

The seal of the Judicial Council of California is faintly visible in the background. It features a central figure holding a scale of justice, surrounded by various symbols of law and order, and the text "JUDICIAL COUNCIL OF CALIFORNIA" around the perimeter.

# New Inyo County Courthouse

Bishop City Council Meeting  
February 24, 2014

Public Meeting  
February 25, 2014

# New Courthouse Project

Original program:

- 2 Courtrooms
- 2 Chambers

Revised Program:

- 1 Courtroom
- 1 Multi-purpose room (no jury box)
- 2 Chambers



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# Space Program

Original Program

BGSF

28,774

May 2013 Program

24,286

Revised Program

21,015

Overall Reduction

27%



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# Site Requirements

## Original Site Program:

- 2 story (28,774 SF) with basement 1.45 acres

## Revised Site Program:

- 2 story (21,015 SF) without basement 0.85 acre



# Preferred Sites

- Site tours conducted June 2011
- Project Advisory Group selected sites August 2011
  - City of Bishop – Preferred site
  - Mac Iver – Alternate site



# Chronology

- Directives from Court Facilities Working Group and Judicial Council of California
  - April 2012 Reassess for Lease Option
  - October 2012 Project approved to continue with Site Acquisition; construction budget reduced by 10%
  - February 2013 Preliminary Plans delayed until FY 2014-2015



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# Chronology

- Directives from Courthouse Cost Reduction Subcommittee

- May 2013 Reduction of building and site program: Parking study

- July 2013 Approval to proceed w/ Site Selection:  
Reduced site (0.85 acre)  
Reduced on-site parking  
2 story structure w/expansion  
Space reduction of 27%



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# Chronology

- November 2013 Site Selection approved by SPWB
- January 2014 Presentation to Bishop City Council
- February 2014 Second presentation to Bishop City Council, and Public Meeting



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# City Hall Site



|   |     |
|---|-----|
| PARKING COUNT (P1, P2, ...)                         | 19  |
| ON SITE PUBLIC, STAFF<br>(WITHIN 7500 SF EXPANSION) | 37  |
| OFF SITE  | 56  |
| TOTAL   | 112 |

