

Location 3. provides convenient access to the existing Juvenile Hall due to the adjacency but is impacted by the lack of adequate parking at the South parking lot. The South parking lot is at a significantly lower elevation than the existing Juvenile Hall. Due to the limited buildable area of this Location (without modifying the existing access road), the building may have to be two stories in order to accommodate the necessary holding areas and sally port for adults coming from the Jail. A two story building at this location will likely have a lower level entrance that will require an elevator and additional space requirements not in the Program. If the entrance is at the upper level only (the level of the existing Juvenile Hall) then the benefits of Location 3. do not outweigh the benefits of Location 5. This Location meets the adjacency requirements of Scenario 1 above.

Location 4. provides good visibility from the street and the front of the SWJC. This provides patrons with visibility to the new building before determining how to get there. Location 4. also provides a logical association between the Juvenile Courts and the existing Juvenile Hall. Unfortunately, the physical connection will be bifurcated by the existing access road and thus transfer of in-custody juveniles from Juvenile Hall will still require vehicular transfer and a sally port. This Location does not meet the adjacency requirements of Scenario 1 above.

Location 5. provides similar benefits of Location 4. including access from Auld Road, the SWJC, visibility for patrons and connection to the North SWJC parking lot. Location 5. provides a stronger and more direct association between the Juvenile Courts and the existing Juvenile Hall while solving the concern adjacency concerns listed earlier in this document. Because of the proximity limitation to the existing Juvenile Hall, it was proposed that the existing access road be relocated to the North of Location 5. to a sensible connection point to the North parking lot. The new courtroom building can be located where the existing access road is currently. Additional grading will be required with the relocation of the access road but the results will provide better and more secured access for the Juvenile Courts and the Juvenile Hall as well as the remainder of the SWJC site. This Location meets the adjacency requirements of Scenario 1 above.

SITE LOCATION SUMMARY

As a result of three factors: available and a buildable site, adjacency to the existing Juvenile Hall, and parking, location 5. was chosen as the best location for the new courthouse. Location 5. provides the most immediate and direct access to Juvenile Hall without requiring vehicle transfers of in-custody juveniles. As a result, in-custody adults will be transferred in vehicles from the SWJC to a sally port in the new courthouse building. Location 5. is also the most appropriate location for visitors that may be going to both the Juvenile Hall and Juvenile Court. Location 5. provides a more suitable and congruent parking area over the other locations. And lastly, the general site characteristics, vehicle access, orientation and accessibility are all reasonably favorable at location 5.

In discussion of Location 5., the Courts elected to not have the new building directly attached to the existing Juvenile Hall (Location 3.) and preferred the new courthouse building be "not too far" from the existing Juvenile Hall (Location 4.) in order to not have to walk in-custody juveniles more than 100' on this connection. As such, the mid-way location (Location 5.) of the building was selected as the Final Location.

The Final Location (Location 5.) is shown in Section 4 of this Program document on the Site Location Study drawing.

PROGRAM - BUILDING

EXISTING JUVENILE HALL INFORMATION

Based on the drawings provided to us, the existing Juvenile Hall facility was built in 2000 and is a full time detention center. Plans are available for this facility from the Courts and EDA and were prepared by Dworsky Associates from Los Angeles.

The building is a one-story 62,260 s.f. fully sprinklered Type II-FR CMU and steel building with 4 hour exterior walls, 2 hour interior walls, 2 hour fire protection on the structural steel and a one hour roof. There are various occupancy classifications depending on the area and Sheet A-005 should be referenced as well as the entire existing building's construction set. It was built under the following codes:

Uniform Building Code	(For Structural Package only)	1994
California Building Code	(For Structural Package only)	1995
California Building Code and Amendments		1998
California Mechanical Code - Title 24		1998
National Electric Code		1998
California Fire Code		1998
California Plumbing Code		1998

Since the new Juvenile Courtroom building is being proposed to attached to the existing Juvenile Hall, this information as well as the allowable building area will be important. The allowable building area is 90,600 s.f. under the codes at the time.

OVERVIEW

As noted above, the Riverside County Economic Development Agency (EDA), in conjunction with the Riverside County Division of the Superior Courts of California (RCSC, Courts), has a need to expand the existing Juvenile Court facilities at the Southwest Justice Center (SWJC) in Murrieta. The Juvenile Court is a division of the Riverside Superior Court (Courts) handling both Dependency (300) and Delinquency (600) cases.

Through the course of the Project Team meetings, it was determined that the Program for this facility can be accommodated in approximately 13,452 s.f. and shall include the following areas:

- Court Sets / Judiciary**
- Judiciary / Courtroom Support**
- Juvenile Divisions and Administration**
- Public Area**
- Court Security Operations**
- Court and staff support**
- Children's waiting room**
- In-Custody Holding—Adults**
- In-Custody Holding—Juveniles**
- Support for building operations**
- Judicial Parking and Sally Port**

A detailed Space Allocation spreadsheet is provided. This was developed through the series of meetings with the entire Project Team. Please reference that section for specifics about the required areas, staffing and quantities.

FUNCTION

The purpose of the courtroom building is for two new courtrooms. As such, the building needs to primarily function as courtrooms and the required support services for those courtrooms. As noted in the Trial Court Standards, the judicial process is the focal point of the courtroom. Because of the new building's proximity to both the Juvenile Hall and the existing Southwest Justice Center, there are some unique characteristics to be considered. The new building shall function as it's own, sustained operations, but connect to the entire SWJC site and other operations on the site.

The functions of the Court Sets are fairly defined. In Section 5 of the Trial Court Standards, the Court Sets are fully defined and detailed. These standards should be carefully integrated into this project; however, certain minimum standards may not be required due to the proximity of this building to the other buildings on the site. Therefore, within the detailed Space Allocation, some areas were reduced in conjunction with the Project Team's agreement to the variance(s) from the standards.

At the same time the Space Allocation was developed, both a Conceptual Floor Plan and an Adjacency Diagram were prepared. The Adjacency Diagram demonstrates the connection between the various building spaces and their relationship between each other, the courts and the public. This diagram is also provided in Section 4 of this document.

Similarly, a Conceptual Floor Plan was developed to tie the Adjacency Diagram to the Space Allocation spreadsheet. Several versions of this floor plan were prepared to define, refine and illustrate the Program requirements for the Project Team.

Of specific note are several areas of concern:

Courts Sets - The two courtrooms within the building are the primary focus. They are similar in nature but have distinct needs. Each shall have a judge's bench, witness stand, clerk stations, court reporter, litigation areas, a bailiff and spectator seating. A jury box is not required for these two courts, however, space was provided within the courts in the event the state guidelines change to require jury trials. Note that Dependency Court requires additional litigation areas due to the additional number of agencies and or clients - attorneys required as a result of extended families or circumstances. Center bench styles were requested for these courts as well as second witness provisions in the event a translator need be involved. Additionally, two clerk stations were provided in order to accommodate work areas for one clerk to prepare for the next case while another clerk works the current case. Because the court reporters are located in the main SWJC courtroom building, an additional office for the court reports was included. Exhibit Storage and "back of house" functions can be shared between the two courts.

