

NELSON

**BOLDLY
TRANSFORMING
THE HUMAN
EXPERIENCE**

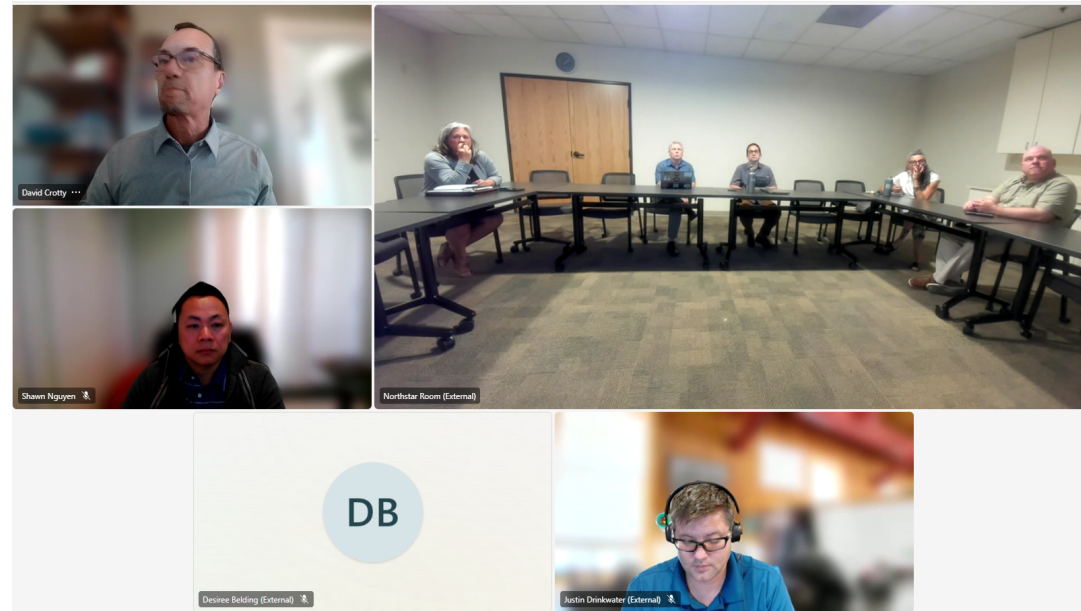
**Nevada County Courthouse
Presentation
May 28, 2024**

