

Project Approach

Nevada	County Courthouse Highest and Best Use Study	5/27/2024	6/10/024	6/10/2024	6/24/2024 7/1/2024	7/8/2024	7/15/2024	7/29/2024	8/5/2024 8/12/2024	8/19/2024	8/26/2024 9/2/2024	9/9/2024	9/23/2024	9/30/2024	10/14/2024	10/21/2024	10/28/2024	11/11/2024	11/18/2024	12/2/2024	12/9/2024	12/23/2024	12/30/2024	1/13/2025	1/20/2025	Responsible Team
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	Kick Off Meeting																								\neg	NELSON, S Econ
	1.1 Project Initiation: Summary Report (Work time)																								\neg	NELSON, S Econ, H.A.
	1.2 Steering Committee Visioning Session & Site Tour (IRL)																							Ш		NELSON, S Econ, H.A.
1.0 Project Planning	1.3 Industry & Stakeholder Outreach (Work time)																									NELSON, S Econ
1.0 Project Planning	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)																				Ш			Ш		NELSON
	2.1 Develop Broad range of concepts and I.D. viable options (Work time)	\top	Т		Т	Т	Т	ТТ				П	\top	П	Т	П	Т	Т	Т		\Box	\top	П	\top	П	NELSON, S Econ
2.0 Develop Project	2.2 Steering Committee meeting (Virtual)		1			\top		T				П	\top			\Box	\top	\top			П			\top		NELSON, S Econ
Concepts & Evaluate	2.3 Develop 3 Options (Work time)																				П			\top	7	NELSON, S Econ
·	2.4 Steering Committee meeting (Virtual)																							Ш		NELSON, S Econ
	3.1 Design Team Evaluates 3 Options	$\overline{}$	T		Т	Т	T	Т	\top		\top	П		П	Т	П	Т	$\overline{}$	$\overline{}$			\top	\blacksquare	$\overline{\Box}$	٦ï	NELSON, S Econ
	3.2 Steering Committee meeting (Virtual)		+			+	\top	+	+	\vdash			+	\vdash			+	+			\vdash			+		NELSON, S Econ
3.0 Evaluate Options	3.3 2nd Community Stakeholders Group Meeting (2 consecutive days Day 1 of 2, IRL)	+	+			+				Ħ			\top				\top				\vdash		\blacksquare	+		NELSON
	3.4 2nd At-Large Community Group Meeting (2 consecutive days Day 2of 2, IRL)		+										\top								ш			+	\exists	NELSON (S Econ Virtual)
	3.5 Steering Committee meeting (Virtual)	+	+					\Box													Н	+	\blacksquare	+		NELSON, S Econ
	4.1 Draft Report		Ť				Ť		Ť		Ť				Ť		Ť				一	一		Ħ	一	NELSON, S Econ
	4.2 Steering Committee meeting		+		+	+	+	++	+	+	+	+	+	\vdash	+	++	+					+	+	++		NELSON, S Econ
4.0 Document Findings	4.3 Final Report (deliverable)	+	+		+	+	+	+	+	\vdash	+		+	\vdash	+	++	+	+	+				+	+		NELSON, S Econ
	4.4 Presentation to County & City (IRL)	++	+		_	+	_	+	+	+	+		+		+	\vdash	+	+	_		\vdash	-	-	+		NELSON, (S Econ Virtual)

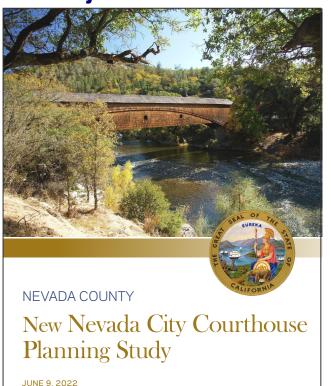




1.0 Kick Off Meeting



1.1 Project Initiation: Summary Report





SECTION 2 | Option 1

Site/Civil Engineering

Site Topograph

The cristing Courthouse and Annex building are located on a full city block, with North Pine Street west of the building, Washington Street to the north, Main Street to the east, and Church Street to the south. The site is located on moderately steep terrain generally sloping from north to south.

