

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

SEPTEMBER 25, 2015



JUDICIAL COUNCIL
OF CALIFORNIA

OPERATIONS AND PROGRAMS DIVISION
CAPITAL PROGRAM



**Meeting Binder
Court Facilities Advisory
Committee:
Courthouse Cost Reduction
Subcommittee
(Teleconference and WebEx)**

September 25, 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: September 25, 2015
Time: 1:00–3:00 p.m.
Location: Teleconference and Web-based
Public Call-In Number: (877) 820-7831 and enter Passcode: 7004216
WebEx Information: [Click here to join WebEx](#) (Meeting number 927 559 111)

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 455 Golden Gate Avenue, San Francisco, CA 94102, attention: Chris Magnusson. Only written comments received by 5:00 PM on September 24, 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 Courthouse Cost Reduction Subcommittee meeting held on August 10, 2015.

II. DISCUSSION AND ACTION ITEMS (ITEM 1)

Item 1

**Tuolumne County–New Sonora 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. 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

COURT FACILITIES
ADVISORY COMMITTEE

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COURT FACILITIES ADVISORY COMMITTEE: COURTHOUSE COST REDUCTION SUBCOMMITTEE MEETING

MINUTES OF OPEN MEETING

August 10, 2015

10:00 AM–3:00 PM

Judicial Council of California – San Francisco Office

Subcommittee Members Present: Hon. Jeffrey W. Johnson, Chair
Hon. Donald C. Byrd
Mr. Stephen Castellanos, FAIA
Hon. Keith D. Davis
Ms. Melissa Fowler-Bradley
Hon. William F. Highberger
Hon. Brad R. Hill, CFAC Chair
Hon. Gary R. Orozco
Mr. Thomas J. Warwick

Subcommittee Member Absent: Mr. Kevin Stinson

Others Present: The following Judicial Council staff was present:
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
Mr. Chris Magnusson, Capital Program
Ms. Kristine Metzker, Capital Program
Ms. Kelly Quinn, Capital Program
Mr. Scott Shin, Capital Program
Mr. Loren Smith, Capital Program
Ms. Peggy Symons, Capital Program
Mr. Robert Uvalle, 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 May 28, 2015, Courthouse Cost Reduction Subcommittee meeting.

DISCUSSION AND ACTION ITEMS

Item 1

Shasta County—New Redding Courthouse: 50 Percent Design Development Review

Ms. Metzker introduced Ms. Peggy Symons, Judicial Council Project Manager, who led the project's 50 percent design development presentation. The project team previously presented to the subcommittee on March 24, 2015 where the project team was approved to move forward into design development of the preliminary plans phase with no mandated directives.

Ms. Symons introduced Mr. Jim Tully, Principal of NBBJ, and Ms. Leslie Synnestvedt, Project Manager of NBBJ, who reviewed the site plan, floor plans and building design, which was very similar to what was presented during the 100 percent schematic design review. Mr. Tully reviewed updates to the exterior design and floor plans since the project received approval to proceed with design development on March 24th.

The subcommittee questioned if there was room for expansion in the new courthouse in case there was a need for more courtrooms in the future. Mr. Tully confirmed that the training room and ADR suite, currently located on Level 3, would be an ideal candidate for expansion of courtrooms if this was needed in the future.

Mr. Tully reviewed the change to the front exterior design of the building. The exterior design presented in March incorporated more glass. As a result of discussions with the judges as well as further energy analysis, the current design has a columnar expression for a more traditional appearance, as well as maximizing energy efficiency.

Ms. Symons confirmed that the project is currently on budget based on the cost estimate prepared by the architect. The subcommittee questioned the increase in the cost from the FY 2010–11 design-to-budget to the FY 2015–16 design-to-budget. Ms. Symons informed the subcommittee that budget is adjusted per the CCCI and the average increase between FY 2009–10, when the budget was developed, to the FY 2015–16 budget was 1.9 percent per year.

