



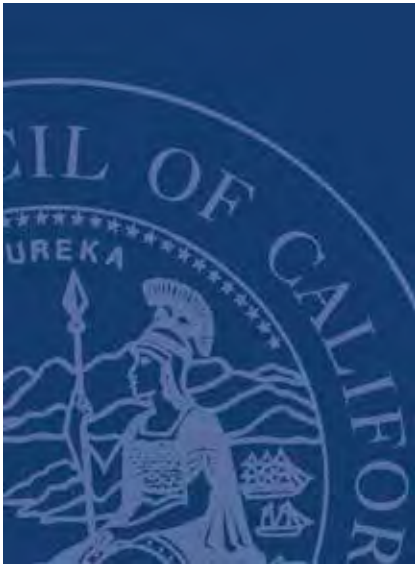
Meeting Binder for
Court Facilities Advisory
Committee:
Courthouse Cost Reduction
Subcommittee

MAY 28, 2015



JUDICIAL COUNCIL
OF CALIFORNIA

OPERATIONS AND PROGRAMS DIVISION
CAPITAL PROGRAM



**Meeting Binder
Court Facilities Advisory
Committee:
Courthouse Cost Reduction
Subcommittee**

May 28, 2015

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JUDICIAL COUNCIL
OF CALIFORNIA

COURT FACILITIES
ADVISORY COMMITTEE

www.courts.ca.gov/cfac.htm
cfac@jud.ca.gov

**COURT FACILITIES ADVISORY COMMITTEE:
COURTHOUSE COST REDUCTION SUBCOMMITTEE**

OPEN MEETING AGENDA

Open to the Public (Cal. Rules of Court, rule 10.75(c)(1))

THIS MEETING IS BEING RECORDED

Date: May 28, 2015
Time: 1:00 p.m. – 3:00 p.m.
Location: Teleconference and Web-based
Public Call-In Number: (877) 820-7831 and enter Passcode: 1027209
WebEx Information: [Click here to join WebEx](#) (Meeting number 922 653 040)

Meeting materials will be posted on the advisory body web page on the California Courts website at least three business days before the meeting.

In accordance with California Rules of Court, rule 10.75(k)(1), written comments pertaining to any agenda item of a regularly noticed open meeting—which is conducted by Conference Call and WebEx—can be submitted up to one complete business day before the meeting. For this specific meeting, comments should be e-mailed to cfac@jud.ca.gov or mailed or delivered to 2860 Gateway Oaks Drive, Suite 400, Sacramento, CA 95833 attention: Kristine Metzker. Only written comments received by 5:00 PM on May 27, 2015, will be provided to advisory body members.

Agenda items are numbered for identification purposes only and will not necessarily be considered in the indicated order.

I. OPEN MEETING (CAL. RULES OF COURT, RULE 10.75(C)(1))

Call to Order, Roll Call and Opening Remarks

Approval of Minutes

Approve minutes of the March 24, 2015 Courthouse Cost Reduction Subcommittee meeting and the minutes of the May 18, 2015 Courthouse Cost Reduction Subcommittee action by email.

II. DISCUSSION AND POSSIBLE ACTION ITEMS (ITEM 1-2)

Item 1

Application of December 2014 Updated New Judgeship Needs to Courthouse Capital Projects (Action Required)

Provide information on the December 2014 Judicial Council adopted list of the next 100 new judgeships in relation to ongoing courthouse capital projects.

Presenter: Ms. Kristine Metzker, Planning Manager, Capital Program

Item 2

Tuolumne County–New Sonora Courthouse: 100 Percent Schematic Design Review (Action Required)

Review of 100 percent schematic design to confirm that project is within budget, scope, and schedule.

Presenters: Hon. Donald I. Segerstrom, Jr., Presiding Judge, Superior Court of California, County of Tuolumne
Ms. Jeanine D. Tucker, Court Executive Officer, Superior Court of California, County of Tuolumne
Ms. Lisa Hinton, Project Manager, Capital Program
Mr. Nick Docous, Principal, Lionakis
Mr. Mike Novak, Project Architect, Lionakis
Mr. Alex Lofting, Mechanical Engineer, ARUP

III. ADJOURNMENT

Adjourn



JUDICIAL COUNCIL OF CALIFORNIA

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COURT FACILITIES ADVISORY COMMITTEE: COURTHOUSE COST REDUCTION SUBCOMMITTEE MEETING

MINUTES OF OPEN MEETING

March 24, 2015

10:00 AM–12:30 PM

Judicial Council of California – San Francisco Office

**Subcommittee
Members Present:**

Hon. Jeffrey W. Johnson, Chair
Hon. Donald C. Byrd
Hon. Samuel K. Feng
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Brad R. Hill, CFAC Chair
Hon. Gary R. Orozco
Mr. Kevin Stinson
Mr. Thomas J. Warwick

**Subcommittee
Member Absent:**

Mr. Stephen Castellanos, FAIA
Hon. Keith D. Davis

Others Present:

The following Judicial Council staff was present:
Ms. Keby Boyer, Communications
Ms. S. Pearl Freeman, Capital Program
Mr. William J. Guerin, Capital Program
Ms. Angela Guzman, Capital Program
Mr. Clifford Ham, Capital Program
Mr. Burt Hirschfeld, Real Estate and Facilities Management
Ms. Donna Ignacio, Capital Program
Ms. Kristine Metzker, Capital Program
Ms. Kelly Quinn, Capital Program
Mr. Nick Turner, Real Estate and Facilities Management
Mr. Robert Uvalle, Capital Program
Mr. Ed Ellestad, Office of Security
Mr. Bruce Newman, Capital Program
Ms. Nora Freiwald, Capital Program
Ms. Peggy Symons, Capital Program
Mr. Loren Smith, Capital Program

OPEN MEETING

Call to Order, Roll Call and Opening Remarks

The chair called the meeting to order at 10:00 AM, and Ms. Kristine Metzker, staff to the subcommittee, took roll call.

