rooms: 12 air changes per hour or 75 cfm/fixture, whichever is greater
  · Janitor closet: 100 cfm or 10 air changes per hour, whichever is greater
  · Locker rooms: 12 air changes per hour
  · Shower rooms: 12 air changes per hour. One exhaust grille per shower stall
  · Copier/printer rooms: 2 air changes per hour.

Indoor heat gains & occupancy criteria:

– Mechanical Criteria (Link to CTCFS)

Zoning Criteria:

– Mechanical Criteria (Link to CTCFS)
– Duct & Piping Design Criteria:
  · Mechanical Criteria (Link to CTCFS)

Acoustical:

– Acoustical Criteria (Link to CTCFS)

Central plant systems temperatures serving this building:

– Chilled water (DeltaT 15°F)
  · Entering water temperature (EWT): 59°F
  · Leaving water temperature (LWT): 44°F
– Heating water
  · Entering water temperature (EWT): 125°F
  · Leaving water temperature (LWT): 105°F

Diversity & Equipment Sizing

– Mechanical Criteria (Link to CTCFS)

Equipment Requirements

– Mechanical Criteria (Link to CTCFS)

Metering:

– BTU energy meters shall be applied to the following mechanical services (as applicable to the project) to effectively track resource usage. Metering shall be interfaced with the BMS and capable of trending
– Chilled water distribution

– Heating hot water distribution
– Airflow measurement stations (AFMS) at all outside air (OSA) and supply air (SA) air streams

SYSTEMS NARRATIVE

Baseline: Air Handling Units with Chilled and Heating Water Central Plant, All Electric.

This option includes two rooftop air handling units which will operate as a single duct, variable air volume system. Air terminal units with reheat coils will be provided at each zone to maintain temperature control. Chilled and heating water will be provided by two air-to-water heat pumps, two chilled water pumps, and two heating water pumps. All pumping systems will be configured as primary variable volume. The air handling units and air-to-water heat pumps will be located on the roof within the screened area.

– (2) 50,000 cfm air handling units with fan array
– (3) 120-ton, 4 pipe air-to-water heat pumps with simultaneous heating & cooling

Option A: Air Handling Units with Chilled and Heating Water Central Plant.

This option includes two rooftop air handling units which will operate as a single duct, variable air volume system. Air terminal units with reheat coils will be provided at the zones to maintain temperature control. Chilled water will be provided by a chilled water plant including two water cooled chillers and two pumps. The condenser water system will include two cooling tower and two condenser water pumps. Heating water will be provided by two condensing type heating water boilers and two pumps. All pumping systems will be configured as primary variable volume. The air handling units and cooling towers will be located on the roof within the screened area.

– (2) 50,000 cfm air handling units with fan array
– (2) 200-ton water cooled chillers with VFDs
– (2) 200-ton cooling towers with VFDs
– (2) 2000 Mbh condensing type boilers

Option B: Packaged Rooftop Units with Heating Water Central Plant.

This option includes three packaged rooftop units which will operate as a single duct, variable air volume system. Air terminal units with reheat coils will be provided at the zones to maintain temperature control. Heating water will be provided by two condensing type heating water boilers and two pumps. All pumping systems will be configured as primary variable volume. The rooftop units will be located on the roof within the screened area.

– (3) 35,000 cfm, 110-ton packaged rooftop units
– (2) 2000 Mbh condensing type boilers

PLUMBING SYSTEM CRITERIA

LINK TO CALIFORNIA TRIAL COURT FACILITIES STANDARDS 2020

PARTIAL LIST OF APPLICABLE CODES

California Building Codes enforced by the Authority Having Jurisdiction (AHJ)

2022 California Building Code (CBC), California Code of Regulations, Title-24, Part 2 (2018 International Building Code with State and Local Amendments)

2022 California Plumbing Code (CPC), California Code of Regulations, Title-24, Part 5 (2018 Uniform Plumbing Code with State and Local Amendments)

2022 California Building Energy Efficiency Standard for Nonresidential Compliance, California Code of Regulations, Title-24, Part 6

2022 California Green Building Standards Code, California Code of Regulations, Title-24, Part 11

Americans with Disabilities Act (ADA)

PARTIAL LIST OF APPLICABLE STANDARDS

DESIGN CRITERIA

Outdoor Design Conditions (for insulation and gas firing criteria):

- Location: Ukiah, CA
- Winter: 28°F
- Elevation: 623 feet

Water supply:

- Minimum available water pressure (static): 70 psi available from municipal water service. (DBE shall confirm)
- Cold water pipe size: 2” (DBE shall confirm)
- Cold water meter size: DBE to verify
- Cold water demand: DBE to verify

Domestic hot water:

- Domestic hot water heater setpoint temperature: 140°F. The water heating system should supply domestic hot water at a minimum of 140°F to minimize biological growth and use thermostatic mixing valves upstream of remote fixtures to supply reduced hot water temperatures as required by local code requirements and OSHA.
- Domestic hot water distribution: recirculation pumps are used to maintain a minimum water temperature of 121 degrees F in the main piping loop. Piping will be located to expedite hot water service to any fixture within 30 seconds.
- Domestic hot water supply temperature: 110°F for use in public areas.
- Domestic hot water supply temperature: 120°F for use in kitchen and non-public areas.
- Domestic incoming cold water temperature: 50°F used for water heater sizing.

- Heat pump water heaters shall be used where possible to save energy.
- The application of point-of-use instantaneous hot water generators is permitted for isolated or incidental use at terminal fixtures and single accommodation toilet rooms.

Sanitary sewer:

- Building sewer size (4”) inches at 2% slope. (DBE shall confirm)
- Total capacity (216) drainage fixture units.
- Connected load Design-Build team to verify.
- Provide sewage grinder system to all waste lines that connect to detention toilet fixtures.

Storm drain:

- Rainfall intensity 2 inches/hour (per local California Plumbing Code).

Natural Gas Service:

- If natural gas is used, DBE to verify capacity/reliability of gas service prior to start of design.
- If natural gas is used, gas meter shall be interfaced with the BMS and capable of trending.

Seismic:

- Anchorage and restraints must be coordinated with structural engineer and authority having jurisdiction.

Metering:

- Pulse-type meters shall be applied to the following plumbing services to effectively track resource usage. Metering shall be interfaced with the BMS and capable of trending.
- Incoming potable water
- Domestic hot water
- Irrigation

SYSTEMS NARRATIVE

The design includes the following notable features, but is not limited to this scope. The DBE shall provide security type plumbing fixtures at all inmate areas.

FIRE PROTECTION

PARTIAL LIST OF APPLICABLE CODES

2022 California Building Code (CBC), California Code of Regulations, Title-24, Part 2 (2018 International Building Code with State and Local Amendments)

2022 California Fire Code (CFC)

PARTIAL LIST OF APPLICABLE STANDARDS

California Trial Court Facilities Standards (2020)

NFPA 14 - Standard for the Installation of Standpipe and Hose Systems (CA amended), 2016 Edition

NFPA 24 - Standard for the Installation of Private Service Mains and Their Appurtenances, 2016 Edition

NFPA 25 - Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2013 Edition

2022 California Electric Code (CEC NFPA 13 - Standard for the Installation of Sprinkler Systems (CA amended), 2016 Edition

DESIGN CRITERIA

Hydrant flow test data has not been provided at the completion of this Criteria Document.

It is anticipated that 70psi (static), 65 psi (residual) at 1270 gpm is available according to prior test data. Based on this preliminary data, it is not anticipated that a fire pump is required.

An updated hydrant flow test shall be performed to confirm a fire pump is not required.

SYSTEMS NARRATIVE

General:

The building shall be provided with an automatic sprinkler system and a manual standpipe system.

The sprinkler system will be provided with a double check backflow preventer assembly, fire department connection, and wet pipe sprinkler riser valve. Fire hydrants shall be provided in accordance with CFC.

Each floor will be provided with a sprinkler zone control assembly. All above ground sprinkler piping shall be Schedule 40 black steel. Plain end pipe fittings shall not be used. The sprinkler systems will be protected against damage from earthquakes in accordance with NFPA 13.

Sprinkler Spacing:

- Light Hazard: max. 225 square feet per sprinkler, design density: 0.10gpm, area: 1500 sqft
- Ordinary Hazard Group 1: max. 130 square feet per sprinkler, design density: 0.15gpm, area: 1500 sqft
- Ordinary Hazard Group 2: max. 130 square feet per sprinkler, design density: 0.20gpm, area: 1500 sqft
- No special systems such as pre-action or clean agent is anticipated. (DBE shall confirm)

BUILDING SYSTEM MANAGEMENT

PARTIAL LIST OF APPLICABLE CODES

2022 Mechanical Code (UMC) with State and Local Amendments

2022 California Building Energy Efficiency Standard for Residential and Nonresidential Buildings

2022 California Green Building Standards Code, California Code of Regulations, Title-24, Part 11

PARTIAL LIST OF APPLICABLE STANDARDS

American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE).

ANSI/ASHRAE Standard 135-2012, BACnet.

UL 916 Underwriters Laboratories Standard for Energy Management Equipment. Canada and the US.

National Electrical Code (NEC)

BTL BACnet Testing Laboratories

Telecommunications Industry Association's TIA-862, Structured Cabling Infrastructure

Standard for Intelligent Building Systems

American Society of Heating, Refrigerating and Air-Conditioning Engineers' ASHRAE Standard 135, Addendum bj, introducing BACnet/ SC (Secure Connect)

National Institute of Standards and Technology (NIST)

Cybersecurity Framework

DESIGN CRITERIA

Refer to the CTFS

Design of the Building Management System shall consider ASHRAE Guideline 36, High-Performance Sequences of Operation for HVAC Systems when developing the sequence of operations.

Provide energy metering and specific design features as indicated in the CTFS.

SYSTEMS NARRATIVE

Provide a new distributed, direct digital control system including all system controllers, logic controllers and all input/ output devices. The system shall be based on an industry standard, open platform type system. Provide a series of microprocessor controllers and a central procession station connected by a high speed locate area network (LAN). Except for field instrumentation and devices, all equipment shall be installed in NEMA rated control panels within mechanical or other approved locations. A graphical user interface, either local or remove, shall be provided to allow the operator to monitor and control the Building Management System.

NETWORK AND COMMUNICATIONS SYSTEM

PARTIAL LIST OF APPLICABLE CODES

Reference the Technology Systems section for additional information

PARTIAL LIST OF APPLICABLE STANDARDS

JCC Building Management Systems Requirements and Guidelines Document dated 6/15/20

DESIGN CRITERIA

- All technology services equipment may be in one (or more as necessary) room (Page 2.9 of 2.2)
- All equipment may be in one (or more as necessary) room (Page 4.17,item 15-c)
- See note for the security system equipment to be located in the MDF or ID
- No special media connections are required (Page 10.3,item 10C)

SYSTEMS NARRATIVE

- DBE shall design and provide all cabling infrastructure (Page 8.28, item 12)
- DBE designing the DCS

SUSTAINABILITY

ENVIRONMENTAL AND LEED REQUIREMENT

(LINK TO CTCFS DIVISION 1 CHAPTER 1.D)

PARTIAL LIST OF APPLICABLE CODES

California Green Building Standards Code (CALGreen) (Cal. Code Regs., tit. 24, pt. 11) Nonresidential Mandatory Measures of the current version.

California Energy Code (Current Version) (Cal. Code Regs., tit. 24, pt. 6)

CALGreen Tier 1 Nonresidential Voluntary Measures (depending on a positive net present value result of the Tier 1 LCCA design options or Judicial Council LCCA procedure-based design against a code-compliant design)

PARTIAL LIST OF APPLICABLE STANDARDS

LEED v4 Building Design and Construction (BD+C)

DESIGN CRITERIA

Sustainability for the New Ukiah Courthouse shall focus on proven design approaches and building elements that improve the court facilities for building occupants and result in a cost-effective, high-performing building.

The project shall earn LEED Silver or higher without an increase in the authorized project budget or long-term operating costs.

Plan and design for flexibility and to anticipate future changes and enhance building longevity. Use modular planning and flexible building infrastructure for HVAC (heating, ventilation, and air-conditioning), power, security, and communication systems.

Use natural strategies to protect and restore water resources. Limit disruption to existing vegetated areas. To purify runoff and promote

groundwater recharge, use natural storm water treatment systems such as bioretention, bioswales, and permeable paving.

Improve energy efficiency and provide thermal comfort. Optimize the building envelope and develop passive solar strategies. Design energy-efficient HVAC systems. In addition to complying with CALGreen, use whole-building energy model analysis to refine the design so that whole-building energy consumption is permissible for ASHRAE 90.1—compliant court buildings. Whole-building energy models must be optimized to comply with the location-specific California Building Climate Zone.

Perform building commissioning to verify that systems perform as designed. The building commissioning is required per the current Building Energy Efficiency Standards section 120.8, Nonresidential Building Commissioning, and current CALGreen chapter 5 criteria, as described above.

Promote occupant health and well-being in the indoor environment. Provide a connection to natural daylight, optimal lighting and acoustics, and good indoor air quality. Coordinate daylighting with high-efficiency electric lighting and programmable controls. Develop systems and detailing that maintain thermal comfort and prevent microbial contamination.