Action: The CCRS—with the abstention of Judge Highberger as an Ex-Officio, non-voting member, abstention of Ms. Melissa Fowler-Bradley and Hon. Steven E. Jahr (Retired) as members of the Superior Court of Shasta County, and with the exception of Mr. Kevin Stinson who was absent—voted unanimously on the following motion:

1. The 50 percent design development report be accepted—confirming the project is within budget, scope and schedule—and the project team 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

Los Angeles County—Hollywood Courthouse Project Status Update

Justice Johnson introduced Hon. William F. Highberger, Judge of the Superior Court of Los Angeles County, Ms. Metzker introduced Mr. Scott Shin, Judicial Council Project Manager, who led the project's 50 percent bridging documents review presentation. The project team previously presented to the subcommittee in February 2014 when the project team was approved to move forward to pursue the renovation and expansion of the existing Hollywood Courthouse.

The geotechnical study materials were presented. Per the report, it is possible that an earthquake fault underlies a corner of the existing building. The report also indicates a new building could be constructed at the south edge of the site, away from the potential fault.

Two project options were presented. Option 1 proposes a new building be constructed on the existing site instead of the renovation project previously authorized. The scope would include a four story building with a basement. Mr. Castellanos questioned whether a structural engineer had reviewed this option to determine if location near the fault would cause an increased cost to the project.

Option 2 proposes that a new site be acquired for a new building. This option would require an additional \$32 to \$50 million in funding. It was suggested that the existing site is valuable and could possibly be traded for a site further from the fault. Mr. Hirschfeld reported that a search for a new site would cause an 18 month delay to the project.

Judge Jahr asked about the status of county participation in the project. Judge Highberger stated that the team had reached a previous agreement with the county for their financial participation and that program increases would be controlled and costs would be reduced where ever possible. Judge Jahr asked that the next presentation to the CCRS include an update on the negotiations with the county.

The site does not provide parking to meet the CCRS metric onsite. Judge Highberger mentioned that the existing below grade parking at the north of the site may be retained but that it needs further study by the structural consultant.

Regarding potential cost increases to the project, Justice Hill indicated that should the project cost increase substantially above the current authorized budget, the Court Facilities Advisory Committee—not the CCRS—should review this issue and make a decision.

Action: The CCRS—with the abstention of Judge Highberger as an Ex-Officio, non-voting member and as a member of the Superior Court of Los Angeles County, and with the exception of Mr. Kevin Stinson who was absent—voted unanimously on the following motion:

1. Judicial Council staff develop a revised space program, test-fit plans, budget, schedule, and design build performance standards for the new project;
2. A structural engineering study of the potential to retain the underground parking near the fault and the effect of the fault on the cost of the new building will be presented to CCRS.
3. The project team will report back to the CCRS for approval of the project scope and, if there is more than a minimal cost increase, to the CFAC prior to submittal to the Judicial Council and the DOF; and
4. Judicial Council staff will submit a scope change and funding request to the DOF revising the scope from an addition/renovation to a new building;

The team was instructed to report back to CCRS at the 50 percent and 100 percent design development phases during the design/build phase of the project. Bridging documents will not be developed for this option.

Item 3

Sacramento County—New Sacramento Criminal Courthouse: Pre-Design Review

Ms. Metzker introduced Mr. Mike Smith, Judicial Council Project Manager, who was designated to lead the project's pre-design presentation. The project was placed on indefinite delay by the Judicial Council in January 2013, with approval to complete the purchase of land for the project. In September 2014, legislation was approved allocating funding for the preliminary plans and working drawings phases of the project.

The project team intended to request approval to proceed with Option 1, construction of one new courthouse of 50 courtrooms rather than building a 44-courtroom courthouse and renovating the Schaber Courthouse for 6 courtrooms. The materials available to CCRS members indicated that the new building would cost over \$50 million more than a new 44-courtroom courthouse with a minimal renovation of the Schaber Courthouse (Option 2A). The court indicated that in seeking approval to move forward with Option 1, they are not requesting diversion of any SB 1407 funds now allocated to other projects.

CCRS members asked questions about the cost of the full renovation of the Schaber Courthouse proposed in Option 2B, how the empty space would be used in Options 2A and B, and for a copy of the FY 12-13 COBCP. Members discussed that a request to increase the project cost by \$50 million should be referred to the full CFAC.