Approval of Minutes

The subcommittee reviewed and approved the minutes of the February 23, 2015, Courthouse Cost Reduction Subcommittee meeting and the minutes of the March 13, 2015 Courthouse Cost Reduction Subcommittee action by email.

DISCUSSION AND ACTION ITEMS

Item 1

Riverside County—New Indio Juvenile and Family Courthouse: 50 Percent Design Development Report Back

Ms. Metzker informed the subcommittee that the Riverside County—New Indio Juvenile and Family Courthouse project team presented the 50 percent design development package on November 4, 2014. At that meeting, the subcommittee did not approve the 50 percent review and requested the following of the project team:

- Study options and provide a cost analysis for the HVAC system and the addition of a mechanical penthouse and provide a life cycle cost analysis for each option.

The team prepared a project report that was included in the meeting materials. The report provided additional information regarding the more cost effective HVAC system validated by the life cycle cost analysis and an optional roof top mechanical penthouse. The report also included information regarding a budget overrun due to additional site development costs.

As a result of the review, the project team recognized the need for an increase to the hard construction budget to incorporate the additional site development costs and inclusion of the proposed HVAC system and mechanical penthouse.

Action: The CCRS—with the abstention of Judge Highberger as an Ex-Officio, non-voting member and with the exception of Hon. Keith D. Davis and Mr. Stephan Castellanos who were absent—voted unanimously on the following motions:

1. Approve the requested increase to the construction budget to cover the cost of the site improvements, proposed HVAC system, and the addition of the mechanical penthouse.
2. Approve the project to move forward with the completion of design development of the preliminary plans phase, which includes the submittal of the 100 percent design

development report to the subcommittee prior to obtaining the State Public Works Board approval.

Item 2

Shasta County—New Redding Courthouse: 100 Percent Schematic Design Review

Ms. Metzker introduced Ms. Peggy Symons, Judicial Council Project Manager, who led the project's 100 percent schematic design presentation. The project team previously presented to the subcommittee on January 9, 2014 where the project team was approved to move forward with preliminary plans. Although the project was approved to proceed with preliminary plans, the subcommittee mandated the following directive of the project team which has been incorporated into the overall project:

- Provide court set holding areas between all courtrooms recognizing that the square footage previously presented would change based on the addition of the holding area.

Ms. Symons introduced Mr. Jim Tully, Principal of NBBJ, and Mr. Ev Ruffcorn, Lead Designer of NBBJ, who reviewed the project site and building design; which included providing information on new courthouse location, exterior design, parking, site analysis, and site circulation.

Mr. Tully also reviewed the floor plans of the new courthouse and elaborated on the court functions per floor. The courtrooms have been designed to follow the Judicial Council proposed courtroom layouts in regards to the courtroom width and height. The subcommittee questioned whether or not the court preferred to have more audience seating in the courtrooms instead of the attorney/client rooms. Although the current design includes attorney/client rooms, the court will determine if additional attorney/client rooms will be removed to accommodate more courtroom seating.

The project team recognized that energy costs are important and have designed the building to be as efficient as possible. Mr. Tully presented some of the sustainability features on the project, which included factors related to the building orientation, site planning and development, storm water management plan goals, landscape, daylight and views, water efficiency, lighting and mechanical systems.

Mr. Edward Ellestad, Judicial Council Senior Security Coordinator, provided a security review on the project. He informed the subcommittee that central holding meets current holding metrics for capacity. The security control room will monitor building security systems. Mr. Ellestad continued by informing the subcommittee that inmates will be delivered via vehicle through a secure sally port to holding. The current site design shows more than the minimum setback. The subcommittee questioned what else could be done to keep vehicles from the building. Mr. Tully informed the subcommittee that the setback will be enforced through retaining walls, bollards, parking posts, etc.

Mr. Tully provided information regarding the structural system, mechanical/plumbing systems, electrical system, low-voltage components, and preliminary building exterior and interior materials. The subcommittee questioned on the use of automated sunshades. Mr. Ruffcorn informed the subcommittee that this was one option that the project team is reviewing. The subcommittee suggested that the team contact other design teams that have researched automated sunshades or louvers. Mr. Tully also provided information on the preferred HVAC system and presented the life cycle cost analysis for the HVAC distribution system.

Ms. Symons confirmed that the project is currently on budget based on the cost estimate prepared by the architect.

Action: The CCRS—with the abstention of Judge Highberger as an Ex-Officio, non-voting member, abstention of Ms. Melissa Fowler-Bradley as a member of the Superior Court of Shasta County and with the exception of Hon. Keith D. Davis and Mr. Stephan Castellanos who were absent—voted unanimously on the following motion:

1. The 100 percent schematic design report be accepted—confirming the project is within budget, scope and schedule—and the project team move forward into design development of the preliminary plans phase.

A D J O U R N M E N T

There being no further business, the meeting was adjourned at 11:40 AM.