Project Approach

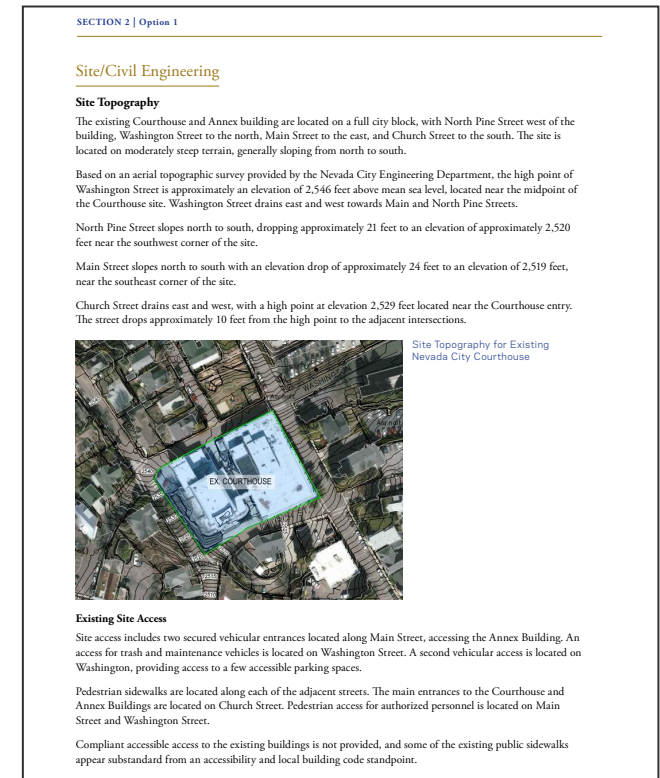
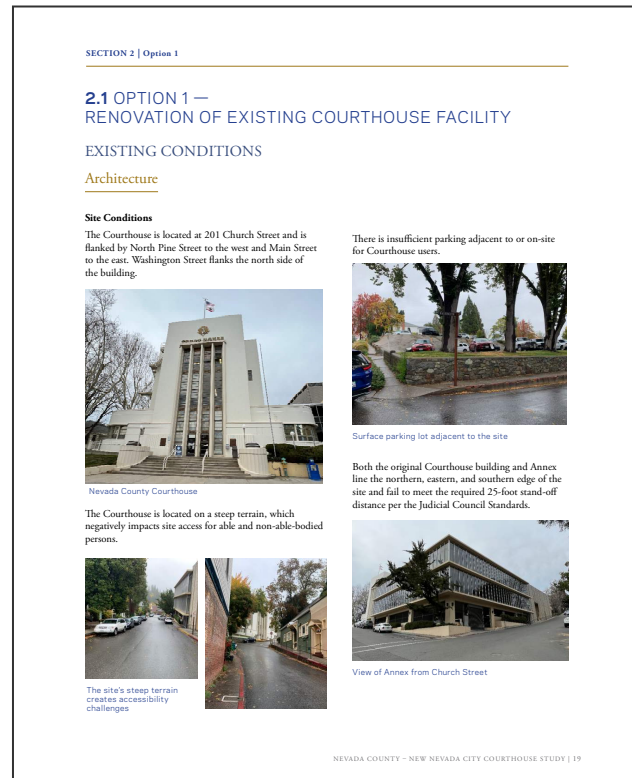
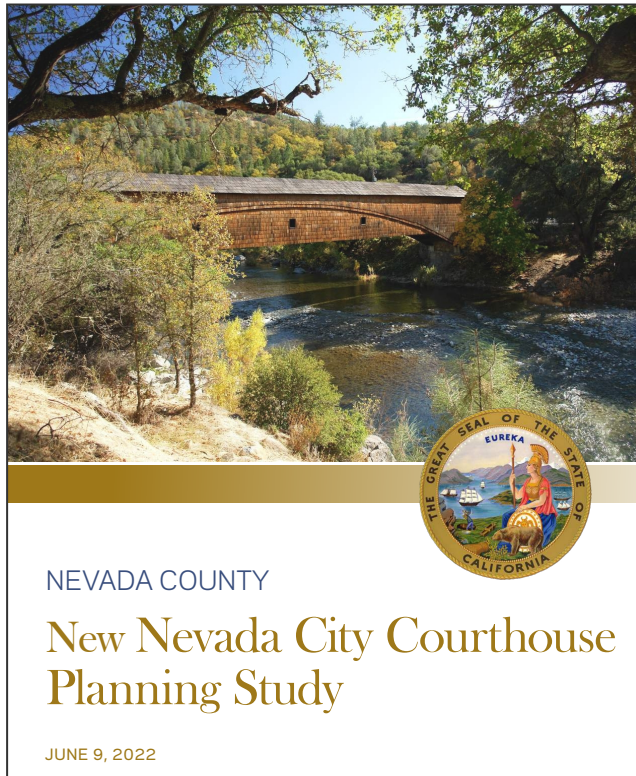
Nevada County Courthouse Highest and Best Use Study		5/27/2024	6/3/2024	6/10/2024	6/17/2024	6/24/2024	7/1/2024	7/8/2024	7/15/2024	7/22/2024	7/29/2024	8/5/2024	8/12/2024	8/19/2024	8/26/2024	9/2/2024	9/9/2024	9/16/2024	9/23/2024	9/30/2024	10/7/2024	10/14/2024	10/21/2024	10/28/2024	11/4/2024	11/11/2024	11/18/2024	11/25/2024	12/2/2024	12/9/2024	12/16/2024	12/23/2024	12/30/2024	1/6/2025	1/13/2025	1/20/2025	Responsible Team	
1.0 Project Planning	NTP																																					NELSON
	Kick Off Meeting																																					NELSON, S Econ
	1.1 Project Initiation: Summary Report (Work time)																																					NELSON, S Econ, H.A.
	1.2 Steering Committee Visioning Session & Site Tour (IRL)																																					NELSON, S Econ, H.A.
	1.3 Industry & Stakeholder Outreach (Work time)																																					NELSON, S Econ
	1.4 Steering Committee Long List Review meeting (Virtual)																																					NELSON, S Econ
	1.5 Community Outreach																																					NELSON
	1.6 1st Community Stakeholders Group Meeting (2 consecutive days Day 1 of 2, IRL)																																					NELSON
	1.7 1st At-Large Community Meeting (2 consecutive days Day 2 of 2, IRL)																																					NELSON
1.8 Steering Committee meeting (Virtual)																																					NELSON	
2.0 Develop Project Concepts & Evaluate	2.1 Develop Broad range of concepts and I.D. viable options (Work time)																																					NELSON, S Econ
	2.2 Steering Committee meeting (Virtual)																																					NELSON, S Econ
	2.3 Develop 3 Options (Work time)																																					NELSON, S Econ
	2.4 Steering Committee meeting (Virtual)																																					NELSON, S Econ
3.0 Evaluate Options	3.1 Design Team Evaluates 3 Options																																					NELSON, S Econ
	3.2 Steering Committee meeting (Virtual)																																					NELSON, S Econ
	3.3 2nd Community Stakeholders Group Meeting (2 consecutive days Day 1 of 2, IRL)																																					NELSON
	3.4 2nd At-Large Community Group Meeting (2 consecutive days Day 2of 2, IRL)																																					NELSON (S Econ Virtual)
	3.5 Steering Committee meeting (Virtual)																																					NELSON, S Econ
4.0 Document Findings	4.1 Draft Report																																					NELSON, S Econ
	4.2 Steering Committee meeting																																					NELSON, S Econ
	4.3 Final Report (deliverable)																																					NELSON, S Econ
	4.4 Presentation to County & City (IRL)																																					NELSON, (S Econ Virtual)