Security - It was defined that security of the building shall strictly be provided. A high degree of visibility is required to all public areas of the courtroom building with distinct separation from the in-custody and holding areas and from both of these areas to the restricted areas of the building. There are multiple entrance points for judges, in-custody adults, in-custody juveniles, case-involved children, attorneys and public / family / relational individuals.

All restricted areas shall not be accessible to the public and all public shall not have access to individuals in-custody or children involved in cases.

Security shall have direct visibility to the Security Screening / Queuing. Because of this proximity, the public will, by location, have a high degree of visibility to security of the building and recognize their presence.

Children's Waiting - Because of the mixed nature of the two courts, it is imperative that the children involved in Dependency cases be segregated from potential conflicts. Children may be brought to the facility via either a secured entrance such as the judges' entry or, more likely, through the main entrance to the building. As such, direct access to the Children's Check-In and Waiting areas are of concern. Parents and / or family members should not have access to the children and the Check-In area will be a manned, secured area. Children involved in cases will then be brought from that area to the Dependency Court via a Restricted Corridor or direct connection. The Children's Waiting Room shall have a child's restroom.

Juvenile Holding - As previously discussed, the Juvenile Holding area shall have a direct connection to the Juvenile Hall, as requested. This area shall have a sally port, common holding area, two individual holding cells, an attorney-client interview room, courtroom holding, staff restroom, staff desk and a custodial closet. Access for attorneys to the attorney-client interview room shall be through the courtroom with approval of the bailiff. This area shall be segregated from the public and court support functions.

Adult holding - This area is similar in nature to the requirements of the Juvenile Holding area with the exception that the in-custody individuals will be brought in from an exterior sally port which shall be fenced and walled. They will then be brought in to the building through a secured interior sally port and into the Adult Holding area. This area shall have a sally port, common holding area, two holding cells, an attorney-client interview room, courtroom holding, staff restroom, staff desk and a custodial closet. Access for attorneys to the attorney-client interview room shall be through the courtroom with approval of the bailiff. This area shall be segregated from the public and court support functions.

Administration - Because this building will function separately from the main courthouse at the SWJC, the Juvenile Divisions Administration area was reviewed to determine the staff, records and other area requirements. A public queuing area shall be provided with immediate adjacency to the lobby.

Other areas within the building are defined within the detailed Space Allocation and the Conceptual Floor Plan.

PRELIMINARY BUILDING CODE REVIEW

As part of our analysis, we performed a Preliminary Code Review. Because the budget and schedule have not been set, the Type of Construction has yet to be determined. However, based upon the program requirements, the new building will be considered a mixed occupancy building that includes the following occupancy groups:

- A-3 Courtrooms
- B Civil Administration
- I-3 Detention Areas

The minimum construction type allowed by the CBC is described below:

- I-3 occupancy areas: Type II-A, III-A, or V-A is allowed, per 408.1.2, of the CBC.
- A-3 and B occupancies: Type V-B SPRINKLERED is allowed, per section 503 and section 506 of the CBC.

Depending on the proposed budget and method of construction, the building may be one, or multiple construction types. One scenario could be to combine these two construction types within one building with a fire wall separating the construction types, essentially making them two buildings in one.

However the functional requirements for both A-3 and I-3 occupancy require construction methods and materials generally associated with types I, II, or III construction (i.e. masonry walls in I-3 areas).

Also the long term value of the building, and projected life cycle operation costs should be considered when selecting the construction type. Further research and analysis during the Design Phase will be necessary to evaluate the Construction Type. In conjunction with the proposed budget and schedule.

In addition to this code information, the California Trial Court Standards by the Judicial Council of California 2006 Edition with Amendment # 1 dated March 1, 2010 should be referenced as this includes Design Criteria for trials courts and may supersede or be more stringent than the building codes. The Trial Court Standards can be found at:

http://www.courts.ca.gov/documents/06_April_Facilities_Standards_with_Amendment1.pdf

Note that an Amendment to these standards is currently in Draft mode and may be released before the design and/or completion of this project and should be considered.

PLUMBING CODE REVIEW

Also as part of our review, we prepared the attached Plumbing Code review to analyze the required plumbing fixtures for the building. Because of the various functions as well as the segregation between the areas, there are multiple restroom locations within the building. Please refer to the analysis following these pages.

PROJECT TEAM MEETINGS

Copies of the various team meetings have been included for reference as part of this program document and are located after the Plumbing Code Review in this section.

CONCLUSION

The addition of these two courtrooms to the Superior Courts system within Riverside County is an important project. This is the first of a number of steps that will be required to complete the project. This Program shall be used as the basis for the development of Schematic, Design Development and ultimately Construction Drawings for the facility. The Architect of Record shall integrate and develop their own research to confirm and further quantify, delineate and explore the spatial and functional requirements to meet the Program needs.

Currently, Location 5. has been selected for the proposed location of the building and a Conceptual Floor Plan showing 13,452 s.f. has been prepared to delineate the proposed layout for the building meeting the Program requirements.



PLUMBING CALCULATIONS PER CBC 2010

Occupant Classification

Group A-3
Use Courtroom Building

Plumbing Calculations

Space	SF	Occ. Group	FOR TOILETS (Table 4-1)	
			Factor	Occ. Load
Delinquency Courtroom - Non-Fixed seats	975	A3	30	32.50
Fixed seats	426	48 LF/18"=32	SEATS X 1/2	16.00
Attorney/Client/Witness Room	100	A3	200	0.50
Attorney/Client/Witness Room	126	A3	200	0.63
Courtroom vestibule	51	~		0.00
Exhibit Storage Closet	39	S		0.00
Judicial Chambers	404	HAS OWN RESTROOM		0.00
Court Reporters (office)	92	B	200	0.46
Courtroom Assistants (in Courtroom)	-	~		0.00
Bailiffs	-	~		0.00
Dependency Courtroom - Non-Fixed seats	1184	A3	30	39.47
Fixed seats	440	48 LF/18"=32	SEATS X 1/2	16.00
Attorney/Client/Witness Rooms	200	B	200	1.00
Courtroom vestibule	56	~		0.00
Judicial Chambers	404	HAS OWN RESTROOM		0.00
Courtroom Assistants (in Courtroom)	-	~		0.00
Bailiffs	-	~		0.00
				Subtotal
				106.56
Supervisor (Senior)	93	B	200	0.47
Supervisor	51	B	200	0.26
Interpreter	48	B	200	0.24
Court Services Assistant	192	B	200	0.96
Counter Workstations	48	B	200	0.24
Circulation	202	B	200	1.01
Workcounter/Form Storage	120	B	200	0.60
Photocopier/Printers (Staff support)	120	B	200	0.60
Records management assist/quality control	40	B	200	0.20
File Scanning Station	40	B	200	0.20
File Staging Area/Sorting/Charts	60	B	200	0.30
				Subtotal
				5.07
Security Screen Queuing	290	~	0	0.00
Weapons Screening Station	500	~	0	0.00
Exit Lane	182	~	0	0.00
Secure Public Lobby/Waiting	1305	A3	0	0.00
				Subtotal
				15.00
Lobby fixed seats *		46 LF/18"=30	SEATS X 1/2	15.00
Building Control Room	102	B	200	0.51
Management Office (Lieut, Sergeant)	103	B	200	0.52
Staff Break Rooms	149	STAFF RESTROOMS		0.00
Staff Lactation Room	51	STAFF RESTROOMS		0.00
Staff Restroom (1M/1F)	102	STAFF RESTROOMS		0.00
Waiting/Play Area (Dependency and Juvenile)	300	I-4	200	1.50
Check-in	121	I-4	200	0.61
Restroom	60	HAS OWN RESTROOM		0.00
Storage	22	HAS OWN RESTROOM		0.00



