EXHIBIT C1

**US Bankruptcy Court, Santa Barbara**
Program Room list
June 16, 2026

| **Area Summary (In Usable SF)** | |
|---|---|
| 1525 USMS | 588 |
| 1016 Court Shared Support Space | 1,123 |
| 1014 Bankruptcy Judge Chambers Suites | 1,591 |
| 1014 Bankruptcy Judge Courtroom, Associated Spaces | 4,115 |
| 1042 Visiting Judge Chambers Suites | 912 |
| 1016 Bankruptcy Clerk | 4,890 |
| | **13,219 USF** |

**Network Equipment Requirements:*****
a) 1 X 42U rack, floor anchored and grounded
b) 2 X 3000VA UPS (NEMA L5-30P ; 30-amp twist-lock plug)
c) 2 X 48 port Cisco 9300 series switches
d) 2 x Cisco 4000 Series router
e) ~120 total drops at 1 Gb/s
f) ~120 total terminations

| **ROOM LIST** | Size and Quantity | | | | | Typical Finishes** | | | | | Systems/Equipmt.*** | | | | Other |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **QTY.** | **NSF Space Std.** | **Total NSF** | **Circ. Factor** | **TOT. USF/ABOA Space Type** | **Floor Finish*** | **Wall Finish** | **Ceiling** | **STC** | **Door** | **Power/ Data** | **Special Outlets** | **Mech/ Plmbg.** | **Equipm't** | **Long Term - Special Requirements or Planning Info.** |
| **COURT SHARED SUPPORT SPACE** | | | | | | | | | | | | | | | |
| Multi-purpose/ Computer Training Room | 1 | 200 | 200 | 0.35 | 270 | LVT | PT | ACT | 45 | Rated | | | Add CFM | | Use training or conference rooms in Clerks area |
| Lactation Room | 1 | 75 | 75 | 0.35 | 101 | CPT | PT | ACT | 55 | Rated | | | sink | | mini-refrigerator NIC |
| IT Work Room/Help Desk | 1 | 150 | 150 | 0.35 | 203 | non-static | PT | ACT | | | (6) double duplex, 3 dedicated circuits | | | | |
| Telecommunications Rooms | 1 | 120 | 120 | 0.25 | 150 | non-static | PT | ACT | | | | | Supp. AC for telecom | | Plywood all walls |
| Server Room (may be shared w/Telcom) | 1 | 320 | 320 | 0.25 | 400 | non-static&raised floor | PT | ACT | | | Coord infrastructure | | and server room | | Plywood all walls |
| CSO Office | 1 | 120 | 120 | 0.25 | 150 | CPT | PT | ACT | 40 | Rated | req. with District IT | | may be shared | | |
| USMS Security Screening | 1 | 350 | 350 | 0.25 | 438 | LVT | PT | ACT | 45 | Rated | staff. | | | | |
| Subtotal | | | **1335** | | **1711** | | | | | | | | | | |
| **BANKRUPTCY JUDGES CHAMBER SUITES** | | | | | | | | | | | | | | | |
| a Judge's Chambers Office | 1 | 400 | 400 | 0.2 | 480 | BRCPT/wood base | chair rail/wallcoverir | ACT/DW | 55 | Rated | | | sep.zone | | CPT pad, shelving per USCDG. Sep. Zone for off hours |
| | | | | | | Other: BRCPT is broadloom and padding, Crown moldings, Wall covering above chair rail and laminate below. | | | | | Other: Accent/Decorative lighting | | | | Other: Infrastructure for Speaker interconnect with Courtroom |
