



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

AUGUST 10, 2015



JUDICIAL COUNCIL
OF CALIFORNIA

OPERATIONS AND PROGRAMS DIVISION
CAPITAL PROGRAM



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

August 10, 2015

CONTENTS

1	Agenda
2	Draft Meeting Minutes CCRS Meeting—May 28, 2015
3	Shasta—New Redding Courthouse 50 Percent Design Development Review
4	Los Angeles—Hollywood Courthouse Project Status Update
5	Sacramento—New Sacramento Criminal Courthouse Pre-design Review
6	Court Facilities Advisory Committee: Courthouse Cost Reduction Subcommittee Roster





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COURT FACILITIES
ADVISORY COMMITTEE

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**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: August 10, 2015
Time: 10:00 a.m. – 3:00 p.m.
Judicial Council of California
455 Golden Gate Avenue
Location: San Francisco, California 94102-3688
Third Floor – Malcolm M. Lucas Board Room
Public Call-In Number: (877) 820-7831 and enter Passcode: 7004216

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

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 May 28, 2015 Courthouse Cost Reduction Subcommittee meeting.

II. DISCUSSION AND POSSIBLE ACTION ITEMS (ITEM 1-3)

Item 1

Shasta County–New Redding Courthouse: 50 Percent Design Development Review (Action Required)

Review of 50 percent design development to confirm that project is within budget, scope, and schedule.

Presenters: Hon. Steven E. Jahr, Judge (Ret.), Superior Court of California, County of Shasta
Ms. Melissa Fowler-Bradley, Court Executive Officer, Superior Court of California, County of Shasta
Mr. Loren C. Smith, Project Manager, Capital Program.
Ms. Peggy Symons, Project Manager, Capital Program
Mr. Jim Tully, Principal, NBBJ
Mr. Ev Ruffcorn, Lead Designer, NBBJ

Item 2

Los Angeles County–Hollywood Courthouse Project Status Update (Action Required)

Provide a project status update.

Presenters: Hon. William F. Highberger, Judge, Superior Court of California, County of Los Angeles
Mr. Scott Shin, Project Manager, Capital Program

Item 3

Sacramento County–New Sacramento Criminal Courthouse: Pre-Design Review (Action Required)

Review of pre-design to confirm that project is within budget, scope, and schedule.

Presenters: Hon. Robert C. Hight, Presiding Judge, Superior Court of California, County of Sacramento
Mr. Loren C. Smith, Project Manager, Capital Program
Mr. Chris Magnusson, Senior Facilities Planner, Capital Program
Mr. Dan Wiley, President, Dan Wiley and Associates
Mr. Doug Evans, Project Director, Kitchell

III. ADJOURNMENT

Adjourn



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COURT FACILITIES ADVISORY COMMITTEE: COURTHOUSE COST REDUCTION SUBCOMMITTEE MEETING

MINUTES OF OPEN MEETING

May 28, 2015
1:00 PM–3:00 PM
Teleconference

**Subcommittee
Members Present:**

Hon. Jeffrey W. Johnson, Chair
Hon. Donald C. Byrd
Hon. Keith D. Davis
Hon. Samuel K. Feng
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Steven E. Jahr (Ret.)
Hon. Gary R. Orozco
Mr. Thomas J. Warwick

**Subcommittee
Member Absent:**

Mr. Stephen Castellanos, FAIA
Mr. Kevin Stinson

Others Present:

The following Judicial Council staff was present:
Mr. Ed Ellestad, Office of Security
Ms. S. Pearl Freeman, Capital Program
Mr. William J. Guerin, Capital Program
Ms. Angela Guzman, Capital Program
Mr. Clifford Ham, Capital Program
Ms. Lisa Hinton, Capital Program
Ms. Donna Ignacio, Capital Program
Ms. Kristine Metzker, Capital Program
Mr. Bruce Newman, Capital Program
Ms. Kelly Quinn, Capital Program
Mr. Nick Turner, Real Estate and Facilities Management
Mr. Robert Uvalle, Capital Program

OPEN MEETING

Call to Order, Roll Call and Opening Remarks

The chair called the meeting to order at 1:00 PM and welcomed Hon. Steven E. Jahr (retired) as a new member to the Courthouse Cost Reduction Subcommittee. Ms. Kristine Metzker, staff to the subcommittee, took roll call.

Approval of Minutes

The subcommittee reviewed and approved the 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.

DISCUSSION AND ACTION ITEMS

Item 1

Application of December 2014 Updated New Judgeship Needs to Courthouse Capital Projects

Ms. Metzker presented background on the updated new judgeship needs to courthouse capital projects. In January 2014, staff presented to the subcommittee 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 scope. CCRS agreed that no scope changes would occur. In December 2014, the council approved a report that the Workload Assessment Advisory Committee presented. The approved assessment included allocation of the next 250 new judgeships, which results in potential changes to the allocation used in scoping several of the current capital projects. As a result of the December 2014 council action approved a list of the next 100 new judgeships; staff prepared and presented information to the CCRS for discussion and direction on potential project scope changes. Ms. Metzker confirmed that the potential cost impacts associated with each of the new judgeships is the budget for an unfinished, shelled courtroom. The tenant improvements would be funded with new judgeships monies when the judgeships are authorized and funded. Subcommittee questioned as to whether or not the Department of Finance was accepting proposals of shelled space and Ms. Metzker confirmed that DOF has requested that future courtrooms be shelled on some previous projects.

Ms. Metzker provided information on seven capital projects currently underway that are potentially affected by the December 2014 new judgeships update. In addition to Ms. Metzker's presentation, various court officials also provided comments related to their project.

1. El Dorado County – New Placerville Courthouse
Court is allocated one new judgeship which is in the third set of 50 new judgeships, which was not previously allocated. The capital project is currently in the acquisition phase. The new courthouse is likely to be a low-rise building and it is possible to design

the building and site to include the additional courtroom in the future but it will cost substantially more compared to including it in the scope now. Changing the scope now would have minimal impact. Potential cost impact for including the additional courtroom is \$3,784,000. Hon. Suzanne Kingsbury, Presiding Judge of the Superior Court of El Dorado County, and Ms. Tania Ugrin-Capobianco, Court Executive Officer of the Superior Court of El Dorado County, requested that the new judgeship be included as a shelled courtroom in the project now.

2. Imperial County – New El Centro Courthouse

Court is allocated two new judgeships—one new judgeship is an AB 159 and the second new judgeship is in the third group of 50—which were not previously allocated. The capital project is currently in the working drawings phase. The building and site have been designed to provide for a future addition to the two-story building with two new court sets. Building the addition in the future compared to including the space in the initial construction will cost more; however changing the scope now will delay the project. The project delay for a scope change and redesign is estimated to be one year. Potential cost impact for including the additional courtrooms is \$6,157,000. Ms. Tammy Grimm, Court Executive Officer of the Superior Court of Imperial County, requested that the two new judgeships not be included in the project to avoid substantial schedule delay.

3. Kings County – New Hanford Courthouse

Court's new judgeship allocation increases from one to two new judgeships, which is in the third group of 50. The capital project is in construction and therefore, implementing a scope change now would stop construction and delay the completion of the project. There are currently two shelled courtrooms designed into the project, one of which that could be used for this new judgeship and finished in the future when funding becomes available. There is no potential cost impact for this change assuming the full tenant improvement funding will be provided with each new judgeship.