Action: The CCRS—with the abstention of Judge Highberger as an Ex-Officio, non-voting member, and with the exception of Mr. Kevin Stinson who was absent—voted unanimously on the following motion:

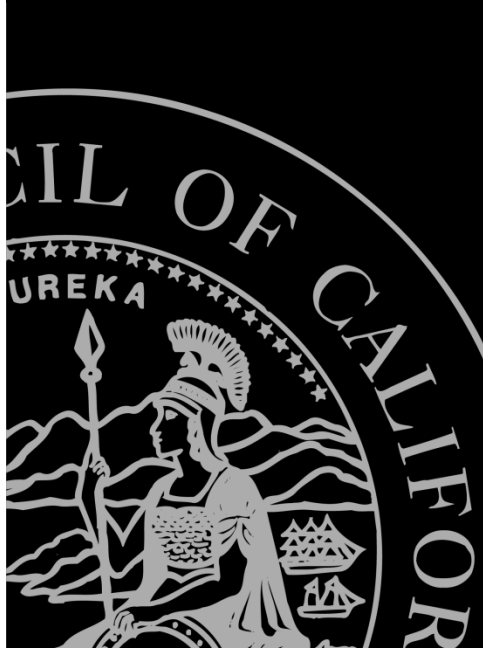
1. Refer the proposal and other available options to the full CFAC for a decision making process.

Justice Hill requested that staff provide the presentation prepared for the CCRS to the full CFAC with a request for specific questions, which will be the focus of the future CFAC presentation.

A D J O U R N M E N T

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

Approved by the subcommittee on _____.



Courthouse Cost
Reduction Subcommittee
50% Design Development
Review Report

NEW SONORA COURTHOUSE
SUPERIOR COURT OF CALIFORNIA
COUNTY OF TUOLUMNE

September 25, 2015

JUDICIAL BRANCH CAPITAL PROGRAM
OFFICE

PROJECT MANAGER
LISA HINTON

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 – Based upon the stage of development and inclusion of design contingency, the 50% Design Development estimate indicates the project will remain on budget.
- 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
- Funding for Acquisition and Preliminary Plans were approved in FY 2009–2010, with Working Drawings being approved in FY 2011–2012. No authorized amounts were approved in FY 2012–2013 and 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 Sub Committee's 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. 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 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 resumption of the Preliminary Plans Phase.

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.
- May 28, 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 (Budget Year 2009–2010): \$ 39,596,115
- Current (Budget Year 2015–2016): \$ 32,911,575
- Reduction from Original budget: \$ 6,684,540 or 16.9 percent decrease.

2.6. Summary of changes to BGSF:

- Original (Budget Year 2009–2010): 66,724 BGSF
- Current (Budget Year 2015–2016): 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 50% Design Development approval. During this phase, one Peer Review session 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. Turner Construction was also selected as the Construction Manager at Risk for the project.

- a) Study entrance lobby and security screening. The exit flow did not appear to be clear.

Action: Lionakis is working on generating an improved layout that allows public to exit via main entry doors at screening.

- b) Site lines at central holding control station are not optimal to pedestrian sally port, elevators and to transfer corridor.

Action: Lionakis is working on generating an improved layout.

4. Schedule

The project is currently in the Design Development phase and the target completion date for Preliminary Plans Phase is December 11, 2015.

a	b	c	d	e	f
Phase	Current Authorized Schedule FY 15/16 ¹		Current Schedule		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	9/22/15	7/1/14	12/11/15	70%
Working Drawings & Approval to Bid.	9/23/15	9/30/16	12/12/15	10/1/16	—
Bid and Contract Award ³	10/1/16	7/31/17	10/2/16	6/30/17	—
Construction	8/1/17	11/1/19	7/1/17	11/1/19	—
Move-in	11/2/19	11/30/19	11/2/19	11/30/19	—

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

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 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 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>
	\$	32,911,575
Cost Reduction Achieved		\$ 6,684,540
Cost Reduction as percent of original Construction Cost Subtotal		% 16.9%

5.2. Design-to-Budget Calculation

FY 2009-2010 Hard Construction cost (including Cost Reductions)	\$	32,911,575
Data, Communication and Security	\$	1,046,129
CCCI Adjustment to July 2014 dollars.....	\$	4,251,125
		Current Design-to-Budget
	\$	38,208,829

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

Based upon the stage of development and inclusion of design contingency, the 50% Design Development estimate indicates the project will remain on budget.