PLUMBING CALCULATIONS PER CBC 2010

Plumbing Calculations

		FOR TOILETS			
Pedestrian Sallyport	59				0.00
Staff Desk	43				0.00
Group Holding	228				0.00
Custodial Closet	45				0.00
Staff Restroom	51				0.00
Holding/Interview	35				0.00
Courtroom Holding	75				0.00
Attorney Interview	35				0.00
General Holding	226				0.00
Individual Holding	142				0.00
Colman Holding	270				0.00
Courtroom Holding	33				0.00
Attorney Interview	35				0.00
Holding/Interview	35				
Custodial Closet	25				0.00
Pedestrian Sallyport	72				0.00
Staff Desk	54				0.00
Staff Restroom	51				0.00
Central Storage	107				0.00
Computer/Server & IS Workroom and Storage	124				0.00
Telecommunications and Main Electrical Room	183				0.00
Custodial Supplies/Janitor Closet	73				0.00
SUBTOTAL	10,799				129.76
WALLS	2,653				
TOTAL BUILDING	13,452				

HAVE OWN RESTROOMS

* IF FIXED SEATS, USE ONE HALF THE NUMBER OF FIXED SEATS

Toilet Room Calculations

	Count	Toilets	Urinals	Lavs	Water Ftn.
GROUP 'A' COURTROOMS (Public)		OCC LOAD = 30 PER TABLE 4-1			
MEN					
	OCCUP. / 2 =	53.28			
WOMEN					
	OCCUP. / 2 =	53.28			
GROUP 'A' LOBBY (Public)					
MEN					
	SEATS	7.50			
WOMEN					
	SEATS	7.50			
TOTAL GROUP 'A'					
MEN		60.78	1	1	1
WOMEN		60.78	4	0	1
			5	1	2
					1
GROUP 'B' OFFICE (Staff)		OCC LOAD = 200 PER TABLE 4-1			
MEN					
	OCCUP. / 2 =	2.54	1	1	1
WOMEN					
	OCCUP. / 2 =	2.54	1	0	1
SUBTOTAL			2	0	2
					0
TOTALS	Count	Toilets	Urinals	Lavs	Water Ftn.
MEN					
			2	1	1
WOMEN					
			5	0	1
TOTAL FIXTURES REQUIRED			7	1	2
TOTAL FIXTURES PROVIDED			8	2	4

EDA SWJC - Kickoff Meeting

January 22, 2013

ATTENDEES:

Thomas Riggle	TR Design Group
Philip Combs	TR Design Group
Chuck Waltman	EDA
Sergio Pena	EDA
Steve Gilbert	County RE
Judge Dickerson	Superior Court Judge
Judge Freer	Superior Court Judge
Chris Talbot	Superior Courts
Dina Bunch	Superior Courts

1. Point of contact for courts - Chris Talbot -
2. AOC will also be involved but as reference and to approve plans and confirm AOC Standards are being met. Gary Swanson and/or Ray Polardo may be involved?
3. 2 Rooms in Indio are relocating to SWJC. New courtrooms have to be online before those will be vacated.
4. Schedule is being developed between County and Superior Court.
5. RFQ will be going out and should include a Program.
 1. 14,000 s.f.
 2. Quantify rooms, sizes, relationships, etc.
 3. Courts wants flexibility - Juvenile courts attached to Juvy Hall. No jury box. In custody to courts in a secured manner. Limited holding cell requirements.
 4. EDA wants to send out an RFQ today for Saturday to get them back and select the firm by 2/13.
 5. Sup. Courts may be involved in architectural consultant selection as will Steve Gilbert and Tonja Acosta
 6. Interviews targeted for 3/14.
 7. No budget to date yet.
 8. Indio Annex courtrooms are some of oldest and not what the Count expects.
 9. Durable finishes where they need them, pull back where you can.
6. Program:
 1. Floor plans 1D and 1C courtrooms of the Indio Annex.
 2. Chris will send to the Judges the floor plans of the Annex for review.
 3. Some admin space to operate the courts because this is detached from the SWJC.
 4. Staff?: Unknown yet.
 5. No final decision on the location of the building on the site.

6. Existing courts are in the larger building. The new courtrooms will provide better / direct connection to reduce the amount of holding cells. Currently done with a bus and a sally port. The existing courts will be repurposed.
7. Dependency Court?
8. It could be able to be attached to Juvy Hall. If detached they would still bus them. If detached, they want a tunnel? If tunnel, less holding. If not, then holding cells accessible to the courts. Court deputy can make a phone call and get the Juvenile to the court. If attached, yes, you need holding cells and attorneys booths in custody. Holding cells / interview booths appear to be for defendant and counsel, not family. Family space is needed in court rooms and lobby. Rooms need to be large enough for families. Parents come over in custody on dependency / safety of kids - issues.
9. Probation Dept. needs to be brought in for this discussion especially if attached.
10. Sally port for adult in custody and secured meeting areas. 6 players in every case.
11. 300 Dependency side - Mom & attorney. Child and attorney. One or two in custody with sally port for both. More of a complicated design on the 300 side.
12. 600 is criminal side / Delinquency side. Secured attorney consult areas.
13. Can one interview room serve both? No. Absolutely not.
14. Courtrooms run continuously. Must run concurrently differently continuously all day room.
15. Treat them as totally separate court spaces.
16. Juvenile Defense Panel / County Counsel etc. need to be interviewed.
17. Newly designed Indio Courthouse from the AOC. Chris will meet with the Judges and come up with a list of the spaces they need.
18. Does Program change if we are attached or detached. Yes, more holding areas for parents or in-custody areas.
19. Indio Juvy Courts - they could not butt up against them.
20. Timing for Courts to get back - 2 weeks.
21. Sergio was hoping for a Prelim Program and Site Studies
22. TR Design Group suggests tour of existing facility.
23. 600: Minor commits an offense with violation of a Penal Code - charged in a Juvy Court. Could be charged. 1 conference room.
24. 300: Dependency Side - Welfare of children / CPS gets involved. Police are involved, kids go to foster care, parents charged. Kids to Foster Care permanent? Dept. Social Services. County Counsel. Must be bigger to accommodate more people at the Counsel table. 2 in custody (mom and dad) that have to be separated, each have an attorney. Kids have attorneys. 2-3 kids / each have an attorney. 2 conference rooms. Sheriff has to be involved also. Can't take them to Juvy Court.
25. Main tenant in this building will be the Courts. Courts are to be satisfied first. Then to other groups.
26. Current SW design - very pleased with how the current Delinquency and Dependency Courts because it is in the building.