4. Sacramento County – New Sacramento Criminal Courthouse

Court is allocated eight fewer new judgeships than previously provided. To update the scope of work for 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 capital project is in pre-schematic phase. The project will most likely need a scope change and will result in minimal schedule impact. The new courthouse will be a high-rise structure and therefore it will be very difficult to modify the building in the future. The project cost impact will depend on which of the project scope options, that are currently being studied, will be selected. The project is scheduled to present to the subcommittee in August 2015 where the project team will elaborate on the project scope options. Hon. Robert Hight, Presiding Judge of the Superior Court of Sacramento County, and Hon. Lloyd Connelly, Judge of the Superior Court of Sacramento County, voiced concern regarding the reduction of new judgeships and requested that additional data be presented to the subcommittee in August to justify the need of all eleven new judgeships instead of three based on their research findings. Justice Johnson confirmed

that a decision is not required at this time considering that the project team is scheduled to present to the subcommittee in August, at which time the court will provide a written report to the subcommittee comprised of the justification of the new judgeships needs. There was no further action requested at this time for this project.

5. Shasta County – New Redding Courthouse

Court's new judgeship allocation increases from two to three new judgeships, which is in the AB 159 group. The capital project is in the design development phase and implementing a scope change now would cause substantial delay to the schedule. The new courthouse will be a high-rise structure and therefore it will be very difficult to modify the building in the future. The project is being designed with space to include future court sets, so it may be possible to add the third new judgeship courtroom without impacting the current authorized building gross square footage. Potential cost impact for including the additional courtroom is \$3,529,000. Ms. Melissa Fowler-Bradley, Court Executive Officer of the Superior Court of Shasta County, requested that the additional new judgeship not be included in the project to avoid substantial schedule delay.

6. Stanislaus County – New Modesto Courthouse

Court's new judgeship allocation increases from 4 to 5, which is in the third group of 50. The capital project will soon start the schematic design phase and implementing a scope change now would result in minimal schedule impact. The new courthouse will be a high-rise structure and therefore it will be very difficult to modify the building in the future. Potential cost impact for including the additional courtroom is \$4,033,000. Ms. Rebecca Fleming, Court Executive Officer of the Superior Court of Stanislaus County, requested that the new judgeship be included as a shelled courtroom in the project now.

7. Tehama County – New Red Bluff Courthouse

Court is allocated one new judgeship not previously provided and is in the third group of 50. The capital project is in construction and therefore, implementing a scope change now would stop construction and delay the completion of the project. The project is designed to accommodate a future hearing room for a new judgeship. There is no potential cost impact for this change assuming the full tenant improvement funding will be provided with each new judgeship. Ms. Metzker informed the subcommittee that the court requested that the additional new judgeship not be included in the project to avoid substantial schedule delay.

Action: The CCRS—with the abstention of Judge Highberger as an Ex-Officio, non-voting member, Judge Jahr and Ms. Melissa Fowler-Bradley as past/current Superior Court of Shasta County staff (for the Shasta project), and with the exception of Mr. Stephan Castellanos and Mr. Kevin Stinson who were absent—voted unanimously on the following motions:

1. El Dorado County – New Placerville Courthouse
Approve to include the addition of the shelled courtroom with a project cost impact of \$3,784,000 and direct Judicial Council staff to prepare documentation recognizing this project scope change.
2. Imperial County – New El Centro Courthouse
Approve that no further action be taken for this project.
3. Kings County – New Hanford Courthouse
Approve that no further action be taken for this project.
4. Sacramento County – New Sacramento Criminal Courthouse
Continue with resolution on this project until August 2015 meeting subject to be made based on written report from the court regarding new judgeship information.
5. Shasta County – New Redding Courthouse
Approve that no further action be taken for this project.
6. Stanislaus County – New Modesto Courthouse
Approve to include the addition of the shelled courtroom with a project cost impact of \$4,033,000 and direct Judicial Council staff to prepare documentation recognizing this project scope change.
7. Tehama County – New Red Bluff Courthouse
Approve that no further action be taken for this project.

Item 2

Tuolumne County—New Sonora Courthouse: 100 Percent Schematic Design Review

Ms. Metzker introduced Ms. Lisa Hinton, 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:

- Remove one jury deliberation room, children's waiting room, and three courtroom holding cells, as well as reduce five staff from the estimated number at move-in. The

subcommittee recognized that the square footage presented at the time would change based on the additional reductions identified during the pre-design presentation.

Ms. Hinton introduced Mr. Nick Docous, Principal of Lionakis, and Mr. Mike Novak, Project Architect of Lionakis, who reviewed the project site and building design; which included providing information on new courthouse location, exterior design, parking, site analysis, and site circulation. The new courthouse is part of an overall law and justice center, which includes a new juvenile center, new county jail, and two administrative office buildings that will house justice partners. The group reviewed a video of a model that was created to illustrate the site topography and proposed law and justice center. As depicted in the video, the site is not flat and the topography is different throughout the campus. Mr. Novak elaborated on the parking available for justice partners, staff, and public. The subcommittee questioned if the Superior Court of Tuolumne County (“Court”) was comfortable with staff using the same entry as judges. Hon. Donald I. Segerstrom, Jr., Presiding Judge of the Superior Court of Tuolumne County, confirmed that they approved of the single point of entry for staff and judges from the staff parking lot considering that there could potentially be a bottleneck at the main entrance if staff used the same entrance with public. The subcommittee also questioned the maintenance cost of parking areas at different elevations versus having one large parking area. Mr. Docous responded that maintenance and operations costs for single and dual parking levels are the same as they both have the same parking area. Lionakis is utilizing the site by avoiding extensive grading which results in cost savings.

Mr. Novak also reviewed the floor plans of the new courthouse and elaborated on the court functions per floor. The subcommittee questioned the location of the deliberation rooms on the second floor currently located along the secure corridor and the amount of natural light entering the rooms considering the impact it may have on jurors during long deliberations. Judge Segerstrom informed the subcommittee that when the jury deliberation rooms were reduced to two, the Court wanted to ensure that these rooms had maximum flexibility and use as many courtrooms as possible. Therefore, the jury deliberation rooms were designed to have direct access from each court set. Judge Segerstrom also confirmed that the jury deliberation rooms will have access to natural light. Some of the subcommittee members also confirmed that they have not heard or received complaints regarding the absence of windows or natural light based on their experience with current courthouse conditions. Mr. Docous informed the group that the design team is reviewing the use of solar tubes to access natural light into the courthouse. Mr. Clifford Ham, Judicial Council Principal Architect, suggested the importance of re-locating the jury deliberation rooms to provide ample exterior views for jurors and allowing access of natural light. Justice Johnson recognized Mr. Ham’s concerns but acknowledged that the general practice of the subcommittee where the Court has strong preference, even if the subcommittee themselves disagree with it; will respect the Court’s design preference as long as it does not have a negative economic impact. Subcommittee also questioned the access to the jury deliberation rooms from the courtrooms. Mr. Docous informed the group that the Court requested that there be flexibility with accessing the jury deliberation rooms. There are two ways jurors can access the jury deliberation rooms: through a door located along the secure corridor or walking across the well to access the door into the jury deliberation room, which the Court approved.