Based on an aerial topographic survey provided by the Nevada City Engineering Department, the high point of Washington Street is approximately an elevation of 2,546 feer above mean sea level, located near the midpoint of the Courtnouse site. Washington Street drains eat and west towards Main and North Pine Streets.

North Pine Street slopes north to south, dropping approximately 21 feet to an elevation of approximately 2,520 feet near the southwest corner of the site.

Main Street slopes north to south with an elevation drop of approximately 24 feet to an elevation of 2,519 feet,

Church Street drains east and west, with a high point at elevation 2,529 feet located near the Courthouse entry. The street drops approximately 10 feet from the high point to the adjacent intersections.



vada City Courthouse

Existing Site Acces

Site access includes two secured vehicular entrances located along Main Street, accessing the Annex Building. An access for trash and maintenance vehicles is located on Washington Street. A second vehicular access is located on Washington, providing access to a few accessible parking spaces.

Pedestrian sidewalks are located along each of the adjacent streets. The main entrances to the Courthouse and Annex Buildings are located on Church Street. Pedestrian access for authorized personnel is located on Main Street and Washington Street.

Compliant accessible access to the existing buildings is not provided, and some of the existing public sidewalks appear substandard from an accessibility and local building code standpoint.



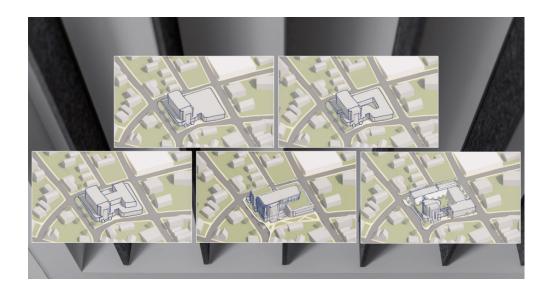
1.2 Steering Committee Visioning Session & Site Tour



1.3 Industry & Stakeholder Outreach



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

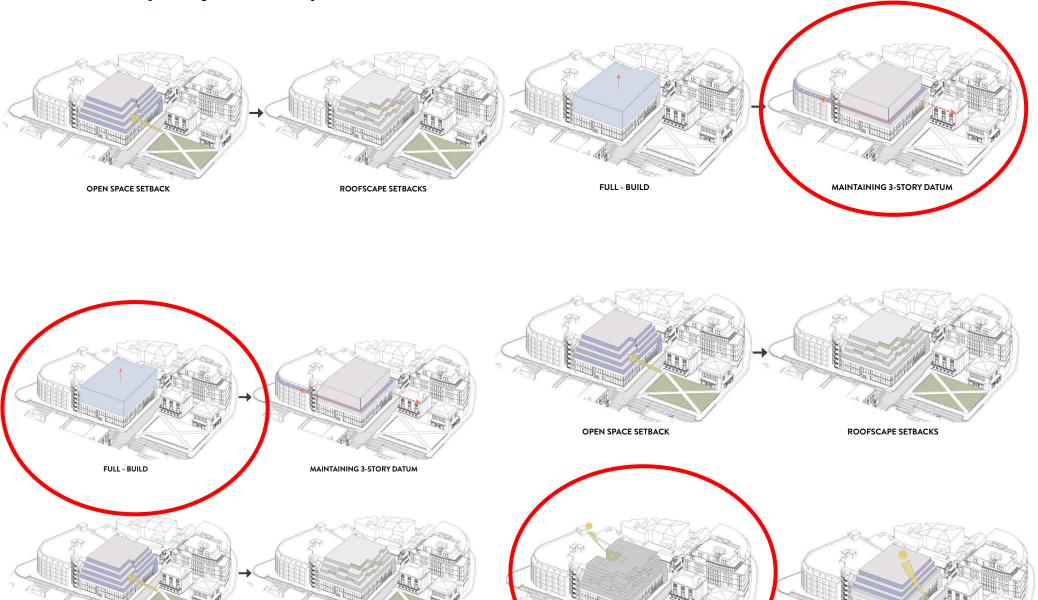
SCORING EXAMPLE

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



COURTYARD DAYLIGHT

CREATE SETBACKS TO REDUCE SHADOW IMPACTS

ROOFSCAPE SETBACKS



OPEN SPACE SETBACK

- 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			ON 2 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