MINUTES OF ACTION BY EMAIL BETWEEN MEETINGS MAY 18, 2015

Email Proposal

The Courthouse Cost Reduction Subcommittee (CCRS) was asked to accept the 100 Percent Design Development Report for the Riverside—New Indio Juvenile and Family Courthouse project and approve to move the project forward to the State Public Works Board for approval of Preliminary Plans and on into the Working Drawings phase. The subcommittee previously discussed this project at its March 24, 2015 meeting.

Notice

On May 15, 2015, a notice was posted advising that the CCRS was proposing to act by email between meetings under California Rules of Court, rule 10.75 (0)(1)(A).

Public Comment

In accordance with California Rules of Court, rule 10.75(0)(2), written comments pertaining to the proposed action were accepted before the CCRS acted on the proposal. The written comment period began and ended on Friday, May 15, 2015. No comments were received.

Action Taken

After the public comment period ended, CCRS members were asked to submit their votes on the proposal by 12:00 pm. on May 22, 2015. A majority (ten members) voted to accept the report and approve the project to move forward.

Background

On January 9, 2014 staff presented to the CCRS information on December 2013 Judicial Council action on a biannual update to the New Judgeships assessment. At that time, the council opted to defer formalizing a prioritization list of new judgeships until funding was made available. Therefore, without a council approved list there was no basis for making changes to capital project scopes to accommodate the results of the biannual update to the new judgeship assessment. The CCRS agreed that no scope changes would occur. The January 2014 CCRS minutes state: "At this time, since there is no Council-approved prioritization list, there is no basis for the CFAC to consider whether or not revisions should be made to the capital project scopes to accommodate the results of an update to new judgeship allocation".

In December 2014, the Workload Assessment Advisory Committee presented a report titled "2014 Update of Judicial Needs Assessment and Proposed Revision to Methodology Used to Prioritize New Judgeships" to the Judicial Council. This assessment was approved by the council and became effective December 11, 2014. The approved assessment includes allocation of the next 250 new judgeships, which results in potential changes to the allocation used in scoping several of the current capital projects.

The Department of Finance (DOF) has allowed for this level of modest growth in projects. More recently, DOF and the CCRS have directed the Judicial Council to leave courtrooms planned for new judgeships unfinished since funding availability for these new judgeships is unknown.

Because the December 2014 council action approved a list of the next 100 new judgeships, staff presents this information to the CCRS for discussion and direction on potential project scope changes. Historically, staff has used this list as the basis for planning capital outlay projects. With the DOF's concurrence, staff has added both the AB 159 New Judgeships (authorized in FY 08-09 but never funded and referred to as the second set of 50 new judgeships) and the next 50 new judgeships (referred to as the third set of new judgeships) to projects in collaboration with the courts that have one or more new judgeships on the adopted list. More recently, DOF and the CCRS have directed that some of courtrooms for new judgeships—for example, in the new Stockton Courthouse and the Kings Courthouse—be left unfinished due to the uncertain timing of funding.

Current Status of New Judgeship Funding

Funding was requested in the FY 2015–2016 budget for 10 new judgeships. A limited amount of funding may be made available to the Judicial Council to fund a number of new judgeships. Note that one of these new judgeships would be assigned to the Stanislaus Superior Court. This is an AB 159 new judgeship, not the new judgeship discussed in this report. The Trial Court Budget Advisory Committee is considering requesting FY 2016–2017 funding for additional new judgeships.

Cost Impact

The following assumptions were used to determine potential cost impact:

- Each new court set, which includes courtrooms, chambers, jury deliberation space, and courtroom holding will require approximately 7,500 additional square feet;
- Courtrooms would be left unfinished and tenant improvements would be funded with new judgeships monies when the judgeships were authorized and funded;
- Each future courtroom tenant improvement would have a cost of \$1.64 million; and
- Total cost impact was determined by adding the 7,500 SF to the FY 2015–2016 cost estimate, then deducting the future tenant improvement cost.

Project Impact

Here is the list of the capital projects currently underway that are potentially affected by the December 2014 new judgeship update:

- El Dorado New Placerville Courthouse—this court is allocated one new judgeship not previously provided. New judgeship is in the 3rd group of 50. The capital project is in the acquisition phase. The courthouse is likely to be a low-rise building so it is possible to design building and site to add a courtroom in the future but cost will be substantially higher compared to including it in the scope now. Changing scope now would have minimal impact on the project schedule.
- Imperial New El Centro Courthouse—this court is allocated two new judgeships not previously provided. One new judgeship is an AB 159; the second new judgeship is in the 3rd group of 50. This project has just begun the working drawings phase and the building and site have been designed to provide for a future addition to the two-story building with two new court sets. It will cost more to build this addition in the future compared to including the space in the initial construction, however changing the scope now will delay the project. The project delay for a scope change and redesign is estimated to be one year.
- Kings New Hanford Courthouse—this court's new judgeship allocation increases from one to two. New judgeship is in the 3rd group of 50. The project had more courtrooms than current Judicial Position Equivalents and therefore the CCRS directed that two courtrooms be shelled; one of these shelled courtrooms can be used for this new judgeship and finished at a later date when funding for the new judgeship is available.
- Sacramento New Criminal Courthouse—this court is allocated eight fewer new judgeships than previously provided. To update the scope of work of this project, the project team is currently using the reduced new judgeship allocation of 3 instead of 11 as proposed when the project was originally scoped. The courthouse will be a high-rise structure so adding three additional new judgeships to the building after the project is constructed will be difficult, if not impossible. This scope of this project will be presented to CCRS in July 2015. If CCRS decides to accept the change, a scope change will be presented to DOF. This process will cause a delay to the start of design on the project.