Plan for recycling of materials during construction, demolition, and occupancy. Develop specifications for construction recycling; require contractors to develop a construction waste management plan that identifies companies licensed to recycle materials. Provide collection bins for recyclable materials on each floor and a staging area for materials collection.

BEST PRACTICES

Conserve water. Install building-level water meters to allow for the management of water use during occupancy, including detection of leaks. Use low-flow plumbing fixtures that meet the current State of California regulations and water-efficient appliances; eliminate any designs with single-pass cooling, and optimize cooling tower operations through the use of pH conductivity controllers. Where feasible, request connection to the utility non-potable water main for use in irrigation and evaporative cooling systems. Use energy-efficient HVAC equipment.

– Corresponding LEED Credits: Building-Level Water Metering; Water Metering; Indoor Water Use Reduction; Cooling Tower Water Use; Outdoor Water Use Reduction

Use environmentally preferable building materials. Evaluate the life cycle environmental impacts such as embodied carbon, resource efficiency, and performance of building materials. Seek out nontoxic materials from local, renewable, and sustainably acquired resources that minimize waste and pollution from manufacturing, installation, and maintenance. Do not use tropical hardwoods.

– Corresponding LEED Credits: Sourcing of Raw Materials; Environmental Product Declarations; Material Ingredients; Building Life-Cycle Impact Reduction

Use appropriate plant materials. Reduce maintenance and irrigation requirements by giving preference to native plant species. Explore opportunities to provide habitat for wildlife, including protection and promotion of pollinator habitat, and to restore degraded site areas.

– Corresponding LEED Credits: Outdoor Water Use Reduction; Protect or Restore Habitat; Open Space

Seek opportunities to redevelop existing sites. Develop links to public transit, and create strategies for pedestrian-friendly, mixed-use communities.

– Corresponding LEED Credits: Sensitive Land Protection; Access to Quality Transit; Surrounding Density and Diverse Uses

Promote strategies to reduce operational greenhouse gas (GHG) emissions include the electrification of heating and domestic hot water.

PARTICIPATION IN ENERGY SAVINGS

The Judicial Council recommends participation in new-construction incentive programs sponsored by investor-owned utilities or other programs that are or may become available. Participation is encouraged to promote energy efficiency and environmental awareness, and as a guide for sound energy usage and cost decisions. Programs such as California Energy Design Assistance address energy efficiency in new construction and renovation projects and are funded by utility customers through the public purpose program surcharge applied to gas and electric services. Some services offered under programs such as these include design assistance, energy-efficiency analysis, life cycle cost (LCC), and financial incentives for the facility owner and design team.

– As long as the California Energy Design Assistance program is funded, all new California court projects may participate in the program and evaluate energy-efficiency measures.
– For California Energy Design Assistance and other energy savings programs, a court project must analyze energy-efficiency measures using the “whole building approach” and life cycle cost analysis to determine the financial feasibility of incorporating these measures into a court building.

ELECTRICAL

LINK TO CALIFORNIA TRIAL COURT FACILITIES STANDARDS 2020

PARTIAL LIST OF APPLICABLE CODES

California Trial Court Facilities Standards (2020)

NFPA 101: Life Safety Code

California Building Codes enforced by the Authority Having Jurisdiction (AHJ):

2022 California Building Code (CBC), California Code of Regulations, Title-24, Part 2 (based on the 2021 International Building Code with State and Local Amendments

2022 California Mechanical Code (CMC), California Code of Regulations, Title-24, Part 4 (based on 2021 Uniform Mechanical Code (UMC) with State and Local Amendments

2022 California Plumbing Code (CPC), California Code of Regulations, Title-24, Part 5 (based on 2021 Uniform Plumbing Code (UPC) with State and Local Amendments

2022 California Fire Code (CFC), California Code of Regulations, Title-24, Part 9 (based on 2021 International Fire Code with State and Local Amendments

2022 California Electric Code (CEC), based on the 2020 National Electrical Code with State and Local Amendments

PARTIAL LIST OF APPLICABLE STANDARDS

2022 California Building Energy Efficiency Standard for Nonresidential Compliance, California Code of Regulations, Title-24, Part 6

2022 California Green Building Standards Code, California Code of Regulations, Title-24, Part 11

Americans with Disabilities Act (ADA)

DESIGN CRITERIA

Power Design Criteria:

- Maximum number of general-purpose receptacles per 20 Amp circuit: 8
- Maximum number of computer workstations per 20 Amp circuit: 4
- Assumed load per computer workstation: 250 Watts
- Maximum number of modular systems furniture workstations per 4-circuit wiring harness: 10
- Floor boxes
  - Fire-rated poke-through floor outlets may be used only where ceilings below are accessible and the occupancies below are not compromised by the installation of conduit in the ceiling space. Where poke-through outlets are used, minimize conduits and cables in the ceiling space below by using the nearest partition to return the conduits and cables to the ceiling of the floor supplied.
  - In-slab floor boxes may be used for limited areas where interior layouts are not subject to change, such as main lobbies,

courtrooms, weapons-screening areas, large training rooms, or other similar locations.

- Power poles for power/data drops in open areas are not permitted.
- Outlets served from an emergency or standby power system shall be red with red face plates.
- Design Voltages:
  - 480V: 3Ph motor loads rated 3 HP and larger
  - 277V: Interior and exterior lighting
  - 208V: 1 and 3Ph equipment and motors from ¾ HP to 2 HP
  - 120V: Receptacles, equipment, and motors ½ HP and smaller

Lighting Design Criteria:

- Lighting circuits shall be served from 277/480V, 3Ph, 4W panels. All light sources shall be 3500K color temperature LED and shall be compatible with the lighting control system. Exterior light sources shall be 3000K LED. Select interior areas shall be designed utilizing decorative fixtures. All lighting fixtures and lighting controls shall be compatible with CA Title 24 requirements.
- Emergency egress and exit lighting shall be provided in compliance with code.
- Interior and exterior illuminance levels shall conform to the lighting criteria established in the California Trial Court Facilities Standards (2020).
- CRI: Minimum Color Rendering Index (CRI) shall be 80 for interior spaces and 70 for exterior spaces.
- Photometric calculations for normal and emergency conditions shall be provided.

SYSTEMS NARRATIVE

Electrical Service:

- The main service entrance switchboard shall be located in the main electrical room, consisting of a utility pull section, meter and main breaker section and distribution sections with feeder circuit breakers as required.
- Service equipment shall be sized for the building loads according to CEC calculations. The building shall be provided with a 2000A, 480/277V, 3Ph, 4W service.
- Ground fault protection shall be provided at the main breaker.
- Include floor space for one additional switchboard section.

– Switchboard shall have full size horizontal bussing to allow for additional sections to be added.
– Service calculation is included below for reference only.

SERVICE LOAD CALCULATION

BUILDING AREA (SF)	UTILITY		GENERATOR			
79,587	NORMAL		EMERGENCY		OPTIONAL STANDBY	
LOAD DESCRIPTION	W/SF, HP	KVA	W/SF, HP	KVA	W/SF, HP	KVA
INTERIOR LIGHTING	0.7	56	0.3	24		
EXTERIOR LIGHTING		5		4		
PLUG LOAD / MISC	3.0	239	0.1	8	0.25	20
TELECOM MPOE/MDF (180SF)	100W/SF	18				
TELECOM IDF (260SF)	75W/SF	20				
HVAC / PLUMBING	8.0	637			0.5	40
ELEVATORS	(3) 20HP	67			(3) 20HP	67
LEVEL 2 EV CHARGERS	(21) @ 6.7 KVA	141				
	SUB-TOTAL	1182	SUB-TOTAL	36	SUB-TOTAL	127
	x 15% SPARE	177	x 15% SPARE	5	x 15% SPARE	19
			SUB-TOTAL	41	SUB-TOTAL	146
	TOTAL KVA	**1359**			**TOTAL KVA**	**187**
	TOTAL AMPS	**1635**			**TOTAL AMPS**	**225**

NOTES:
1. PROVIDE 2000A, 277/480V, 3PH, 4W SERVICE AND SWITCHBOARD.
2. PROVIDE 150 KW / 187.5 KVA DIESEL GENERATOR WITH INTEGRAL BASE TANK FOR 8 HOURS RUNTIME.

FIGURE 1

Backup Power

Emergency Generator:

– A 200 kW / 250 kVA diesel engine-driven emergency generator shall be provided.
– Diesel fuel storage for 8 hours of generator run time (full load) shall be provided in the form of a double-walled sub-base tank below the generator.
– A permanent load bank sized for 30% of generator capacity shall be provided.
– An exterior quick connect unit with integral quick connect cam-lok connectors shall be provided to allow connection of a temporary portable generator.

Uninterruptable Power Supply:

– A 50 kVA central UPS system for telecom equipment shall be provided with battery, external maintenance bypass and UPS sections.
– 5-minute minimum run time at full load.
– A load bank shall be provided for UPS testing. The load bank may

be shared with the generator load bank, provided the load bank is not generator-mounted.

Automatic transfer switches shall be provided to serve the loads as indicated below:

- Emergency Communication Systems (CEC 700):
  - Egress lighting
  - Exit signs
  - Fire Alarm
  - Emergency Communication System
  - Doors and locks for cells
- Optional Standby (CEC 702):
  - Detention areas
  - Custody areas
  - Sallyport
  - Security and detention control equipment locations
  - Receptacles and lighting
  - Electrical, telecom and security rooms
  - BMS Panels
  - Sump pumps
  - Telecom equipment and cooling
  - Elevators
  - Security system

Electrical Distribution:

- Electrical equipment shall be fed from the main switchboard via 480V and 208V distribution panels in the secondary electrical rooms. An electrical room shall be located centrally on each floor for distribution equipment.
- High efficiency dry type transformers shall be provided for 120/208V, 3Ph, 4W panels for small equipment and general-purpose convenience power loads. All transformers shall be energy star rated, NEMA TP-1.
- Full-sized neutral conductors shall be used throughout the project.
- Branch panels shall be disaggregated by load type and by floor.
- Branch panel construction shall include copper bussing and door-indoor features to facilitate maintenance.
- Wall space in electrical rooms shall be maintained for minimum (2) future branch panels to be added. Where panelboards are mounted recessed flush in a wall, maintain fire integrity of the wall. Provide one empty 3/4″ electrical metallic tubing (EMT) conduit stubbed up into nearest accessible ceiling location for every three spare or space positions.

- All floor or pad mounted equipment shall be provided with aluminum bussing.
- Spare capacity requirements: Spare positions shall be complete, with full-length bus and hardware for future breaker installation.
- Switchboards and distribution panels: 15% spare load capacity and 25% breaker space.
- Branch panels: 20% spare load capacity, 10% spare 20A/1P circuit breakers and 15% breaker space
- Spare capacity shall also be provided at all transformers, bus risers, feeders and distribution breakers.
- Type MC cable may only be used for branch circuit wiring from homerun junction box to devices.
- All home runs shall be in conduit.
- All wire #8 and larger shall be stranded copper or aluminum. All wire #10 and smaller shall be solid copper. All ground conductors shall be copper, regardless of phase conductor material.
- Housekeeping pads:
  - All free-standing equipment shall be installed on a concrete housekeeping pad.
  - Exterior pads shall be 6” high and interior pads shall be 4” high.
  - PG&E service equipment pads shall not exceed 2” high. If higher, pad must be extended outward.
- Circuit breaker types and AIC ratings shall be selected based on the values from an overcurrent protective device and coordination study.
- Provide an arc-flash study and warning labels on equipment.
- Provide surge protective devices in all emergency equipment.
- Loads on panels shall be balanced within 15% between phases.
- Identification shall be provided for all switchboards, panels, transformers, pull boxes, junction boxes and outlet covers.

Lighting Controls:

- A low voltage lighting control system shall be provided, which shall include occupancy sensors, dimming controls, daylight harvesting, and other systems as required by the local energy code. The system shall use manual “ON” operation and shall automatically turn off the lighting after spaces are no longer occupied. The lighting control system shall be interconnected with the Building Management System (BMS). The system shall be zoned and user programmable to allow for flexible use of the building. The lighting control system shall be capable of receiving a demand response signal from the utility company and dimming the lighting throughout accordingly. Lighting occupancy sensors shall be integrated to adjust zone temperature setpoints and shut off ventilation when spaces are unoccupied.
- All lighting shall be fully dimmable.

– Daylight harvesting shall be integrated in all spaces with access to daylight and more than 120W in the primary daylit zone. Primary and secondary daylit zones shall dim accordingly in response to available daylight.
– Exterior lighting shall be powered with a circuit routed through a lighting control panel for time of day on/off operation with photocell input. Additionally, integral occupancy sensors shall be provided in various exterior fixtures per Title 24 requirements.

Grounding System:

– A central grounding system shall be provided. All ground buses from switchboards, transformers, and panels shall be connected at the main building ground bus located in the main electrical room. Secondary ground bus bars at secondary electrical rooms shall be connected back to the main building ground bus.
– Main building ground bus: Provide minimum 20”W x 4”H x ¼”D copper bus bar with #3/0 ground conductor to building steel, building grounding electrode, cold water piping and gas piping.
– Telecom and Secondary Electrical Rooms: Provide minimum 12”W x 4”H x ¼”D copper bus bar with #3/0 ground conductor to main building ground bus bar per Telecom requirements.