1.0 Kick Off Meeting



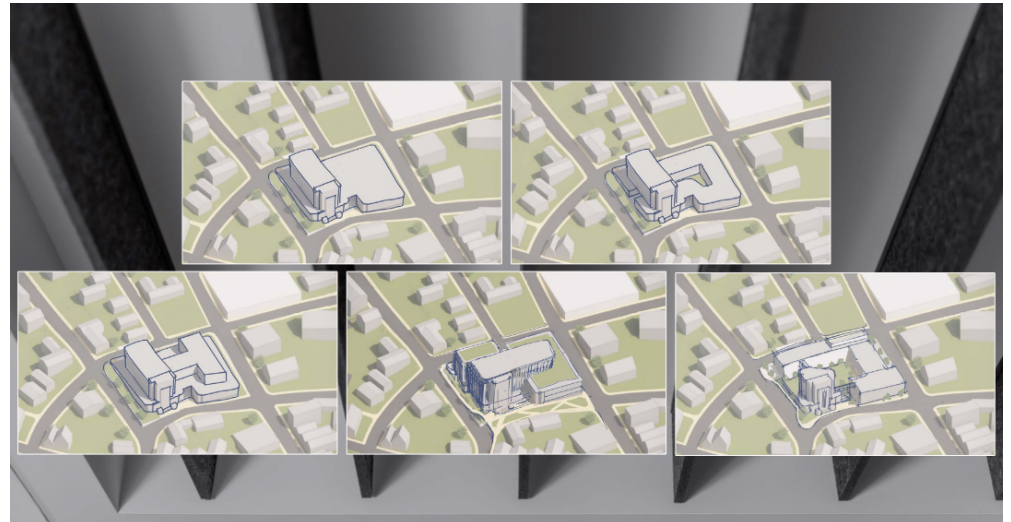
1.1 Project Initiation: Summary Report



WHAT SHOULD BE IN YOUR COMMUNITY CENTER?