Update on New Judgeships and Potential Impact to Projects' Scope, Schedule and Budget
Courthouse Cost Reduction Subcommittee
May 28, 2015

- Shasta New Redding Courthouse—this court's new judgeship allocation increases from two to three. New judgeship is an AB 159. The project is in the design development phase and currently includes court sets for the two pre-existing new judgeships. The project is being designed with space (Alternative Dispute Resolution and Regional Training Room) that has been laid out to become future courtrooms, so it may be possible to add the third new judgeship courtroom without impacting the current authorized BGSF, assuming the court is able to operate effectively without the ADR and RTR functions. The project could be revised now or the design could proceed as is until the third new judgeship is authorized and funded. Adding the courtroom now is a scope change which would delay the project a minimum of 90 days.
- Stanislaus New Modesto Courthouse—this court's new judgeship allocation increases from four to five. New judgeship is in the 3rd group of 50. The project will soon start the Schematic Design phase so adding the courtroom to the scope now will have minimal impact to the schedule. Adding one additional courtroom to this 26-courtroom high-rise project will be difficult in the future. If added now, the court sets for the all five new judgeships could be left unfinished until funding for new judgeships is available.
- Tehama New Red Bluff Courthouse —this court is allocated one new judgeship not previously provided. New judgeship is in the 3rd group of 50. This project is under construction but has a hearing room that was planned to be divided into two hearing rooms if a new judgeship was authorized and funded. To eliminate potential delay to the construction of the project, the design could be left as is until the new judgeship is authorized and funded. If the hearing room is divided now, it will be a scope change and the project could potentially be placed on hold awaiting approval.

The total impact to the project budgets—including hard construction costs and associated escalation—is provided in the following table:

Update on New Judgeships and Potential Impact to Projects' Scope, Schedule and Budget
 Courthouse Cost Reduction Subcommittee
 May 28, 2015

Project	Number of Judgeships Added	FY 2015-2016 Requested Project Budget	Proposed Revised Project Budget	Cost Increase or Decrease
El Dorado - New Placerville Courthouse	1	\$79,669,000	\$83,453,000	\$3,784,000
Imperial - New El Centro Courthouse	2	\$48,693,000	\$54,850,000	\$6,157,000
Kings - New Hanford Courthouse	1			\$0
Sacramento - New Sacramento Criminal	-8			\$0
Shasta - New Redding Courthouse	1	\$159,282,000	\$162,811,000	\$3,529,000
Stanislaus - New Modesto Courthouse	1	\$265,866,000	\$269,899,000	\$4,033,000
Tehama - New Red Bluff Courthouse	1			\$0
Total Additional Funding Needed				\$17,503,000
			average per courtrooms	\$3,500,600
			average per SF	\$467

**2014 New Judgeships
Assessment
Potential Impact to
Projects' Scope, Schedule,
and Budget**

May 28, 2015

1

**2014 New Judgeship Impact:
El Dorado New Placerville Courthouse**

- 1 New Judgeship (3rd set of 50)
- Acquisition Phase = Minimal schedule impact
- Low-rise Building, courtset could be added in future
- Project Cost Impact = \$3,784,000

2

**2014 New Judgeship Impact:
Imperial New El Centro Courthouse**

- 2 New Judgeships (AB 159 & 3rd set of 50)
- Working Drawing Phase = Substantial schedule impact
- Low-rise Building, designed to add two courtsets in the future
- Project Cost Impact = \$6,157,000

3

**2014 New Judgeship Impact:
Kings New Hanford Courthouse**

- 1 New Judgeship (3rd set of 50)
- Construction Phase = Substantial schedule impact
- Building has two shelled courtrooms, NJ accommodated with no change to project
- Project Cost Impact = \$0 (assumes full TI funding will be provided with each new judgeship)

4

**2014 New Judgeship Impact:
Sacramento New Criminal Courthouse**

- -8 New Judgeships (Reduced to 3)
- Pre-Schematic Phase = Project will need a scope change so minimal schedule impact
- High-rise Building will be difficult to modify in future
- Project Cost Impact = Depends on project scope option now under study

5

**2014 New Judgeship Impact:
Shasta New Redding Courthouse**

- 1 New Judgeship (AB 159)
- Design Development Phase = Substantial schedule impact
- High-rise Building will be difficult to modify in future but does have space that could be converted to courtsets
- Project Cost Impact = \$3,529,000

6

**2014 New Judgeship Impact:
Stanislaus New Modesto Courthouse**

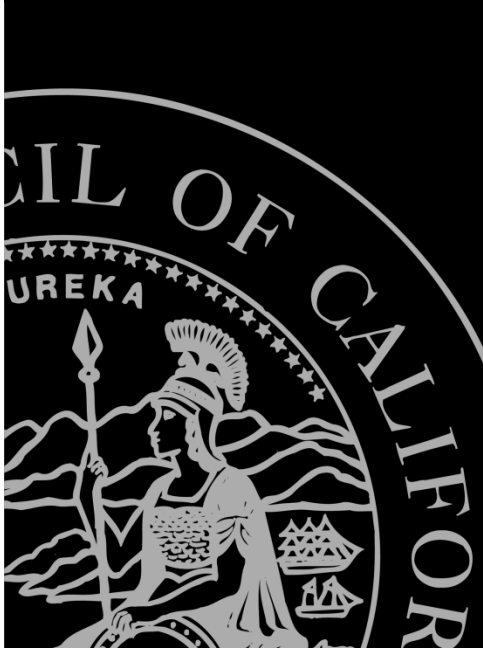
- 1 New Judgeship (3rd set of 50)
- Pre-Schematic Phase = Minor schedule impact
- High-rise Building will be difficult to modify in future
- Project Cost Impact = \$4,033,000