Mr. Edward Ellestad, Judicial Council Senior Security Coordinator, provided a security review on the project. He informed the subcommittee that central/court holding meets current metrics for capacity. Building security and holding control systems will be monitored in the security control room. The subcommittee questioned if there will be duplicative controls. Mr. Novak added that the original design included a control room in holding and in the lobby, but through Judicial Council security review, it was established that security control would be operated from the lobby with key override in holding.

Mr. Novak provided information regarding the structural system, mechanical/plumbing systems, electrical system, sustainability features, and life cycle cost analysis for the HVAC distribution systems.

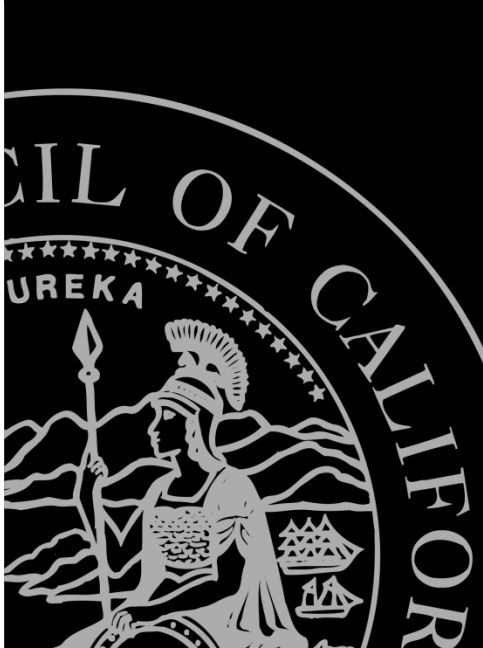
Ms. Hinton confirmed that the project is currently on budget based on the cost estimate prepared by the architect.

Action: The CCRS—with the abstention of Judge Highberger as an Ex-Officio, non-voting member, and with the exception of Mr. Kevin Stinson 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 3:00 PM.



Courthouse Cost Reduction Subcommittee

50% Design Development Review Report

NEW REDDING COURTHOUSE
SUPERIOR COURT OF CALIFORNIA
COUNTY OF SHASTA

August 10, 2015

JUDICIAL COUNCIL OF CALIFORNIA
OPERATIONS AND PROGRAMS DIVISION
CAPITAL PROGRAM

PROJECT MANAGER
PEGGY SYMONS

1. Executive Summary of Project Status at 50% Design Development

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 24 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): 173,351 SF
- Original Hard Construction Cost in FY 2009–2010: \$95,274,097
- 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 Cost Reduction Subcommittee’s meeting on January 9, 2014.
- The CCRS approved the project as presented at the January 9, 2014 meeting
- BGSF reduction from original square footage of 173,351 SF to the current 165,296 SF. This is an approximately 4.7 percent reduction in total square footage.
- Hard Construction Cost Subtotal was reduced from \$95,274,097 to \$78,594,569. This is a 17.5 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 start of the Preliminary Plans Phase.

2.3. Budget Year 2014–2015:

- Preliminary Plans Phase appropriation recognized
- New building size: 165,296 BGSF
- New Hard Construction Cost subtotal is \$78,594,569
- March 24, 2015 CCRS approved 100% Schematic Design phase

2.4. Budget Year 2015–2016

- Working Drawings Phase appropriation recognized

2.5. Summary of changes to Hard Construction Cost Subtotal:

- Original (2009–2010 Budget Year): \$ 95,274,097
- Current (2014–2015 Budget Year): \$ 78,594,569
- Reduction from Original budget: \$ 16,679,528 or 17.5 percent

2.6. Summary of changes to BGSF:

- Original (2009–2010 Budget Year): 173,351 BGSF
- Current (2014–2015 Budget Year): 165,296 BGSF
- Reduction from Original to Current: 8,055 BGSF, or approximately 4.7 percent decrease.

3. Project Update

The project is submitted for 50% Design Development approval. During this phase, one Peer Review sessions was conducted. The Judicial Council's planning, facilities, security and architectural/project management staff and outside consultants for structural and architectural peer review were engaged to provide input to the design. A few design recommendations were presented and the responses are below. 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. Sundt Construction was also selected as the Construction Manager at Risk for the project.

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 Current Authorized Schedule FY 15/16¹		d Current Schedule		F Percent Complete
	Start Date	Finish Date	Start Date	Finish Date	
Site Selection	5/17/10	7/9/11	5/17/10	7/9/11	100%
Site Acquisition	6/15/10	6/30/12	6/15/10	5/11/12 ²	100%
Preliminary Plans.....	7/1/14	9/22/15	7/1/14	12/11/15	75%
Working Drawings & Approval to Bid .	9/23/15	10/31/16	12/12/15	10/31/16	—
Bid and Contract Award	11/1/16	7/31/17	11/1/16	6/30/17	—
Construction	8/1/17	3/30/20	7/1/17	2/28/20	—
Move-in	4/1/20	4/30/20	3/1/20	3/31/20	—

¹ Current authorized schedule based on approved FY 2015-2016.

² Site acquisition approved by SPWB on May 11, 2012. Escrow closed on June 25, 2012.

5. Status of Hard Construction Cost Budget and 50% Design Development 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 50% Design Development estimate.

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

Original 2010-2011 Hard Construction Cost Subtotal	\$ 95,274,097
FY 2012-2013: JC mandated 4% reduction	\$ (3,810,964)
FY 2013-2014: JC mandated 10% reduction.....	\$ (9,527,410)
FY 2014-2015: CCRS BGSF reduction	(3,341,154)
<i>Revised Hard Construction Cost Subtotal</i>	<i>\$ 78,594,569</i>
Cost Reduction Achieved	\$ 16,679,528
Cost Reduction as percent of original Construction Cost Subtotal	% 17.5%

5.2. Design-to-Budget Calculation

Original 2010-2011 Hard Construction Cost.....	\$ 95,274,097
Data, Communication and Security	\$ 2,946,967
CCCI Adjustment	\$ 111,954
Original Design-to-Budget	\$ 98,333,018
Current 2015-2016 Hard Construction cost.....	\$ 78,594,569
Data, Communication and Security	\$ 2,810,032
CCCI Adjustment ³	\$ 10,747,758
Revised Design-to-Budget	\$ 92,152,359

5.3. Summary of Design-to-Budget in Comparison to 50% Design Development Estimate

The consultant developed 50% Design Development estimate shows the project to be within budget.

³ The CCCI Adjustment reflects a 13% construction inflationary cost adjustment from FY 2010-11 on the Hard Construction Cost + Data, Communication and Security based on the Building Cost Indices for San Francisco and Los Angeles. This index is used per direction of the State Department of Finance.

Superior Court of California, County of Shasta **New Redding Courthouse**

CCRS Project Review

**50% Design Development
August 10, 2015**



Agenda

1. Project Summary
2. Site Plan
3. Floor Plans
4. Exterior Renderings
5. Cost Estimate
6. Next Steps

Project Summary



Summary Report

New Multi-Purpose Courthouse, 6 stories plus lower level:

165,296 sf building : fourteen courtrooms, judges, support staff, jury assembly, family court services, administration and in-custody spaces

Consolidate operations from 3 facilities in Redding

Located on 1.94 acre site acquired in 2012

January 9, 2014, CCRS Pre-Design review meeting:

- CCRS directed the project team to provide holding between all courtrooms recognizing that the square footage presented would change based on the addition of the holding area.
- CCRS approved the project to move forward with the Preliminary Plans phase.