January 22, 2013

Riv Co. EDA - SWJC Kick off Meeting

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27. These two courtrooms will NOT be multi-purpose.
28. Contact person for Courts is Tiffany.
29. 2:30 pm Friday - meeting at SWJC at lobby.
30. Plans of existing building SWJC.
31. Parking enforcement is an issue. All employees will not fit in back lot like they want them to.
32. Any undeveloped dirt area. There is a water easement coming across the road East of Juvy Hall now.
33. Dirt on corner near street / corner - is it County old?
34. Plenty parking the front of the building.
35. 30755 Auld Road. -Through rotunda thought security and Chris will be there meeting us.

Thomas Riggle

Thomas Riggle, Architect AIA

President

EDA
SWJC - Program Review Meeting

February 8, 2013

ATTENDEES:

Judge Monterosso	Delinquency Case Judge
Judge Freer	Master Calendar Supervising Court Judge
Chuck Waltman	EDA
Sergio Pena	EDA
Steve Gilbert	County RE
Chris Talbot	Superior Courts
Angie Murphy	Deputy Executive Officer
Carrie Snuggs	Family Law and Juvenile Director
Dina Bunch	Superior Courts
Rich Corrigan	RCIT
Thomas Riggle	TR Design Group
Philip Combs	TR Design Group

1. Courtroom acoustics are critical - especially during jury selection.
2. Microphone - gang device to allow control of microphones within the office.
3. Potential future need for a jury box in the delinquency courtroom. How? Must stay within allowed courtroom size. 6 and then 12" risers on jury box but here it could be 0" and 6". Provide space but don't build jury boxes now.
4. No chair lifts for access in courtrooms.
5. 13,452 s.f. is target.
6. 16,000 s.f. is close enough for the purpose of an Architectural Program. Efficiencies will be sought to cut down the required square footage as the Program develops.
7. **Site Plan:**
 1. Building possible locations
 2. Site # 2 is not preferred.
 3. Secured parking would be divided between judges and in custody's.
 4. Jennifer McConville - Sheriff's Department - notes "infrequently" (which is daily). If holding area in courtroom areas, they will have to have separate holding cells and then have classifications both for M/F and then classifications within M/F. The cells could be "managed" so that additional cells would not have to be built.
 5. Plan for a vehicle coming in that's separate from juvenile.
 6. Site # 3 is most preferred location.
 7. Option 4 - closer to the building, in the "notch" is better with pushing road out.
 8. Try to keep it at one level if possible.

February 8, 2013

Riv Co. EDA - SWJC Programming Review Meeting

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9. Potential adult port / holding under first floor into separated area from Juveniles.

10. Data communications manhole is connection point for IT issues.

11. Make sure there is enough parking

1. AOC Standard - 35-75 / courtroom

2. Provide examples of parking requirements, City, state and county.

3. Dependency:

1. Mom, four fathers, social workers, family members, etc. 0-10 people plus support people (foster parents, social workers). Please family that is waiting to get into the courtroom.

12. Show 3 versions of Option 4.

1. Existing Site 3 with 73' bridge

2. Tucked in tight Juvy Hall

3. Separated slightly from Juvy Hall

8. Programming:

1. Document was revised from Chris' programming.

2. "Grossing Factor" is low in Sergio's opinion.

3. Roughly 3,000 s.f. may not fit in the building.

4. 2.04 Court reporter in is OK.

5. 1.03 Currently they use 2 attorney client rooms per courtroom.

6. Attorney client rooms are for attorneys with clients not in custody.

7. Put an interview booth by the adult holding with a public side and a in custody side. One for adults and one for juveniles. NOT right next to each other. Sheriff needs to see the holding cell while in the courtroom and vice versa so that 2 deputies are not required.

8. Change 1.05 to courtroom interview booth, 2 total, 1 for each courtroom. Split line items: 1 juvenile, 1 adult. Make these spaces 60 s.f. instead of 100 s.f.

9. Omit 1.09 Staff toilet room.

10. Divide page 1 into Juvenile Hall page and Dependency Court Page.

11. Omit 1.08 since it's also in admin since we have 3.06.

12. 6.03 will convert from a shower to a restroom that was 1.09.

13. No walk in closet in the Judges chambers no 2.0 series.

14. 3.0 series may need to add "full compliment" of staff. Total staff now should be 6 total in open cubicle spaces. Increase 3.02 from 4@48 to 8@48 each.

1. One senior - 48 s.f. - cubicle

2. One supervisor - 80 s.f. - large cubicle

3. 4 CSA's

4. 2 records

5. 1 for an interpreter's cubicle.

6. Add a line under 3.02 for an interpreter

15. Omit 3.10 & 3.11

16. 4.0 sections are OK.

17. Omit 5.03 Interview Room.

18. Omit 5.04 also

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Riv Co. EDA - SWJC Programming Review Meeting

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19. Omit the word "shower" in 6.03. Verify min. number of restrooms required based on staffing.
 20. Courts to talk with DPSS about 7.02 & 7.03. Children that come into courts may bring in dependency kids. There are security issues with keeping the kids from the parents who might want to abduct them.
 21. Omit 7.01 and combine verbiage with 7.04.
 22. Omit 7.05 & 7.07.
 23. Two restrooms are required, one for adults and one for children. Leave restrooms at 2 until later and they determine where delinquency kids will be held.
 24. on Section 8.0 - wait for Sheriff's input.
 25. Omit 8.07
 26. Omit 8.14 and 8.15
 27. Change 9.02 to 100 s.f. from 300 s.f.
 28. Change 9.03 to 100 s.f. from 150 s.f.
 29. Change 9.04 to 100 s.f. from 200 s.f.
 30. Change 9.05 to 100 s.f. from 200 s.f.
 31. Omit 9.08. (We do need custodial one here and one in holding)
 - 32.
9. Next meeting at 2/22 at 2:30 pm

Thomas Riggle

Thomas Riggle, Architect AIA

President

EDA SWJC - Program Review Meeting

February 22, 2013

ATTENDEES:

Sergio Pena	EDA
Chris Talbot	Superior Courts
Dina Bunch	Superior Courts
Carrie Snuggs	Family Law and Juvenile Director
Thomas Riggle	TR Design Group
Philip Combs	TR Design Group
Mark Hake	County Probation Dept.
Jason Bailey	County Probation Dept.
Ron Miller	County Probation Dept.
Bryce Hulstrom	County Probation Dept.
Ron Hackenberg	Superior Court
Naiomi Gaines	
Carol Weatherspoon	Probation Dept.