7

**2014 New Judgeship Impact:
Tehama New Red Bluff Courthouse**

- 1 New Judgeship (AB 159)
- Construction Phase = Substantial schedule impact due to scope change in construction
- Project designed to accommodate a future hearing room for a new judgeship
- Project Cost Impact = \$0 (assumes full TI funding will be provided with each new judgeship)

8



Courthouse
Cost Reduction
Subcommittee
100 Percent Schematic
Design Review Report

NEW SONORA COURTHOUSE
SUPERIOR COURT OF CALIFORNIA
COUNTY OF TUOLUMNE

May 28, 2015

JUDICIAL COUNCIL OF CALIFORNIA
OPERATIONS AND PROGRAMS DIVISION
CAPITAL PROGRAM

PROJECT MANAGER
LISA HINTON

1. Executive Summary of Project Status at 100% Schematic Design

At the completion of Schematic Design, the project status is as follows:

- 1.1 Scope – the project is within the approved scope, as described below.
- 1.2 Budget – the project is within budget. Note that the Judicial Council required this project to achieve a mandatory 14 percent reduction to hard construction cost.
- 1.3 Schedule – the project is on schedule for construction starting in summer of 2017, (pending timing of spring bond sale).

2. Background

2.1. Budget Year 2009–2010 – initial project authorization:

- Project first submitted for SB 1407 funding authorization.
- Original Approved FY 2009–2010 Building Gross Square Feet (BGSF): 66,724 SF.
- Original Hard Construction Cost in FY 2009–2010: \$39,596,115
- There was a reappropriation in FY 2012–2013 and no authorized amounts approved in FY 2013–2014.

2.2. Budget Year 2013/2014:

- Recognize Change: building was reprogrammed to reduce overall square footage and costs and presented to the Courthouse Cost Reduction Subcommittee's (CCRS) meeting on January 9, 2014.
- At the January 9, 2014 CCRS meeting, CCRS directed the project team to make changes to some program elements of the building, which included eliminating the children's waiting room and reductions in the following: one Jury Deliberation Room, central and overall holding and staff positions within support areas. These changes are included in the updated building gross square footage.
- BGSF reduction from original square footage of 66,724 SF to the current 61,537 SF. This is approximately 7.8 percent reduction in total square footage.
- Hard Construction Cost Subtotal was reduced from \$39,596,115 million to \$32,911,575. This is a 16.9 percent reduction in the hard construction budget.
- The budget reduction reflects the Judicial Council mandated reductions of 4

percent in December 2011 of FY 2011–2012 and a 10 percent reduction by the Judicial Council in April 2012 of FY 2011–2012.

- January 9, 2014 CCRS approved the commencement of the Preliminary Plans Phase via the FY 2014–2015 budget act.

2.3. Budget Year 2014–2015:

- Preliminary Plans Phase appropriation recognized
- New building size: 61,537 BGSF
- New Hard Construction Cost subtotal is \$32,911,575

2.4. Summary of changes to Hard Construction Cost Subtotal:

- Original (2009–2010 Budget Year): \$39,596,115
- Current (2014–2015 Budget Year): \$32,911,575
- Reduction from Original budget: \$6,684,540 or 16.9 percent decrease.

2.5. Summary of changes to BGSF:

- Original (2009–2010 Budget Year): 66,724 BGSF
- Current (2014–2015 Budget Year): 61,537 BGSF
- Reduction from Original to Current: 5,187 BGSF, or approximately 7.8 percent decrease.

3. Project Update

The project is submitted for 100 percent Schematic Design approval. During this phase, two Peer Review sessions were conducted. The Judicial Council’s planning, facilities, security, and project management staff and outside consultants for structural and architectural peer review were engaged to provide input to the design. Upon review of the draft courtroom layouts, the court and design team selected the Sutter County, New Yuba City trial courtroom layout. Several design and operational issues were raised and incorporated into the current Schematic Design package. The primary changes incorporated in the design were providing a connection between the staff parking area and the main building entry, redesign of judicial parking to better conform with the Judicial Council’s space allocation policy, and improvements to the building’s public circulation core.

The project has also undergone constructability and value engineering review that has kept the project within budget. Additional constructability comments will be incorporated into the project during the Design Development phase.

4. Schedule

The project is ready to move into the Design Development phase and the target completion date for Preliminary Plans Phase is December 11, 2015.

a Phase	b c Current Authorized Schedule FY 14/15 ¹		d e Current Schedule		f Percent Complete
	Start Date	Finish Date	Start Date	Finish Date	
Site Selection	11/1/09	5/13/11	11/1/09	5/13/11	100%
Site Acquisition	5/16/11	4/11/12	5/16/11	4/11/12 ²	100%
Preliminary Plans.....	7/1/14	5/28/15	7/1/14	12/11/15	50%
Working Drawings & Approval to Bid.	7/1/15	7/1/16	12/12/15	10/1/16	—
Bid and Contract Award ³	7/2/16	11/30/16	10/2/16	8/1/17	—
Construction	12/1/16	9/30/18	8/2/17	11/1/19	—
Move-in	10/1/18	11/15/18	11/2/19	12/15/19	—

¹ Current authorized schedule based on approved FY 2014–2015.