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Project Summary

nbbj

March 24, 2015, CCRS 100% Schematic Design review meeting:

- CCRS approved the project to move forward with the Design Development Plans phase.

June 2015:

- Sundt Construction was selected as the Construction Manager at Risk



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Project Summary

nbbj

Site Plan



Floor Plans

Exterior Renderings



View looking East



View looking Southeast



View looking Northeast



View looking Northeast





View looking Southwest



View looking Northwest



View looking Southwest

Cost Estimate

Project Cost Estimate

JCC Budget

50% DD Estimate

HARD CONSTRUCTION COST

Original FY 10/11 Hard Construction Costs	\$ 95,274,097	
Current FY 15/16 Hard Construction Costs	\$ 78,594,569	
Total Reductions	\$ 16,679,528	
Percentage Reduced	17.5%	

DESIGN-TO-BUDGET

Original FY 10/11 Hard Construction Costs	\$ 95,274,097	
Data, Communication and Security	\$ 2,946,967	
CCCI Adjustment	\$ 111,954*	
Original FY 10/11 Design to Budget	\$ 98,333,018	

DESIGN-TO-BUDGET

Current FY 15/16 Hard Construction Costs	\$ 78,594,569	
Data, Communication and Security	\$ 2,810,032	
CCCI Adjustment	\$ 10,747,758 *	
Current FY 15/16 Design to Budget	\$ 92,152,359	\$ 92,150,000

*CCCI growth between FY 09/10 and FY 15/16 averaged 1.9% per year.



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Next Steps

Approval

The JCC requests 50% Design Development approval and authorization to move into the 100% Design Development phase

Upcoming Milestones

100% Design Development Report -	Fall 2015
Preliminary Plans Approval -	Fall 2015



Questions?

Los Angeles County - Hollywood Courthouse

Project Update

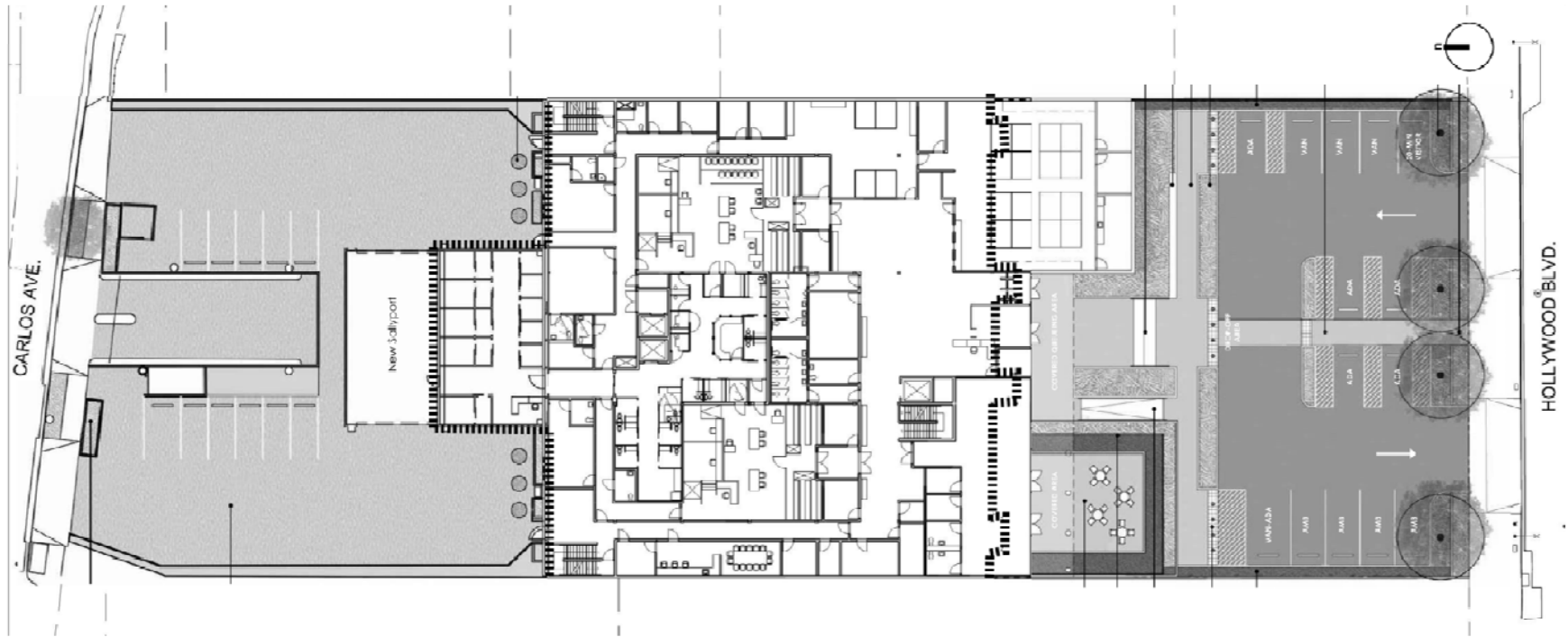
Courthouse Cost Reduction
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Superior Court of California
County of Los Angeles