| b Judge's Private Toilet | 1 | 56 | 56 | 0.2 | 67 | CT | CT/PT | DW | 55 | Rated | | GFI | Fixtures | Fan | Mirror, Light Sconces, Accessories |
| c Vestibule | 1 | 50 | 50 | 0.2 | 60 | BRCPT/wood base | PT/wallcovering | ACT | 55 | Rated | | | | | |
| d Reception Area | 1 | 100 | 100 | 0.2 | 120 | BRCPT/wood base | PT/wallcovering | ACT | 40 | Rated | | | | | |
| e Coat Closet | 1 | 10 | 10 | 0.2 | 12 | BRCPT/wood base | PT | ACT | | | | | | | Shelf and Pole, Additional shelving |
| f Judicial Assistant Work Space | 1 | 120 | 120 | 0.2 | 144 | BRCPT/wood base | PT/wallcovering | ACT | 40 | Rated | | | | | |
| g Filing Room | 1 | 60 | 60 | 0.2 | 72 | VCT or LVT | PT | ACT | | | | | | | |
| h Printer/Copier/Fax Area | 1 | 60 | 60 | 0.2 | 72 | VCT or LVT | PT | ACT | | | | | | | Dedicated outlets for equipment |
| i Storage | 1 | 80 | 80 | 0.2 | 96 | VCT or LVT | PT | ACT | | | | | | | |
| Conference/Reference Room | 1 | 240 | 240 | 0.2 | 288 | BRCPT/wood base | PT/wallcovering | ACT | 55 | Rated | | 4 floor outlets | | | Recessed Wall Box for IT/AV/Monitor |
| | | | | | | Other: Sidelight or Vision panel in door | | | | | | | | | |
| Law Clerk Office | 1 | 150 | 150 | 0.2 | 180 | BRCPT/wood base | PT | ACT | 45 | Rated | | | | | |
| Visiting Judges' Chambers Suite | 1 | 760 | 760 | 0.2 | 912 | a-i | a-i | a-i | 55 | Rated | | | | | Suite similar to spaces a-j |
| Subtotal | | | **2,086** | | **2,503** | | | | | | | | | | |
| **COURTROOM, ASSOC. SPACES and JURY FACILITIES** | | | | | | | | | | | | | | | |
| Courtroom | 1 | 1,800 | 1800 | 0.35 | 2430 | CPT/wood base | Wood/Fabric/PT | ACT/DW | 60 | Rated | Floor outlets, Cable ways for presentation technology in bench, rails and courtroom well. Speaker system. **Virtual judge monitor (requires millwork modifications with lift).** | | | | Refer to US Court Design Guide for sample layout of bench, rails and seating. The Court will provide the Courtroom Furniture. Spectator seating for 60. Finishes include wood and fabric wall panels, wood benches, jury and spectator rails and gates. 2-4" high access flooring in courtroom well area for cable and conduit raceways. Access flooring shall extend under all courtroom components providing cable and conduit access back to the telecom/A/V control racks. Provide vision panels in doors. |
| | | | | | | Other: CPT is carpet tile | Wallcovering | | | | | | | | |
| Soundlock | 1 | 80 | 80 | 0.35 | 108 | CPT/wood base | Wood/PT | DW | 60 | Rated | | | | | |
| | | | | | | Other: 6"x 18" impact-resist glass window for doors into Crtrm. Use Magistrate Courtroom layout example in the Appendix. This Courtroom will include a jury box. | | | | | | | | | |
| Attorney/Witness Room | 2 | 150 | 300 | 0.35 | 405 | CPT/wood base | PT | ACT | 60 | Rated | | | | | |