1. A revised Program Document and a Preliminary Floor Plan was provided for review.
2. Probation Dept. does not feel the need to be included in the selection of the Architect for the final RFP.
3. The courts in Indio will be vacated in Oct-Nov of 2013 but the building will not be able to be built within that timeframe.
4. Probation requested information about overall SWJC picture 5 years out? Probation (Mark) is concerned about location and future expandability.
5. Could there be expansion area to the North?
6. The existing juvenile hall is 99 beds and there is a programmed / planned expansion for another 99 beds.
7. Probation anticipates that the increased population will require additional dependency cases and thus additional need.
8. Additional Parking will be required. The amount of parking required is still being vetted out.
9. Allowable s.f. is 13,452 s.f. and the current plan is 15,150 s.f.
10. Courtrooms:
 1. Space is provided for jury boxes but this may require future rooms to be converted from something else to a jury deliberation room.
 2. Horseshoe or arc'd table in Dependency would provide better than rectangular table.
 3. Eliminate one exhibit storage room since they are next to one another. Eliminate 1.04 Storage Closet.
 4. Put restrooms on opposite side of corridor from courtroom.

February 22, 2013

Riv Co. EDA - SWJC Programming Review Meeting

Page 2 of 3

11. Juvenile queuing is too large. Remove wall/storefront and combine with Lobby /Waiting.
12. Add additional s.f. to weapons screening.
13. Plan check for the facility will be through CSA if the building is attached to the existing Juvenile Hall. But, it may not matter as it may have to go through CSA anyway.
14. Corridor from Juvenile Hall? Probation could consider either driving or walking them if the walk is not too far. If end has a staging area then the hallway could work. 4-6 kids max. in holding area plus 2 staff. Provide a separate little room for attorneys to meet with kids before going into courtroom.
15. Reduce the adult holding area but keep amenities. 6-8 adults with a 2-3 group room and two individual cells (one male and one female). 85% males.
16. Provide an attorney room on the juvenile side.
17. No staff restroom is required at holding cells.
18. Restroom for in custody is glass on outside wall, then masonry below with a screen wall.
19. Attorney hall is required to juvenile holding area.
20. Eliminate 8.09 staff restroom in holding.
21. Juvenile waiting room needs to have access to dependency court from the back, NOT from the front. This room needs to have a check-in and visual to who's coming.
22. Keep staff restroom in adult side until Sheriff can weigh in.
23. Space for jury boxes are provided but not to be shown.
24. Parking is a concern for Probation.
25. Consider future expansion as a concern. Location of the road will be a concern.
26. One copy room in Juvenile Admin. Staff copy area would be in secured hallway in back.
27. Eliminate one court reporter room in the back. 100 s.f. is sufficient - just remove the wall.
28. Move IT and server room to back of house.
29. Move control room to off security at front.
30. Children's dependency room is needed more toward screening.
31. Children's waiting should move toward back of house.
32. Reduce electrical room.
33. Records can be more open and could be smaller (2 staff). 150 s.f. is ok (per Program).
34. Entry vestibule is not needed.
35. One pew in front for dependency court is OK as shown.
36. More space to the bench and less to the clerk.
37. Next meeting will be on 3/8/13 - Friday at 1:30 pm.
38. Attorney hallway can be eliminated and attorney's can come through the courtroom with deputy approval.
39. Parking: ? - 30 / courtroom + staff count for the building. 20 staff is current count. 2 courts at 30 each = 80 spaces.

February 22, 2013
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Thomas Riggle
Thomas Riggle, Architect AIA
President

EDA SWJC - Program Review Meeting

March 8, 2013

ATTENDEES:

Sergio Pena	EDA
Judge Monterosso	Delinquency Case Judge
Judge Freer	Master Calendar Supervising Court Judge
Chris Talbot	Superior Courts
Dina Bunch	Superior Courts
Thomas Riggle	TR Design Group
Philip Combs	TR Design Group
Jason Bailey	County Probation Dept.
Ron Hackenberg	Superior Court
Naiomi Gaines	Courts
Jennifer McConville	Riverside County Sheriff

1. Site Plan - Shows future expansion and how the building would integrate with parking and existing parking lot.
2. Future expansion - how to change Dependency court to Juvenile court in future.
3. Parking on site - a concern but 80 is 30/ court + 20 for staff.
4. Corridor from existing building? - Can this building use the Sally Port from the existing building? Include a Sally Port at the Juvenile Holding area. This cannot be a fenced corridor, it must be included. Make mention of this in the final Program. Juveniles and parents and children should not be crossing paths.
5. The corridor is shown as 80'-90' long. Corridor must be fully secured and does NOT need a Sally Port on each end.
6. Individual holding could be smaller - for one kid.
7. Revise plan to show two individual holding cells and one general holding at one time. Account for 6 seats on a bench. Show a mock up of that area - 3D.
8. Adult side will not have a general holding area. What is the max. number of adults. At max. 5, usually 2-3. Generally 50/50 M/F.
9. Size up holding rooms and do 2 holding rooms with 4 each. This area will have one small desk. Move Electrical room to near Server Room. Change attorney and interview for attorney room to access into courtroom.
10. Security area at lobby - move door to Control Room to limit public visibility to the room. Provide windows to lobby area on both side of the room.
11. Moe staff restrooms, lactation room and break room to Admin area at front of building.
12. Security around the sally port and parking - 10' block wall with razor wire on the inside - match Juvenile Hall
13. No visibility to the judges parking. Rolling gates with walls around. Provide 3 spaces min.

March 8, 2013

Riv Co. EDA - SWJC Programming Review Meeting

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14. Sliding doors are preferred for holding areas for ease of use in a situation.
15. Provide a trash area off loading area.
16. Child's check in should not be glass. Wall behind check in should not have a wall there.
17. Additional restrooms? Maybe not since the staff restrooms moved forward.
18. Clerks should be at judge level. OK to shave off 2' off the delinquency court. Chris to provide preference for elevations.. Pull witness stand forward 10".
19. The next meeting does not need to be held. TR Design Group will revise the conceptual floor plan per the comments and prepare the Program document. Once completed, they will turn it in to Sergio for distribution.
20. Program Document will include:
 1. Brief write up / synopsis of the process
 2. Final Conceptual Site and Floor Plans
 3. Meeting minutes from meetings to date
 4. By reference, the AOC Court Standards for incorporation by the architect for the next phase.