² Site acquisition approved by SPWB on April 11, 2012. Escrow closed on June 29, 2012.

³ Assumes Spring 2017 Bond Sale.

5. Status of Hard Construction Cost Budget and 100% Schematic Design Estimate

Below is a summary of the original hard construction cost, hard construction reductions based on the council direction of December 12, 2011 and April 24, 2012 and additional reductions accepted by the CCRS in January 2014, the current design-to-budget, and a comparison of the current hard construction cost budget to the 100 percent Schematic Design estimate.

5.1. Calculation of Hard Construction Cost Budget with Judicial Council Directed and CCRS Accepted Reductions

Original FY 2009-2010 Hard Construction Cost Subtotal	\$ 39,596,115
FY 2012-2013: JC mandated 4% reduction	\$ (1,583,844)
FY 2013-2014: JC mandated 10% reduction.....	\$ (3,959,611)
FY 2014-2015: CCRS BGSF reduction	(1,141,085)
<i>Revised Hard Construction Cost Subtotal</i>	<i>\$ 32,911,575</i>
Cost Reduction Achieved	\$ 6,684,540
Cost Reduction as percent of original Construction Cost Subtotal	% 16.9%

5.2. Design-to-Budget Calculation

Original FY 2009-2010 Hard Construction Cost.....	\$ 39,596,115
Data, Communication and Security	\$ 1,134,308
CCCI Adjustment	\$ 753,697
Original Design-to-Budget	\$ 41,484,120
Current FY 2014-2015 Hard Construction cost.....	\$ 32,911,575
Data, Communication and Security	\$ 1,046,129
CCCI Adjustment	\$ 3,257,272
Revised Design-to-Budget	\$ 37,214,976

5.3. Summary of Design-to-Budget in Comparison to 100% Schematic Design Estimate

The consultant developed Schematic Design estimate shows the project to be within budget.



NEW SONORA COURTHOUSE
100% SD CCRS PRESENTATION

MAY 28, 2015

ARCHITECTURE ENGINEERING PLANNING INTERIORS GRAPHICS SUSTAINABILITY

LIONÄKIS

AGENDA

- PROJECT SUMMARY
- SPACE PROGRAM
- DESIGN
- SYSTEMS
- LIFE CYCLE STUDIES
- BUDGET + SCHEDULE
- NEXT STEPS



PROJECT SUMMARY

PROJECT SUMMARY

NEW MULTI-PURPOSE COURTHOUSE

- 2 Stories + lower level
- 61,480 SF Building
- 5 courtrooms (4 standard, 1 large)
- Jury Assembly Room

CONSOLIDATES OPERATIONS

- Consolidates operations from 2 court facilities
- Improves safety and accessibility

PROJECT SITE

- 4.3 acre site purchased in 2013
- 1 parcel in a 5 parcel Law and Justice Center

PROJECT SUMMARY

PRE-DESIGN CCRS REVIEW – JANUARY 9, 2014

- Reduction of Jury Deliberation Rooms from three to two
- Reduction in central and overall holding
- Reduction in staff positions within support areas
- Eliminations of dedicated Children's Waiting Room

Original FY 09/10 Program Area – 66,724 SF

Current FY 14/15 Program Area – 61,537 SF

Reduction of 7.8%



SPACE PROGRAM

SPACE PROGRAM COMPLIANCE

	1/10/2014 CURRENT AUTHORIZED BGSF	5/28/2015 100% SD BGSF
1.0 Public Area: Entry Lobby/Security Screening	2,364	1,757
2.0 Court Sets/Courtroom Support	16,809	16,787
3.0 Judicial Chambers & Courtroom Support	3,904	3,738
4.0 Court Operations/Courtroom Clerks	945	1,164
5.0 Clerk's Office (<i>Criminal/Traffic/Civil/Family/ Probate/Juvenile</i>)	4,838	4,631
6.0 Family Court Mediation/Civil Settlement/Self Help	1,714	1,138
7.0 Court Administration	3,099	2,771
8.0 Jury Services/Multipurpose Room	2,405	2,822
9.0 Sheriff's Operations	838	746
10.0 Central In custody Holding	1,526	1,959
11.0 Building Support	1,734	1,840
12.0 Secure Parking	3,780	EXT
Subtotal BGSF	43,955	39,353
Gross Area (incl. restrooms, closets, utility rooms, horizontal + vertical circulation)	17,582	22,127
TOTAL BUILDING GROSS SQUARE FEET - BGSF	61,537	61,480



DESIGN



LOCATION – SONORA, CA



TOPOGRAPHY



NORTH VIEW



PLAZA VIEW



STAFF PARKING VIEW



SYSTEMS

SECURITY

New courthouse will provide current, up-to-date security systems, a secured judge's parking and separate zones of circulation

Central/court holding meets current metrics for capacity

Security control room, off the main lobby, will monitor building security and holding control systems.

Weapons screening will be staffed by contract security and/or sheriff's deputies, consolidated from the existing buildings.

Inmates will be delivered via one of two ways:

- Walk from adjacent county jail through secured pathway to be funded and constructed by the county (Primary)
- Vehicle through secure sally port to holding

STRUCTURAL

Site has shallow bedrock on steep slope (15%).

One of the lowest seismic zoned sites in California results in simpler steel structure.

Steep slope makes tilt-up and pre-cast impractical and expensive to install.