Program Category	Facility Requirements (Color Key)
CULT PROGRAMS	Welcoming, Interactive, Friendly, Accessible
PRESCHOOL PROGRAMS	Safe, Clean, Green, Walkable, Relaxing, Charming, Spiritual, Historic
SENIOR 55+ PROGRAMS	Safe, Clean, Green, Walkable, Relaxing, Charming, Spiritual, Historic
YOUTH PROGRAMS	Safe, Clean, Green, Walkable, Relaxing, Charming, Spiritual, Historic
CONFERENCE / MEETING SPACES	Welcoming, Interactive, Friendly, Accessible
OUTREACH EVENTS	Welcoming, Interactive, Friendly, Accessible
AFTER-SCHOOL PROGRAMS	Safe, Clean, Green, Walkable, Relaxing, Charming, Spiritual, Historic
INNOVATION SPACES	Welcoming, Interactive, Friendly, Accessible
ARTS / DANCE / CULTURAL SPACES	Welcoming, Interactive, Friendly, Accessible
ASSEMBLY / LARGE EVENT SPACES	Welcoming, Interactive, Friendly, Accessible

1.4 Steering Committee Long List Review



- 1.5 Community Outreach
- 1.6 1st Community Focus Group Meeting
- 1.7 1st At-Large Community Meeting
- 1.8 Steering Committee Meeting



Scoring Process

The Study implemented a weighted scoring framework to evaluate each option. The Criteria were scored on a scale of 0 to 100, with each item's score weighted according to its priority to the project.

The team considered many different options to develop the Cost Evaluation Score. The selected methodology had two important elements. The most important is that the Cost scoring would be consistent with the Criteria scoring. This consistency supports the desired 70/30 priority of Criteria to Cost. Additionally, the selected methodology is an established methodology for the Judicial Council with a successful precedent.

CRITERIA EVALUATION SCORING MATRIX	
ITEM	WEIGHT (%)
Court Function	35.0%
Site Function	20.0%
Local Community Goals	15.0%
Judicial Council Goals	15.0%
Project Delivery	15.0%
Final Criteria Score	100.0%

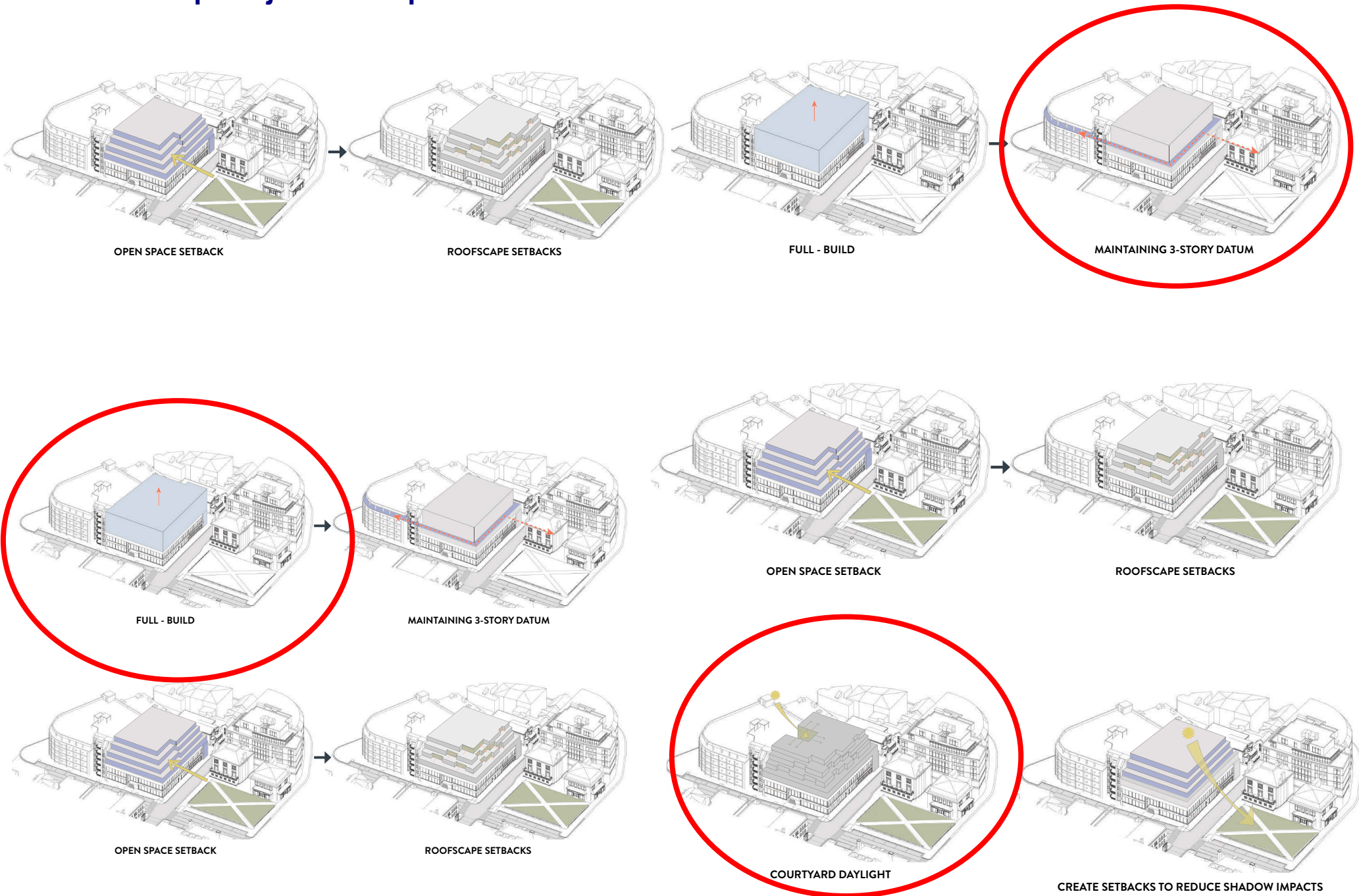
The Criteria Evaluation Scoring Matrix illustrates the breakdown of each criterion in relationship to its weighted equivalent

