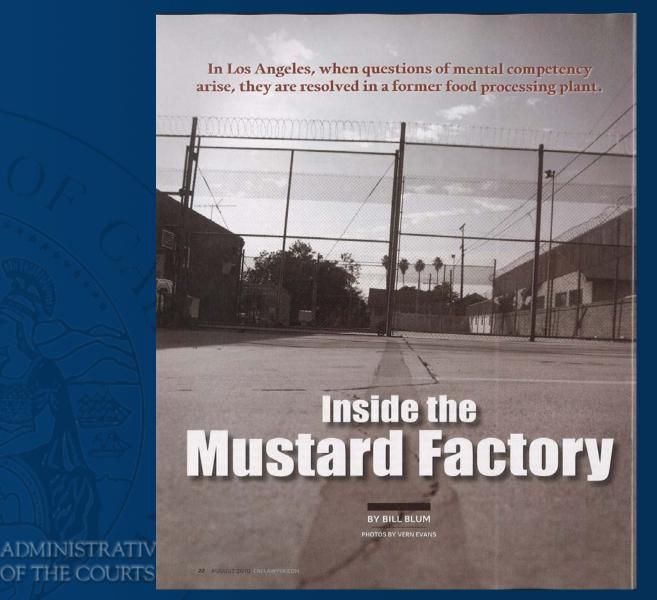
Los Angeles Hollywood Courthouse Modernization

Presentation to the Judicial Council June 27, 2014

Mental Health Courthouse



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% stateowned 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

- 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

- 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