Metering Requirements:

– A meter shall be provided at each feeder breaker in the main switchboard.
– Metering shall be provided in each distribution panel to monitor the energy usage of each downstream branch panel. Metering data shall be provided on a load type and floor basis.
– All meters shall be networked together and fully integrated with the Building Management System (BMS) via BACNET protocol. Metering system shall export data to allow a BMS graphic user interface to show real-time or historical data and evaluate, categorize, and display information gathered by the system.
– Provide meters for each load group and floor, including the following:
  · Total electrical consumption
  · Exterior lighting
  · Interior lighting per floor
  · Receptacles
  · Elevators
  · HVAC equipment
  · Plumbing equipment
  · IT rooms

Miscellaneous Electrical Requirements:

- Provisions for future photovoltaic system shall be made.
- Upsize switchboard bus size as necessary and provide breaker space in switchboard for future PV breaker.
- Controlled receptacles shall be provided in offices, lobbies, conference rooms, copy rooms, and break rooms per Title 24 requirements. Receptacles shall be interfaced with the lighting control system so that they are de-energized when the room is unoccupied.
- Electrical infrastructure and pathways shall be provided for electric vehicle charging stations, per the requirements of CA Green Code.

FIRE ALARM

PARTIAL LIST OF APPLICABLE CODES

2022 California Building Code (CBC), California Code of Regulations, Title-24, Part 2 (2018 International Building Code with State and Local Amendments)

2022 California Fire Code (CFC)

2022 California Electric Code (CEC)

NFPA 70 — National Electric Code, 2017 Edition

NFPA 72 — National Fire Alarm and Signaling Code, 2016 Edition

PARTIAL LIST OF APPLICABLE STANDARDS

California Trial Court Facilities Standards (2020)

DESIGN CRITERIA

The fire alarm system will be a fully addressable emergency (voice) system.

Speaker and strobe notification appliances will be provided in all normally occupied areas.

The new fire alarm panel will be provided with integral batteries for back-up emergency power. Rechargeable batteries will be provided in accordance with NFPA 72 to operate the fire alarm systems under supervisory conditions for 48 hours, and all alarm devices for an additional 15 minutes.

SYSTEM DESCRIPTION

The fire alarm control panel will be located in the security operations center and a remote annunciator will be located adjacent to the main entrance.

The fire alarm systems will monitor sprinkler flow switches, control valves, smoke detectors, and manual pull stations for alarms.

All wiring shall be Class B and located in ¾" conduit, unless otherwise indicated. New buildings shall have approved radio coverage for emergency responders within the building.

TECHNOLOGY INTEGRATION

PARTIAL LIST OF APPLICABLE CODES

NFPA 70

NFPA 72 National Fire Alarm Code

NFPA 101 Life Safety Code

National Electrical Code

California Building Code

International Building Code

International Fire Code

Underwriter's Laboratory Requirements

Institute of Electrical and Electronic Engineers (IEEE)

American Society for Testing and Materials (ASTM)

American National Standards Institute / Telecommunication Industry Association (ANSI/TIA)

- TIA 568 - Commercial Building Telecommunications Cabling Standard
- TIA 569 - Telecommunications Pathways and Spaces
- TIA 606 - Administrative Standard for Commercial Telecommunications Infrastructure
- TIA 607 — Generic Telecommunications Bonding and Grounding (Earthing) for Customer Premises.

Building Industry Consulting Service International (BICSI)

PARTIAL LIST OF APPLICABLE STANDARDS

California Trial Court Facilities Standards (2020)

DESIGN CRITERIA

All technology services equipment may be in one (or more as necessary) room (Page 2.9 of 2.2)

All equipment may be in one (or more as necessary) room (Page 4.17,item 15-c)

See note for the security system equipment to be located in the MDF or ID

No special media connections are required (Page 10.3,item 10C)

SYSTEM DESCRIPTION

DBE shall design and provide all cabling infrastructure (Page 8.28, item 12)

DBE designing the DCS

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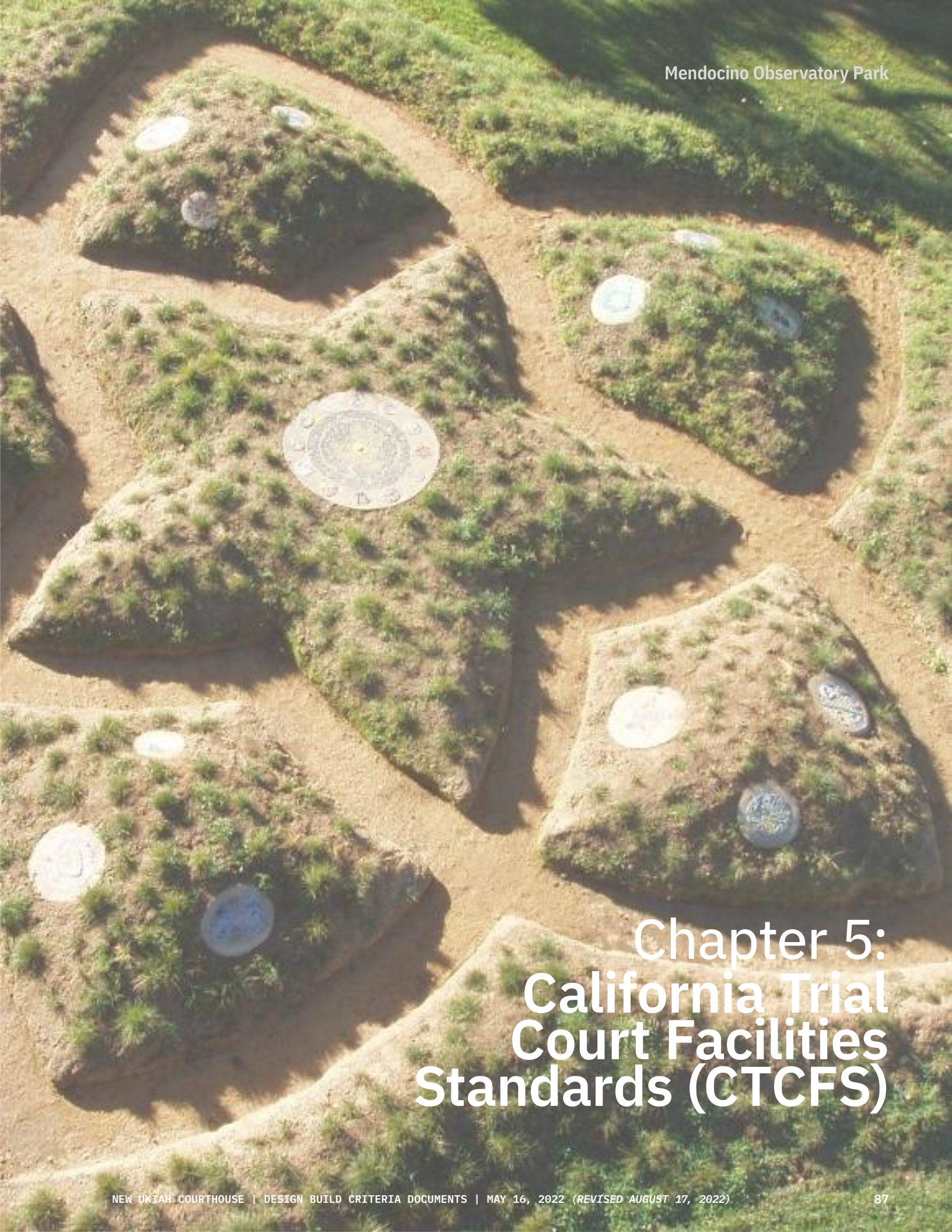


Mendocino Observatory Park

Chapter 5: California Trial Court Facilities Standards (CTCFS)

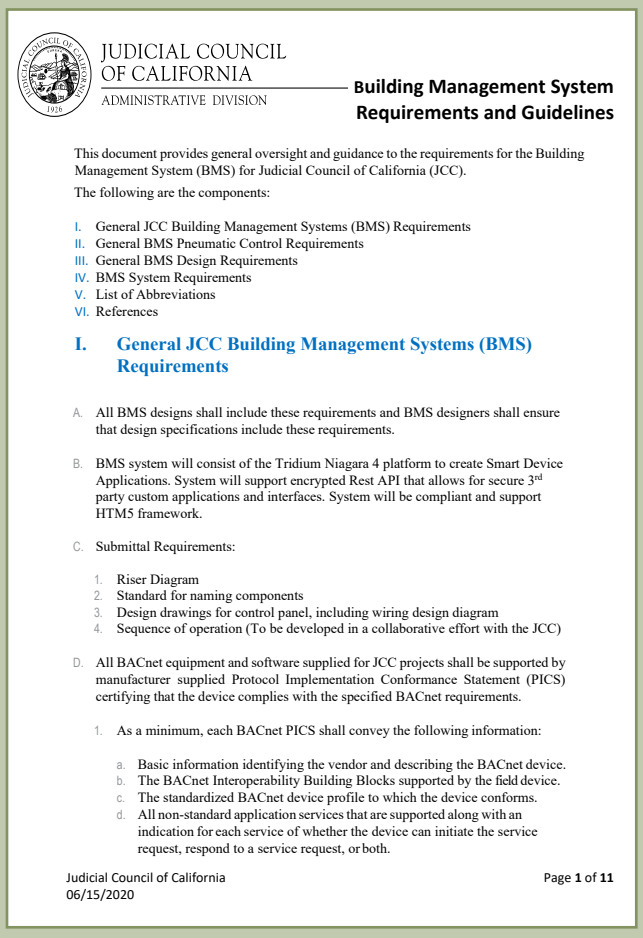
Online link to full document:

Judicial Council of California, California Trial Court Facilities Standards 2020

Report cover is also hyperlinked to complete online document.

Online link to full document:

Judicial Council of California, Building Management System Requirements and Guidelines, 6/15/2020



JUDICIAL COUNCIL OF CALIFORNIA
ADMINISTRATIVE DIVISION

Building Management System Requirements and Guidelines

This document provides general oversight and guidance to the requirements for the Building Management System (BMS) for Judicial Council of California (JCC).

The following are the components:

I. General JCC Building Management Systems (BMS) Requirements
II. General BMS Pneumatic Control Requirements
III. General BMS Design Requirements
IV. BMS System Requirements
V. List of Abbreviations
VI. References

I. General JCC Building Management Systems (BMS) Requirements

A. All BMS designs shall include these requirements and BMS designers shall ensure that design specifications include these requirements.

B. BMS system will consist of the Tridium Niagara 4 platform to create Smart Device Applications. System will support encrypted Rest API that allows for secure 3rd party custom applications and interfaces. System will be compliant and support HTM5 framework.

C. Submittal Requirements:

1. Riser Diagram
2. Standard for naming components
3. Design drawings for control panel, including wiring design diagram
4. Sequence of operation (To be developed in a collaborative effort with the JCC)

D. All BACnet equipment and software supplied for JCC projects shall be supported by manufacturer supplied Protocol Implementation Conformance Statement (PICS) certifying that the device complies with the specified BACnet requirements.

1. As a minimum, each BACnet PICS shall convey the following information:

a. Basic information identifying the vendor and describing the BACnet device.
b. The BACnet Interoperability Building Blocks supported by the field device.
c. The standardized BACnet device profile to which the device conforms.
d. All non-standard application services that are supported along with an indication for each service of whether the device can initiate the service request, respond to a service request, or both.

Judicial Council of California
06/15/2020

Page **1** of **11**

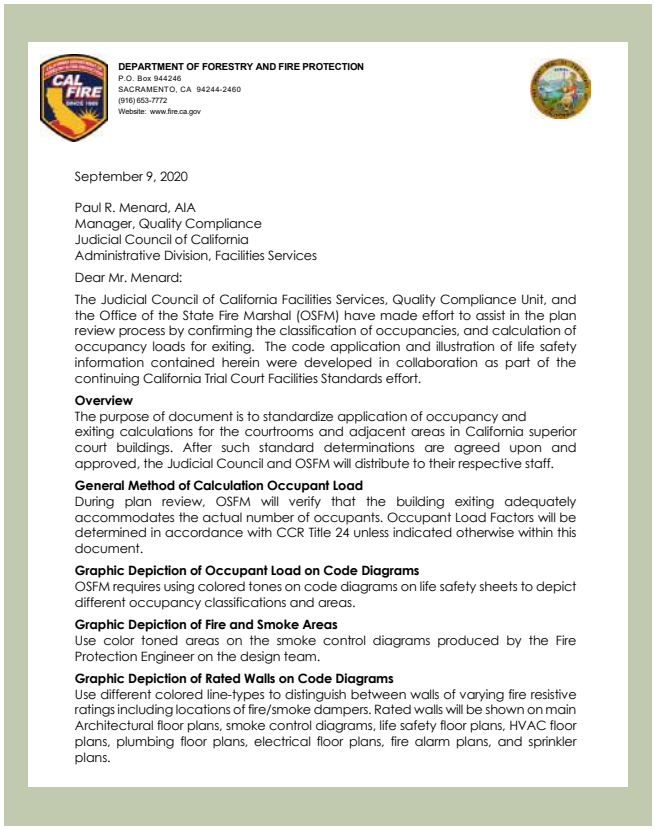
JUDICIAL COUNCIL
OF CALIFORNIA

CALIFORNIA TRIAL COURT FACILITIES STANDARDS 2020

STATE OF CALIFORNIA, DEPARTMENT OF FORESTRY AND FIRE PROTECTION

A.2 JC Occupant Load Calculation Method 200909

Online link to full document



DEPARTMENT OF FORESTRY AND FIRE PROTECTION
P.O. Box 944246
SACRAMENTO, CA 94244-2460
(916) 653-7772
Website: www.fire.ca.gov

September 9, 2020

Paul R. Menard, AIA
Manager, Quality Compliance
Judicial Council of California
Administrative Division, Facilities Services

Dear Mr. Menard:

The Judicial Council of California Facilities Services, Quality Compliance Unit, and the Office of the State Fire Marshal (OSFM) have made effort to assist in the plan review process by confirming the classification of occupancies, and calculation of occupancy loads for exiting. The code application and illustration of life safety information contained herein were developed in collaboration as part of the continuing California Trial Court Facilities Standards effort.