SCORING EXAMPLE

ITEM	OPTION 1 Renovate Existing	OPTION 2 Rebuild On-Site	OPTION 3 Build on New Site
Total Cost	\$10,000,000	\$12,000,000	\$30,000,000
Score	100	83	33



2.0 Develop Project Concepts & Focus on 3



3.1 Design Team Evaluates 3 Options

3.2 Steering Committee Meeting

3.3 2nd Community Focus Meeting

3.4 2nd At-Large Community Meeting

3.5 Steering Committee Meeting



DETAILED CRITERIA EVALUATION

CRITERIA		Score	Weighted Score	Score	Weighted Score	Score	Weighted Score
Courthouse Function							
Safety and Security	30%	60	18	95	29	100	30
Program Requirements	25%	55	14	100	25	100	25
Circulation Patterns	15%	60	9	100	15	100	15
Functional Adjacencies	15%	55	8	100	15	100	15
Building Efficiencies	15%	60	9	100	15	100	15
Score			58		99		100
Site Function							
Safety and Security	20%	35	7	80	16	100	20
Site at Program Location	20%	70	14	70	14	95	19
Access to Site	20%	50	10	70	14	70	14
Site Functionality	20%	50	10	80	16	95	19
Accessibility	20%	20	4	50	10	90	18
Score			45		70		90
Local Community Goals							
Public Image of Building	20%	100	20	90	18	20	4
Economic Impact	30%	100	30	100	30	25	8
Historic Aspects / 338	15%	100	15	80	12	25	4
Useful Life of Building	15%	90	14	100	15	20	3
Broader Regional Goals	20%	85	17	85	17	70	14
Score			96		92		32

Finding and Conclusions

There was a significant divide between the scoring of the three options. Option 1 has major issues with accommodating a well-functioning courthouse in the existing building footprint and on an undersized site. Although Option 1 scored comparatively low, it scored very well for the Local Community Goals criteria. Since Option 2 proposes the construction of a new building on the existing site, it has a greater advantage over Option 1 and the functional scores reflect this. However, Option 2 is comparatively expensive and has significant logistical issues. Option 3 scores substantially higher than either Options 1 and 2 due to its high functionality and low cost, which are the main goals of the project. Court function, site function, and Project Delivery all played important roles in scoring disparities.

FINAL EVALUATION

WEIGHT (%)	ITEM	OPTION 1 Renovate Existing		OPTION 2 Rebuild On-Site		OPTION 3 Build on New Site	
Weight	Item	Score	Weight	Score	Weight	Score	Weight
70.0%	Criteria Evaluation Weighted Score	64	45	86	60	87	61
30.0%	Cost Weighted Score	80	24	72	22	100	30
100.0%	Final Score	69		82		91	

4.1 Draft Report

4.2 Steering Committee Meeting

4.3 Final Report

4.4 Presentation to County & City