**CITY HALL SITE - DOUBLE STORY WITH PARKING**

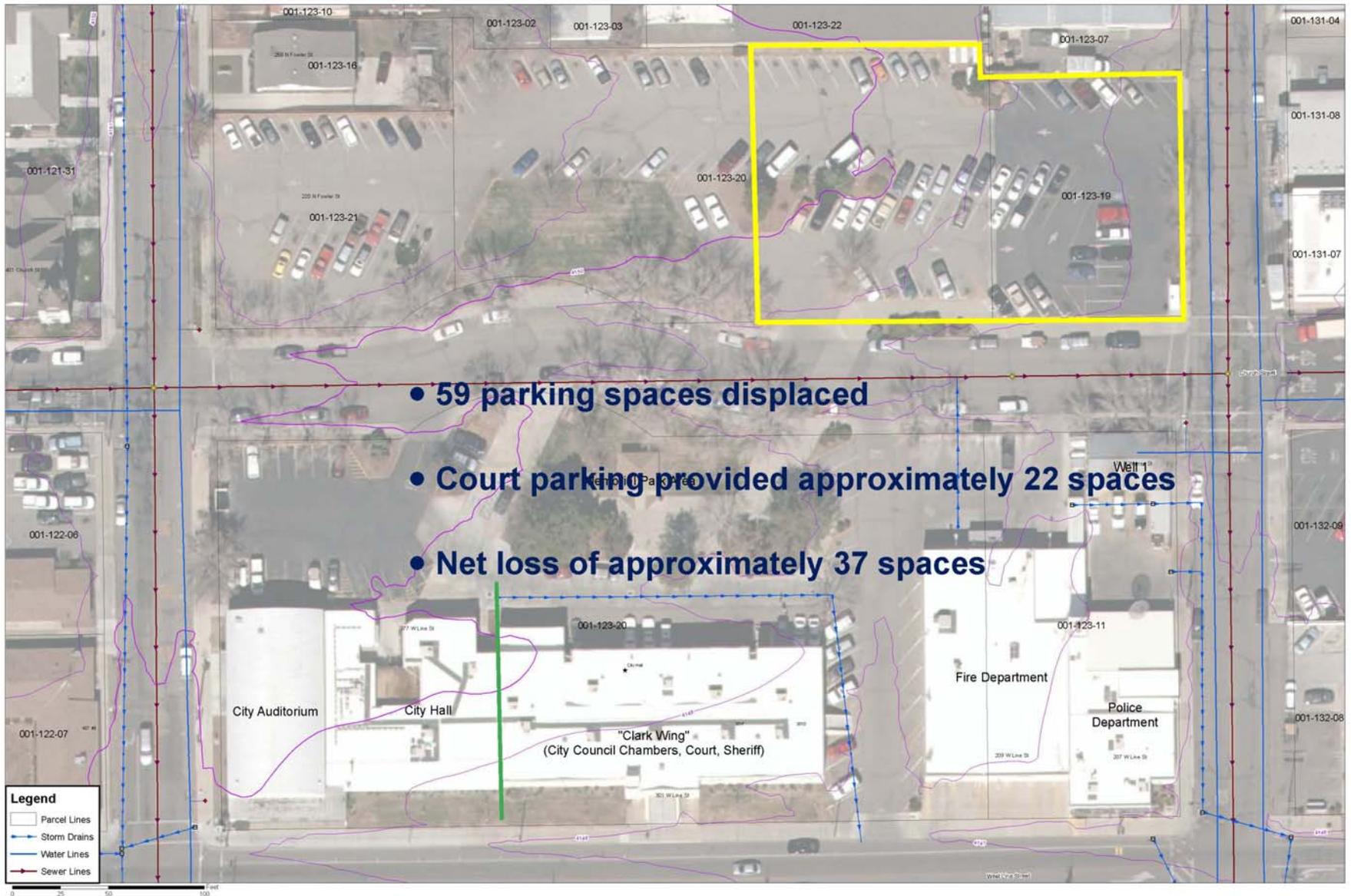
|                                 |                      |
|---------------------------------|----------------------|
| BUILDING AREA                   | 21,015 SF            |
| NET PROJECT SITE WITH EXPANSION | 36,755 SF, 0.85 Acre |
| BUILDING EXPANSION              | 7,500 SF             |

- = GROSS PARCEL SITE
- = NET PROJECT SITE
- = 7,500 SF BUILDING EXPANSION

0' 8' 16' 32' 64' 128'  
 PROPERTIES: APN-001-123-19 AND PART OF APN-001-123-20

01 - 15 - 2014

# Existing Parking



# Parking Study Methodology

- Parking utilization counts conducted over two days in June 2013 for on-street parking spaces and public off-street lots near City Hall site.
- Surveys documented the number of vehicles present by hour from 7:00 am to 6:00 pm.
- Parking utilization separated between unrestricted and restricted parking (time-restricted, loading zones, handicapped spaces.)
- Survey data adjusted to allow for usage by Bishop Union High School.