Studied several options:

- Tilt-up
- Precast Concrete
- Moment Frame
- Steel Braced Frame
- Site Cast Concrete

Steel Braced Frame is best value.

MECHANICAL

Out of 4 systems studied, only 2 systems were deemed feasible by Judicial Council staff:

- Air Handlers w/ Air Cooled Chiller
- Variable Refrigerant Flow (VRF) w/ Dedicated Outside Air

VRF system is very efficient and uses smaller equipment.

VRF is all electric w/ heat recovery.

Air Handlers require gas boilers for efficient heating.

Trucked Propane in Sonora is very expensive. No pipeline.

Neighboring Juvenile Center will use an all electric system

See Life Cycle Cost Analysis

PLUMBING

Plumbing Fixture locations are consolidated centrally to maximize water heater efficiency and reduce piping costs.

Low flow fixtures in accordance with Judicial Council Water Conservation Policy to be presented to the Judicial Council in June 2015.

Explore use of gray water in accordance with Judicial Council Water Conservation Policy to be presented to the Judicial Council in June 2015.

ELECTRICAL

Battery Room replaces Emergency Generator

- No diesel tank + no monthly exercise
- Reduced maintenance costs
- See Life Cycle Cost Analysis

Electrical rooms are stacked at all three levels for reduced cabling costs.

SUSTAINABILITY

Site Stewardship

- Native grass meadow
- Preserved oak groves

High Performance Building

- 57% below title 24 (Deep energy reduction)
- Daylight & views throughout
- Natural ventilation in Jury Assembly Room

Water Conservation

- Implement best practice as identified in the Judicial Council Water Conservation Policy to be presented to the Judicial Council in June 2015

LEED Silver Project



LIFE CYCLE COST STUDIES

RECOMMENDATION: VRF

SYSTEM INCLUDED IN COST ESTIMATE: VRF

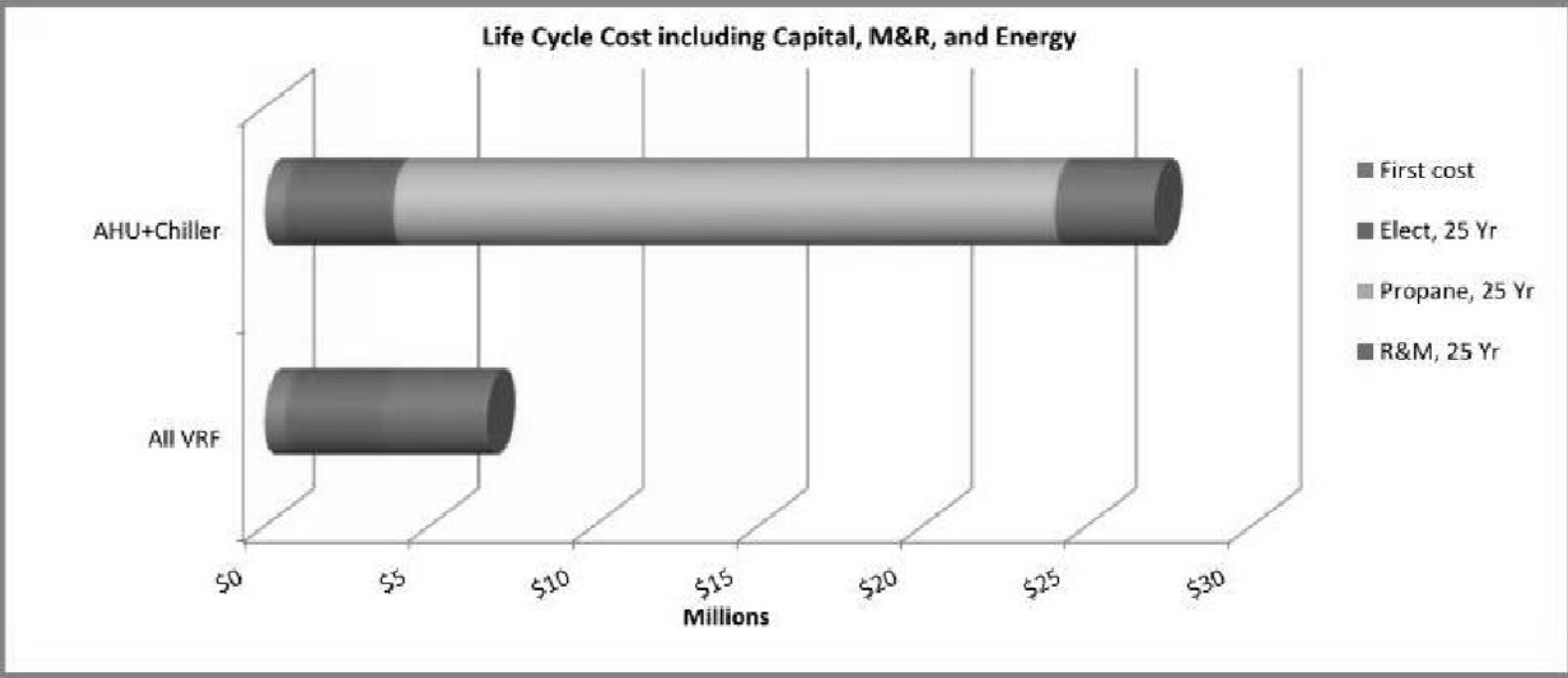
DESCRIPTIONS OF OPTIONS

Baseline: Rooftop Air Handling Units + Propane Boiler + Air cooled Chiller

- 1) Rooftop air handling units with VAV hot water reheat
- 2) Boiler (Propane) located at grade, in mechanical room.
- 3) Rooftop air-cooled chiller

Option-1: VRF + DOAS

- 1) Rooftop dedicated outdoor air units with heat recovery and air-source heatpumps.
- 2) Variable refrigerant flow heat pump/heat recovery systems



LIFE CYCLE COST ANALYSIS – AIR HANDLER VS. VRF

RECOMMENDATION: BATTERY BANK

SYSTEM INCLUDED IN COST ESTIMATE: BATTERY BANK

UPS REQUIRED FOR BOTH, BUT BATTERY IS LOWER MAINTENANCE.