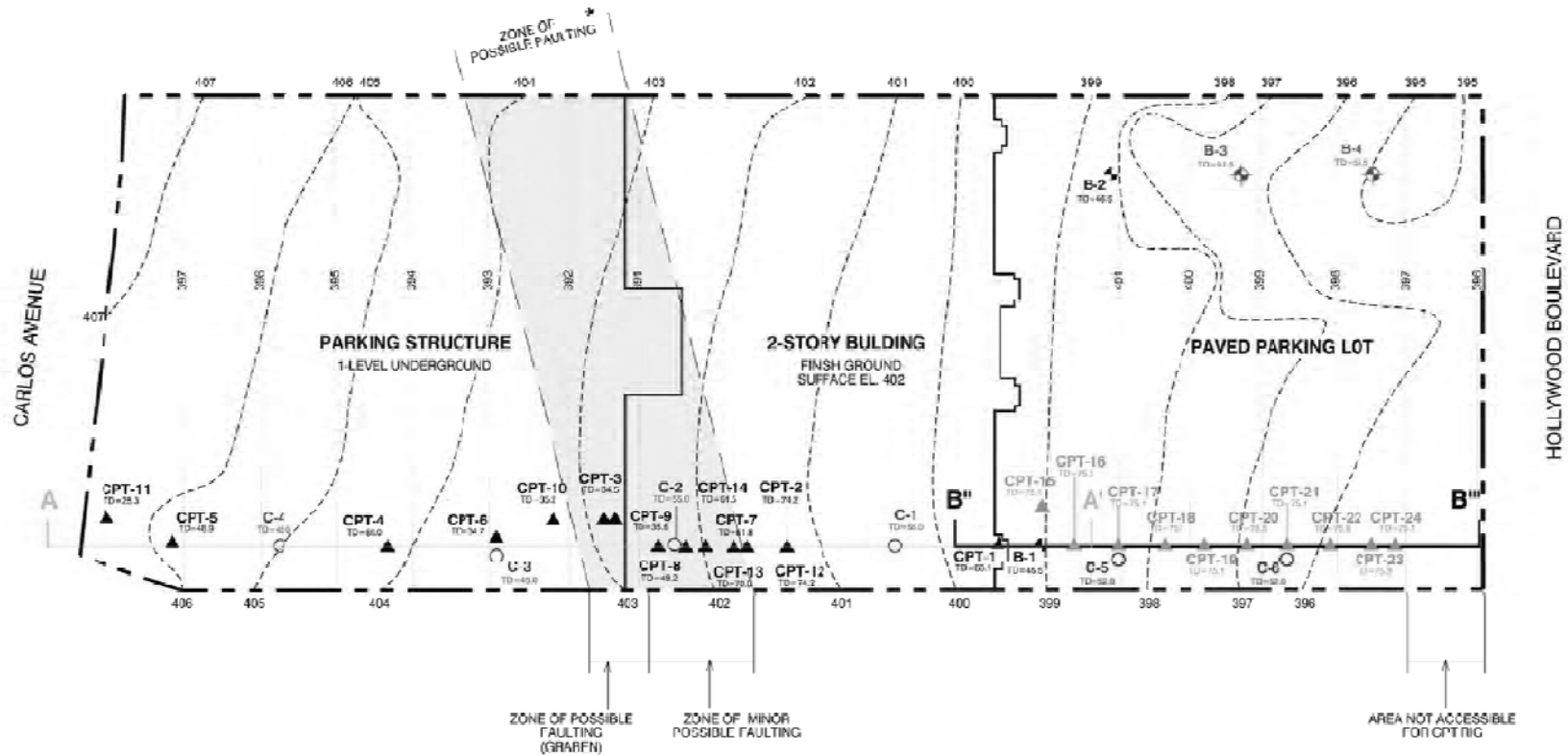
Project Status Summary

- 50% Bridging Documents for Design Build delivery of Hollywood Modernization project was approved by CCRS on February 23, 2015
- Fault Hazard Report by Geotechnical consultant, Ninyo & Moore dated February 24, 2015 found some vertical offsets in the soil layers near the northern portion of the existing building, suggesting possible presence of faulting
- New building is proposed on the same Hollywood site, avoiding the zone of possible faulting

50% Bridging Approval-Feb 2015



Geotechnical Study by N&M



Option 1 – New Building on Existing Hollywood Site

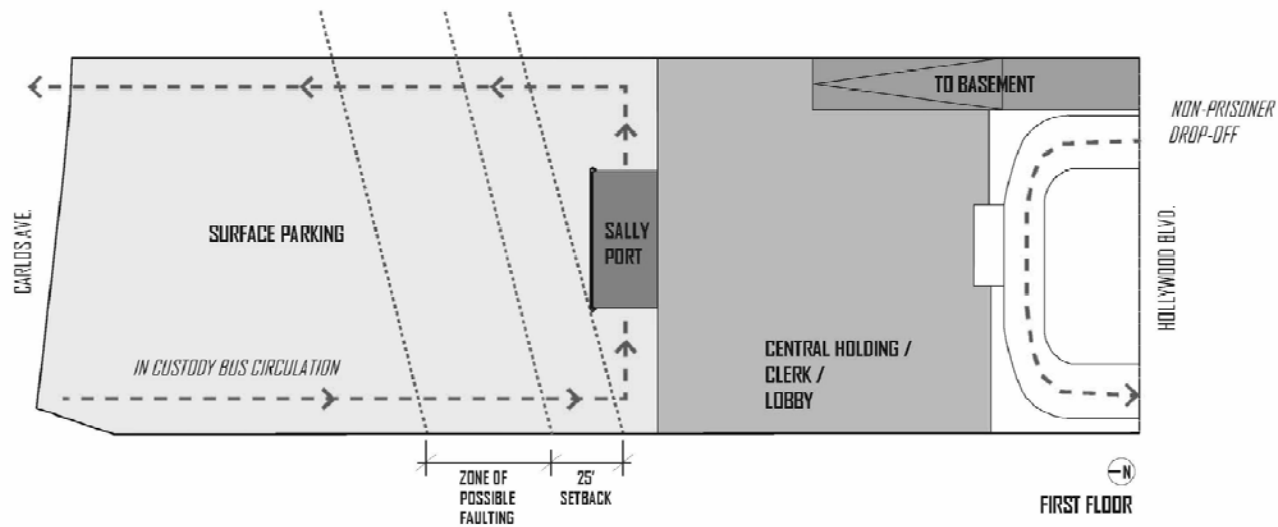
Pros

- New building in southern half of the site is feasible from a geotechnical standpoint
- Cost saving by reuse of existing site
- New construction optimizes functionality and accessibility

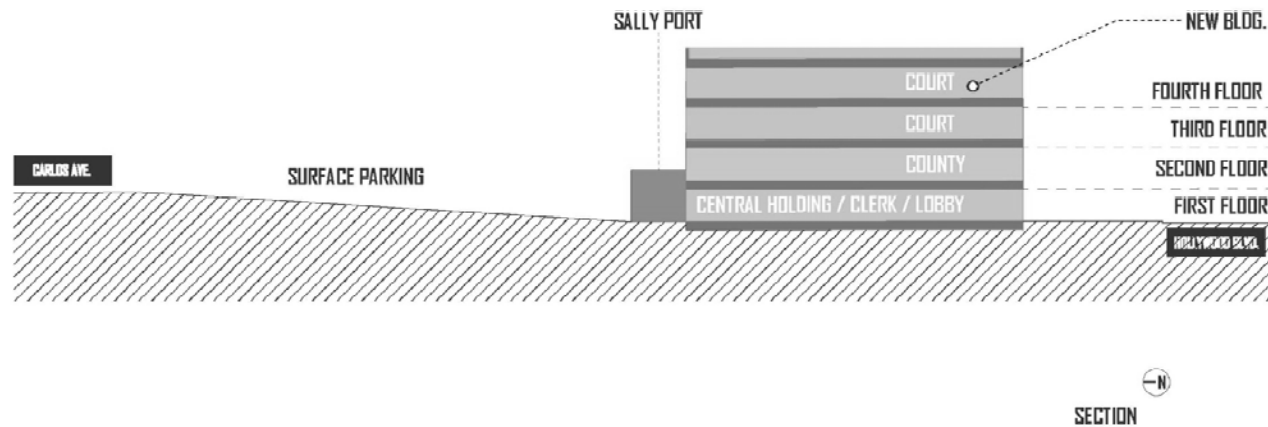
Cons

- Limited use of the site

Option 1 – New Building on Existing Hollywood Site



Option 1 – New Building on Existing Hollywood Site



Option 2 – New Building on a New Site

Pros

- Meets court program needs
- Complies with Trial Court Facilities Standards

Cons

- Requires additional funding of \$50M
- Lengthy process for site search and acquisition

Next Steps

Request CCRS direction to staff:

- Submit COBCP reflecting scope change to DOF for new construction on LA Hollywood site
- Develop revised program, test-fit plans, budget, schedule, and Design Build performance standards for new project
- Review above with CCRS prior to submission to DOF
- Submit Design Build performance standards and selection criteria to Judicial Council for approval
- During the Design Build phase, present 50% Design Development plans to CCRS
- Submit 100% Design Development report to CCRS

**Sacramento –
New Sacramento
Criminal
Courthouse
Pre-design Review
Courthouse Cost Reduction
Subcommittee Meeting
August 10, 2015**