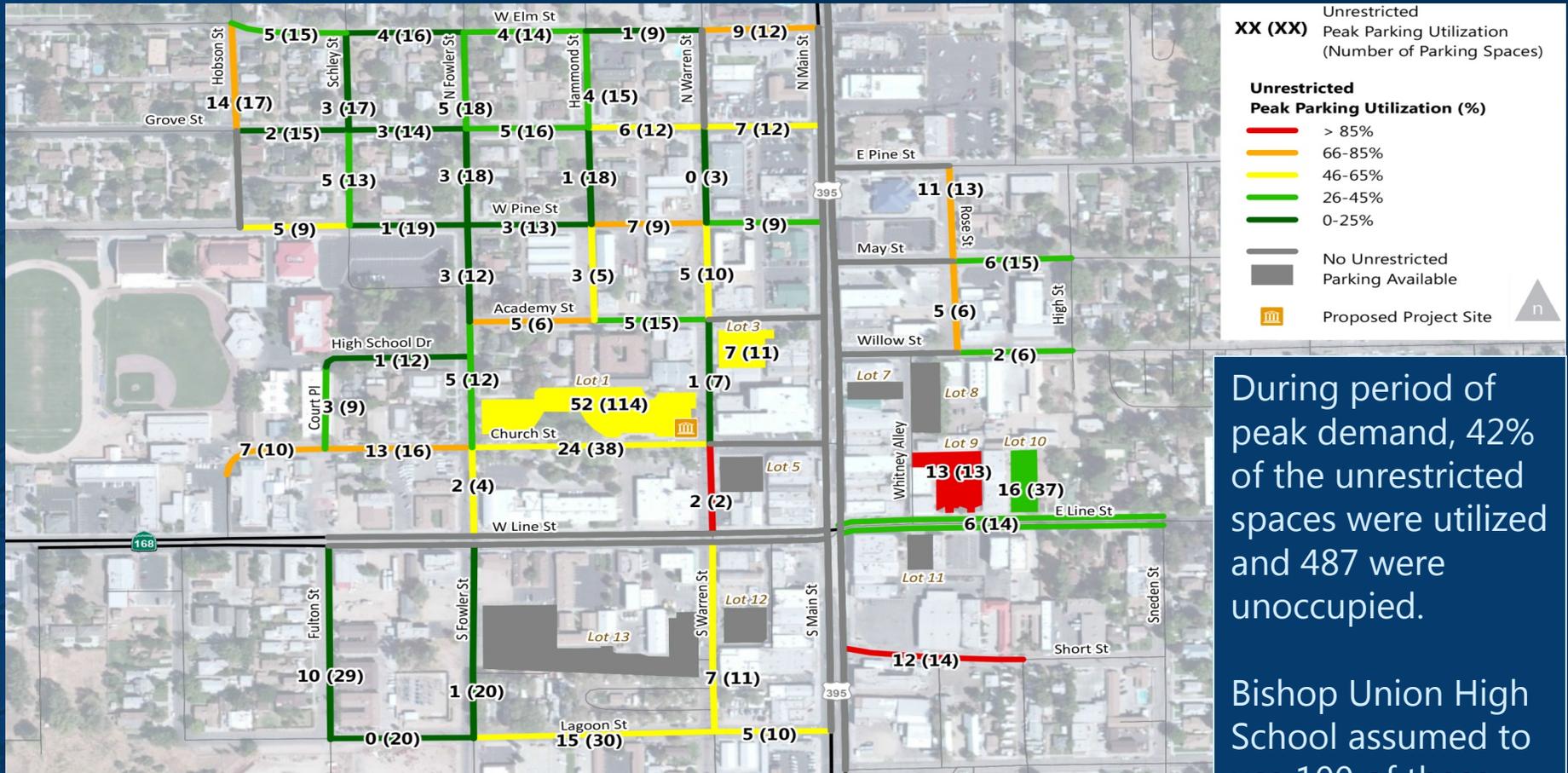


# City Hall Site – Public Parking Inventory



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# City Hall Site – Unrestricted Peak Parking Utilization (11 am–12 noon, Wednesday 6/26/13)



# Parking Analysis Results – City Hall Site

- City Hall Site double story will displace a portion of the existing Lot 1 on the project site.
- ~60 of the 115 spaces in Lot 1 could remain, sufficient to not require displacement of the 52 peak vehicles.
- 56 spaces needed for court could be accommodated with ~0.2 miles of project site.