Thomas Riggle

Thomas Riggle, Architect AIA

President



ADMINISTRATIVE OFFICE
OF THE COURTS



New SWJC Juvenile Courthouse
Murrieta, CA
3/28/2013

PROGRAM OF SPACES						
Room Code	Space/Component	Unit/Area	No. of Spaces	Net Area	No. of Staff	Comments
	Number of Courtrooms:		2			
1.00	COURT SETS, JUDICIARY					
	Court Room Delinquency					
1.01	Courtroom	1401	1	1,401		
1.02	Attorney/Client/Witness Room	100	1	100		
1.03	Attorney/Client/Witness Room	126	1	126		
1.04	Courtroom vestibule	51	1	51		
1.05	Exhibit Storage Closet	39	1	39		shared with Dependency Courtroom
1.06	Judicial Chambers	404	1	404	1	includes toilet and closet
1.07	Court Reporters (office)	92	1	92	1	Shared with dependency
1.08	Courtroom Assistants (in Courtroom)	0	1	-	1	1 workstation in each courtroom
1.09	Bailiffs	0	1	-	1	1 workstation in each courtroom
	Court Room Dependency					
1.10	Courtroom	1624	1	1,624		
1.11	Attorney/Client/Witness Rooms	100	2	200		
1.12	Courtroom vestibule	56	1	56		
1.13	Judicial Chambers	404	1	404	1	includes toilet and closet
1.14	Courtroom Assistants (in Courtroom)	0	1	-	1	1 workstation in each courtroom
1.15	Bailiffs	0	1	-	1	1 workstation in each courtroom
	Sub Total		16	4,497	7	



ADMINISTRATIVE OFFICE
OF THE COURTS



New SWJC Juvenile Courthouse
Murrieta, CA
3/28/2013

PROGRAM OF SPACES						
Room Code	Space/Component	Unit/Area	No. of Spaces	Net Area	No. of Staff	Comments
4.00 COURT & STAFF SUPPORT						
4.01	Staff Break Rooms	149	1	149		Locate near clerical divisions
4.02	Staff Lactation Room	51	1	51		Locate near clerical divisions
4.03	Staff Restroom (1M/1F)	51	2	102		Locate near clerical divisions
	Sub Total		4	302	0	
5.00 CHILDREN'S WAITING ROOM						
5.01	Waiting/Play Area (Dependency and Juvenile)	300	1	300		10-12 children; many dependents with escorts
5.02	Check-in	121	1	121	1	
5.03	Restroom	60	1	60		
5.04	Storage	22	1	22		
	Sub Total		4	503	1	



ADMINISTRATIVE OFFICE
OF THE COURTS



New SWJC Juvenile Courthouse
Murrieta, CA
3/28/2013

PROGRAM OF SPACES						
Room Code	Space/Component	Unit/Area	No. of Spaces	Net Area	No. of Staff	Comments
6.00	In Custody Holding - Adult					
6.01	Pedestrian Sally port	59	1	59		
6.02	Staff Desk	43	1	43		
6.03	Group Holding	114	2	228		Four occupants per cell
6.04	Custodial Closet	45	1	45		
6.05	Staff Restroom	51	1	51		
6.06	Holding/Interview	35	1	35		
6.07	Courtroom Holding	75	1	75		
6.08	Attorney/Interview	35	1	35		
6.09	General Holding	226	1	226		

PROGRAM OF SPACES						
Room Code	Space/Component	Unit/Area	No. of Spaces	Net Area	No. of Staff	Comments
	In Custody Holding - Juvenile					
6.10	Individual Holding	71	2	142		one occupant per cell
6.11	Common Holding	270	1	270		six occupants
6.12	Courtroom Holding	33	1	33		
6.13	Attorney/Interview	35	1	35		
6.14	Holding/Interview	35	1	35		
6.15	Custodial Closet	25	1	25		Each holding area gets own w/sink & shelves
6.16	Pedestrian Sally port	72	1	72		
6.17	Staff Desk	54	1	54		
6.18	Staff Restroom	51	1	51		
	Sub Total		20	1,514	0	

Site Location Study

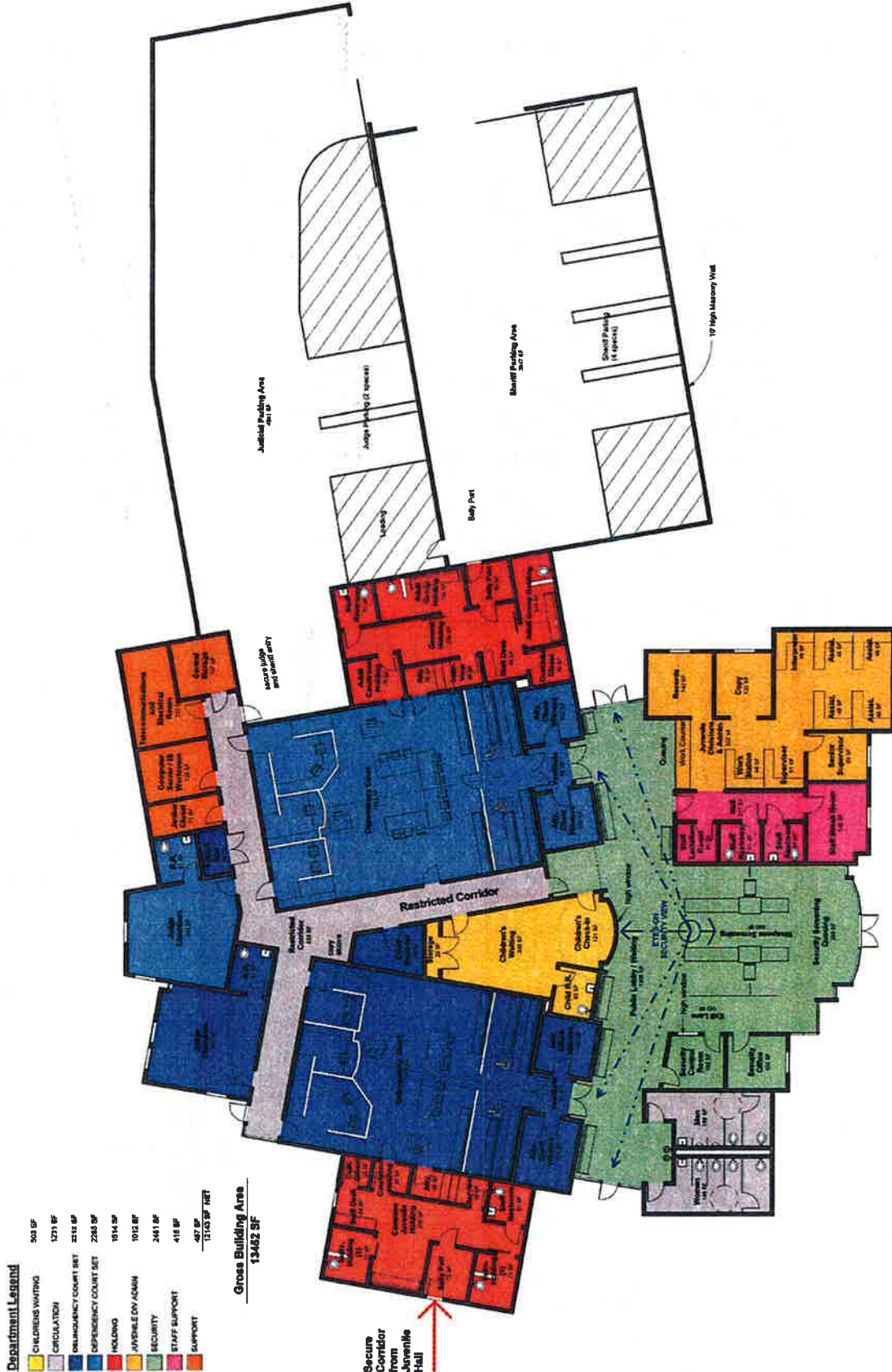
DATE: 11/17/17



* ALL FUTURE COURT IMPROVEMENTS SHALL BE AT THE COST OF THE A.O.C. & SUBJECT TO THE WRITTEN CONSENT & APPROVAL OF THE COUNTY OF RIVERSIDE