Overview
The purpose of document is to standardize application of occupancy and exiting calculations for the courtrooms and adjacent areas in California superior court buildings. After such standard determinations are agreed upon and approved, the Judicial Council and OSFM will distribute to their respective staff.

General Method of Calculation Occupant Load
During plan review, OSFM will verify that the building exiting adequately accommodates the actual number of occupants. Occupant Load Factors will be determined in accordance with CCR Title 24 unless indicated otherwise within this document.

Graphic Depiction of Occupant Load on Code Diagrams
OSFM requires using colored tones on code diagrams on life safety sheets to depict different occupancy classifications and areas.

Graphic Depiction of Fire and Smoke Areas
Use color toned areas on the smoke control diagrams produced by the Fire Protection Engineer on the design team.

Graphic Depiction of Rated Walls on Code Diagrams
Use different colored line-types to distinguish between walls of varying fire resistive ratings including locations of fire/smoke dampers. Rated walls will be shown on main Architectural floor plans, smoke control diagrams, life safety floor plans, HVAC floor plans, plumbing floor plans, electrical floor plans, fire alarm plans, and sprinkler plans.

STATE OF CALIFORNIA, DEPARTMENT OF FORESTRY AND FIRE PROTECTION, OFFICE OF THE STATE FIRE MARSHAL

A.4 Cal Fire OSFM Plan Review Process and Phased Permit Submittal Guide 200227

Online link to full document

STATE OF CALIFORNIA – NATURAL RESOURCES AGENCY
DEPARTMENT OF FORESTRY AND FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE AND LIFE SAFETY DIVISION
PHASED PERMIT BUILDINGS SUBMITTAL GUIDE
SFM-G-10 (12/2020)

Phased Permit Buildings Submittal Guide

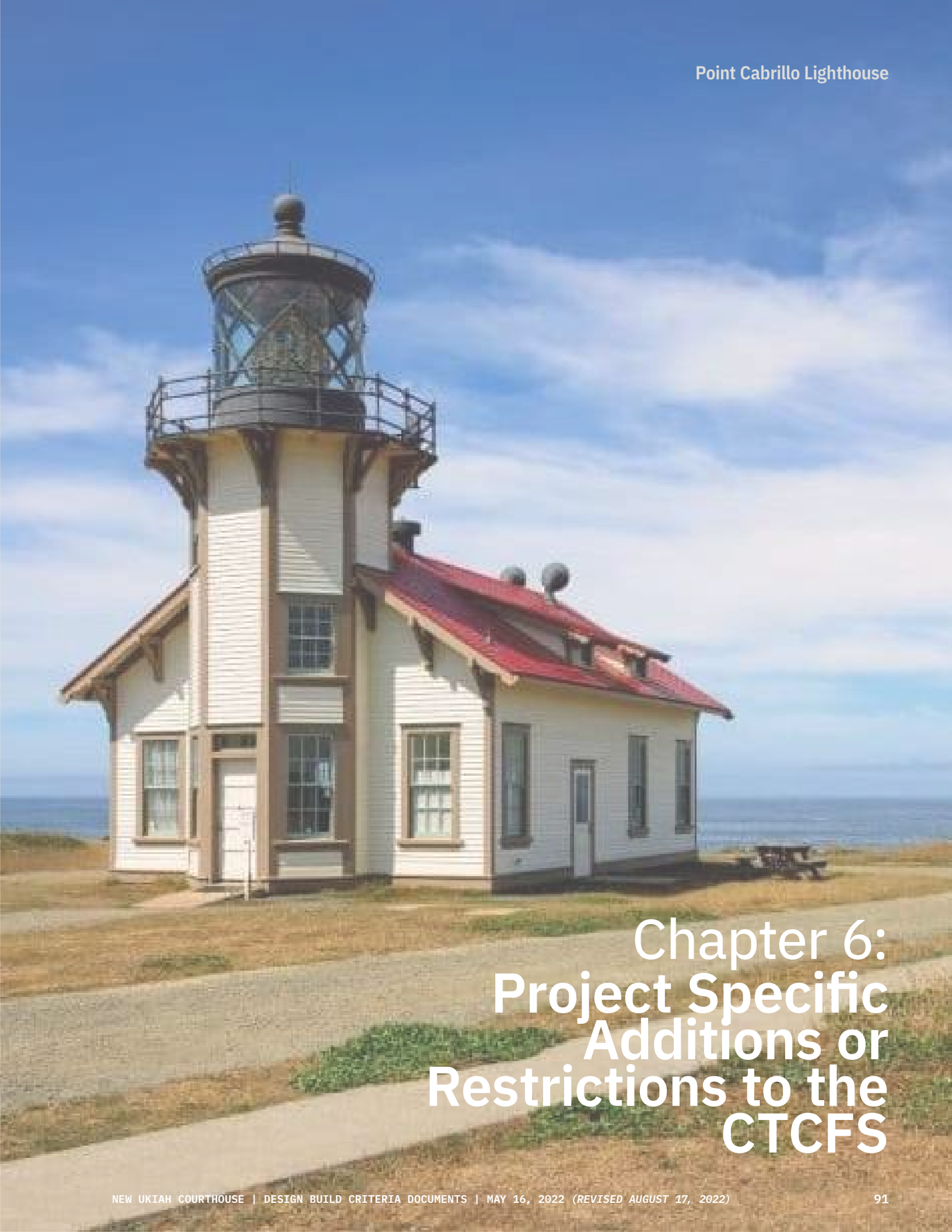
GENERAL INFORMATION
The Phased Permit Building Program was created to allow building permits to be issued in phases for complex facilities. The following are the minimum requirements to be provided by the project team and approved by the Office of the State Fire Marshal, prior to any permits being issued or commencement of construction; Any holders of a Phased Permit proceed at their own risk without assurance that a permit for the entire structure will be granted;

PREREQUISITES
The following are the minimum requirements to be eligible for phased permitting:
- The project construction duration must exceed twelve (12) months from foundations to final Certificate of Occupancy.
- A preliminary meeting may be required between the Office of the State Fire Marshal (OSFM), State Agency representative, owner representative, and the various project designers to review the project scope, the proposed phased permit schedule, the valuation of each proposed design phase, and to answer any questions the State Agency or designers may have regarding the phased permit process or code requirements.

PRELIMINARY MEETING
A preliminary meeting may be requested by OSFM or the design team depending on the complexity of the project. An application shall be submitted and the permit# provided to the OSFM prior. The attendees must include the State Agency representative, owner representative, principal design professional, architect, structural engineer, mechanical engineer, electrical engineer, civil engineer and contractor. Please call (916) 568-3801 to schedule this required preliminary meeting.

The project team shall provide the following information at this meeting:
1. A list of the State Agency representative(s), owner representative(s), and the design professionals associated with the project;
2. A detailed description of the entire project, including building(s) analysis and property ownership;
3. A preliminary design, permit, and construction schedule;
4. A site plan indicating all existing and proposed property lines showing the project location and yards;
5. A sufficient number of building elevations and cross sections necessary to convey the overall scope of the project; and
6. Any project specific information
7. Completed applications alternate materials and/or alternate methods for proposal.

The OSFM will provide the following information:
1. A review to verify minimum submittal requirements have been met;
2. Answer questions pertaining to minimum code requirements;
3. Describe construction limits which will be placed on each of the proposed phased permit applications;
4. Agreement on phased approach and schedule.



Point Cabrillo Lighthouse

Chapter 6: Project Specific Additions or Restrictions to the CTCFS

This Criteria document has been developed following the standards set forth by the Judicial Counsel of California and its established California Trial Court Facilities Standards 2020.

The following section contains highlighted information that describes where the Ukiah criteria package requires a modification to the California Trial Court Facilities Standards 2020. These items are categorized as follows:

- An addition to the Standards, these are items that are specific to this project and not necessarily identified in the standards.
- A restriction to the Standards, these are items that the standards provide an option or flexibility in the design, however due to specific requirements on the Ukiah site, a restriction has been identified.
- A Deviation to the Standards, these are items that can not be provided per the standard due to a site specific constraint.

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

These Items have been reviewed and accepted by the Judicial Counsel, any modifications required beyond those listed below will require approval.

Color Legend		**Addition to CTCFS**
		Restriction to CTCFS
		Deviation to CTCFS

3 SITE DESIGN

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
3.01	3.D.1.b	Transportation Options	DBE to coordinate bus stop location along Court House Blvd. with City and Offsite Improvements Plan.
3.02	3.D.2.a	Building orientation	Due to the site geometry an east west orientation is not possible. The long axis of the building is in the north south direction.
3.03	3.D.7.i	Trees in Parking area	If Solar panels are provided in the parking area, this will impact tree provisions.

4 COURTHOUSE SECURITY

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
4.01	Section – 4.E.3 Site Selection and Design	The site must have a minimum 25’ setback between unscreened vehicle threats and buildings, unless otherwise determined by the risk assessment.	While all sides of the courthouse as indicated on the conceptual site diagram comply with the 25’ setback. The ramifications of the project site’s narrow width have limited the entry pavilion eastern pedestrian overhang. However, the current overhang is at approximately 15’ to provide adequate shade and weather protection for the users/pedestrians entering the building from the south it is noted that given the relatively low threat assessment for this project, this important site element could be further evaluated in the subsequent phase.

5 COURT SET

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
5.01	5.B.1 Specialty Courtrooms	Multipurpose Courtrooms to have 48 spectator seats in 3 rows	Spectator seating to be reduced to 36 in 2 rows in one multipurpose courtroom in order to enlarge the courtroom well for additional attorney tables to account for additional family members, guardians and state agencies required to sit with the juvenile defendant.
5.02	5.B.2.4.a. Courtroom Adjacencies	Locate courtrooms adjacent to court floor holding cells (or area reserved for the future addition of secure holding cells). In some instances, multipurpose courtrooms are used initially only for civil proceedings and do not require access to court floor holding facilities. In the initial construction, however, provisions must be included for future construction of secure holding directly adjacent to the courtroom.	Six courtrooms are paired around three court floor holding cores (cells) per the standards. The seventh courtroom is located on the first floor and is designated as the juvenile courtroom, this courtroom has direct segregated juvenile in custody access from the central holding juvenile holding area and also has the ability to have adult in custody access. This operation concept allows the 4th court floor holding core to be eliminated and as illustrated on the first floor plan diagram.
5.03	5.B.2.4.b. Courtroom Adjacencies	Locate courtrooms for easy access from judicial chambers. Judicial chambers and related support spaces shall be adjacent to the private corridor, providing judges and staff quick courtroom access.	As allowed the Judicial chambers and support spaces locations have been vetted with the courts. They are to be located on the same floor and in direct proximity to the courtrooms as illustrated on the floor plan diagrams.
5.04	5.E.1 Courtroom Support Spaces Chambers -	The chambers space standard illustrates the narrow dimension to exterior	The floor plan diagrams have the chambers rotated 90 degrees with the wide face parallel to the building. This is required so the overall width of the building can be limited in order to fit within the narrow site constants. The chambers space standards will need minor modifications to address this need.
5.05	5.E.7 Courtroom Support Spaces - Jury Deliberation Room	The jury deliberation room space standard illustrates the narrow dimension to exterior	The floor plan diagrams have the jury deliberation rooms rotated 90 degrees with the wide face parallel to the building. This is required so the overall width of the building can be limited in order to fit within the narrow site constants. The jury deliberation rooms space standards will need minor modifications to address this need.