LESSOR:_____GOVERNMENT:_____

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Public Waiting Area | 1 | 400 | 400 | 0.35 | 540 | CPT/wood base | Chair rail/PT/ wallcovering | ACT/DW | | | Infrastructure for security screening equipment, public directory monitor and | | | |
| Equipment Storage Room | 1 | 100 | 100 | 0.35 | 135 | VCT or LVT | PT | ACT | | | | | | |
| Exhibits Storage | 1 | 50 | 50 | 0.35 | 68 | VCT or LVT | PT | ACT | | | | | | |
| Public Toilets | 2 | 56 | 112 | 0.35 | 151 | CT | PT | DW | 55 | Rated | | GFI | | | Privacy lock with occupancy indicators |
| Janitor Closet | 1 | 56 | 56 | 0.35 | 76 | CT | PT | - | 40 | | | | | | |
| Mediation Room | 1 | 150 | 150 | 0.35 | 203 | CPT | PT | ACT | 55 | Rated | infrastructure for AV | | | | Direct access from Courtroom to judges circulation |
| Subtotal | | | **3,048** | | **4,115** | | | | | | | | | | |
| **BANKRUPTCY CLERK** | | | | | | | | | | | | | | | |
| Clerk of Court Visiting Office | 1 | 150 | 150 | 0.32 | 198 | CPT | PT | ACT | 40 | Rated | | | | | |
| Chief Deputy Clerk | 1 | 180 | 180 | 0.32 | 238 | CPT | PT | ACT | 40 | Rated | | | | | |
| Manager | 1 | 180 | 180 | 0.32 | 238 | CPT | PT | ACT | 40 | Rated | | | | | |
| Prof., Admin and Line Positions | 1 | 150 | 150 | 0.32 | 198 | CPT | PT | ACT | 40 | Rated | | | | | |
| Deputy Clerk | 5 | 64 | 320 | 0.32 | 422 | CPT | PT | ACT | | | | | | | |
| Courtroom Deputy | 1 | 150 | 150 | 0.32 | 198 | CPT | PT | ACT | 40 | Rated | | | | | |
| | | | | | | | | | | | | | | | |
| Bulk Storage | 1 | 210 | 210 | 0.25 | 263 | VCT or LVT | PT | ACT | | | | | | | |
| Archival Storage | 1 | 150 | 150 | 0.25 | 188 | VCT or LVT | PT | ACT | | | | | | | |
| | | | | | | | | | | | | | | | |
| Public Scanning & Pay Copier | 1 | 128 | 128 | 0.32 | 169 | LVT | PT | ACT | | | | | | | |
| Queuing Area | 1 | 100 | 100 | 0.32 | 132 | LVT | PT | ACT | | | | | | | |
| Public Cntr./Clerk/Cashier Stations | 1 | 150 | 150 | 0.32 | 198 | LVT/CPT (staff side) | PT | ACT | | | | | | | 2-4 "L" shape plam stations/hi-lo cabinets/glass. Sim to A-16 |
| Records Exam/Public Fax/Computer | 1 | 100 | 100 | 0.32 | 132 | LVT | PT | ACT | | | | | | | |
| | | | | | | | | | | | | | | | |
| Evidence Vault | 1 | 80 | 80 | 0.32 | 106 | VCT or LVT | PT | ACT | | | | | | | Deck to deck partitions enclose the room |
| Equipment Storage | 1 | 50 | 50 | 0.32 | 66 | VCT or LVT | PT | ACT | | | | | | | |
| Work Area | 1 | 275 | 275 | 0.32 | 363 | CPT or VCT or LVT | PT | ACT | 40 | Rated | | | | | |
| Medium Volume Copier Area (incl. in work area) | 1 | 80 | 80 | 0.32 | 106 | VCT or LVT | PT | ACT | 40 | Rated | | 20A ded. | | | Dedicated Circuits for equipment |
| Mail Work Area (incl. in work area) | 1 | 40 | 40 | 0.32 | 53 | VCT or LVT | PT | ACT | 40 | Rated | | | | | Plam work counters all walls, Mail sorter slots |
| Printer/Copier/Fax Area (incl. in work area) | 1 | 60 | 60 | 0.32 | 79 | VCT or LVT | PT | ACT | | | | 20A ded. | | | Dedicated Circuits for equipment |
| Safe (incl. in work area) | 1 | 20 | 20 | 0.32 | 26 | VCT or LVT | PT | ACT | | | | | | | |
| Shredder (incl. in work area) | 1 | 25 | 25 | 0.32 | 33 | VCT or LVT | PT | ACT | | | | | | | |
| Supplies (incl. in work area) | 1 | 50 | 50 | 0.32 | 66 | VCT or LVT | PT | ACT | | | | | | | |
| Staff Breakroom | 1 | 200 | 200 | 0.32 | 264 | VCT or LVT | PT | ACT | 40 | Rated | | GFI | Sink | Disposer | Kitch. App.NIC, Plam Cabinets, Tile Back splash, solid surface countertops, waterliner for tenant provided refrigerator, dedicated circuits for appliances |
| Coat Closet | 1 | 20 | 20 | 0.32 | 26 | LVT or CPT | PT | ACT | | | | | | | Shelf & Pole |
| Staff Toilets | 2 | 56 | 112 | 0.32 | 148 | CT | PT | DW | 55 | Rated | | GFI | Fixtures | Fan | Mirror, Light feature, Accessories |
| Inactive Records Storage | 45 | 9 | 405 | 0.32 | 535 | VCT or LVT | PT | ACT | | | | | | | |
| Exhibits Storage Room | 1 | 100 | 100 | 0.32 | 132 | VCT or LVT | PT | ACT | | | | | | | |
| Financial Vault | 1 | 150 | 150 | 0.32 | 198 | VCT or LVT | PT | ACT | | | | | | | |
| Conference Room | 1 | 300 | 300 | 0.32 | 396 | CPT | PT | ACT | 55 | Rated | | 4 floor outlets | | | Recessed Wall Box for IT/AV/Monitor |
| (FAC ID) Room | 1 | 64 | 64 | 0.32 | 84 | CPT | PT | ACT | | | | | | | |
| | | | | | | *rubber base U.O.N. | | | | | *** see lease for additional requirments | | | | |
| Subtotal | | | **3,724** | | **4,890** | | | | | | | | | | |
| **USF TOTALS** (usable square feet) | | | **10,193** | | **13,219** | **USF** | | | | | | | | | |
| assumed R/U factor (R/U = rentable/usable) | | | | | 1.15 | | | | | | | | | | |
| **RSF TOTALS** (rentable square feet) | | | | | **15,202** | **RSF** | | | | | | | | | |