Preliminary Floor Plan

DATE: 04-11-10



Department Legend

CHILDREN'S WAITING	503 SF
CIRCULATION	1273 SF
DEPENDENCY COURT SET	2512 SF
DEPENDENCY COURT SET	2268 SF
HOLDING	1074 SF
APPELLATE/DV/ADAMH	1012 SF
SECURITY	2461 SF
STAFF SUPPORT	418 SF
SUPPORT	497 SF
	12,163 SF NET

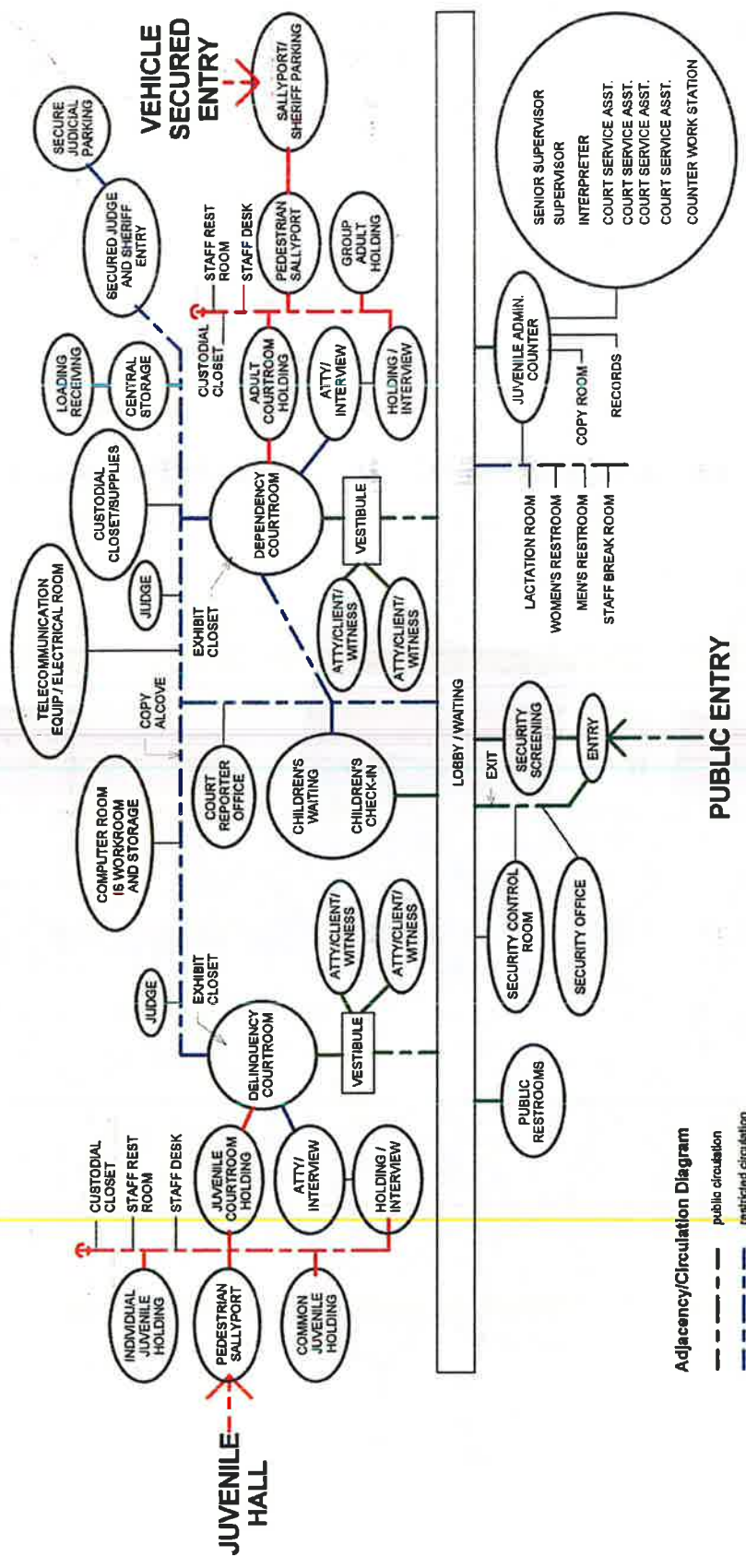
Gross Building Area
13442 SF

Secure Corridor from Juvenile Hall

public entry

* ALL FUTURE COURT IMPROVEMENTS SHALL BE AT THE COST OF THE A.O.C. & SUBJECT TO THE WRITTEN CONSENT & APPROVAL OF THE COUNTY OF RIVERSIDE.

Adjacency Diagram



Adjacency/Circulation Diagram
 - - - public circulation
 - - - restricted circulation
 - - - secured circulation

* ALL FUTURE COURT IMPROVEMENTS SHALL BE AT THE COST OF THE A.O.C. & SUBJECT TO THE WRITTEN CONSENT & APPROVAL OF THE COUNTY OF RIVERSIDE

EXHIBIT "D"

MASTER PROJECT SCHEDULE

Description	Date
1. Commencement of Planning/Programming Phase	1 day after execution of agreement, estimated to be January 7 th , 2014
2. Completion of Planning/Programming Phase	January 21 st , 2014
3. Commencement of Schematic Design Phase	January 22 nd , 2014
4. Completion of Schematic Design Phase	March 4 th , 2014
5. Commencement of Design Development Phase	March 5 th , 2014
6. Completion of Design Development Phase	April 8 th , 2014
7. Commencement of Final Construction Documents Phase	April 9 th , 2014
50% Completion Submission Date	June 4 th , 2014
75% Completion Submission Date	July 8 th , 2014
Submission to Governmental Authorities Date	September 10 th , 2014
Final Construction Documents Completion Date	November 11 th , 2014
8. Commencement of Bidding/Negotiation Phase	December 16 th , 2014
9. Completion of Bidding/Negotiation Phase	February 16 th , 2015
10. Commencement of Construction	May 1 st , 2015
11. Construction Period (Estimated only. Actual construction period will be established when the Construction Contract is executed by Contractor and County)	May 1 st , 2015 through July 6 th , 2016

EXHIBIT "E"
KEY PERSONNEL LIST

Name:	Job Title:
Simon Ha, AIA	Architect of Record (TSK)
Windom Kimsey, FAIA	Architectural Designer (TSK)
Robert Boyle, AIA	Architectural Director (TSK)
Kevin Quan, Assoc. AIA	Project Manager (TSK)
Thomas Yamaki, AIA	Architectural Job Captain (TSK)
Chris Radtke, P.E.	Mechanical Engineer of Record (TTG)
Chris Radtke, P.E.	Electrical Engineer of Record (TTG)
Nestor Ignacio, P.E.	Plumbing Engineer of Record (TTG)
Jeff Gavazza, P.E.	Civil Engineer of Record (KPFf)
Ramzi Hodali, P.E.	Structural Engineer of Record (KPFf)
Hongjoo Kim, ASLA	Landscape Architect of Record (HKLA)

EXHIBIT "F"

SUBCONSULTANTS AND COUNTY CONSULTANTS LIST

Subconsultants retained by Architect:

Mechanical Engineer

TTG Engineers
901 Via Piemonte, #400
Ontario, CA 91764

Telephone: (909) 477-6915
Facsimile: (909) 477-6916

Estimator

O'Connor Construction
Management, Inc.