7 SPECIAL SERVICES

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
7.01	Section - 7.B Family Law Facilitators and Self-Representative Litigants		To be collocated with Family Court Services on the third floor as illustrated on the third-floor and adjacency diagram
7.02	Section - 7.C Family Court Services		To be collocated with Family Law Facilitators and Self-Representative Litigants floor as illustrated on the third-floor and adjacency diagram

11 ARCHITECTURAL CRITERIA

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
11.01	Section – 11.C 4.3	Provide access to the roof via the freight elevator, if the roof includes significant mechanical equipment that requires regular maintenance or the transport of heavy replacement parts.	Due the small size of this courthouse a freight elevator is not provided. However, the southwest exit stair near the service area is extended to the roof and rooftop equipment.
11.02	Section – 11.C 4.3	The standard floor-to-floor, or slab-to-slab, dimension for multistory courthouses shall be 14’ to 16’. Refer to 2.C, Area and Volume Definitions, for requirements for relative building volume	Due the limitations of the site width and the usable length the four building exit stairs are shown with four runs per stair in order to reduce their overall foot print length. These are not scissor stair but conventional stairs in operation and design. The building floor to floor height shown is currently at 16’-8” to comfortably accommodate this concept at this point. However, the 16’-8” can be reduced with further study during the subsequent design process.

12 STRUCTURAL

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
12.01	12.D.7 (page 12.5)	Non-Structural Design of Supports, MEP Anchorage	The DBE shall create a list of non-structural elements that are expected to require additional support structure and include in the 90% Design Development submittal. This list shall also include which team member will be responsible to initiate the design coordination effort as well as establish coordination and design start dates for each listed item.

13 MECHANICAL

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
13.01	13.F .4, Page 13.16	Piping insulation	Provide insulation in accordance with the California Plumbing code or energy code, whichever is more stringent, No insulation required for vents.

15 ELECTRICAL

Item	CTCFS Section	Requirement	Addition/Restriction/Deviation to CTCFS
15.01	15.C 2.5, Page 15.12	Portable generator connection for entire building with load shed capability	Portable generator connection to be provided for Emergency and Standby power only.

Ukiah Courthouse, Historic Records and Wills

Chapter 7: Project Cost Model/ Target GMP

7.1 INTRODUCTION: PROJECT COST MODEL / TARGET GMP

The following section contains the Project Cost Model / Target GMP for the new Ukiah Courthouse.

Target GMP/GMP Prepartion Form

Project Description:	New Ukiah Courthouse		Con Start JCC	August-24	Con Start TGMP		Final Con Start	
Project Type:	Courthouse		Con Comp JCC	September-26	Con Comp TGMP		Final Con Comp	
Location	Ukiah							
Gross Building Area:(GSF)	77,887	Per JCC Budget			Based on JCC Area	77,887	GBA GSF	
Base CCCI as of 07/28/2022	9,110	CCCI @ Midpoint	10,656					

Ref	SYSTEM / ELEMENT DESCRIPTION	UNIFORMAT REF #	JCC TGMP COSTS TOTAL COST	JCC TGMP COSTS COST PER GSF	DBE TGMP COSTS TOTAL COST	DBE TGMP COSTS COST PER GSF	DBE GMP COSTS TOTAL COST	DBE GMP COSTS COST PER GSF
	BUILDING:		*b*	*b / GSF*	*b*	*b / GSF*	*b*	*b / GSF*
1	Foundations	(A10)	2,998,650	38.50	-	-	-	-
2	Standard Foundations	(A101)	1,672,234	21.47		-		-
3	Other Foundations	(A102)	244,565	3.14		-		-
4	Slab on Grade	(A103)	1,081,850	13.89		-		-
5	Basement Construction	(A20)	2,308,571	29.64		-		-
6	Substructure - Sub-Total	(A)	5,307,220	68.14	-	-	-	-
7	Superstructure	(B10)	8,855,752	113.70		-		-
8	Exterior Enclosure	(B20)	8,801,231	113.00		-		-
9	Roofing	(B30)	1,854,489	23.81		-		-
10	Shell - Sub-Total	(B)	19,511,472	250.51	-	-	-	-
11	Interior Construction	(C10)	11,987,588	153.91		-		-
12	Stairs	(C20)	550,661	7.07		-		-
13	Interior Finishes	(C30)	5,836,852	74.94		-		-
14	Interiors - Sub-Total	(C)	18,375,101	235.92	-	-	-	-
15	Conveying Systems	(D10)	1,819,440	23.36		-		-
16	Plumbing	(D20)	2,349,851	30.17		-		-
17	HVAC	(D30)	6,854,056	88.00		-		-
18	Fire Protection	(D40)	1,095,091	14.06		-		-
19	Electrical	(D50)	12,266,424	157.49	-	-	-	-
20	Electrical Service & Distribution	(D501)	2,726,045	35.00		-		-
21	Lighting & Branch Wiring	(D502)	3,518,156	45.17		-		-
22	Communications & Security	(D503)	4,109,318	52.76		-		-
23	Other Electrical Systems	(D504)	1,912,905	24.56		-		-
24	Services - Sub-Total	(D)	24,384,862	313.08	-	-	-	-
25	Equipment	(E10)	1,837,354	23.59		-		-
26	Furnishings	(E20)	1,676,907	21.53		-		-
27	Spec. Construct. & Demo - Sub-Total	(F)	620,759	7.97		-		-
28	**SUBTOTAL BUILDING**	**(SB)**	**$ 71,713,676**	**$ 920.74**	**$ -**	**$ -**	**$ -**	**$ -**
29	**SITEWORK & UTILITIES:**							
30	Site Preparation	(G10)	1,932,684	24.81		-		-
31	Site Improvements	(G20)	4,708,720	60.46		-		-
32	Site Mechanical Utilities	(G30)	2,951,735	37.90		-		-
33	Site Electrical Utilities	(G40)	2,530,059	32.48		-		-
34	Other Site Construction	(G50)	1,932,684	24.81		-		-
35	**SUBTOTAL SITEWORK & UTILITIES:**	(G)	**14,055,881**	180.47	-	-	-	-
35a	**SUBTOTAL BUILDING & SITEWORK**	**SB+(G)**	**$ 85,769,557**	**$ 1,101.21**	**$ -**	**$ -**	**$ -**	**$ -**
36	Project Contingency	3.0%	2,573,087		-		-	-
37	(E&O - Note: included in trade costs)	2.0%	incl.		incl.		incl.	
38	Escalation to Midpoint	17.0%	incl.		incl.		incl.	
39a	**Allowances per JCC**			-		-		-
39b	**Additional Allowances**			-		-		-
40	**TOTAL DIRECT COST OF THE WORK**		**$ 88,342,644**	**$ 1,134.24**	**$ -**	**$ -**	**$ -**	**$ -**
	Construction Services							
42	Construction Administration- AE (C1)	########	$ 1,263,007	**$ 16.22**		**$ -**		**$ -**
43	General Conditions - Staff/Other (C2 & C3)	53.2%	$ 7,581,878	**$ 97.34**		**$ -**		**$ -**
44	Bonds (C4)	7.3%	$ 1,040,370	**$ 13.36**		**$ -**		**$ -**
45	Insurance (non-OCIP if applicable) (C5)	3.5%	$ 498,808	**$ 6.40**		**$ -**		**$ -**
46	Construction Fee (OH&P) (C6)	36.0%	$ 5,130,594	**$ 65.87**		**$ -**		**$ -**
47	**Construction Fees and Services - Enter or Subtotal**	$ 14,251,650	$ 15,514,657	**$ 199.19**	$ -	**$ -**	$ -	**$ -**
48	**TGMP (GMP) Total**		**$ 103,857,300**	**$ 1,532.63**	**$ -**	**$ -**	**$ -**	**$ -**

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Chapter 8: Geotech Report

Online link to full document:
Geotechnical Engineering Services Report for the Former Ukiah Rail Yard Property, February 2011

309 Perkins Street, Ukiah

California

Report cover is also hyperlinked to complete online document.

GEOTECHNICAL ENGINEERING SERVICES REPORT

For the
FORMER UKIAH RAIL YARD PROPERTY

309 Perkins Street, Ukiah
California

Prepared for
Weston Solutions, Inc.
190 Queens Anne Ave North, Suite 200
Seattle, WA 98109

Prepared by
Professional Service Industries, Inc.
4703 Tidewater Avenue, Suite B
Oakland, California 94601
Telephone (510) 434-9200

PSI PROJECT NO. 575-249

February 17, 2011

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Chapter 9: CEQA Report

Online link to full document:

California Environmental Quality Act Review of the New Ukiah Courthouse

April 24, 2012

Report cover is also hyperlinked to complete online document.

Judicial Council of California
ADMINISTRATIVE OFFICE OF THE COURTS

455 Golden Gate Avenue • San Francisco, California 94102-3688
Telephone 415-865-4200 • Fax 415-865-4205 • TDD 415-865-4272

MEMORANDUM

Date
April 24, 2012

To
Jody Patel
Interim Administrative Director of the Courts

From
Lee Willoughby, Director
Office of Court Construction and Management (OCCM)

Subject
California Environmental Quality Act Review of the New Ukiah Courthouse

Action Requested
Certification of an Environmental Impact Report for the New Ukiah Courthouse Project

Deadline
April 25, 2012

Contact
Laura Sainz
Environmental Program Manager, OCCM
916-263-7992 phone
916-263-2342 fax
laura.sainz@jud.ca.gov

Leslie Miessner
Supervising Attorney, Real Estate Unit, Office of the General Counsel
415-865-4056 phone
415-865-8885 fax
leslie.miessner@jud.ca.gov

Issue Statement

The Judicial Council adopted the *Judicial Branch Assembly Bill 1407 Five-Year Infrastructure Plan for Fiscal Year 2010–2011* on October 24, 2008. The plan includes the construction of the New Ukiah Courthouse for the Superior Court of Mendocino County. The Judicial Council adopted the *Site Selection and Acquisition Policy for Court Facilities* on June 29, 2007 and as amended on August 14, 2009. This policy gives the Administrative Director of the Courts the authority to approve the acquisition of new court facility sites.

In order to proceed with the acquisition of a site for the proposed project, the Administrative Office of the Courts (AOC), in compliance with Public Resources Code section 21000 et seq.,

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Ukiah Courthouse

Chapter 10: Threat and Vulnerability Report

Online link to full document:

Risk Assessment for Ukiah Courthouse, Mendocino County

Report cover is also hyperlinked to complete online document.

CONFIDENTIAL

THIS IS A COVER SHEET

FOR CONFIDENTIAL INFORMATION.

THESE DOCUMENTS CONTAIN CONFIDENTIAL AND RESTRICTED MATERIAL FOR THE SOLE USE OF THE INTENDED RECIPIENT(S). ANY REVIEW, USE, DISTRIBUTION, OR DISCLOSURE BY OTHERS IS STRICTLY PROHIBITED.

IF YOU ARE NOT THE INTENDED RECIPIENT (OR AUTHORIZED TO RECEIVE FOR THE INTENDED RECIPIENT), PLEASE CONTACT THE JUDICIAL COUNCIL'S EMERGENCY PLANNING AND SECURITY COORDINATION UNIT IMMEDIATELY AT 415-865-8991.

CONFIDENTIAL

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Ukiah Courthouse Mural

Chapter 11: Division 01 Specifications

Online link to full document:
DRAFT
Design-Build Division 01, Section 010000
Judicial Council of California
New Ukiah Courthouse

Report cover is also hyperlinked to complete online document.

Design-Build Division 01

Section 010000

Table of Contents Draft – Judicial Council of California

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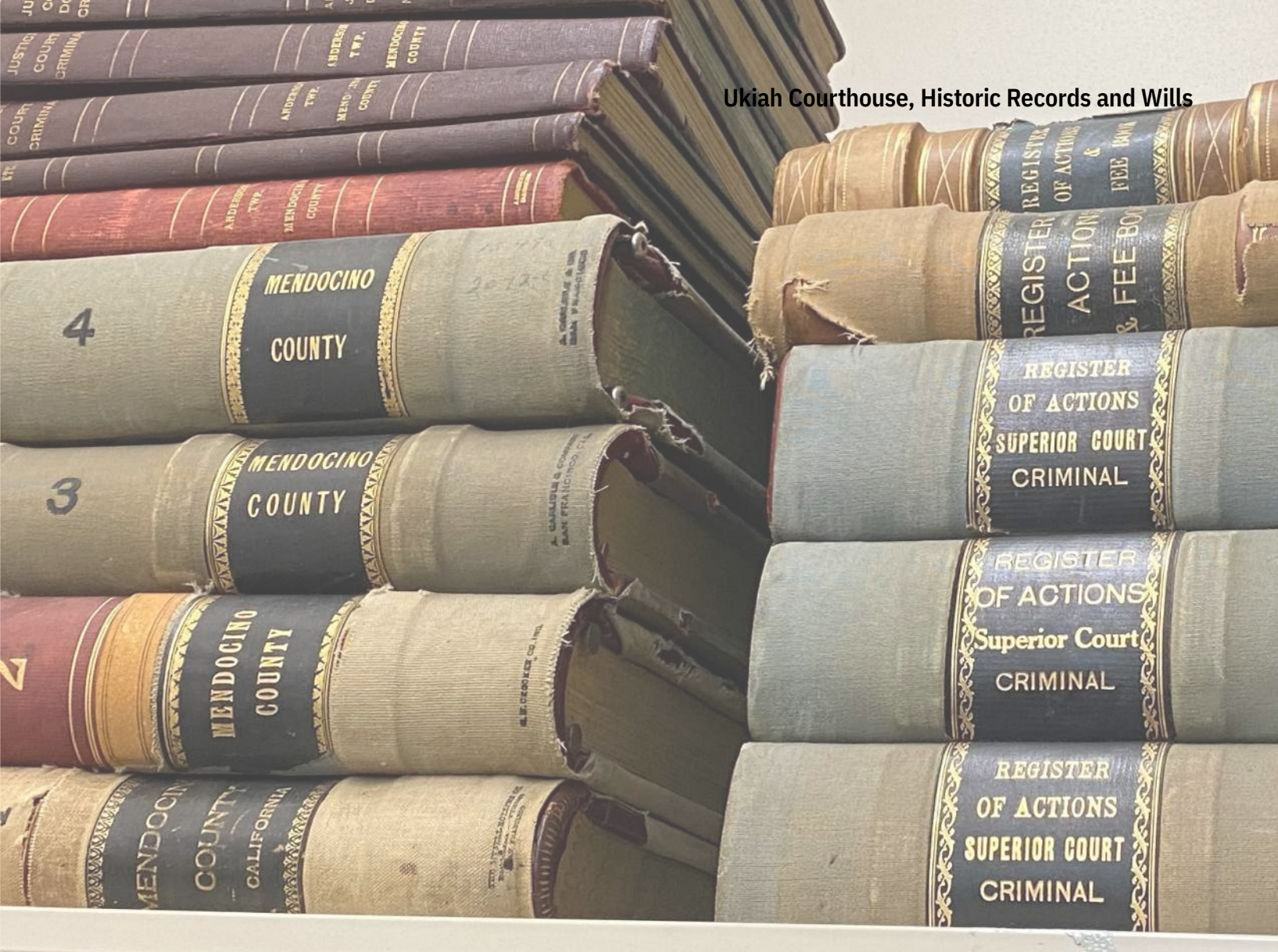
Ukiah Courthouse, Historic Records and Wills



