

The background of the slide features a large, faint watermark of the Seal of the Superior Court of California, County of Los Angeles. The seal is circular and contains a central figure holding a scale and a sword, surrounded by various symbols of justice and commerce. The text "SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES" is inscribed around the perimeter, and the year "1926" is at the bottom.

Los Angeles Hollywood Courthouse Modernization

Presentation to the Judicial Council

June 27, 2014

Mental Health Courthouse

In Los Angeles, when questions of mental competency arise, they are resolved in a former food processing plant.



Inside the Mustard Factory

BY BILL BLUM

PHOTOS BY VERN EVANS

22 AUGUST 2010 CALLAWYER.COM



Project History

- SB 1407 Project: New building planned
- Site Selection has been ongoing issue since May 2010
- September 2013 LASC offered Hollywood Courthouse for adaptive reuse
- January 2014 study completed
- Conclusion: Compromises not “fatal”



Hollywood Courthouse



ADMINISTRATIVE OFFICE
OF THE COURTS

Benefits of Hollywood Modernization

- Adaptive reuse overcomes site selection quandary
- Political support for project in this location
- Re-working underutilized building has costs and benefits
- Not a “historic preservation” project



Benefits of Shared Court and County Use

- County offices currently co-located at Mental Health Courthouse
- Productivity requires continued co-location
- County supports new project
- DOF supports county as tenant in 100% state-owned building
- Capital costs will be offset by county lease payments and equity exchange



Scope of Work

- Budget \$44.6 million: Saves \$50 million vs. new
- 3 courtrooms, 1 hearing room, increased holding
- County justice partners included
- Upgrade to current codes, including HVAC, seismic, energy and ADA
- Meet intent of the Standards
- Add 5,000 BGSF to meet security and space needs



Why Design Build?

Faster process, saves time and money:

- Provides safe and secure facility sooner
- Takes advantage of “not fully recovered” market

Reduces risk to AOC:

- Contract is performance based
- AOC identifies need, contractor decides method
- Potential to incentivize additional savings



Judicial Council Action Requested

1. Adopt Performance Criteria and competitive prequalification and selection process for design-build entities
 - Required by state statute
 - Enables project to proceed in July 2014



Judicial Council Action Requested

2. Direct design-build award to be made to the proposal that provides the best value, and meets the interests of council and project objectives
 - Reduces schedule and budget risks



Questions?



ADMINISTRATIVE OFFICE
OF THE COURTS