NEW SONORA COURTHOUSE

SEPTEMBER 25, 2015

50% DESIGN DEVELOPMENT CCRS PRESENTATION

ARCHITECTURE ENGINEERING PLANNING INTERIORS GRAPHICS SUSTAINABILITY

LIONAKIS

AGENDA

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



PROJECT SUMMARY

PROJECT SUMMARY

NEW MULTI-PURPOSE COURTHOUSE

- 2 Stories + lower level
- 61,424 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 15/16 Program Area – 61,537 SF

Reduction of 7.8%

100% SCHEMATIC DESIGN CCRS REVIEW – MAY 28, 2015

- Project approved to advance to Design Development



PROGRAM

Space Program Summary

	1/10/2014 ADJUSTED BGSF	5/28/2015 100% SD BGSF	9/25/2015 50% DD BGSF
1.0 Public Area: Entry Lobby/Security Screening	2,364	1,757	1,477
2.0 Court Sets/Courtroom Support	16,809	16,787	16,554
3.0 Judicial Chambers & Courtroom Support	3,904	3,738	3,794
4.0 Court Operations/Courtroom Clerks	945	1,164	1,080
5.0 Clerk's Office (<i>Criminal/Traffic/Civil/Family/ Probate/Juvenile</i>)	4,838	4,631	4,700
6.0 Family Court Mediation/Civil Settlement/Self Help	1,714	1,138	1,125
7.0 Court Administration	3,099	2,771	2,775
8.0 Jury Services/Multipurpose Room	2,405	2,822	2,634
9.0 Sheriff's Operations	838	746	725
10.0 Central In custody Holding	1,526	1,959	2,211
11.0 Building Support	1,734	1,840	2,437
12.0 Secure Parking	3,780	EXT	EXT
Subtotal DGSF	43,955	39,353	39,512
Gross Area (incl. restrooms, closets, utility rooms, horizontal + vertical cir	17,582	22,127	21,912
TOTAL BUILDING GROSS SQUARE FEET - BGSF	61,537	61,480	61,424
BGSF per Courtroom	12,307	12,296	12,285