8851 Research Drive
Irvine, A 92618

Telephone: 949-476-2094

Structural Engineer

KPFF

6080 Center Drive, Suite 300
Los Angeles, CA 90045

Telephone: 310-665-1536
Facsimile:

Audio/ Visual Consultant

Electrical Engineer

TTG Engineers
901 Via Piemonte, #400
Ontario, CA 91764

Telephone: (909) 477-6915
Facsimile: (909) 477-6916

Civil Engineer

KPFF

6080 Center Drive, Suite 700
Los Angeles, CA 90045

Telephone: 310-665-2800
Facsimile:

LEED Consultant

Fire Protection/ Sprinkler

Plumbing Engineer

TTG Engineers
901 Via Piemonte, #400
Ontario, CA 91764

Telephone: (909) 477-6915
Facsimile: (909) 477-6916

Landscape Architect

HKLA

528 South Alandale Avenue,
Los Angeles, CA 90036

Telephone: (213) 448-3084
Facsimile: (951) 353-1103

Acoustical Consultant

Newson Brown

2001 Wilshire Boulevard
Suite 301
Santa Monica, CA 90403
Telephone: 310-829-6343
Facsimile: 310-829-9112

EXHIBIT "G"

REIMBURSABLE EXPENSES SCHEDULE

Description	Max. Unit Price	Unit of Measure
<u>Agreed Rates for Reimbursable Expenses:</u>		
Large Document Copying		
Copies (8.5"x11" white bond)	\$0.05	/Sheet
Blueprints (bond)	\$0.08	/S.F.
Blueprints (color bond)	\$0.09	/S.F.
Presentation bond	\$1.25	/S.F.
Vellums	\$1.75	/S.F.
Erasable vellum	\$1.99	/S.F.
Mylar	\$2.00	/S.F.
Disks	\$9.75	EA.
Plotting Services		
From PDF/ JPEG	\$0.03	/S.F.
From PLT	\$0.05	/S.F.
From DWG	\$0.75	/S.F.
Scanning	\$1.00	EA.
Copying to CD	\$9.75	EA.
Bindery		
Staple	\$0.45	E.A.
Edge Bind	\$0.75	E.A.
3 HP	\$0.003	E.A.
Screw Post	\$2.00	/SHEET
Copying Services		
8.5 x 11 White Bond	\$0.05	EA.
8.5 x 14 White Bond	\$0.07	EA.
11 x 17 White Bond	\$0.15	EA.
8.5 x 11 Color Bond	\$0.06	EA.
8.5 x 14 Color Bond	\$0.08	EA.
11 x 17 Color Bond	\$0.16	EA.
8.5 x 11 Color Copies	\$0.69	EA.
8.5 x 14 Color Copies	\$0.79	EA.
11 x17 Color Copies	\$0.99	EA.

EXHIBIT "G"

REIMBURSABLE EXPENSES SCHEDULE

Agreed Markups:

Architect's Markup on Direct Costs	10%	Actual Cost
Architect's Markup on Subconsultant Costs	5 %	Actual Cost
Subconsultant Markup on Subconsultant Costs	5 %	Actual Cost

Reimbursable Expenses Not-to-Exceed Amount
(individual): \$3,000.00

Reimbursable Expenses Not-to-Exceed Amount
(aggregate): \$50,000.00

EXHIBIT "H"

HOURLY RATES SCHEDULE

Principal Designer	\$200.00	/Hr.
Principal Courts Designer	\$160.00	/Hr.
Project Manager	\$120.00	/Hr.
Architect I, II	\$110.00	/Hr.
Project Designer	\$75.00	/Hr.
CADD Operator	\$75.00	/Hr.
Secretarial	\$75.00	/Hr.
Construction Administrator	\$105.00	/Hr.

EXHIBIT "I"
PAYMENT SCHEDULE

Phase:

Payment Percentage:

Planning/Programming Phase	5%
Schematic Design Phase	15%
Design Development Phase	20%
Final Construction Documents Phase	30%
Bidding Phase	5%
Construction Phase	20%
Post-Completion Phase	5%

EXHIBIT "J "

REFERENCE DOCUMENTS LIST

The Architect shall take into consideration in its preparation of the Design Documents the constraints, requirements and recommendations contained in the existing studies, reports and documents provided by the County or otherwise available as a matter of public record, including but not limited to the following Reference Documents:

Reference Document:	Prepared By:	Dated:
1. Site Survey	To be provided by County	
2. Boundary Survey	To be provided by County	
3. Topographic Map	To be provided by County	
4. Soils/Geotechnical Report	To be provided by County	
5. Master Plan		
6. Zoning Plan		
7. C C & R's		
8. Traffic Report	If necessary, to be supplied in future	
9. Acoustical Report		
10. As-Built Documents for Existing Improvements	Hope Architect and Engineers Canty Engineering Dworsky Associates Gary Engineering Marina	July 17, 1990; July 13, 1994; March 24, 2000 November 03, 2003 March 01, 2000
11. Environmental Impact Report	To be prepared as part of design process, to be supplied in future	
12. Hazardous Materials Survey(s)		
a. Phase I Environmental Site Assessment (ESA)	If necessary, to be supplied in future	
b. Phase II (if applicable)	If applicable, to be determined as part of environmental impact report	

EXHIBIT "J"

REFERENCE DOCUMENTS LIST

c. Abatement Reports (if applicable)	If applicable, to be provided by the county	
13. CEQA compliance documentation and associated Mitigation Monitoring and Reporting Program (which may include, but not be limited to, other technical studies such as Air Quality, Biological Resources, and Cultural Resources)	To be provided by County for incorporation unto the construction documents	
13. Preliminary Title Report with associated schedule B documents	Chicago Title Company	April 17, 2013
14. ALTA Plain Language Commitment	If necessary, to be supplied in future	July 13, 2011
15. RCIT Communications Specifications Documents	RCIT Telecommunications Specifications	July 16, 2012
	Systems Furniture Telecommunications Standards	April 30, 2012
	Outside Plant Specifications	July 6, 2006
16. Easements Affecting a Portion of the Northeast Quarter of Section 7, Township 7 South, Range 2 West, San Bernardino Meridian, in the County of Riverside, State of California	Terry Davis at Inland Commercial-Industrial Dept, Riverside, Ca	March 27, 2013

EXHIBIT "K "

STANDARD FORM OF GENERAL CONDITIONS

EXHIBIT "L"

ADDITIONAL INSUREDS LIST

County of Riverside
Suite 400, 3403 Tenth Street
Riverside, CA 92501

GENERAL CONDITIONS OF
THE STANDARD FORM CONSTRUCTION CONTRACT
BETWEEN COUNTY AND CONTRACTOR

(LONG FORM)

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