Project Team

Court:	Superior Court of Sacramento County
Court Planner:	Dan Wiley & Associates
CM Services:	Kitchell (Doug Evans)
Project Manager:	Loren C. Smith
Planning Manager:	Kristine Metzker
Staff Planner:	Chris Magnusson
Architect:	NBBJ (Jim Tully)

Agenda

- Authorized Project Overview
- Acquired Site
- Project Options, Comparisons and Conclusion
- Project Schedule

Overview of Authorized Project

- Immediate Need Priority Group project
- Replaces 44 criminal courtrooms from existing overcrowded Gordon D. Schaber Courthouse in downtown Sacramento
- Provides 405,000 sf modern secure building
- Provides adequate in-custody holding
- Consolidates several downtown locations
- Minimally renovates Schaber Courthouse for civil cases and administrative functions

Overview of Authorized Project

- Acquisition phase completed
- Program “refresh” since early 2015
- Project funding authorized to date
 - FY 12-13 for Acquisition – \$21.9 m
 - FY 14-15 for Preliminary Plans and Working Drawings – \$27.0 m

Acquired Site

Date Acquired
(close of escrow)

October 10, 2014

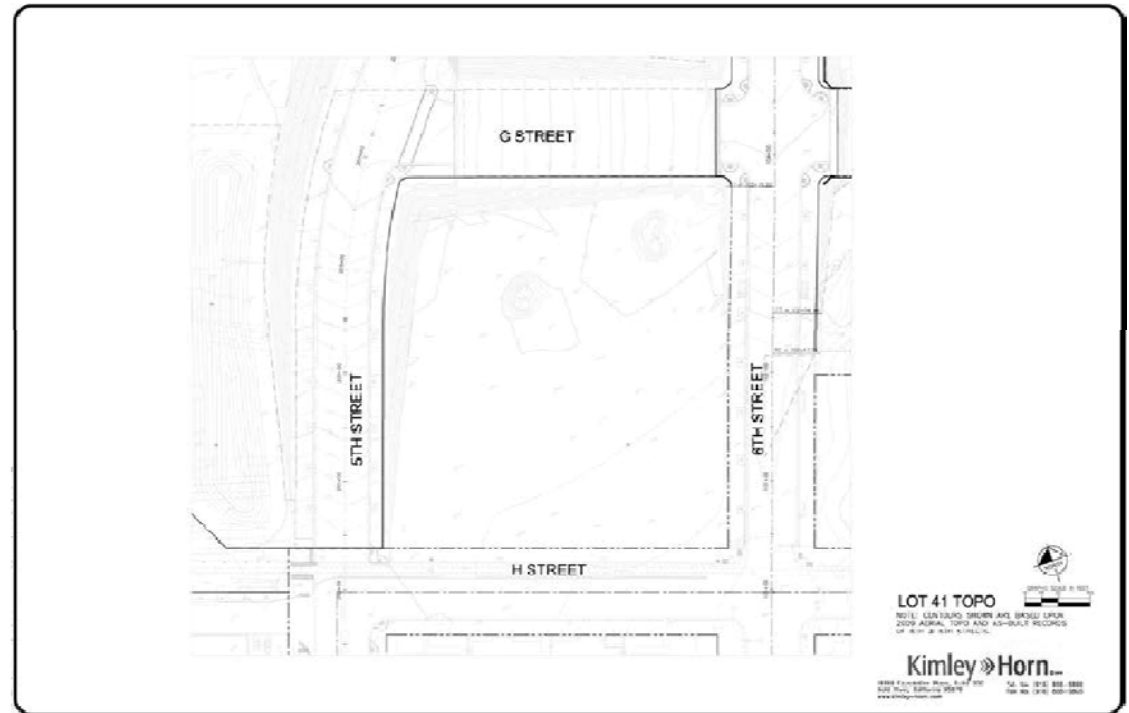
Size

2.42 acres

Grantor

Inland American
Real Estate Trust

Acquired Site (Lot 41)



Acquired Site – Aerial View



Acquired Site Criteria

Infrastructure

In place

Public Parking

Proximity to approx.

3,500 spaces, includ.:

- Juror lot (350 spaces)
- County lot (825 spaces)

Public Transportation

Light rail, Amtrak, bus

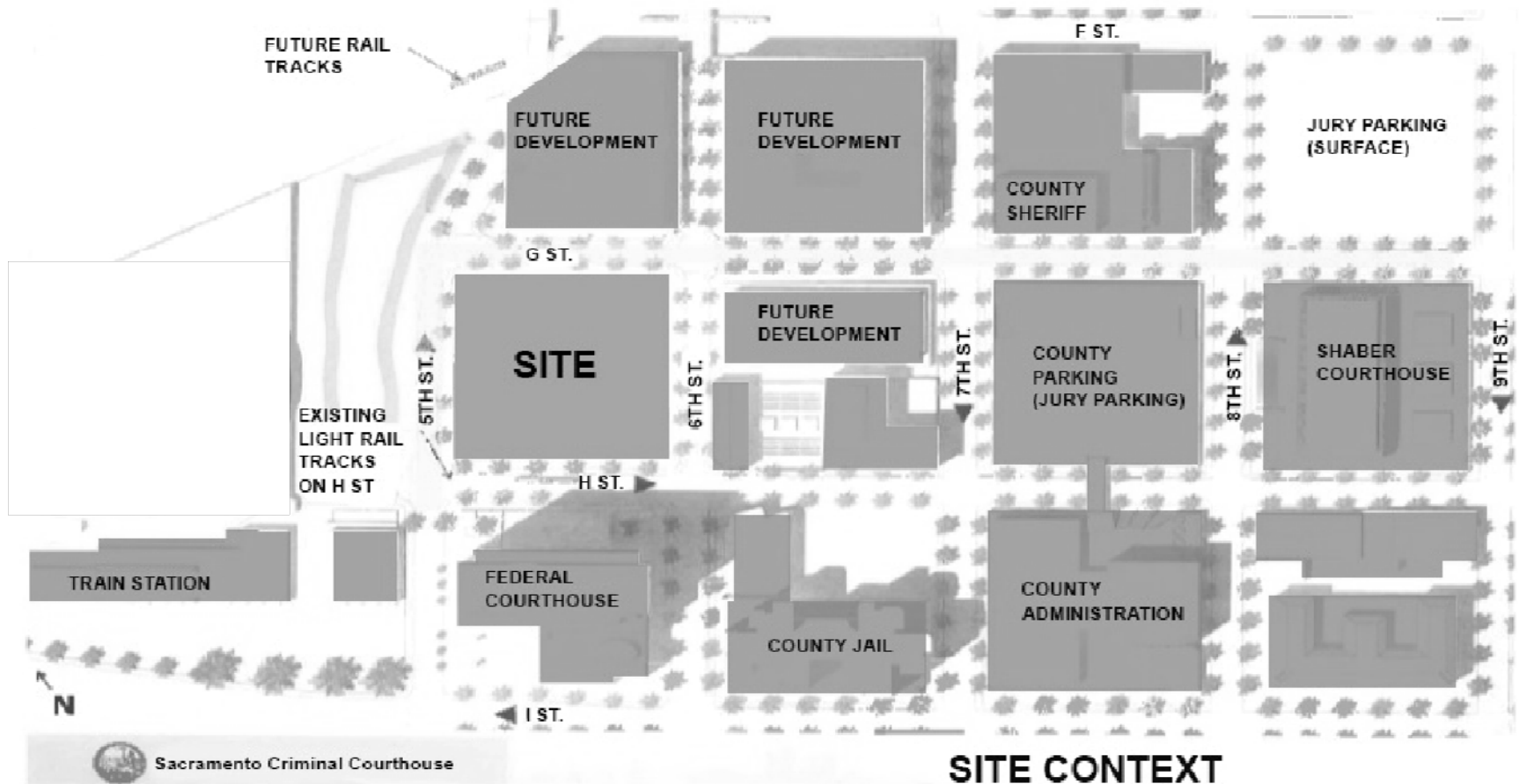
Justice Partners

Close proximity

Local Support

Compatible land use;
vitality to downtown

Site Adjacencies



New Courthouse Parking

Onsite Parking

Basement (secure)	62 spaces
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Offsite Parking