FLOOR PLANS



ARCHITECTURAL



PLAZA VIEW



PUBLIC APPROACH



STAFF PARKING



ENTRY LOBBY



CLERK WAITING HALL



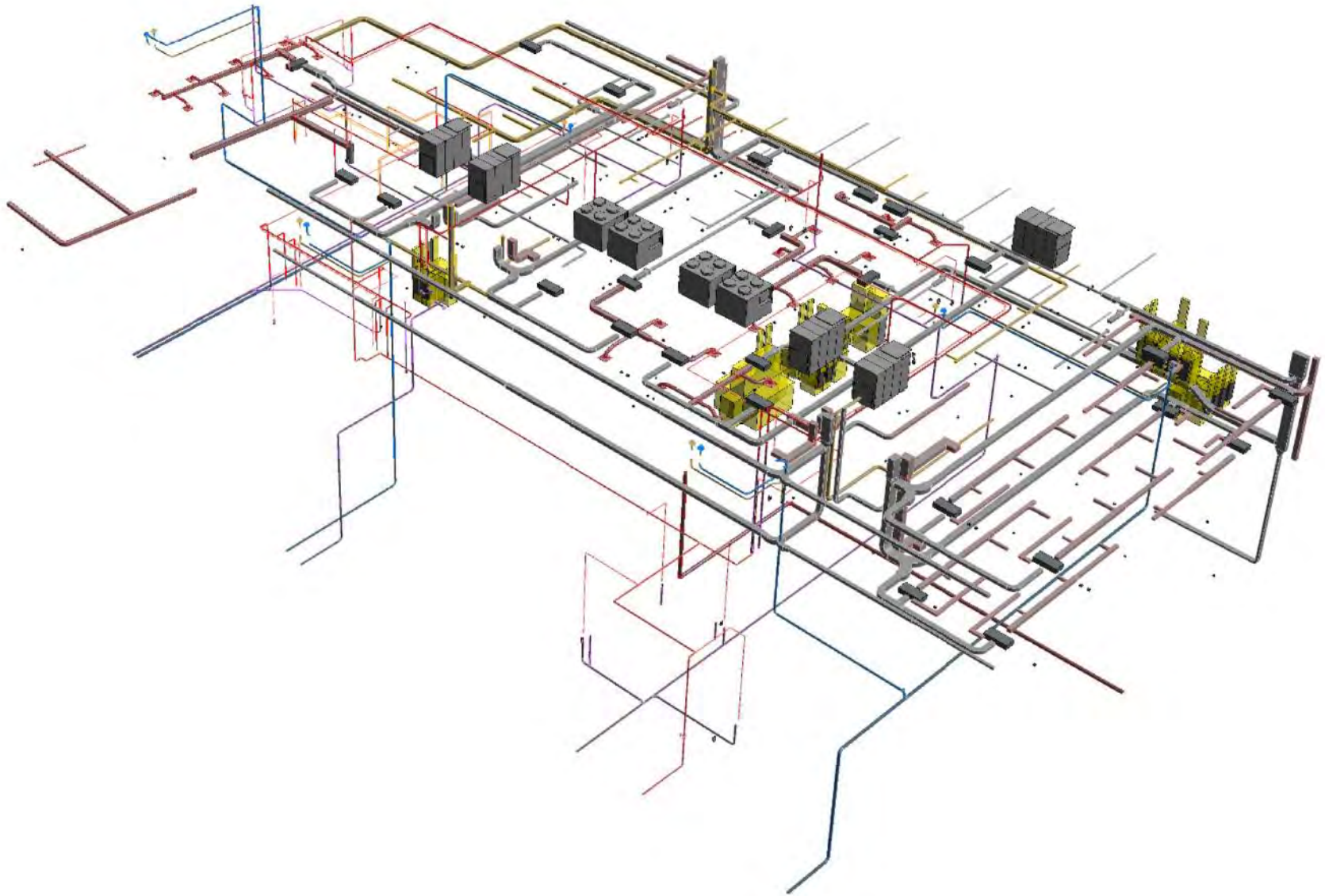
COURTROOM WAITING HALL



COURTROOM



SYSTEMS



3D REVIT COORDINATION – MECH + ELEC + PLUMBING

VARIABLE REFRIGERANT FLOW SYSTEM

- LOWER ENERGY USE – ALL ELECTRIC
 - UTILIZES CAPTURED ENERGY FROM OTHER SPACES
 - SMALLER ROOFTOP EQUIPMENT
 - SMALLER DUCTING
 - LOCATING ALL DUCTED CEILING UNITS OUTSIDE COURTROOMS IN ACCESSIBLE CEILING AREAS
 - HIGHER NUMBER OF INDEPENDENT ZONES FOR LESS DISTURBANCE DURING MAINTENANCE
 - UTILIZES A DEDICATED OUTDOOR AIR SYSTEM FOR FRESH AIR
-



BUDGET + SCHEDULE

BUDGET

JC BUDGET

50% DD ESTIMATE

HARD CONSTRUCTION COST

Original FY 09/10 Hard Construction Cost Sub-total \$ 39,596,115

Current FY 15/16 Hard Construction Cost Sub-total \$ 32,911,575

Total Reductions \$ 6,684,540

Percent Reduced 16.9%

DESIGN-TO-BUDGET

FY 09/10 Hard Construction Cost (including Cost Reductions) \$ 32,911,575

Data, Communication and Security \$ 1,046,129

CCCI Adjustment to July 2014 dollars \$ 4,251,125

Current FY 15/16 Design-to-Budget \$ 38,208,829

\$ **38,686,072**

SCHEDULE

APPROVAL

The JCC requests 50% Design Development approval and authorization to continue in the Design Development phase.

UPCOMING MILESTONES

100% Design Development	December 2015
Start Construction Documents	January 2016
Bond Sale	April 2017

QUESTIONS?

Courthouse Cost Reduction Subcommittee

As of September 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

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