Appendix: Link Index & Exhibits

INDEX: LINKS TO REFERENCED DOCUMENTS

DOCUMENT	LINK
Ukiah Courthouse Space Program	https://cannondesign.box.com/s/axcnyxtv7mwgb8tarfjrlwc0fy2tuel7
California Trial Court Facilities Standards 2020	https://www.courts.ca.gov/documents/2020_CTCFS_20_11_13.pdf
Geotechnical Report	https://cannondesign.box.com/s/rx15naq41cwjq970vj036r65b7h6yl6b
Environmental Impact Report	https://cannondesign.box.com/s/y8dkwo92lve63ag7njkyjos51bl4mjf9
Threat and Vulnerability Report	https://cannondesign.box.com/s/d6qnukwzziqebf3hd4fqkf2wn1ch0ulj
Division 1 Specifications	https://cannondesign.box.com/s/3scfuyovwl52ayazaogg15vytcvrrhv4

Exhibit 1: Project Site

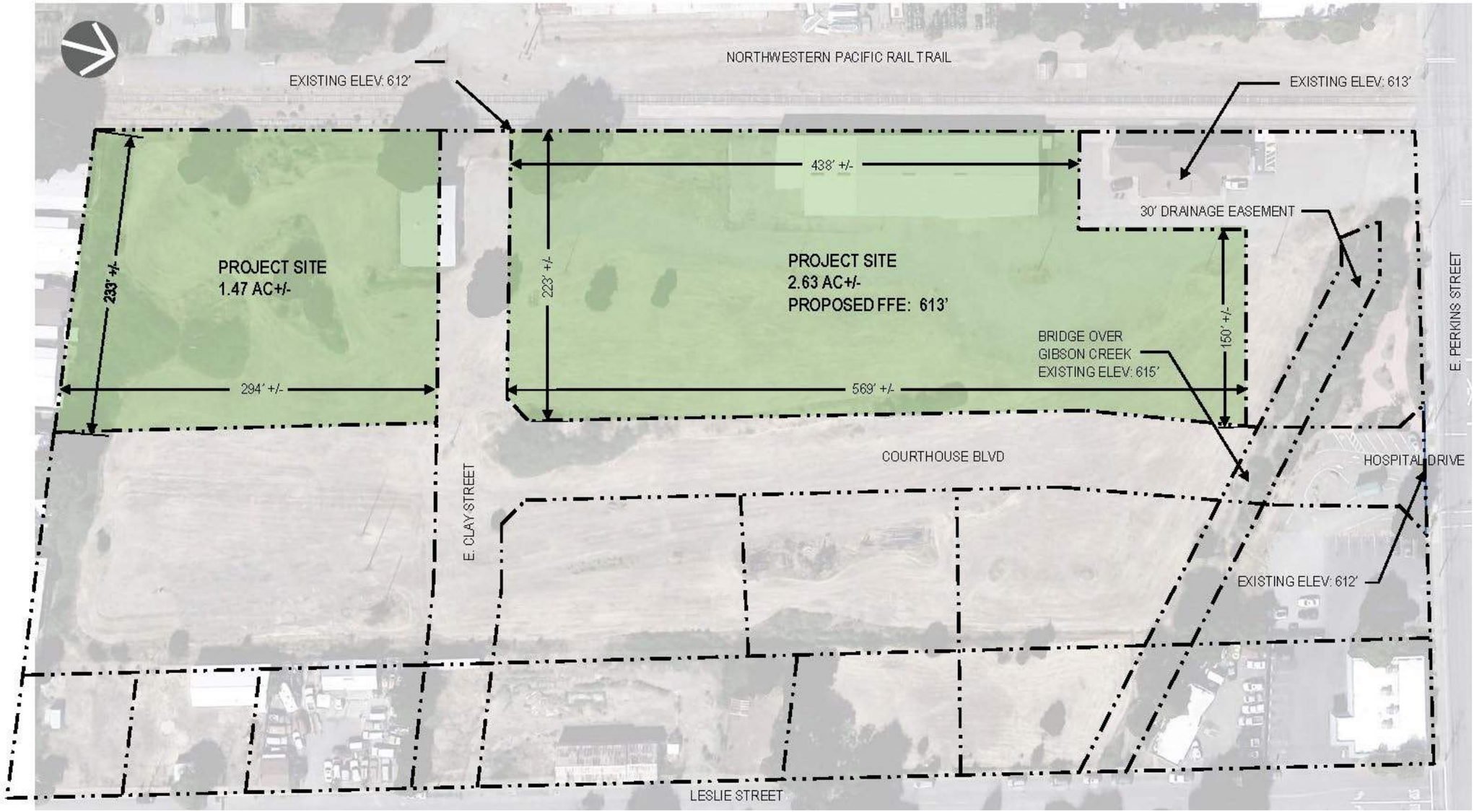


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Exhibit 2: Micro Site Analysis

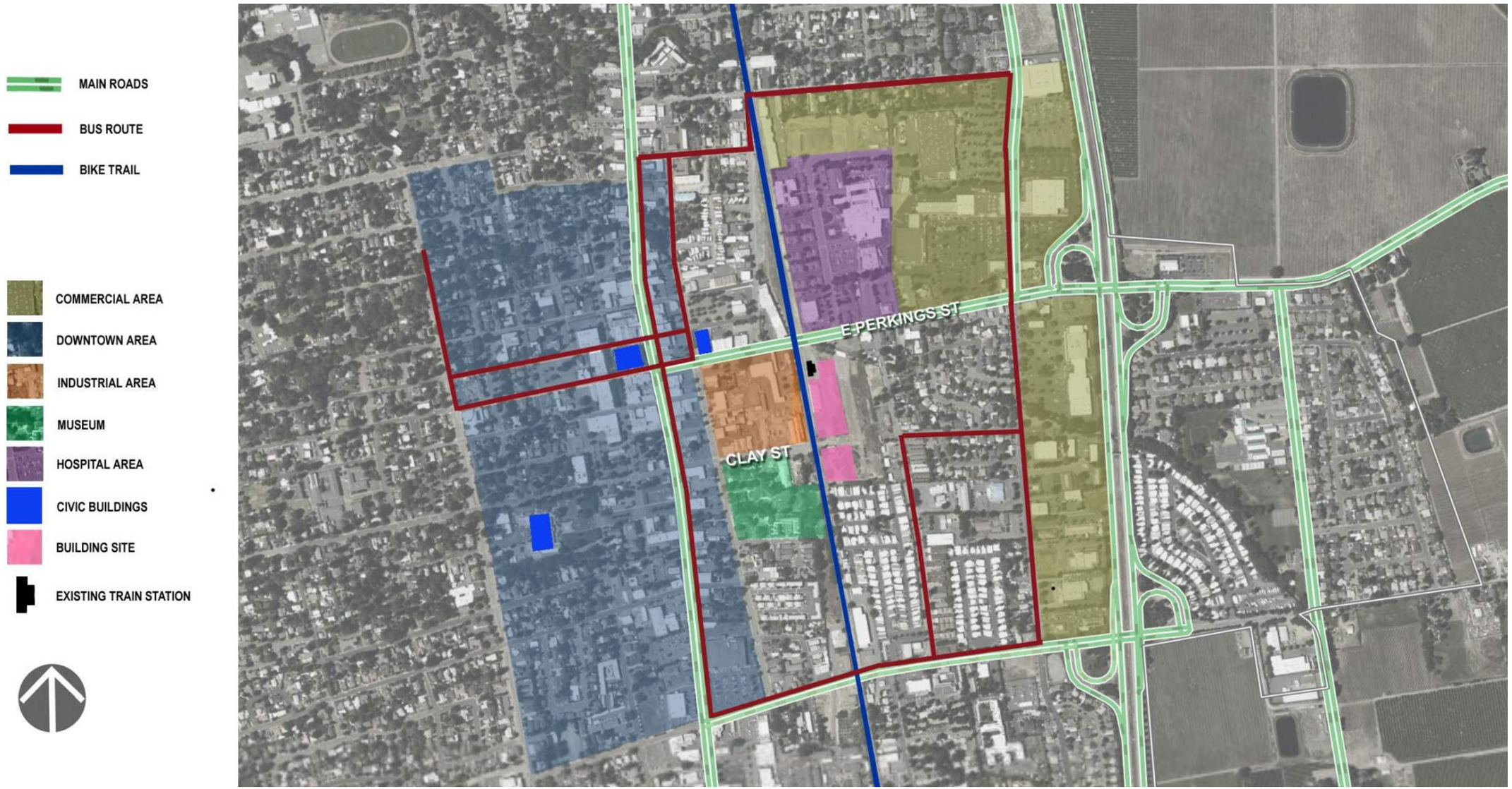

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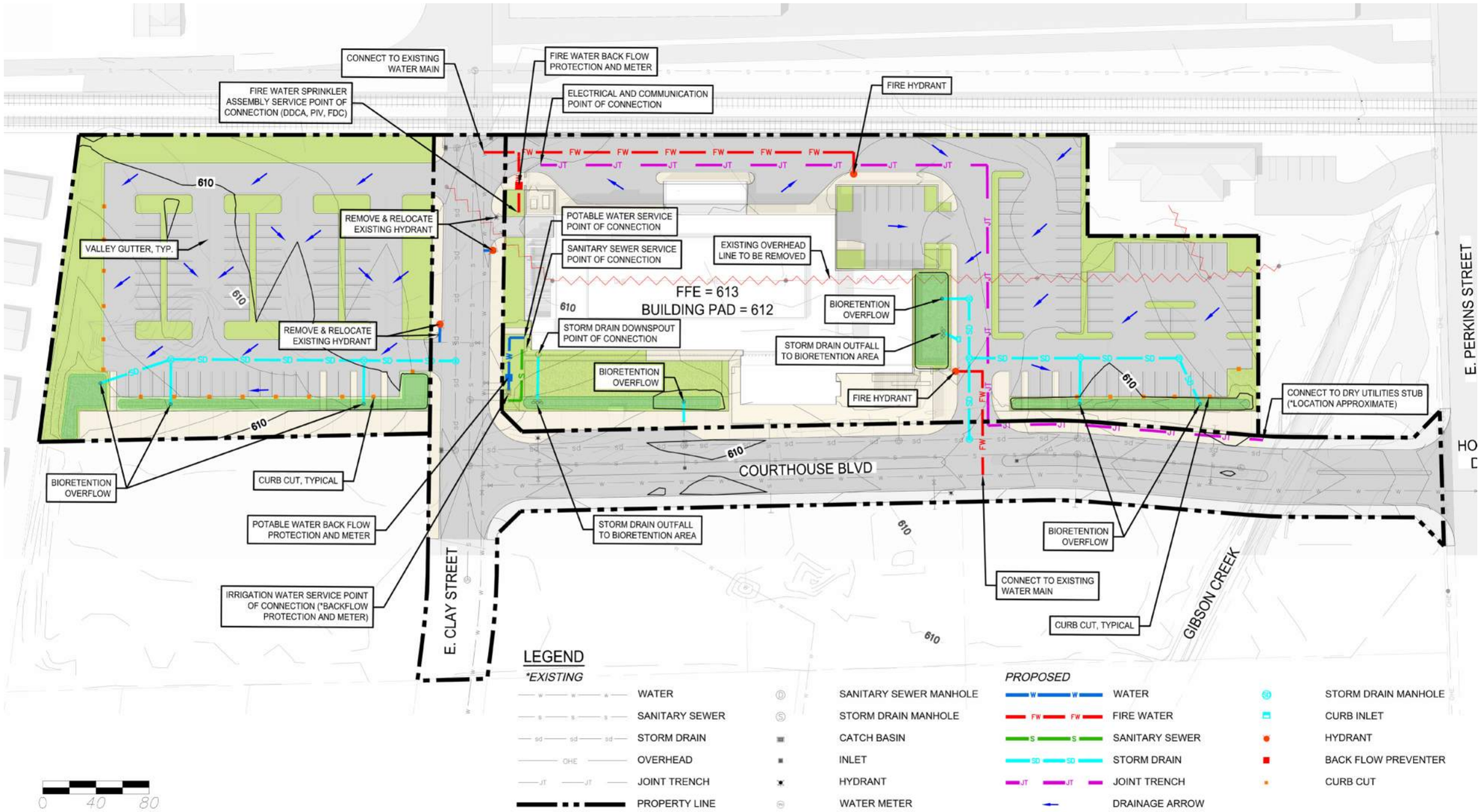
Exhibit 3: Site Parameters and Utility Plan Diagram