County lot	825 spaces
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Juror lot	350 spaces
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Downtown lots (various)	Approx. 2,500 spaces within 1,200 feet
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Downtown Parking Lots



Courtrooms

New Crim./Civil Calendars	Courtrooms	JPEs
Criminal	44	44
Law and Motion	2	2
Civil Settlement	1	1
Civil Trial / Other	3	0
Total	50	47
2 NJs in first group 50 (AB 159)		2
1 NJ in second group 50		1
Actual JPEs		50
Courtrooms-to-JPEs Variance		0

Project Options

- Option 1 – New 505,000 sf building with 50 courtrooms
- Option 2A – New 405,000 sf building with 44 courtrooms and minimal renovation to existing Schaber Courthouse
- Option 2B – Same as Option 2A but with major renovation to Schaber Courthouse

Option 1: Program

- Public windows
- Jury assembly/jury call
- Jury deliberation rooms
- High-volume courtrooms
- Staffing
- Holding

Options Comparisons

- Project Budgets
- Advantages vs. Disadvantages
- Site test fits
- Conclusion

Comparison of Costs

	Option 1	Option 2A	Option 2B
	New 50 Courtroom (million)	New 44 Courtroom Schaber Minimal Upgrades (million)	New 44 Courtroom Schaber Systems Upgrade (million)
Occupied Building Gross Area (sf)	506,640	576,923	576,923
1. Capital Expenditure			
New Facility			
Construction Cost	373.57	300.78	300.78
Soft Cost	82.79	77.29	77.29
New Facility Sub-total	456.36	378.07	378.07
Schaber			
Construction Cost	-	16.85	74.66
Soft Cost	-	7.22	32.00
Schaber Sub-total	-	24.07	106.66
Total Capital Expenditure	456.36	402.14	484.73
2. Facility Maintenance & Janitorial			
New Facility	124.87	99.93	99.93
Schaber	-	105.00	51.16
Total Maintenance & Janitorial Cost	124.87	204.93	151.09
3. Utility Cost			
New Facility	37.21	30.30	30.30
Schaber	-	18.32	15.27
Total Utility Cost	37.21	48.62	45.57
4. Sale Proceeds from Schaber	(25.00)		
5. Staff Cost Savings	(92.33)		
Total Life-Cycle Cost (25 year term)	501.11	655.69	681.39

Project Budgets Comparison

	Option 1	Option 2A	Option 2B
	New 50 Courtroom (million)	New 44 Courtroom Schaber Minimal Upgrades (million)	New 44 Courtroom Schaber Systems Upgrade (million)
Occupied Building Gross Area (sf)	506,640	576,923	576,923
Acquisition (A) Phase			
New Building	21.08	21.08	21.08
Schaber	-	-	-
Total A-phase Budget	21.08	21.08	21.08
Preliminary Plans (P) Phase			
New Building	11.05	11.05	11.05
Schaber	-	2.62	12.00
Total P-phase Budget	11.05	13.67	23.05
Working Drawings (W) Phase			
New Building	16.13	16.13	16.13
Schaber	-	3.60	16.00
Total W-phase Budget	16.13	19.73	32.13
Construction (C) Phase			
New Building	408.10	329.81	329.81
Schaber	-	17.85	78.66
Total C-phase Budget	408.10	347.66	408.47
Project Budget			
New Building	456.36	378.07	378.07
Schaber	-	24.07	106.66
Total Project Budget	456.36	402.14	484.73

Option 1: Advantages

- Consolidates court operations into one facility, saving 70,000 sf
- More efficient and flexible management of criminal and civil cases
- State-of-art systems in new building
- Higher efficiency for court operations
- Eliminates duplication of services
- Maintenance and utility costs reduced
- Staffing costs reduced
- Less costly to operate over 25-year period

Option 1: Disadvantages

- Higher initial cost than Option 2A

Option 2A: Program

- Public windows
- Jury assembly/jury call
- Jury deliberation rooms
- High-volume courtrooms
- Staffing
- Holding

Option 2A: Advantages

- Lower initial cost than Options 1 or 2B
- State-of-art systems in new building
- Lower initial cost due to minimal renovation of Schaber Courthouse
 - Reduces initial requirement for pre-funded bond interest

Option 2A: Disadvantages

- Leaves approximately 77,000 sf vacant
- Requires future investment in operating systems
- Splits civil case processing
- Less efficiency for court operations
- Duplicates services: jury, holding, screening, etc.
- Increases maintenance and utility costs
- Increases staffing costs
- More costly to operate over 25-year period than Option 1

Option 2B: Program

- Public windows
- Jury assembly/jury call
- Jury deliberation rooms
- High-volume courtrooms
- Staffing
- Holding

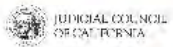
Option 2B: Advantages

- State-of-art systems in new building
- Full upgrade of existing Schaber Courthouse building and systems

Option 2B: Disadvantages

- Leaves approximately 77,000 sf vacant
- Splits civil case processing
- Less efficiency for court operations
- Duplicates services: jury, holding, screening, etc.
- Increases maintenance and utility costs
- Increases staffing costs
- More costly to operate over 25-year period than Option 1
- Total disruption of tenant (court) operations

Site Test Fit – Option 1



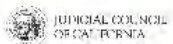
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Conceptual Massing - Combined Program 

June 7, 2016

Site Test Fit – Options 2A & 2B



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Sacramento County | [New Sacramento Courthouse](#)

Conceptual Massing - Approved Program



June 7, 2016

Recommended Option

- Option 1:
 - Reduces square feet and saves capital costs
 - Consolidates court operations and staff
 - Improves criminal and civil case processing and court operations
 - Reduces maintenance and utility costs
 - Reduces staffing costs
 - Lowers life-cycle costs over 25 years
 - Offsets project cost with Schaber disposition
 - Requires Construction-phase funding request ²⁹

Project Schedule

Phase	Start Date	Finish Date
Site Acquisition	10/2010	7/2014
Scope Change Request	8/2015	10/2015
Preliminary Plans	10/2015	12/2016
Working Drawings and Approval Proceed to Bid	12/2016	7/2018
Bid and Contract Award	7/2018	11/2018
Construction (36 months)	11/2018	11/2021

Approval & Next Milestone

- The Project Team seeks the following
 - **Approval of Option 1, including**
 - Site configuration
 - Building size and space program
 - Construction phase duration
 - Total project and construction phase budgets
 - **To request from the DOF a change in project scope from 44 to 50 courtrooms**

Questions?



SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO

ROBERT C. HIGHT
PRESIDING JUDGE
DEPARTMENT 47

720 NINTH STREET
SACRAMENTO, CALIFORNIA 95814
(916) 874-5487

August 5, 2015

Courthouse Cost Reduction Subcommittee
Attn: Hon. Jeffrey W. Johnson, Chair
Court Facilities Advisory Committee
Judicial Council of California
455 Golden Gate Avenue
San Francisco, California 94102-3688

Re: Sacramento Courthouse

Dear Justice Johnson:

Attached please find a memo written jointly by the Judicial Council Staff and by the Court which summarizes the proposed change of scope request before you today. This idea was the result of the excellent analytical work of your consultants. This scope change has been approved unanimously by the Sacramento Bench.

We appreciate the good working relationship we have developed over hundreds of hours of debate and analysis on this project.

Very Truly Yours,

A handwritten signature in blue ink that reads "Robert C. Hight". The signature is written in a cursive, flowing style.

Robert C. Hight
Presiding Judge
Sacramento Superior Court

Enclosures

In conjunction with the Judicial Council Capital Program Office, the Superior Court of California, Sacramento County is seeking to modify the proposed construction of the needed new court house to obtain efficiency and cost savings by supporting fuller consolidation of downtown court facilities and giving up our renovation project. Specifically, Sacramento strongly supports the JCC Capital Program Office's recommendation to have one new 50 courtroom court building instead of building a new 44 courtroom court house and modifying the existing Schaber courthouse to comply with current fire/life/safety and programmatic needs. We agree that this option provides long-term operational efficiency for the court and court users.

BACKGROUND

The current Sacramento County Schaber Courthouse, built in 1965, was designed for 22 courtrooms. Over the years, the court has been forced to lease space in adjacent buildings to:

1. House administrative support functions; and
2. Law and motion court.

The courthouse space these functions occupied has been converted into courtrooms, making our current capacity of 44 courtrooms.

The Schaber Courthouse is overcrowded, inefficient, and lacks secure facilities for housing and transporting some 600 in-custody defendants who appear in court each week. Additionally, it provides antiquated public service features and an uncomfortable and inefficient space for the more than 2400 jurors that come through the court's doors on a weekly basis.

In 2008, the Judicial Council found the Schaber Courthouse "lack[ed] security features critical for safe operation of criminal caseload," was unsafe, and had exceeded its useful life as a criminal courthouse. At that time, a plan was developed to construct a new courthouse to remedy these public safety issues and to serve the needs of the residents of Sacramento County. As conceived in 2008, the plan was to build a new criminal courthouse, with civil courtrooms and all administrative operations consolidated in the Schaber Courthouse. This plan required substantial remodeling of the Schaber Courthouse to accommodate the 125,000 square feet needed for existing functions and those currently located in adjacent leased space. That original plan estimated the rehabilitation of Schaber

Courthouse at \$11 million, which the Judicial Council approved in the project's initial budget.

COST ANALYSIS

The FY 2014-15 Budget, as approved by the Governor, authorized funding to restart the planning process to build the new criminal courthouse. As part of that planning process, a just completed independent engineering cost analysis concluded it would be less costly and more efficient to build a new joint criminal and civil courthouse – instead of having two separate projects. Indeed, the project cost of building a new 44-courtroom courthouse and fully retrofitting the existing Schaber Courthouse would exceed the project cost of building a new 50-courtroom courthouse by approximately \$29 million.

Specifically, retrofitting of the Schaber Courthouse is estimated at \$75 million in construction costs⁽¹⁾ and \$32 million in soft costs⁽²⁾, for a total of \$107 million. When this is added to the total estimated cost of \$378 million for a new 44 courtroom courthouse (construction cost \$301 million and soft cost of \$77 million) the estimate for the two buildings is **\$485 million**. By comparison, the estimated cost of a combined 50-courtroom courthouse is **\$456 million**. Moreover, these savings do not include the value of then selling the Schaber Courthouse site (approximately \$25 million).

The *long term* savings from the single building solution are even more striking. The 25 year life-cycle cost for building and maintaining a new 44-criminal courthouse in addition to retrofitting the Schaber Courthouse to current standards is estimated to be **\$681 million**. The cost for a 50-courtroom single courthouse is only **\$501 million**, using the same 25 year analysis. (This includes construction costs, soft costs, facilities maintenance, janitorial, utilities costs, sale proceeds from Schaber, and Sheriff and court staff cost savings over a 25 year bond term.)

In short, the State would save **\$180 million** over the 25-year span by building one 50-courtroom courthouse and abandoning the Schaber Courthouse.

EFFICIENCIES AND COST SAVINGS

Advantages of one combined courthouse:

1. Saves \$180 million over 25 years;

2. Eliminates additional sheriff staffing, currently valued at approximately \$2 million per year;
3. Eliminates duplicative court staffing, currently valued at approximately \$750,000 per year;
4. Allows more efficient utilization of judges. Sacramento is a master calendar court, with many judges hearing both criminal and civil trials. Having all files and operations in one courthouse makes for efficiency and reduces delay;
5. Offsets State's overall costs by \$25 million by anticipating the sale of the existing Schaber Courthouse (The existing Schaber Courthouse is owned by the State, and with a new 50-courtroom courthouse, it could be sold.)
6. Provides greater convenience to jurors and other members of the public by reducing confusion regarding which building to go to and allowing efficiency of overlapping juror pools.
7. Attracts development of the adjoining rail yard for law firms and associated legal services by having a combined criminal and civil courthouse across the street from the federal courthouse.

⁽¹⁾ Construction costs include upgrades of all building mechanical systems, fire/life/safety and ADA upgrades, seismic upgrades, building construction, escalations to mid-point of construction and contingency.

⁽²⁾ Soft costs include architectural and engineering fees, inspection services, furniture, fixtures, equipment, and other project costs.

**New Sacramento Courthouse
Project and Construction Budgets**

	Option 1	Option 2A	Option 2B
	New 50 Courtroom (million)	New 44 Courtroom Schaber Minimal Upgrades (million)	New 44 Courtroom Schaber Systems Upgrade (million)
Occupied Building Gross Area (sf)	506,640	576,923	576,923
Construction Budget			
New Building	373.57	300.78	300.78
Schaber	-	16.85	74.66
Total Construction Budget	373.57	317.63	375.44
Project Budget			
New Building	456.36	378.07	378.07
Schaber	-	24.07	106.66
Total Project Budget	456.36	402.14	484.73

**New Sacramento Courthouse
25-Year Life Cycle Cost Analysis**

	Option 1	Option 2A	Option 2B
	New 50 Courtroom (million)	New 44 Courtroom Schaber Minimal Upgrades (million)	New 44 Courtroom Schaber Systems Upgrade (million)
Occupied Building Gross Area (sf)	506,640	576,923	576,923
1. Capital Expenditure			
New Facility			
Construction Cost	373.57	300.78	300.78
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New Facility	37.21	30.30	30.30
Schaber	-	18.32	15.27
Total Utility Cost	37.21	48.62	45.57
4. Sale Proceeds from Schaber	(25.00)		
5. Staff Cost Savings	(92.33)	-	-
Total Life-Cycle Cost (25 year term)	501.11	655.69	681.39

Courthouse Cost Reduction Subcommittee

As of July 2015

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

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

Hon. Steven E. Jahr (Ret.)
Judge of the Superior Court of California,
County of Shasta