



Courthouse Cost  
Reduction Subcommittee  
100% Design Development  
Review Report

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NEW REDDING COURTHOUSE  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SHASTA

November 2, 2015

JUDICIAL COUNCIL OF CALIFORNIA  
OPERATIONS AND PROGRAMS DIVISION  
CAPITAL PROGRAM

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PROJECT MANAGER  
PEGGY SYMONS

## 1. Executive Summary of Project Status at 100% Design Development

At the completion of Design Development, 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): 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
- August 10, 2015 CCRS approved 50% Design Development phase

2.5. Summary of changes to Hard Construction Cost Subtotal:

- Original (2009–2010 Budget Year): \$ 95,274,097
- Current (2015–2016 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 (2015–2016 Budget Year): 165,296 BGSF
- Reduction from Original to Current: 8,055 BGSF, or approximately 4.7 percent decrease.

**3. CCRS Review and Directives**

The CCRS has reviewed this project's scope, budget, and schedule at four meetings, covering three key milestones as follows:

- 3.1. January 2014: Site and Program Review: The CCRS approved the site and the building program and approved the start of Preliminary Plans phase.
- 3.2. March 2015: 100 Percent Schematic Design Review: The CCRS approved the 100 percent schematic design presentation and approved the start of Design Development.
- 3.3. August 2015: 50 Percent Design Development Review: The CCRS approved the 50% Design Development and approved the start of 100% Design Development.

#### **4. Project Update**

The project is submitted for 100% Design Development approval. During this period the approved plans have been further developed and include appropriate detail for completion of the design development phase and outline the entire building scope. Examples of work completed since the 50 percent Design Development review includes the following items:

- 4.1. Audio visual, IT, and security systems have been identified, reviewed internally and with the court.
- 4.2. Rooftop equipment layouts have been developed and their screens and enclosures have been further designed. Weather sensitive equipment has been located in a penthouse. Analysis continues to determine the best balance between utility and cost regarding size of penthouse and equipment to be weather protected.
- 4.3. Architectural detailing and interiors have been refined and continue to be refined to stay within budget.

All of these developments have been incorporated into the consultant construction cost estimate.

The Construction Manager at Risk (CMR) Sundt has been selected for this project and has been engaged in the project during Design Development and will continue through the Working Drawings phase.

The project schedule shown below has been updated to reflect current bond sale process requirements and contract award duration, although it is anticipated that the period between bond sale and construction start may be reduced.

All of these developments have been incorporated into the consultant construction cost estimate.

Collaboration continues with the Construction Manager at Risk (CMR). The CMR selected for the project brings recent, relevant experience to this project, finishing up the Hanford Courthouse. The CMR has obtained subcontractor input regarding best practice for various building systems, including waterproofing, shoring, and HVAC.

A Peer Review meeting was conducted in July 2015. This review focused on the mechanical systems, penthouse configuration, and architectural detail. Additional peer review meetings will be held during the Working Drawings phase.

**5. Schedule**

The project is ready to move into the Working Drawings phase and the target completion date for Working Drawings Phase is October 31, 2016.

<b>a</b>	<b>b</b>	<b>c</b>	<b>d</b>		<b>e</b>	<b>F</b>
<b>Phase</b>	<b>Current Schedule FY 15/16<sup>1</sup></b>	<b>Authorized Schedule</b>	<b>Current Schedule</b>			<b>Percent Complete</b>
	<b>Start Date</b>	<b>Finish Date</b>	<b>Start Date</b>	<b>Finish Date</b>		
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 <sup>2</sup>		100%
Preliminary Plans.....	7/1/14	9/22/15	7/1/14	12/11/15		95%
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		—

<sup>1</sup> Current authorized schedule based on approved FY 2015-2016.

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

**6. Status of Hard Construction Cost Budget and 100% 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 100% Design Development estimate.

**6.1. 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)
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FY 2014-2015: CCRS BGSF reduction.....	(3,341,154)
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<i>Revised Hard Construction Cost Subtotal</i>	<i>\$ 78,594,569</i>
<b>Cost Reduction Achieved</b>	<b>\$ 16,679,528</b>
<b>Cost Reduction as percent of original Construction Cost Subtotal</b>	<b>% 17.5%</b>
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**6.2. Design-to-Budget Calculation**

FY 2010-2011 Hard Construction Cost (including Cost Reductions) .....	\$ 78,594,569
Data, Communication and Security .....	\$ 2,810,032
CCCI Adjustment to July 2014 dollars.....	\$ 10,747,758
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<b>Current Design-to-Budget</b>	<b>\$ 92,152,359</b>
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**6.3. Summary of Design-to-Budget in Comparison to 100% Design Development Estimate**

The consultant developed 100% Design Development estimate shows the project to be within budget.