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ADMINISTRATIVE DIVISION
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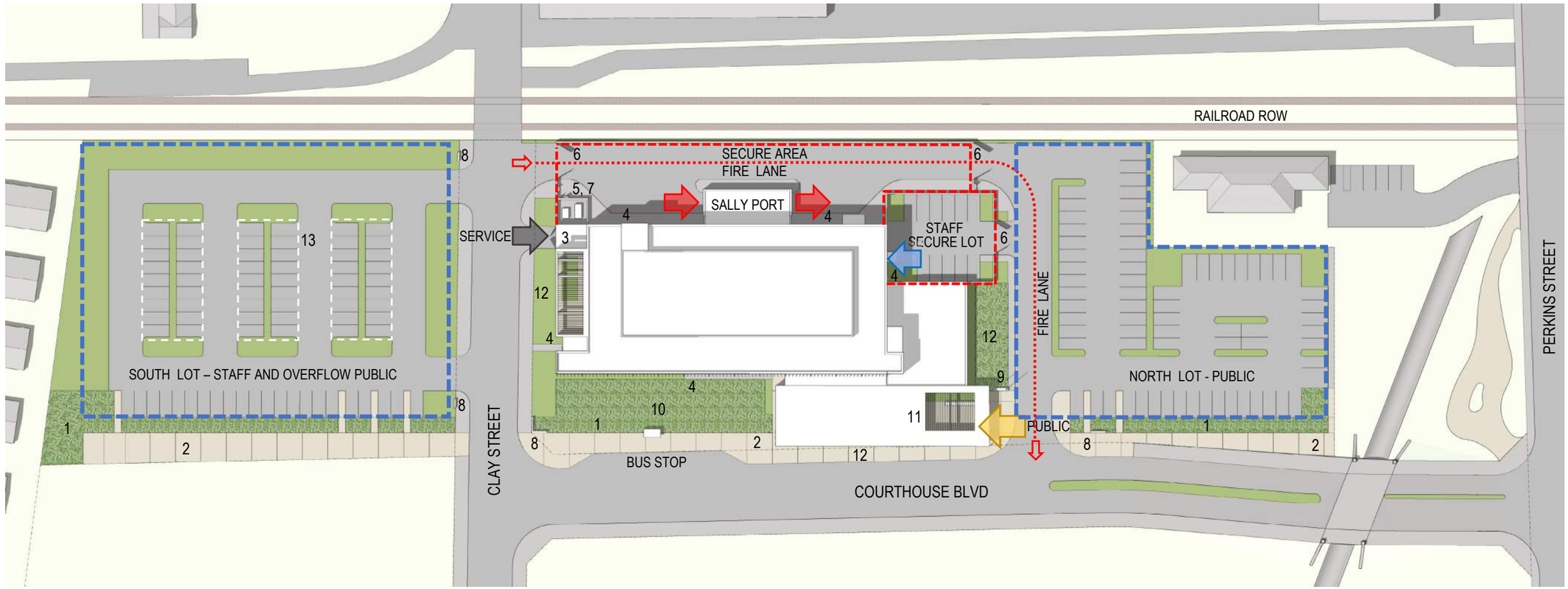
Exhibit 4: Conceptual Site Diagram



Parking Summary

SOUTH LOT - 78
NORTH LOT - 71
SECURE LOT - 11
TOTAL - 160

Legend

1 - RETENTION AREAS
2 – PEDESTRIAN PROMENADE
3 - TRASH ENCL., DELIVERIES
4 - BUILDING EXIT
5 - EMERGENCY GEN. ENCL
6 – SECURE LOT GATE
7 – TRANSFORMER
8 - MONUMENT SIGN
9 – FLAGPOLES
10 - FRONT GARDEN
11 - ENTRY PLAZA
12 - 25' SECURITY SETBACK
13 – POSS. P.V. PANEL CANOPIES

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ADMINISTRATIVE DIVISION
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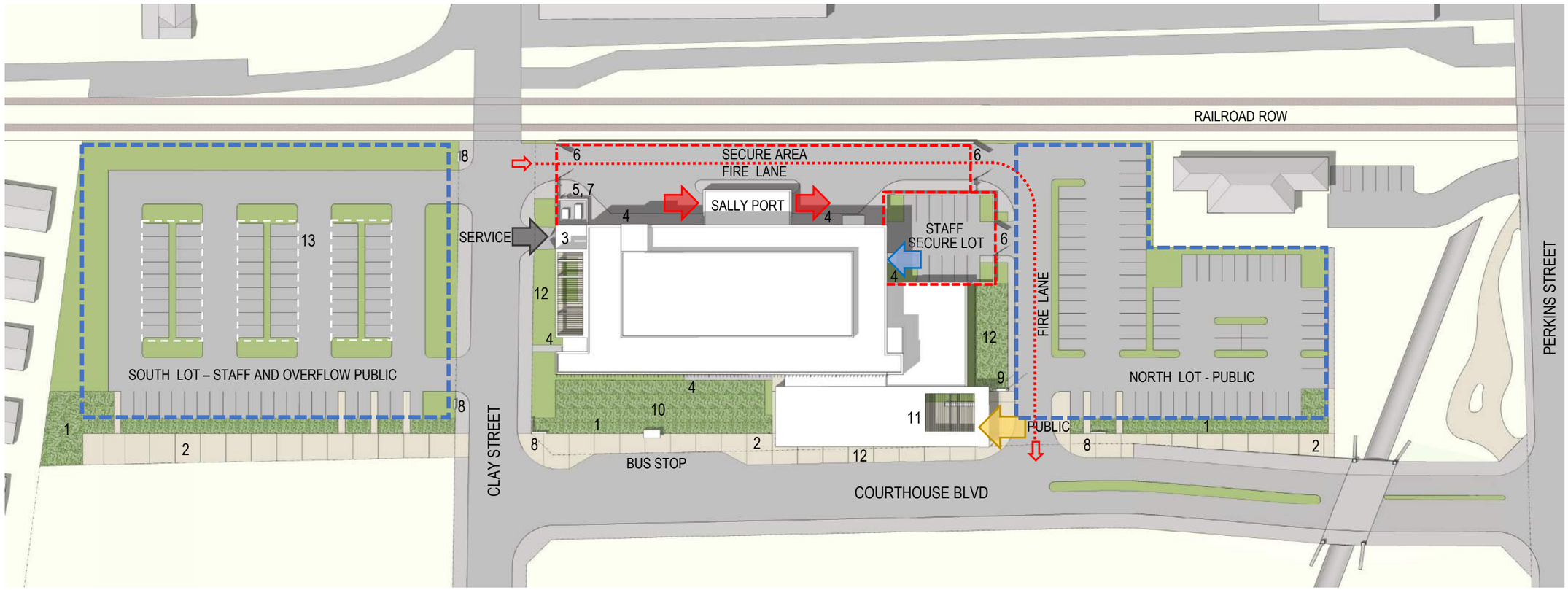
Exhibit 5: Illustrative Site Plan



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SOUTH LOT - 78
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TOTAL - 160

Legend

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8 - MONUMENT SIGN
9 – FLAGPOLES
10 - FRONT GARDEN
11 - ENTRY PLAZA
12 - 25' SECURITY SETBACK
13 – POSS. P.V. PANEL CANOPIES

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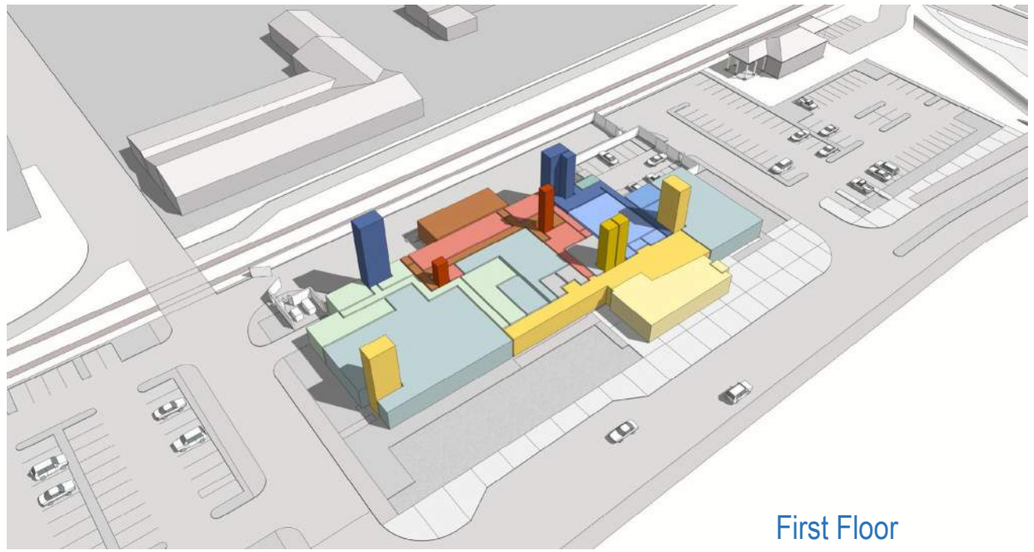
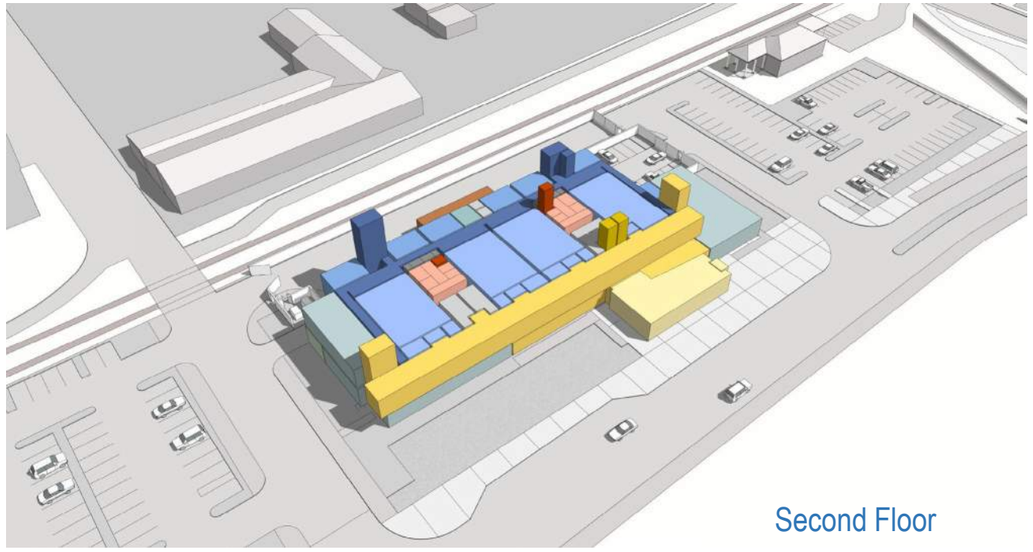
Exhibit 6: Blocking and Stacking Diagrams

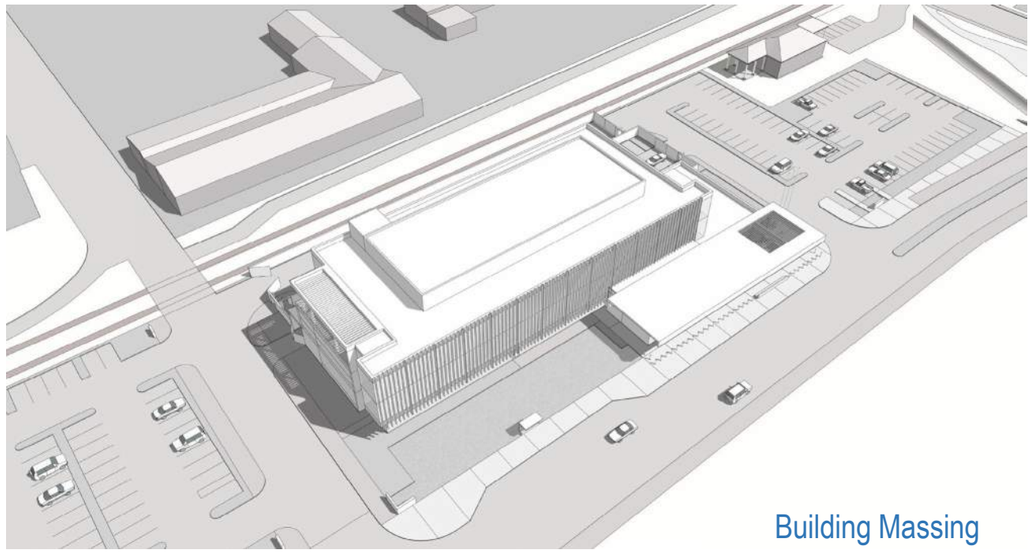


First Floor



Second Floor

Third Floor



Building Massing

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Exhibit 7: First Floor Plan Diagram