# Site Acquisition Schedule

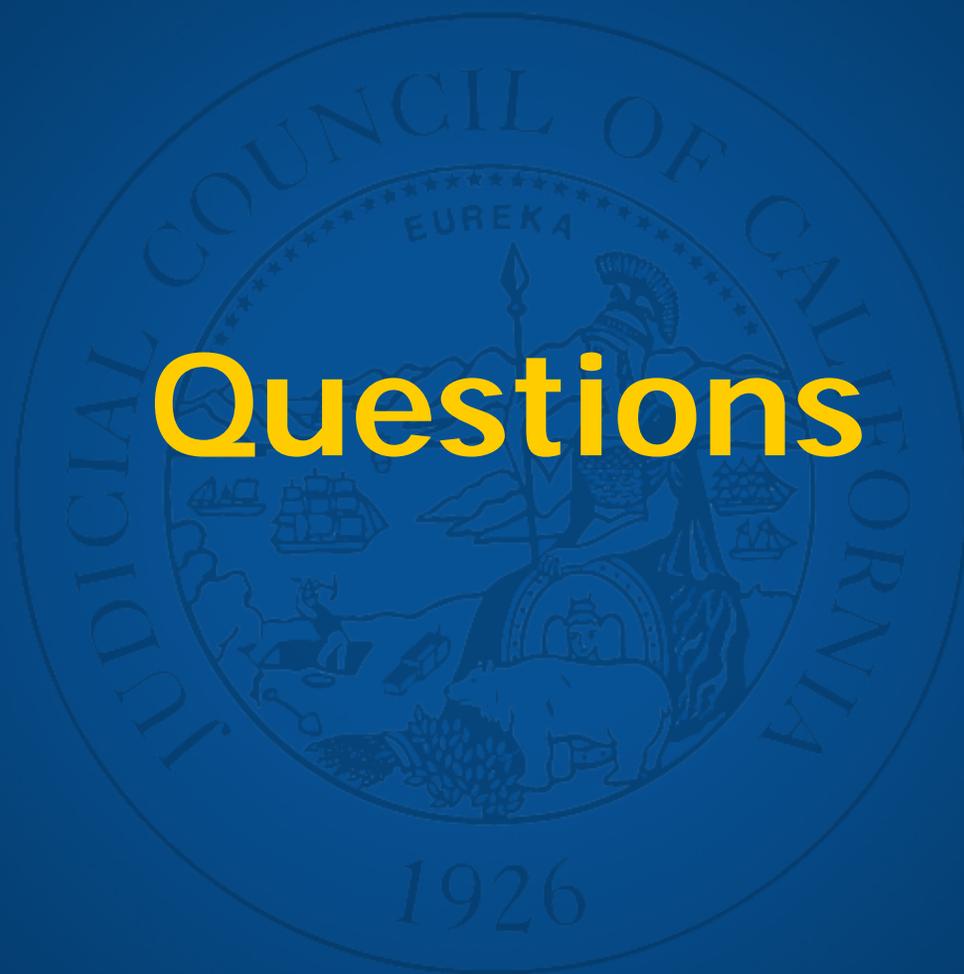
| Tasks   | Time Needed                                    | Completion |
|---|--|------------|
| California Environmental Quality Act (CEQA)   | 35 days  | 3/31/14    |
| Negotiation of purchase terms, draft documents & city's approval process and Phase II environmental contamination study | 6 months (estimate, assuming no contamination) | 8/31/14    |
| Submit Site Acquisition package to SPWB   |  | 9/17/14    |
| Obtain acquisition approval   | 3 months (approx.)                             | 12/12/14   |
| Obtain follow-up documentation from SPWB needed to close escrow; close escrow   | 45 days (estimate)                             | 1/31/15    |



# The Path Forward

- Pursue negotiations with City of Bishop for the preferred site
- Complete due diligence on the preferred site
- Obtain Site Acquisition approval from SPWB and close escrow
- Secure funding of Preliminary Plans for FY 2014-2015, so that design can begin, after Site Acquisition approval





# Questions