	Uninterruptible Power Supply	Battery Cabinets	Generator
Size	150 kW	150 kW	150 kW
Basis of Cost Estimate	Eaton 9390 UPS System		Generac Liquid Cooled 150kW Commercial Generator
Initial Cost	\$40,000	\$20,000	\$30,000
Maintenance Cost	\$100 / year		\$650 / year
Lifetime	20 years	10 years	20 years
Lifecycle Cost	\$2,100 / year	\$2,000 / year	\$2,150 / year

LIFE CYCLE COST ANALYSIS – BATTERY VERSUS GENERATOR



BUDGET + SCHEDULE

BUDGET

	JC BUDGET	100% SD ESTIMATE
HARD CONSTRUCTION COST		
Original FY 09/10 Hard Construction Cost Sub-total	\$ 39,596,115	
Current FY 14/15 Hard Construction Cost Sub-total	\$ 32,911,575	
<hr/>		
Total Reductions	\$ 6,684,540	
Percent Reduced	16.9%	
DESIGN-TO-BUDGET		
Original FY 09/10 Hard Construction Cost	\$ 39,596,115	
Data, Communication and Security	\$ 1,134,308	
CCCI Adjustment	\$ 753,697	
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Original FY 09/10 Design-to-Budget	\$ 41,484,120	
Current FY 14/15 Hard Construction Cost Sub-total	\$ 32,911,575	
Data, Communication and Security	\$ 1,046,129	
CCCI Adjustment	\$ 3,257,272	
<hr/>		
Current FY 14/15 Design-to-Budget	\$ 37,214,976	\$ 37,191,559
Total Reductions	\$ 4,269,144	
Percent Reduced	10.3%	

SCHEDULE

APPROVAL

The JCC requests 100% Schematic Design approval and authorization to move into the Design Development phase.

UPCOMING MILESTONES

Design Development Start	June 2015
50% Design Development	Fall 2015
100% Design Development	Winter 2015

QUESTIONS?

Considerations for New California Courthouses Opening Statewide

Tuolumne County – New Sonora Courthouse

- i. LOCATION REVIEW**

The new courthouse will be located in the City of Sonora, County of Tuolumne. The future Tuolumne County Jail, Juvenile Detention Facility and a new building for justice partners will be located adjacent to the new courthouse.
- ii. CONSOLIDATION OF FACILITIES**

The new courthouse will replace two existing facilities currently located in Sonora.
- iii. FACILITY OVERVIEW**

The new courthouse will feature five courtrooms, current and up-to-date safety and security systems, secure inmate pathways and holding areas where they currently are not present.
- iv. CENTRAL HOLDING**

The site for the new courthouse is located adjacent to the site of the future Tuolumne County Jail where there will be a direct connection (secure pathway) between the two buildings. The central/court holding meets current metrics for capacity and will be operated from the building security control room.
- v. BUILDING SECURITY CONTROL ROOM**

There will be a building security control room at the new courthouse. The building security control room will monitor the building security systems, including holding, surveillance cameras, access control, and duress alarms. The building security control room will be located near the front entrance, adjacent to and overlooking the screening area.
- vi. WEAPONS SCREENING**

There will be a consolidation of screening equipment and staff at the new courthouse which will reduce weapons screening stations from the existing level of one at each courthouse (total of two) to a single station at the new courthouse.
- vii. INMATE ACCESS SYSTEMS AND TRANSPORTATION**

The site for the new courthouse is located adjacent to the site of the future Tuolumne County Jail and there will be a direct connection (secure pathway) between the two buildings. Inmates not transported direct from the jail will be delivered to the courthouse via vans/cars and will enter the courthouse through a secure sally port.

Courthouse Cost Reduction Subcommittee

As of July 2014

Hon. Jeffrey W. Johnson, Chair
Associate Justice of the Court of Appeal
Second Appellate District, Division One

Hon. Gary R. Orozco
Judge of the Superior Court of California,
County of Fresno

Hon. Donald Cole Byrd
Assistant Presiding Judge of the
Superior Court of California,
County of Glenn

Mr. Kevin Stinson
Assistant Clerk Administrator
Court of Appeal
Fourth Appellate District, Division Three

Mr. Stephan Castellanos, FAIA
Principal Architect
Derivi Castellanos Architects
Former State Architect of California

Mr. Thomas J. Warwick, Jr.
Attorney at Law

Hon. Keith D. Davis
Judge of the Superior Court of California,
County of San Bernardino

Hon. Samuel K. Feng
Judge of the Superior Court of California,
County of San Francisco

Ms. Melissa Fowler-Bradley
Court Executive Officer
Superior Court of California,
County of Shasta

Hon. William F. Highberger
Judge of the Superior Court of California,
County of Los Angeles