FIRST FLOOR LEGEND

1	LOBBY - SECURITY SCREENING *(1.0)*
2	LARGE / JUVENILE COURTROOM *(2.0)*
3	EVIDENCE STORAGE *(2.0)*
4	COURTROOM A/V SERVER CLOSET *(2.0)*
5	JURY DELIBERATION *(2.0)*
6	CHAMBERS *(3.0)*
7	COURT OPERATIONS *(4.0)*
8	CLERK'S OFFICE *(5.0)*
9	JURY SERVICES *(9.0)*
10	WAITING
11	SHERIFF *(10.0)*
12	CENTRAL HOLDING - ADULT *(11.0)*
13	CENTRAL HOLDING - JUVENILE *(11.0)*
14	CENTRAL HOLDING - SUPPORT *(11.0)*
15	NON-CONTACT ATT. INTERVIEW *(11.0)*
16	BUILDING SUPPORT *(13.0)*
17	SALLYPORT

P	PUBLIC CIRCULATION
R	RESTRICTED CIRCULATION
IDF	IDF ROOM
E	ELECTRICAL ROOM
T	PUBLIC RESTROOMS
S	STAFF RESTROOMS
W	WORKROOM

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FACILITIES SERVICES

Exhibit 8: Second Floor Plan Diagram

SECOND FLOOR LEGEND

1	LARGE TRIAL COURTROOM *(2.0)*
2	MULTIPURPOSE COURTROOM *(2.0)*
3	COURTROOM HOLDING *(2.0)*
4	EVIDENCE STORAGE *(2.0)*
5	COURTROOM A/V SERVER CLOSET *(2.0)*
6	JURY DELIBERATION *(2.0)*
7	CHAMBERS *(3.0)*
8	STAFF SUPPORT *(12.1)*
9	WAITING

P	PUBLIC CIRCULATION
R	RESTRICTED CIRCULATION
IDF	IDF ROOM
E	ELECTRICAL ROOM
T	PUBLIC RESTROOMS
S	STAFF RESTROOMS
W	WORKROOM

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FACILITIES SERVICES

Exhibit 9: Third Floor Plan Diagram

THIRD FLOOR LEGEND

1	**MULTIPURPOSE COURTROOM** *(2.0)*
2	**COURTROOM HOLDING** *(2.0)*
3	**EVIDENCE STORAGE** *(2.0)*
4	**COURTROOM A/V SERVER CLOSET** *(2.0)*
5	**JURY DELIBERATION** *(2.0)*
6	**CIVIL SETTLEMENT CONF. ROOM** *(2.0)*
7	**CHAMBERS** *(3.0)*
8	**COMMISSIONER OFFICE** *(3.0)*
9	**CONFERENCE ROOM** *(3.0)*
10	**FAMILY COURT SERVICES** *(6.0)*
11	**SELF HELP** *(7.0)*
12	**ADMINISTRATION** *(8.0)*
13	**OUTDOOR TERRACE**
14	**WAITING**

P	PUBLIC CIRCULATION
R	RESTRICTED CIRCULATION
IDF	IDF ROOM
E	ELECTRICAL ROOM
T	PUBLIC RESTROOMS
S	STAFF RESTROOMS
W	WORKROOM

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Exhibit 10: Roof Plan Diagram

ROOF PLAN LEGEND

1 ROOF TOP UNIT (RTU-1)
2 ROOF TOP UNIT (RTU-2)
3 ROOF TOP UNIT (RTU-3)
4 HW BOILER SYSTEM
5 SCREEN WALL
6 PARAPET

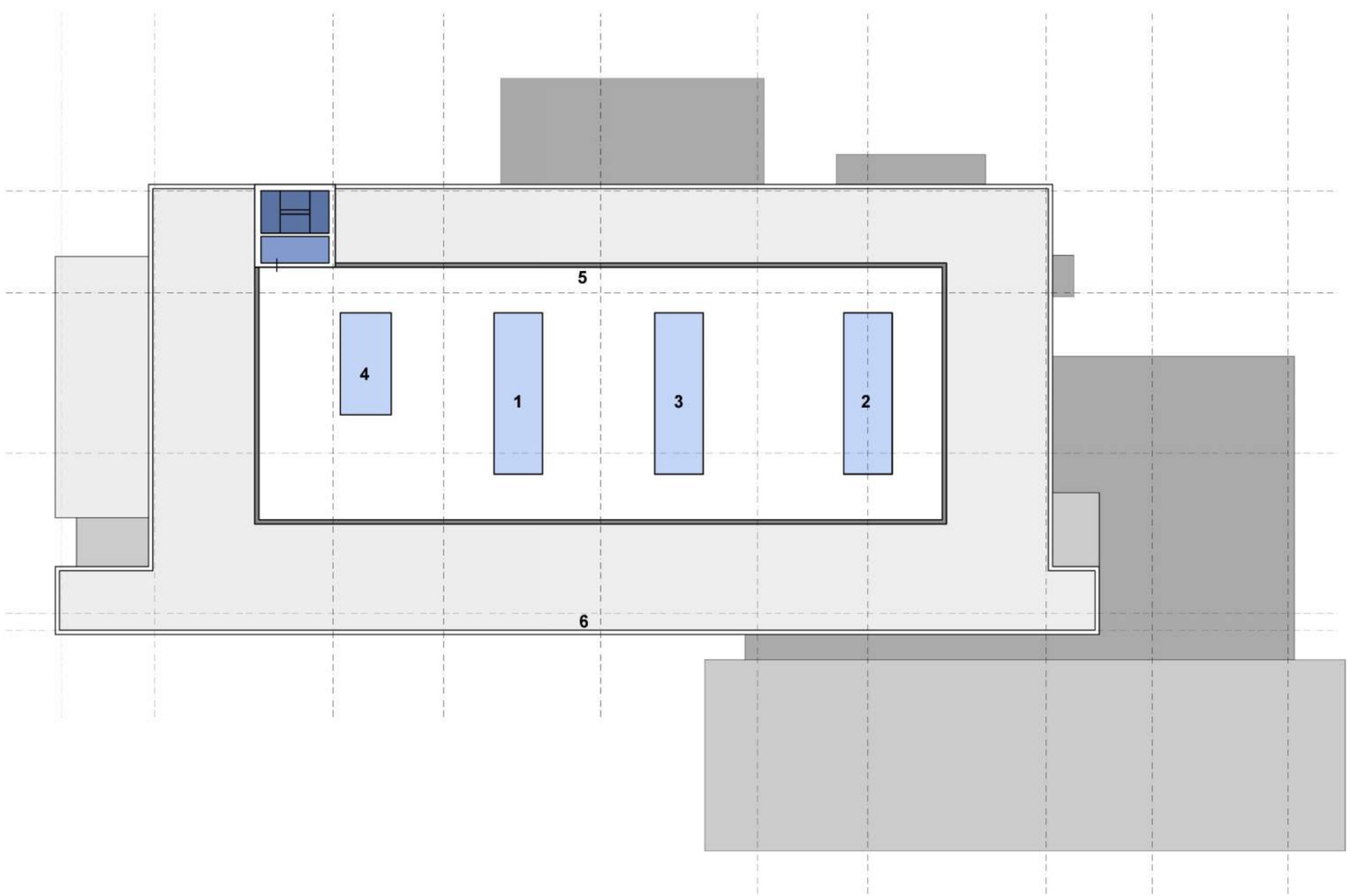

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Exhibit 11: Aerial View Perspective View looking Southwest

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Exhibit 12: Aerial Perspective View looking Northeast

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Exhibit 13: Perspective View looking South from Perkins Street

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Exhibit 14: Perspective View looking South down Courthouse Drive

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Exhibit 15: Perspective View looking South to Courthouse Entry

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Exhibit 16: Perspective View looking North towards Front Garden

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Exhibit 17: North and East Elevations

North Elevation

East Elevation

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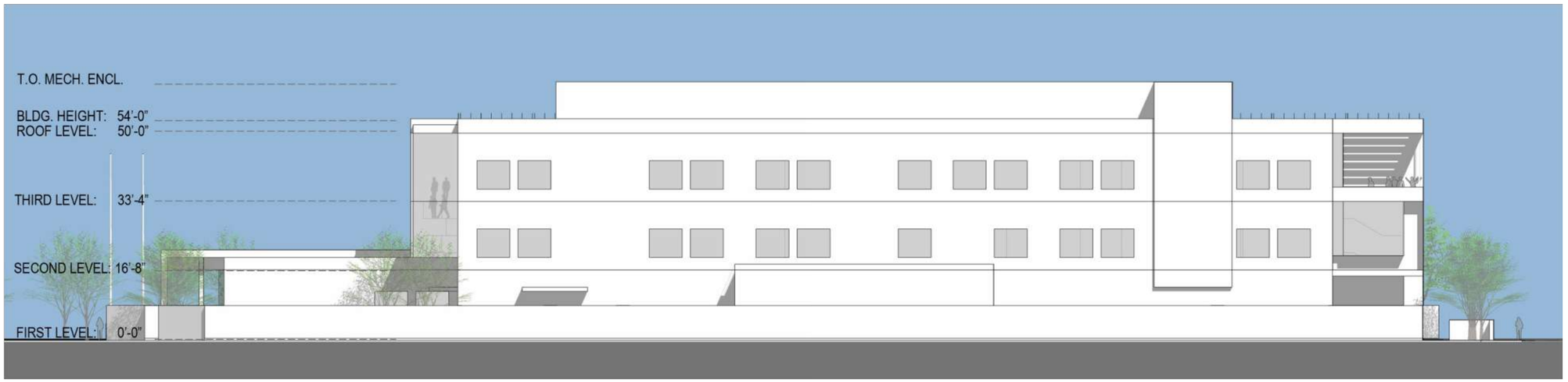
Exhibit 18: South and West Elevations

South Elevation



West Elevation

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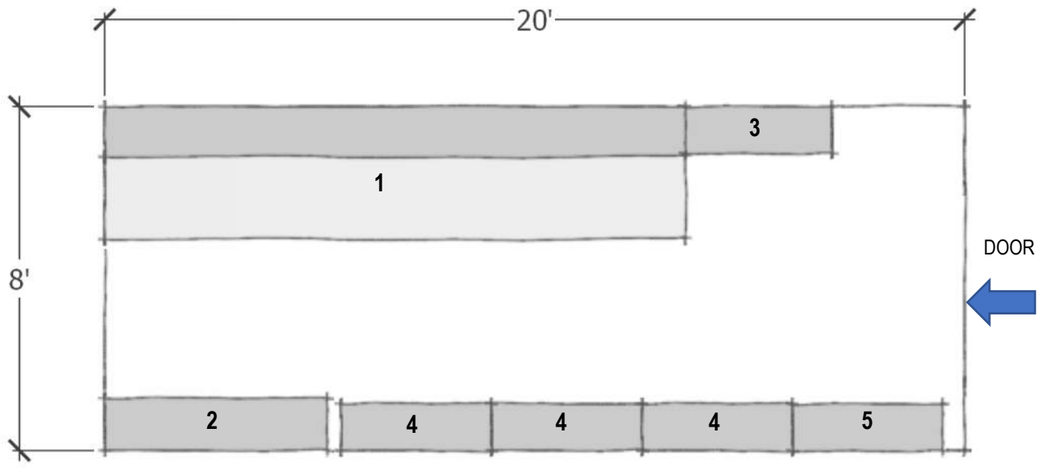
Exhibit 19: Historic Records and Wills Diagram and Room Requirements



ROOM REQUIREMENTS:

- CLIMATE CONTROL: 60-70 DEGRESS F
- HUMIDITY: 30-50%
- AVOID HEAT AND SUNLIGHT (NO WINDOWS)
- AVOID BASEMENTS. ATTICS OR GARAGES, OR ANY ROOM WHERE MOISTURE OR LEAKS COULD BE PRESENT.
- BOOKS SHOULD BE AWAY FROM RADIATORS AND VENTS.
- CLEAN AND DUST FREE ROOM.

1- EXISTING SHELF UNIT #1

2- EXISTING SHELF UNIT #2

3- EXISTING SHELF UNIT #3
SIMILAR TO SHELF #2
(NO PICTURE AVAILABLE)

4- EXISTING SHELF UNIT #4

5- NEW ADDITIONAL SHELF WILL ALLOW FOR PROPER STORAGE OF OVERFLOWING BOOKS ON EXISTING SHELF UNITS #4.
(IF SOME BOOKS WILL BE DISCARDED AND NO ADDITIONAL SHELF IS NEEDED, ROOM SIZE COULD BE REDUCED IN LENGTH TO 17'-6" X 8'-0")